

REAL ESTATE RECORD AND BUILDERS' GUIDE

APRIL 27, 1912

QUEENS, THE BOROUGH OF SMALL HOMES.

Some 25,000 Dwellings Have Been Erected and 1,500 Acres Have Been Built Over in Ten Years—Marvelous Growth of Industry, Too.

By FRANK E. HURLEY.

QUEENS is essentially the borough of small homes. Land has been relatively cheap when compared with values in Manhattan, Brooklyn and the Bronx, largely because of its isolation in the past from the great business section of the city, for the lack of tunnels, bridges and other methods of transit. This has made it the refuge of escape for the man of moderate means who wishes to bring up his family in the privacy of a one or two family dwelling. That the demand for such homes has been readily supplied by the borough is evidenced by the fact that the percentage of increase of population in Queens has been greater than in any of the other boroughs, except the Bronx, where tenements and flats prevail.

The enormous addition of over 130,000, or 87 per cent, to the population of the borough in the last ten years means that not fewer than 25,000 dwellings have been built and that over 1,500 acres have been covered with buildings.

That the growth of the borough will be even greater in the future is shown by the tables prepared by Dr. Joseph Caccavajo, indicating that the increase of population from the present time to 1920 will be twice as great in Queens as in any other borough; the present population of 3.5 people per acre in Queens, 42 per acre in Brooklyn and 185 per acre in Manhattan, being increased in 1920 by 217 per cent in Queens, 53 per cent in Brooklyn, and only 7 per cent in Manhattan.

Moreover, the phenomenal growth in population and development is going on in spite of improper transportation facilities, lack of sewers and other municipal improvements.

Since consolidation the citizens of Queens have submitted patiently to an enormous increase in taxation, the assessed valuation of the borough having increased from \$103,000,000 in 1902 to \$407,000,000 in 1911, the increase in 1911 alone being over \$100,000,000. What they do object to, however, and what they will no longer submit to, is the spending of their tax money for municipal improvements in the other boroughs. If all of this money, deducting, of course, its proper share of the general expenses of the municipal government, was devoted, as it properly should be, to local improvements, the borough of Queens, relieved from its present handicap, would rapidly outstrip its sister boroughs both in population and development. With an area greater than Brooklyn, Manhattan and the Bronx combined, possessing distinct advantages in accessibility, climatic conditions and in beauty of scenery, it is destined in the near future to assume its proper place as the leading borough of the Greater City.

Needs of the Borough.

The needs of Queens taken in the order of their importance are: Better transit facilities, sewers, highway improvements and a municipal water supply.

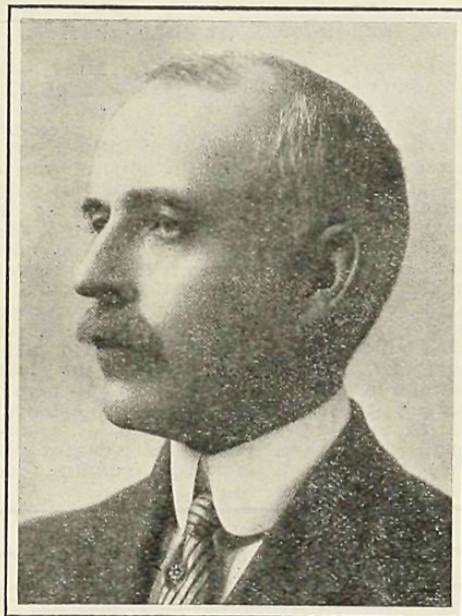
The transit situation has been so thoroughly discussed of late that I will merely refer you to the very admirable article on that subject in another part of this paper. In passing, however, I want to express my conviction that the difficulties of this problem are now in a fair way of solution and that this greatest of handicaps to the borough's progress will soon be removed.

To appreciate the handicap which Queens has labored under with regard to sewers, it is only necessary to say that the rapidly growing sections adjacent to the Brooklyn, the Woodhaven, Union Course, Forest Parkway, Richmond Hill, Ozone Park, Chester Park and Morris Park districts, in which there are not less than 8,000 buildings, have not yet the benefit of a sewerage system. It is gratifying, however, to note that at last the subject is being taken up in an intelligent, systematic manner, that progress is being made on the necessary maps, and that the outlook is brighter than it has been at any time in the past.

The deplorable condition of the roads of the borough is well known to all who

have occasion to make use of them and we can hope for nothing better until we succeed in convincing the Board of Estimate and Apportionment of our needs in this respect and of the unjust discrimination which has been practiced against us in the past. But in this department, too, the signs of betterment are very encouraging. The present Highway Commissioner, a man of irreproachable character and unquestioned ability, has taken up the work with enthusiasm and intelligence, and already a marked improvement in the disposition of the Board of Estimate and Apportionment toward this department is noticeable.

One of the improvements which has recently been made is the renaming of the streets and avenues. There are more than 3,000 streets in the borough of Queens, and many of them have similar names, so a new system of street naming has been adopted. The streets will be for the most part numbered. The necessity for this reform will be recognized when it is known that at present there are twenty-two Washington streets and nineteen Lincoln streets.



FRANK E. HURLEY,
Manager of the Jamaica branch of the Title
Guarantee and Trust Co.

With reference to the water supply, while up to the present time it cannot be said that the borough has suffered in this respect, it is nevertheless true that no systematic provision has been made for the future. In fact, with the exception of the First and Third Wards, the water throughout the borough is supplied by private companies.

Everyone who has given the matter any thought realizes the folly of such a system, and it is, therefore, to be hoped that public opinion will speedily be aroused to the necessity of providing a proper municipal water system for the entire borough.

Natural Advantages.

Despite these drawbacks, the natural advantages of Queens are so great that it is rapidly outstripping the other boroughs in population and development. It is noteworthy that Queens was the only borough where the cost of new buildings was greater in 1911 than in 1910, the increase in Queens being more than \$6,000,000.

And why should we be surprised at this? Starting right from the throbbing life of the great city, its broad expanse of 81,000 acres stretches out into the beauties and the productiveness of an ideally located garden spot. To the lover of the soil, to the man or woman who cherishes the trees, the grass, and the pure air, a new life is opened. You may take a train at the Pennsylvania Station in Manhattan, and in eight minutes arrive in Long Island City, and from that time on your ride will be through a

beautiful country. You will pass by Newtown, Forest Hills, Kew Gardens, Richmond Hill and other towns and villages, and country villas charmingly artistic and beautiful. From the noise and dust of the crowded city you will quickly pass through green fields and lovely gardens. You can reach either Jamaica or Flushing in sixteen minutes and Port Washington or Far Rockaway within half an hour, and within this territory millions of people can be comfortably quartered.

Increased Land Values.

In this great country the increase in land values during the past ten years has been remarkable, and so, too, has the increase in buildings. During the year 1911 over 5,000 buildings were erected, and it is safe to say that this increase must be still more rapid during the next five years in order to care for the increase of population which will be crowded out from the borough of Manhattan. The wage earners and the big factories are being rapidly forced out, and Queens Borough, with its great area and its improved transportation facilities, is ready to receive them. There are about 50,000 factories in New York City, with an annual output of more than \$16,000,000,000, about one-tenth of the industrial output of the United States. These factories are already rapidly moving into Queens Borough, most of them locating in Long Island City. This exodus is speedily transforming Long Island City from a barren waste to a teeming hive of industry. And with the building of the factories goes on apace the building of homes for the factory workers. Fortunately, unsurpassed facilities for both are to be found in Queens.

And not only for factory workers are homes to be found here, but also for men in every walk of life, homes for the salaried man and the man in moderate circumstances, as well as the fine estates and dwellings for the wealthy. And for all of these are to be found unsurpassed attractions; for the average man, his little garden patch, wherein his natural desire for farming can be satisfied; for pleasure-seekers, the joys of fishing, shooting, boating, golf and all the other outdoor games, together with the delightful summer resorts on ocean and sound.

With all its natural advantages, the building up of this land of promise is dependent upon the ease with which money can be borrowed upon mortgages, and were this task of supplying funds to the home builders left to individual investors, the development of the borough would have been neither rapid nor systematic. Fortunately, the wonderful possibilities of the borough, now apparent to all, attracted many years ago the largest title guarantee company in the city. So great was its confidence that this company has loaned during the past six years more than \$25,000,000 on mortgages in Queens Borough.

Types of Houses.

By means of this enormous mortgage fund, this company has exercised an important influence on the character of the buildings, confining its loans in each section to buildings most suitable for that particular locality. In this way, houses suitable to the different localities are being built and both the owner and the lender have found the following classes of buildings to be the most satisfactory.

In Ridgewood and vicinity, two and three family attached brick houses, selling for \$6,000 to \$7,500 each; also six-family attached tenements selling for \$10,500 to \$12,000.

At Long Island City some apartment houses are being built near the Bridge Plaza, and in the sections within easy walking distance of the new Pennsylvania yards, several rows of six-family brick houses, similar to the ones which find such ready sale at Ridgewood are being built and offered for sale at about \$12,000.

At Corona and Elmhurst two-family frame dwellings sell for \$5,500 to \$6,500 and there is a great variety of cottages to be had at prices ranging from \$4,500 up.

At Flushing the one-family frame house is most popular and here there is a wide range of prices to select from and a great

many new buildings on the market; \$7,000 is a fair average price.

At Richmond Hill a number of large two-family houses of terra cotta tile are nearing completion. These are for investment, but in the northerly section of Richmond Hill, now known as Kew, a number of fine new country houses are offered for sale at prices ranging from \$12,000 to \$16,000.

More than 400 one-family houses, both detached and attached, have been built in the section lying west of Woodhaven avenue and south of Jamaica avenue, within the last two years. Small single houses sell best and bring from \$3,500 to \$4,000. Frame two-family houses sell for about \$4,400, and brick two-family houses for about \$5,500. A three-story brick business building on Jamaica avenue, in

on the tract lying north of the L. I. R. R. Plans for twenty-five buildings in this section have been filed within a few weeks, and there are now twelve cottages in course of construction. Prices range from \$5,500 up.

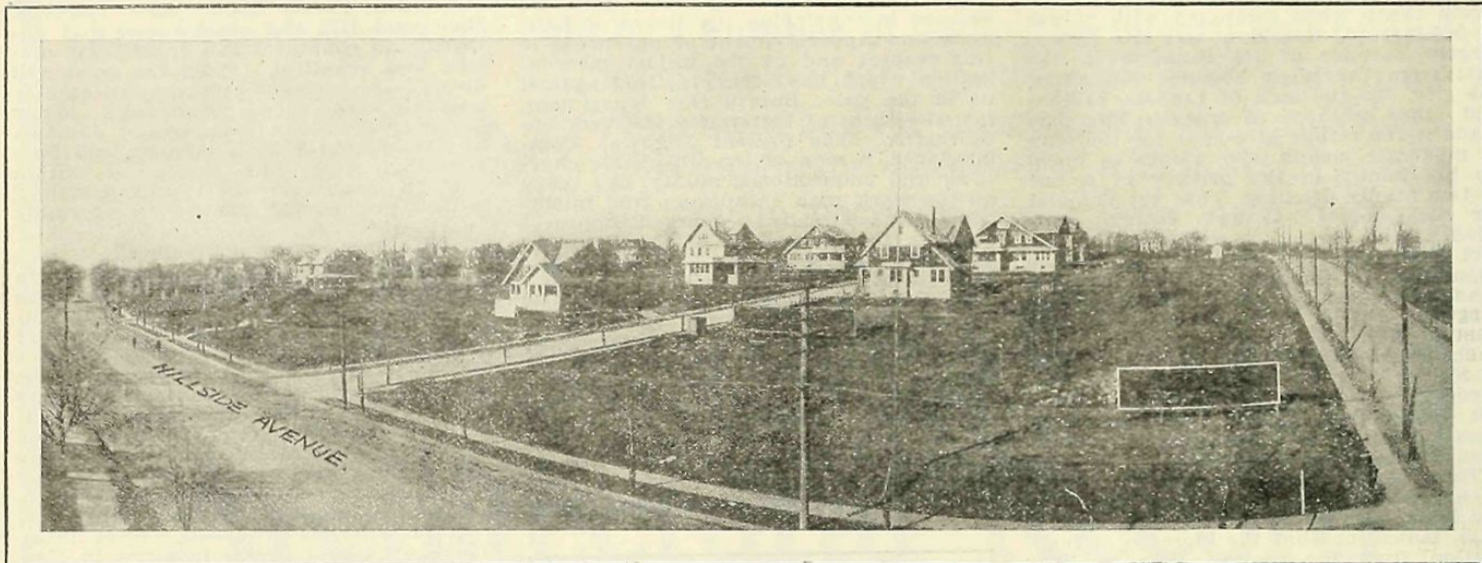
At Sea Side there are several store buildings, a large hotel and a few small cottages in course of construction.

At Rockaway Park there are five large frame boarding houses now building east of Fifth avenue and several large dwellings west of Fifth avenue are nearing completion. The boarding houses are for investment. Dwellings bring from \$8,000 to \$12,000.

At Belle Harbor and Neponsit there are many new dwellings for year-round use, built of terra cotta, tile and stucco, with prices running from \$5,000 up to \$18,000.

ten years, 1 per cent of which must be paid every year, with the privilege to the borrower of paying on account of the principal \$100 or any multiple of \$100 on any interest day. This new form of mortgage has immediately met with popular approval and is stimulating greatly the interest in home owning and home building. These mortgages are made the basis for an issue of first mortgage certificates in amounts of \$200 and upwards, bearing interest at 4½ per cent., maturing in ten years and guaranteed as to principal and interest.

By selling these \$200 certificates in installments of \$10 per month, an enormous fund, not heretofore available has been brought into the mortgage market, while the small investor is permitted to share with the large capitalist in the



NEW HOUSES AT HILLCREST.

the neighborhood of these houses, brings about \$12,000.

The southerly section of Jamaica is rapidly being built up with small one-family houses, selling from \$2,500 to \$3,500, and in the hill section, notably around Hillcrest, there are now in course of construction ten or twelve large single dwellings of frame, with prices ranging from \$7,000 to \$12,000.

At Far Rockaway there is very little speculative building. The several frame dwellings now in course of construction are for year-round renting.

Among the notable operations at Edgemere are five large, frame summer hotels, the smallest of which has fifty rooms. These are investment properties, the rental averaging \$5,000 a season for a fifty-room house.

At Arverne the building activity is all

To such an extent do the large title companies control the character of the buildings through their loan departments that the existence of a title company mortgage is now quite generally recognized as an evidence of the superior quality of the house. In fact, so frequently do purchasers inquire if the mortgage is held by a title company that many owners are placing mortgages with these companies for no other reason than to assist in the sale of their properties.

In addition to furnishing mortgage money and influencing the character of the buildings, the first mentioned title company, in an effort to remove the most serious obstacle to the owning of a home, namely, the expense and worry incidental to the calling in or renewal of mortgages every three years, has recently put into operation a mortgage running for

safest and best investment known, a guaranteed first mortgage on New York City real estate. Another respect in which this company has greatly benefited Queens Borough is in reducing the rate of interest on mortgages. It was the first to introduce the 5½ per cent. rate and in its endeavor to reduce the rate still further, it is now prepared to make loans in the well settled residential sections of the borough at 5 per cent.

With the advantages above enumerated and many more, mention of which is prevented by lack of space, and with the certainty of rapid progress in the matter of transit, sewers and other municipal improvements, one does not require a vivid imagination to be convinced of the glorious future in store for Queens Borough. You may read the attractive story in the following articles.

QUEENS WILL SOON HAVE ADEQUATE TRANSIT

Nearly \$50,000,000 Will Be Spent In the Next Five Years on Transportation Lines—The Borough a Network of Surface Lines and More Are Planned.

By JOHN ADIKES.

BETWEEN \$40,000,000 and \$50,000,000 will be spent in the Borough of Queens and Long Island within the next five years for the improvement of its transit facilities. The Long Island Railroad has spent within the last few years in the neighborhood of \$30,000,000 on improvements and the electrification of its lines, and has set aside \$6,000,000 for 1912 for the improvement and electrification of its North Side Division, Winfield, Woodside Cut-Off, and the improvement of its Jamaica Terminal, etc.

The dual system of rapid transit now before the Board of Estimate provides for extensions of both the Interboro Rapid Transit Co. and the Brooklyn Rapid Transit Co. into Long Island City, Astoria, Woodside, Corona, Flushing, Richmond Hill, Jamaica and Ridgewood at an estimated cost of \$20,000,000.

Long Island Railroad.

With the completion of the electrification of all its lines within the Borough of Queens and the elimination of grade crossings, the residents of all parts of Queens will have quick and comfortable transportation facilities both to Manhattan and Brooklyn. With the opening of the Pennsylvania Tunnel all parts of Queens were brought twenty minutes nearer to the business, theatre, and shopping sections of Manhattan.

The estimated running time between

various points in the Borough and the Pennsylvania Station is as follows:

Between New York and	Minutes
Jamaica	18
Far Rockaway	33
Rockaway Beach	33
Flushing	16
Whitestone Landing.....	22

With the exception of the work at the Jamaica Terminal, the improvement of the main line has been completed and there is no better service in point of time anywhere in the City of New York than between Pennsylvania Station and Jamaica. Work is now underway on the North Shore Division for double tracking, elimination of grade crossings and electrification of that line from Winfield Cut-Off to Port Washington. It is expected that this improvement will be finished and in operation as far as Flushing by the first of January, 1913, and electric trains will then run direct from Pennsylvania Station to Flushing in the estimated running time of 16 minutes and will not require changing of cars at Woodside as at present.

When all these improvements on the Long Island Railroad are completed, passengers will be able to travel with greater comfort and speed from the Flatbush Station in Brooklyn, and its connection with the present subway, and from the Pennsylvania Station and its proposed con-

nection with the Seventh Avenue Subway extension from Times Square to Long Island City, Woodside, Winfield, Corona, Elmhurst, Flushing, College Point, Whitestone, Bayside, Douglaston, Forest Hills, Kew, Woodhaven, Richmond Hill, Jamaica, Hollis, Queens, Rockaway Beach, Far Rockaway, Springfield, St. Albans, Locust Manor, etc., in the Borough of Queens.

Brooklyn Rapid Transit.

The Brooklyn Rapid Transit Company under its proposed enlarged system will have two elevated extensions to Jamaica, one an extension of the City Line elevated out Liberty avenue, and the other an extension of the Cypress Hills elevated out Jamaica avenue, and will also extend its Myrtle avenue line to Lutheran Cemetery. It is proposed that the extensions to Jamaica will be three-track elevated lines which will give express service into Brooklyn and Manhattan, connecting with the Broadway Subway in Manhattan to 59th street.

At this point the Fifty-ninth Street, Woodside, Astoria line starts and will extend across the Queensboro Bridge into Long Island City. From the Queensboro Bridge Plaza in Long Island City two branches will radiate—one three miles northward toward Astoria and the other over Thompson avenue to Greenpoint avenue and out Greenpoint avenue to Wood-

side and Corona and will be extended from there out Roosevelt avenue, as far as Flushing Creek. From Queensboro Bridge a line is also projected which will run through the lower section of Long Island City and across Vernon avenue connecting with the elevated lines in Brooklyn.

By this enlarged system of transit facilities of the Brooklyn Rapid Transit Company, the residents in the center of the Borough of Queens of such sections as Jamaica, Richmond Hill, Woodhaven, Ozone Park, etc., will be able to ride at a 5-cent fare from their homes to their offices and shops in the Boroughs of Brooklyn and Manhattan. Likewise on the northern side of the borough the residents of Long Island City, Elmhurst, Corona, Woodside, Winfield, etc., will be able to ride to Manhattan at a 5-cent rate of fare through elevated extensions and the 59th street and Broadway subways.

The Interborough Rapid Transit Co.

Under the proposal of the Interborough Rapid Transit Co. of February 27, 1912, which has been approved by the Public Service Commission and is now before the Board of Estimate for approval, that company will have trackage rights on the extensions to Astoria and Corona. This proposal also includes immediate operation of the Steinway Tunnel. It is expected that within ninety days after the contract for operation for the enlarged system of the Interborough has been signed by the Interborough and the city that the Steinway Tunnel will be put into operation from its present terminus at Grand Central Station to Long Island City. An elevated extension will be made from the present terminus of the Steinway Tunnel in Long Island City to connect with the Queensboro Bridge Plaza. It is also proposed to extend the Second

avenue elevated line in Manhattan across Queensboro Bridge to Long Island City under this proposal.

The Queensboro Bridge Plaza in Long Island City will therefore become a great traffic center with lines radiating from it to all points of the borough. Passengers from Elmhurst and Corona and from Astoria will be brought to this point by elevated lines and can travel either across the Queensboro Bridge and through the 59th street and Broadway subways through the theatre, shopping and financial sections of Manhattan or by the elevated line through Long Island City connecting with the Steinway tunnel and with the Interborough subway at Grand Central Station, and go north or south, or to Times Square and connect with the subway on the west side of Manhattan, enabling the residents of the north side of Queens to ride at a 5-cent fare to all parts of Manhattan.

Surface Lines in the Borough of Queens.

Queens is a net work of surface lines traversing the various parts of the borough. Several new lines and improvements are contemplated. The following tabulation will give an idea of the surface traffic now existing in the borough. The number of fare passengers carried per annum has increased in the past few years at approximately 12 per cent. per annum.

	Fare passengers for year end g ^d Jan. 30, 1911.	Miles of Track.
Electric Road, Brooklyn, Queens Co. and Suburban.....	28,003,312	20.80
L. I. Electric.....	3,837,468	26.56
N. Y. & L. I.....	7,758,657	41.11
N. Y. & North Shore.....	2,084,758	37.09
N. Y. & Queens Co.....	23,640,701	76.37
Ocean Electric.....	2,230,951	14.23
So. Shore Tract Co.....	2,969,950	3.33
Total	70,525,797	219.49

The Third Avenue Railroad Company has recently inaugurated its service across the Queensboro Bridge to the Bridge Plaza in Long Island City so that passengers can be carried from Long Island City at a 5-cent fare across Queensboro Bridge to Third avenue and down Third avenue to Park Row or across 42d street to the North river or northward on Third avenue to Harlem. This has proved a great boon to the rapid growing manufacturing center around the Queensboro Bridge in bringing the labor supply of Manhattan into the Borough of Queens.

The South Shore Traction Company has held a franchise for the past 3 years for a line from Long Island City across Thompson avenue and Hoffman boulevard to Jamaica, but as yet has not built this line on account of the many difficulties it has encountered. It is expected that a line, however, will be built over this route within the very near future, which will connect these two important centers of the borough.

Surface lines now connect Long Island City and Flushing. Flushing is connected with College Point, Whitestone, Bayside and Jamaica by trolley lines. Jamaica is a rapidly growing center for surface lines. You can travel from Jamaica at a 5-cent fare at present either to the Manhattan side of Brooklyn Bridge or the Manhattan side of Queensboro Bridge. Lines also radiate from Jamaica to Far Rockaway and easterly to Mineola and Hempstead.

The coming year promised to be one of the most active from a building standpoint that Queens has ever known. Mortgage money is very plentiful and rates are cheaper than usual. Besides mortgages for a short term, it is possible to obtain ten-year installment loans from one of the title companies.

MUNICIPAL WATER SUPPLY NOW NEEDED

The Private Water Companies Have Served Their Purpose and the City Should Now Take Over the Work—Larger Feed Mains Needed for Fire Protection.

WATER is the cheapest thing in the world next to air, and, following in sequence, it is the next most necessary element to life. Its chief value is based on its abundance. Without water we perish; with a limited supply we suffer, while with an uncertain service our industries stagnate and commerce flees. The absence of water on Long Island is an abnormality. Water is everywhere and any one can obtain it through the mere sinking of a pipe in the ground. But in producing water the advantages of organization accrue as they do in supplying all other necessities of life, and hence arise quasi public organizations whose sole business it is to produce and conduct water for consumption throughout communities.

As long as the service is maintained up to a satisfactory standard there is no need of municipal activity, and these private companies have hitherto been allowed to have their own way without much interference. Abundance, low cost and accessibility of supply are the keystones of their existence. These terms spell domestic convenience, health, safety from fires, decent sanitary cleanliness and immediate availability.

When these standards fail the private water companies have no further reason for their existence and should be either acquired by purchase or condemnation and their various plants joined in one complete and co-ordinate scheme operated by the City of New York throughout the entire borough.

Most of the private companies are located in Queens County. There are three in Brooklyn and one or two in Richmond; none in Manhattan.

After the Bureau of Water Supply's system brings the Catskill waters to New York City, which will be within the next three years, it becomes more advisable than ever for the city to take over the private water companies. When this system is complete the city will have more than sufficient water from the Catskill and Croton systems to supply the necessities of all of New York City, and there will be a very large saving to the city in the sale of water gathered, without any further expense, and it will also enable the city to further reduce the expenses of the Water Department by abandoning the pumping stations of the Brooklyn and Queens system, merely holding them in reserve for future emergency.

The urgency of purchasing the private water companies is more apparent in Queens than in any other section of the city. The growth of the borough is so rapid that to leave a community in the

clutches of the private water companies now operating in three of the five wards of the borough is certain to cause serious impairment, if not actual danger to life and property.

That this statement is not made without due regard to the most serious construction that can be placed upon it, I have only to recall the condition that existed in the Ridgewood Heights section during the heated term last summer. The development of this section within the last few years has been so rapid that it has outgrown the capacity of the water company's line, and the result was that many families above the ground floors were without water for days at a time. This condition has been partly relieved by the company laying larger feed lines to supply this district. These improvements were not made until the danger was so great as to menace the interest of the company itself. In this case the full measure of relief has not been granted and will not be until still larger feed mains have been laid in this congested district.

City Must Pay.

To obtain further relief it will be necessary for the city to incur additional private rentals to compensate the company for the expense of the improvement. What has happened in Ridgewood will happen in other parts of the borough in the territory of all of the private water companies, because they do not extend their system with a view of meeting the future demands of the territory, but with the idea of getting the greatest revenue at the least cost to themselves.

In one of the most rapidly growing territories the water company requires the consumers to advance the entire cost of laying the mains, the money to be refunded as it is earned. This policy is followed regardless of whether the terms for water consumed will pay the interest on the money invested in new mains. The result is that the consumers lay one or two inch private service lines and get absolutely no fire protection. These lines freeze and the burden and expense is on the consumer to keep them repaired.

The taxpayers of the borough in its present state of development are subject to heavier assessments for sewers and other improvements, and it is not just that those in the Second, Fourth and Fifth Wards should be compelled to advance money to obtain an adequate supply of water and fire protection. It is not just that they should be required to maintain the extra burden of water charges of the private companies

The cost of hydrant rents paid to private water companies is constantly increasing. In 1911 this item amounted to \$75,128. It is estimated for 1912, as result of natural growth of the borough, that 550 additional hydrants will be set by private companies at an average of \$19 per year. This will make an additional cost of more than \$100,000. Owing to the necessity for increased fire protection in the Rockaway sections it is planned to set 500 more hydrants, provided the water company makes certain improvements, at \$20 per hydrant. This will amount to \$10,000.

Under a similar arrangement in the Ridgewood and Glendale sections it is planned to set 200 additional hydrants at \$20 per hydrant, making \$4,000. This will make a total of more than \$100,000 annually of the hydrants rentals, which with the natural growth of the borough will increase about 10 per cent a year. In addition to the hydrant rentals the city has been paying for water purchased for Long Island City about \$200,000 per year. All of the private water companies' system should be strengthened and reinforced by larger connections. The two wards in Queens which are supplied by the city's system are the First and Third Wards. The work of planning for one system to cover the entire borough should be done now.

There is an additional cost, not alone in the buying of the plants of these companies, but in the destruction of costly street improvements. The number of permanently paved streets and highways is rapidly growing. Ripping these up a few years hence, for water mains that are essential to-day, will greatly increase the cost of construction from the laying of new and larger mains.

In addition to accommodating the city in taking over these plants now, there is the great saving that will result in the property owners' reduced cost of insurance, and also to the consumers, who are now forced to pay higher prices in Queens than are now paid in other parts of the city.

There are some questions as to the right of the city itself to charge its citizens the present rates. A large profit is earned each year. Should not these rates be reduced to cover cost of operation and sinking fund replacements. These and other questions will arise in due course, but the great crying evil of private water companies should be abated at once. They have served their purpose. They should be appraised, acquired and superseded.

HERBERT A. O'BRIEN.

A PARK SYSTEM OF EXCEPTIONAL POSSIBILITIES.

The 263-Acre Seashore Reservation at Rockaway Is Capable of Being Developed Into One of the World's Notable Public Recreation Grounds.

By WALTER G. ELIOT, Commissioner of Parks.

QUEENS has few parks. Those which she does possess are capable of remarkable development along the lines of aesthetic beauty and for recreational purposes.

Its largest park, Forest Park, contains 536 acres, more or less, and is ten acres larger than the celebrated Prospect Park of Brooklyn. At present it is largely covered with forest, as its name implies, and is in a transition state, but it is by nature capable of becoming the handsomest park in our whole city system. Owing to its long and narrow shape, it is available for an immense number of people, occupying, as it does, a wide area, and this year will probably see remarkable changes in it. There are extensive lumbering operations going on at the present time for the removal of dead and unsightly trees and this work will be followed up by the cutting of roads and paths already planned.

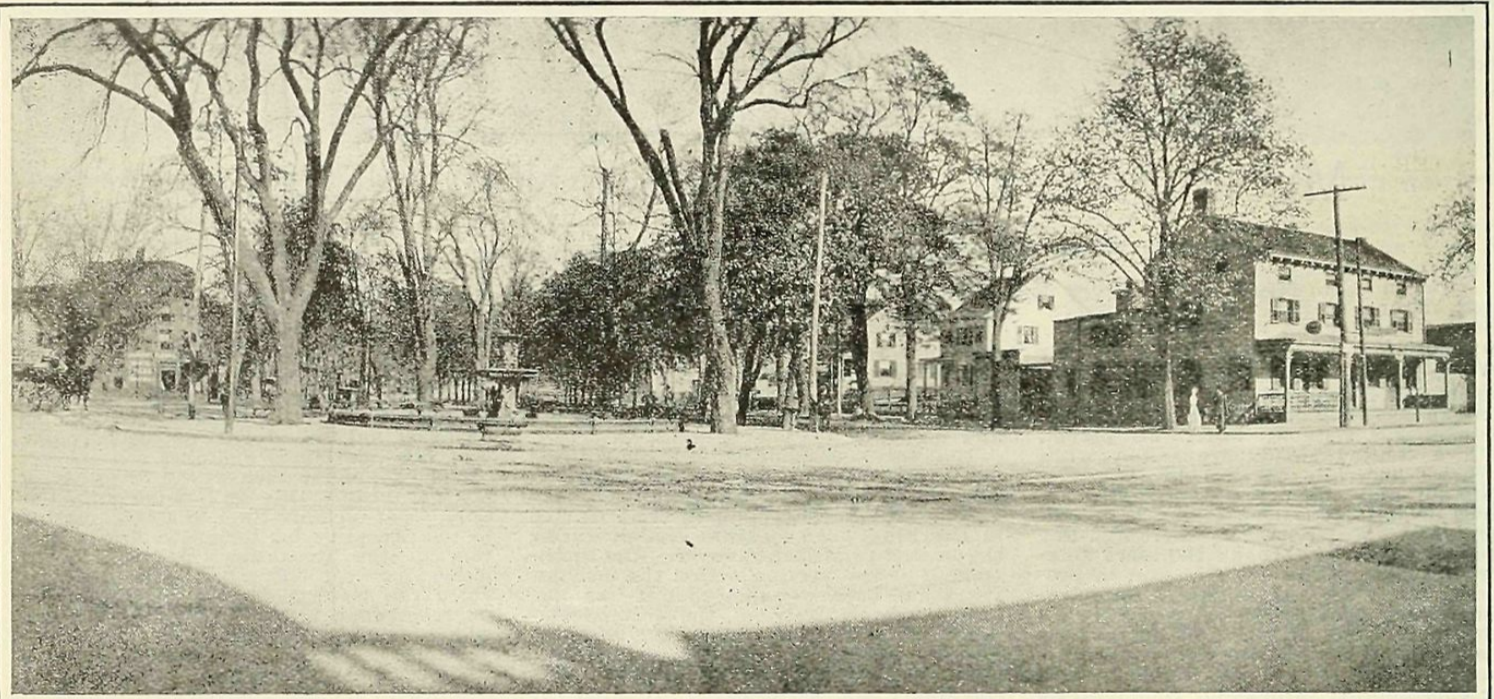
It has one of the best golf links of eighteen holes, that can be found in any park and is provided with a handsome club house, amply equipped with lockers and conveniences, all of which are open to the public, free, under proper restrictions. The Headquarters of the Park

number of visitors, especially on Sundays and holidays and from one portion of the park a magnificent view extends out over Jamaica Bay toward the Rockaways and to the Atlantic Ocean. The principal part of its area is on a plateau high above the surrounding region of East New York, Woodhaven, etc.

Until recently, the principal park in Queens, beyond those already enumerated, was a comparatively recent purchase known as Kissena Lake Park, in the Broadway section of Flushing, containing about 65 to 70 acres, part of it in lake, fed by rapid springs, and part of it in swamp forest. The entire park is surrounded by finished or finishing streets belonging to the Queens street system and by the embankment of an abandoned section of the Long Island Railroad. It is wooded and capable of development, at no great expense, into a remarkably handsome and unusual city park, work upon which is progressing slowly but effectively. Its great drawback is lack of funds for its development, but it lies in a most desirable portion between the Flushing-Jamaica Turnpike (one of the best roads in Queens) and the Flushing-Jamaica trolley, so that it is accessible for

In the wide range of America it would be hardly possible to find a place more admirably adapted for such uses. Time will unquestionably prove this to be one of the best investments the City has ever made. It is practically a great strip of sand dunes, extending west from the most westerly of the Rockaways, known as Neponsit and Belle Harbor, and reaching as far as the property of the Central Pacific Railroad which covers the western point of the Rockaway Peninsula. On the north the property extends to the waters of Jamaica Bay and the south has the Ocean front, extending for nearly a mile east and west. The width of the strip is probably half a mile.

The above described parks constitute the principal part of the park area of Queens, but there are several little areas of half an acre to five acres in extent, scattered over the Borough, in various stages of development, the handsomest being King's Park, in the heart of the Town of Jamaica, on its main street. It is dignified by the presence of the Colonial homestead of Governor John A. King, who built it about 125 years ago. The building is occupied as a Colonial Museum in charge of the King Manor Association,



PARK IN FLUSHING WITH FAMOUS OLD TAVERN.

Department of Queens are being erected in the extreme northeasterly end of it and command a view of the entire Greater City for a circle of twenty miles. This park cost the County of Queens nothing, as it was purchased by Brooklyn.

A connecting parkway is being put upon the map which will enable the visitor from Brooklyn to drive through the Eastern Parkway, through Highland Park and this connecting parkway into Forest Park, whence a vehicle can pass through the entire length of Forest Park almost to the limits of Jamaica, over a well developed road. Within the limits of this park is to be found a nursery with a wide variety of trees established by the department two or three years ago and comprising over 160,000 trees for use in the future parks and streets of Queens. Very extensive greenhouses in a high state of development are also in use and provide the flowers for use in this and all other Queens' parks.

Highland Park of approximately 59.6 acres, is situated on the borough line between Brooklyn and Queens. The principal portion of it, especially the more highly developed part, being in Queens and the lower land, fronting on Jamaica avenue, in Kings, is subject to the jurisdiction of the Kings commissioner. It is a remarkably picturesque park, having within its confines a very early Dutch colonial house known as the Schenck Mansion; a distributing reservoir of considerable acreage, belonging to the Brooklyn Water Department, which adds greatly to its beauty; ball fields, music stands—where concerts are given as in Forest Park, during the summer—and very attractive walks and places of rest. It is patronized by a remarkably large

a five cent fare from the larger part of the area of the Borough.

Queens is not without ocean front facilities for the enjoyment of its population. Rockaway Park was deeded to and accepted by the City within recent years as a place where its citizens could have all the privileges of sea beach enjoyment without let or hindrance and without expense. The development company which deeded it, as well as the streets and avenues lying within the area of Rockaway Park, had built a series of detached residences, with restrictions thereon, and restricted the beach before deeding it to the City; so that no objectionable features can ever be built thereon, with the result that it draws the best element of the population to its beach on Sundays and holidays during the season. It consists of nearly half a mile of sea front bordered by detached residences whose grass lawns come to the edge of the board walk. Having only recently come into the possession of the City, it has yet to be shown to what state of attractiveness it can be brought. No money has as yet been appropriated by the City for its improvement. Its beach area is about 17.5 acres.

In addition to the last named park, a new acquisition by the City which took effect March 21, 1912, was a strip of land of 263 acres known as Rockaway Beach Park, for which the City paid a million and a quarter, approximately, and one purpose of which is to provide a reservation at the sea shore upon which certain necessary hospitals and sea side sanitariums may be established, in addition it will preserve an immense area for the enjoyment of water sports by the public of the City.

public spirited men and women of Jamaica and Queens. It is surrounded by old trees and is in a high state of cultivation, and is one of the garden spots of the Borough, containing about eleven acres.

Not far away, is a little hillside area to be known as Upland Park, in Jamaica, on the higher ridge of the town.

Another similar but less developed park is the College Point Park, of perhaps an acre, in a square surrounded by four streets, and boasts the possession of a fountain.

In Corona is a similar park of three acres, known as Linden Park, containing a wading pool and skating pond at the centre and being faced by four streets, on one of which is the public school. This is undergoing renovation and improvement at the present time.

There are no other park areas of importance in the Borough, with the exception of a few unimproved triangles at the junction of streets in Long Island City and an area of five acres, known as Rainey Park, in Ravenswood, fronting on the East River, contracts for the improvement and construction work of which are now being let. It will in time become an extremely attractive breathing spot on the river, with an elaborate retaining wall and riverside walk, and the usual music stand and comfort station. It would be unjust to overlook, however, a little area of two acres formerly owned as a paupers' burying ground, adjoining the handsome public school at Queens, Long Island, which has recently been turned over to the Department of Parks and which is likely to be turned into a most attractive little neighborhood park at very slight expense.

COMPARISON OF THE PARK AREA OF THE VARIOUS BOROUGHS.

Boroughs.	Total Area of the Borough (acres).	Total Park Area (acres).	Percentage in Parks	No. of Parks	Per Capita Investment in Parks.	Value of Parks
Manhattan & Richm'd	50,638	1,509.1	10.5	64	\$148.30	\$409,000,000
Bronx	26,017	3,943	15.2	53	79.00	33,500,000
Brooklyn	49,680	1,078.7	2.4	40	30.76	56,333,000
Queens	75,111	986.24	1.31	20	11.80	3,750,000

But Queens has as yet scarcely awakened to the great necessity which will face her all too quickly in the matter of a park system. There are portions of the borough where extensive parks should be acquired as an absolutely essential part of a proper system in this great area and which should be acquired at once without fuss or delay and without prolonged haggling. Neglect to do so will impose a curse upon Queens that will be all too far reaching in the future. Provisions are now being made, in this connection, by the Topographical Bureau to lay out on the finished maps of the borough certain necessary streets or avenues for the exclusive use of pleasure traffic and to be known as parkways. This is being done under the joint co-operation of the Borough President, the Department of Parks and the Topographical Bureau, all of whom are working in the greatest accord. But the great difficulty which stands in the way of park acquisition is the lack of a proper system by which parks, admittedly needed and which should be placed upon the Topographical map, are wiped off because the acquisition is allowed to drag so long a time in every case that it forms a blight upon the property comprised within the desired area and the surrounding and adjoining property. Some means should be discovered for obviating this. If ever the law of excess condemnation becomes a reality, the park problem will be solved and the most enormous saving to acquiring communities result. In fact, they will pay for themselves in the hands of an ordinarily intelligent park department or board of estimate.

The need for neighborhood parks, which are entirely distinct from any great park system, is felt at the present moment less in Queens than in any other borough, except in certain closely settled regions like Newtown, Corona, Flushing, Whitestone and Astoria, and some provision should be made without delay in the Maspeth section before land becomes too expensive. Such parks should unquestionably be assessed upon the local property benefited. But for such areas as

are in the judgment of the Commissioners a necessary part of the great system it is the gravest injustice to the local residents and the greatest obstacle to the acquisition of a proper system of parks, to have more than ten to twenty per cent. of the cost of the acquisition of any park in such system assessed upon the local or abutting owners. As one of the best instances of this might be cited the recent case of the proposed Cryder's Point Park at Whitestone, which was wiped off the map after having been put there, most highly recommended by great park experts, because of the fear it would be made a local assessment and seriously cripple abutting owners.

PARKS, BOROUGH OF QUEENS.

	Area in Acres
Telewana (or Rockaway Beach Park)....	262.58
Rockaway Park (Beach Frontage).....	17.5
Ashmead Park .....	.27
College Point Park.....	1.14
Forest Park	536.00
Flushing Park	1.02
Upland-Jamaica	5.50
Kings Park	11.50
Kissena Lake Park	65.00
Linden Park	3.00
Poppenhausen Park .....	.05
Rainey Park	4.05
Rockaway Park	17.87
Unnamed Park-Jackson Ave. & 6th St., L. I. City.....	.05
Unnamed Park-Jackson Ave. & 9th St., L. I. City.....	.11
Unnamed Park-Jackson Ave. & 11th St., L. I. City.....	.01
Unnamed Park-Jackson Ave. & 12th St., L. I. City.....	.01
Unnamed Park-Vernon & Mott Aves., & Hancock St., Ravenswood.....	.08
Highland Park	59.60
Wayanda Park (Pauper Burial Ground)	2.00
Total Average	968.24

The work of the whole department has to be done with the following force, and the funds available are only such as are indicated below:

Office staff.....	8	Laborers	35
Engineering staff...	8	Painters	2
Outdoor staff.....	6	Carpenters	2
Head gardener	1	Plumbers	1
Gardeners	14	Blacksmiths	1
Foremen	2	Horses	5
Pruners and climbers	20	Wagons	5
		Drivers	3

CORPORATE STOCK ACCOUNTS.

C. D. P. 220 A Dept. of Parks, Borough of Queens, erection of a comfort station, King's Park.	\$10,000		
C. D. P. 239 Dept. of Parks, Borough of Queens, improvement of Rainey Park.....	18,000		
C. D. P. 242 C Dept. of Parks, Borough of Queens, improvement of King's Park.....	3,000		
C. D. P. 242 D Dept. of Parks, Borough of Queens, improvement of Linden Park.....	12,800		
C. D. P. 242 B Dept. of Parks, Boroughs of Brooklyn and Queens, improvements in Forest Park, authorized, \$100,000.	100,000		
Expended encumbrances....	\$2,617.14		
Contract	6,237.00		
Open market order.....	714.93		
	\$9,569.07	\$90,430.93	
Balance April 1, 1912.....		\$90,430.93	
Appropriations for 1912.....		\$165,120.30	

—To the man of family who wants a home of his own Queens holds out prospects not met with elsewhere in the city. Lots can be bought for as little as \$500 and many of the development companies operating in the borough stand ready to furnish on easy terms the capital necessary for building a house.

THE NECESSITY OF PROPER SEWER BUILDING

New Methods Introduced by Superintendent John R. Higgins—Many Important Sewers Now Being Constructed at a Remarkably Low Cost

That one may more fully comprehend the great extent of the work of the Bureau of Sewers in Queens, let us consider for a moment the Borough of Queens as compared with some of our prominent American cities. To the average person the following figures seem almost incredible. The Borough of Queens lacks but four square miles of being as large in area as the cities of Albany, Baltimore, Buffalo and San Francisco combined. In population (310,000), Queens exceeds the combined populations of Albany, Springfield, Mass.; Portland, Me., and Norfolk, Va., and is increasing at the rate of 30,000 per annum. These figures are startling and demand serious thought, when one considers that only about 1-20th of its area is sewered.

In 1898, when Queens became a part of Greater New York, there were in existence thirteen separate and distinct "sewer systems," each of which was designed to meet local needs and without thought for future development. The old village governments left a heritage of about one hundred and fifty miles of antiquies, which have outlived their usefulness, become overcharged and are a constant source of trouble to the authorities by reason of their inadequacy. Since consolidation, Queens has more than doubled in population.

The matter of maintenance, cleaning and repairing is a serious problem to the Superintendent of Sewers, John R. Higgins, but since his appointment, Mr. Higgins has applied new methods to this work. Economy consistent with efficiency has been his aim and to that end a reorganization has been and is taking place. A competent civil engineer has been placed in charge of maintenance, which includes the operation of the three sewage disposal plants in the Borough, where there was great need of a technical head and already his efforts in this direction are bearing fruit not only in economy, but in increased efficiency.

The Division of Design is charged with the preparation of all necessary plans and drawings for drainage maps, construction work, specifications and estimates of cost. Plans are under way for the Ingleside and Auburn sections and also a part of Bay-

side, covering an area of 800 acres. Studies are being made for the Jamaica section, covering 7,000 acres. Section 40D (Woodhaven), comprising 840 acres, is being prepared to harmonize with the adjacent Brooklyn area. In addition to the above this division has prepared all construction plans, specifications, etc., in connection with the construction work hereinafter mentioned.

As an example of the economy obtained in the matter of designing, the following figures are eloquent:

Cost to the city for plans for three jobs—Rockaway road, Freedom avenue and Central avenue:	
Total cost of plans	\$1,822.01
Estimated cost of sewers	538,000.00
Percentage cost of plans 1-3 of 1 per cent.	

The code of ethics of the various engineering societies considers 2 per cent. a reasonable charge.

The plans for the above-named jobs are economical in design, complete in detail and represent the latest advances in this particular line of endeavor.

Perhaps the work which appears most important to the taxpayer is that of the actual construction of sewers, not only because it is the culmination of all preliminary effort, but because it is something which he can actually see and more fully comprehend. So great is the area of the Borough of Queens that millions of dollars expended may be almost lost to sight. Of this work it may be truly said that "our right hand knows not what our left is doing." The taxpayers of Queens will no doubt be amazed when they are told that thirty-one contracts to the amount of \$800,000 are actually under way. Seventeen sewers to the value of \$630,000 have been completed within the past few months. They will also be gratified to learn that authorization has been made by the Board of Estimate and Apportionment for new sewers, the cost of which is estimated at \$1,866,750. Of these last named, construction plans are being prepared and the work will be advertised within a very short time. These contracts number twenty-three in all and include the great Corona trunk sewer, the Blissville trunk, the Central avenue (Glendale) and Freedom avenue (Richmond

Hill) trunks, each one of these in itself a great factor in the development of Queens.

One of the greatest problems which now faces the Sewer Department is the construction of the Corona trunk sewer. Owing to the topographical features of this section, it is designed to construct a tunnel sewer at some points eighty feet deep, the tunnel work alone being 4,800 feet long. Owing to the elevation of the flow line, it will probably be necessary to construct this in three barrels with a 500-foot outflow into Flushing Bay. This is the largest tunnel sewer ever contemplated and is designed to drain an area of upwards of five thousand acres. The preliminary studies are well under way and it is estimated that the cost will be approximately one million dollars.

From the foregoing it will be observed that Mr. Higgins has divided the activities of the Bureau into three distinct divisions, each with its own particular function to perform, but each operating in closest harmony with the other: First, the Division of Design; second, the Division of Construction, and, third, the Division of Maintenance, the titles of which indicate their functional activities. The wisdom of this move is becoming more apparent daily in the character and amount of work performed.

One of the important things which Mr. Higgins has accomplished since he entered the Sewer Bureau, is the relief which he has given to many of the flooded sections of Richmond Hill and Woodhaven, which for years baffled previous administrations. No more does stagnant water stand in the public streets for weeks at a time.

Soon to Begin Dredging at Jamaica Bay.

N. B. Kilmer, secretary of the Jamaica Bay Improvement Association, says the United States Government will begin the work of dredging the outer channel next month, and that the city is preparing for the actual work of dredging the inner channels, for which bids will be asked presently. He is receiving many inquiries in regard to factory sites.

THE IMPORTANT PROBLEMS OF LAND DEVELOPMENT.

Suburban Planning Similar in Principal to City Planning and Expert Co-Operation is Required—The Landscape Gardener a Necessity

THE basic principle of town or suburban planning is a condition which this great borough, with her vast area of farm lands so rapidly being transformed into attractive home sites, is face to face with. The revolutionizing of transportation facilities by the Pennsylvania Railroad, the assured operation of the Belmont or Steinway tunnel, bringing her residents into more rapid communication with the business and social center of Manhattan than any of her sister boroughs, is primarily responsible for the great demand for home sites and the activity of builders. Keenly alive to the situation, this borough is spending great sums of money in widening and improving her principal thoroughfares, extending her sewerage system, cultivating her parks, and beautifying the open spaces

by the value of the land, its transportation facilities, and the character of the surrounding neighborhood. After this information has been carefully compiled, it is then necessary that the services of a good architect and a first-class landscape designer be employed. It is important that these two men understand each other and work in harmony. They should be men competent to prepare and lay out a definite plan on the basis of the information already obtained, such as will meet with the approval of the promoters and appeal to the class of purchasers for whom the development is intended. A fully detailed survey must be made. Not only is it necessary to measure and plot the whole of the land, but levels must be shown, by means of contour lines, at least every ten feet. All

one, and care should be exercised not to deviate or make changes except in the mutual interest of both purchaser and promoter.

Two important features to be considered in planning the layout of a property are: The setting apart of certain areas for public parks for the common use and enjoyment of all the residents; and, also, by setting aside for private parks a certain area of the interior portion of some of the blocks, preferably of varying shape and size, intended for the exclusive use of those buying abutting lots, conveying to each abutting lot purchaser an undivided interest in such park. It is, of course, necessary that the value of these private parks be charged against the abutting lots, necessarily interior land. Care should, however, be exercised not to make the additional cost burdensome. The maintenance of these private parks should be provided for by a special maintenance charge or assessment, applicable only to those enjoying the privileges of the park. This charge, after the park has been put in proper shape, will amount to a very nominal sum per annum.

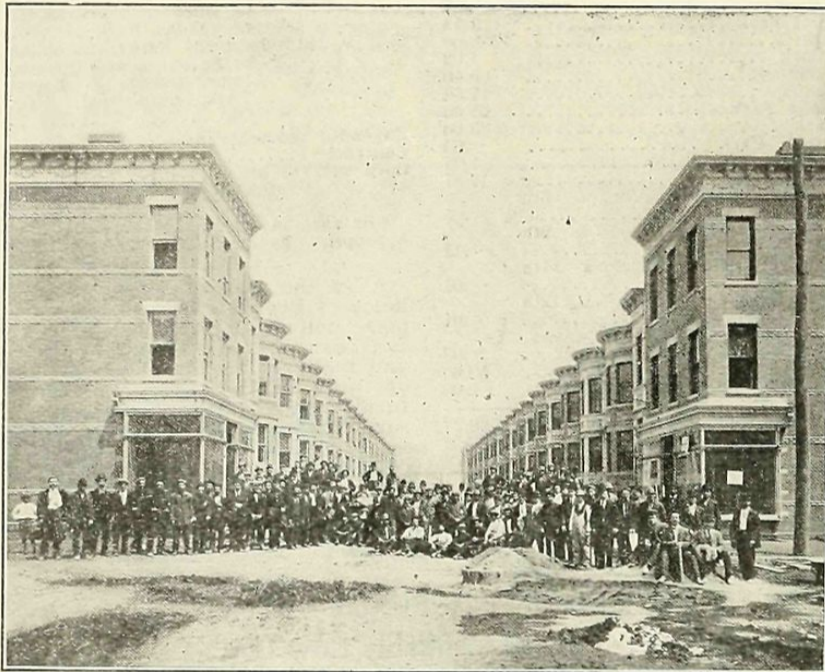
The maintenance of the improvements after they have been installed and the upkeep of the trees, shrubs, planting spaces and public parks, can best be cared for by the forming of a maintenance corporation to be composed of the purchasers, with power to levy annually a charge or assessment, not to exceed a certain fixed sum, in order that a fund may be created to provide against such deterioration or depreciation as must naturally be expected, the charge against each owner being equivalent to his percentage of lot area to the whole. It is, of course, expected that the company will pay its quota of the assessment. Judiciously administered, it will be found that a nominal charge of two mills per square foot of lot area will provide a fund sufficiently large to properly maintain all these improvements.

It will be found of mutual protection if the company prepare and file with the proper municipal department, simultaneously with the map of the property, a declaration setting forth in detail all covenants and restrictions to which the property is subject when sold. This declaration should be mandatory, and subject to modification only when it is clearly demonstrated that the needs of the property so warrant, and that by such modification no individual, and least of all the company would profit.

It is most important, when laying out streets, to deviate occasionally from the uninteresting conventional rectangular streets to slightly curved roads, which convey a little of the charm of the cozy country road.

It is elementary that if the land be properly developed, the architect have in mind a definite plan, and the landscape designer a permanent layout. These are the fundamental principles of landscape development, which are well to remember and emulate.

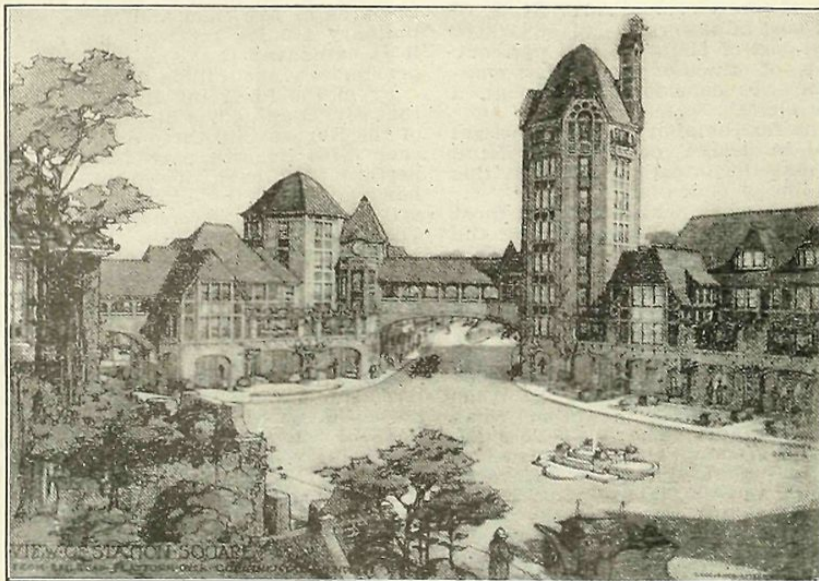
JOHN M. DEMAREST,
Gen'l Mgr. Sage Foundation Homes Co.



A NEW DEVELOPMENT IN RIDGEWOOD.

by the planting of trees and shrubs, thereby encouraging the individual operator to realize that his development can be successful only by properly improving the land; and by this I mean all that is implied, for it is inconceivable that the homeseeking public of to-day could be induced to invest in a locality where such improvements as sewers, water, gas and well-made roads had not been, or were not being constructed under the supervision of competent engineers.

physical features and trees must be carefully noted so that the fullest possible information will be readily available. It will prove most serviceable to the prospective purchaser, as well as to those introducing the property, if the landscape designer prepare a preliminary study of the whole development, showing the exact location and kind of trees in the neighborhood, and what the company proposes to do in the way of planting additional trees and shrubs. Precautions



STATION SQUARE, FOREST HILLS.

The first practical piece of work to be done is the collecting of such data as will enable a properly planned scheme to be prepared. Much consideration should be given to the essential and economic conditions of the population likely to be attracted. This may often be determined

should be taken against any exaggeration of what is actually proposed to be done; it is far better that the company exceed their expectations in connection with this work, rather than take any chances of being suspected of misrepresentation. As I have said, the plan should be a definite

Steinway Tunnel Legalized.

The Public Service Commission for the First District has completed the legalization of the Steinway Tunnel rapid transit route, which will be part of the dual system of subways. The Steinway Tunnel was built by a private company controlled by Interborough Rapid Transit Company interests. It runs from 42nd street and Fourth avenue, Manhattan, through 42nd street and under the East River to Long Island City. The tunnel is said to have cost between \$7,000,000.00 and \$8,000,000.00, but the Interborough Company proposes to turn it in to the City at \$3,000,000.00 as a part of the extended subway system, which is to be operated by that company. To do this it was necessary for the commission to establish it as a rapid transit route under the law. This was done by action of the Public Service Commission and the Board of Estimate and Apportionment. It was also necessary to get the consents of a majority of property owners along the route, and this has now been done through the action of the New York Central and Hudson River Railroad Company, which owns property in 42nd street, and which has formally consented to the new route.

THE PUBLIC SCHOOL SYSTEM OF QUEENS.

A Notably Complete and Efficient Scheme of Education—Modern Both as to Buildings and Instruction—Six High Schools in the Borough

THE schools of Queens not only compare favorably with those of the other boroughs and with American city public schools generally, but they have some points of decided advantage, among which are being modern-built and equipped and having a young, modern-trained teaching force. Being numerous and widely distributed, they afford the children of this extensive borough easy access to school accommodations.

When, in 1898, the Borough of Queens was formed, its schools consisted of the town system schools of Jamaica, Long Island City, Flushing, and so on; many union schools in small but enterprising communities, and some cross-roads country schools, with from one to three classes.

Under the enthusiastic and efficient guidance of Dr. Edward L. Stevens, now in charge of high schools of the City of New York, these diverse organizations were welded into a coherent workable whole by February, 1902. Hard upon the heels of this successful borough school organization, came the centralization of the schools of the five boroughs, into one system as it now exists.

The thorough work inaugurated by Mr. Stevens and his assistants from 1898 to 1902, has since been carried on with zeal and painstaking effort, until to-day Queens has six excellent high schools and nearly one hundred efficient and progressive elementary schools. The borough has also its own Teachers' Training School at Jamaica, as well as the Parental School on the plateau between Jamaica and Flushing.

At consolidation in 1898, Queens schools had what might be called a typical American atmosphere, as they were attended very largely by children of American birth. But more worth while, they were pure democracies, being attended by the children of all classes, all religions, all nationalities. This too was true of the teaching force, which, principals and teachers alike, was composed of graduates from various American colleges and from the best normal training schools of New York and other States. There was a greater percentage of professionally trained teachers in Queens in 1898 than in any other borough in the city: namely, 91 per cent., since raised to

99 per cent. These people, coming professionally trained at many different places, brought about a healthful and stimulating interchange of ideas and created an enthusiastic, up-to-date spirit, which was reflected in the work of the schools.

With this excellent material, the city school authorities, while preserving all the good of the training and practice of a teaching force usually found in suburban and town schools, have thoroughly developed those other equally worthful, and, in a big system, necessary qualities and features which had been successfully evolved in the larger boroughs of Manhattan and Brooklyn. The happy results of all these factors is shown in the large percentage of graduations, the early age of graduation and the large number entering and remaining in high school—the largest percentage of any of the city boroughs.

In the matter of high schools, Queens has always been in the van. Of all the boroughs, Brooklyn now has eight high schools, two of them newly formed; Queens, six; Manhattan, five; the Bronx and Richmond, each one. When Greater New York was organized in 1898, there were twelve high schools or high school departments in the well settled parts of Queens, Jamaica, Long Island City, Woodhaven, Richmond Hill, Flushing, Far Rockaway, Elmhurst, Corona, College Point, etc. Gradually some of these high school departments were done away with and the others strengthened, and, to-day, the high schools of Jamaica, Long Island City, Newtown, Flushing, Richmond Hill, Far Rockaway, in point of equipment and character of the teaching force, breadth and scope of the course, enthusiasm, thoroughness and success in work, are not excelled by any in Greater New York.

What is of more interest to the majority of parents, is the fact that, in nearly every section of Queens, the schools have modern, up-to-date buildings, built on healthful ground, with ample light and air, and with more than an average amount of playground space, with individual, adjustable desks for every child, with every modern sanitary and hygienic precaution and convenience. All the grammar schools have manual training shops, domestic science or cooking class-rooms of attractive appearance,

thoroughly equipped gymnasias, and delightfully bright and airy kindergarten rooms. Sewing, music and physical culture, of course, are taught as in other parts of the city. It is probably true that in no other borough has every school one or more kindergartens.

Stage or trolley transportation is furnished gratuitously for children living in remote sections.

The spirit of the teaching force and of the teaching is practically ideal. The discipline is milder, less formal, than in the more congested boroughs, probably because it is more easily obtained, and the individual child is able to be looked after somewhat more steadily and attentively.

Naturally, in such a well organized and carefully supervised school system as that of Greater New York, the character of the work is practically the same; but, in the features mentioned above, the schools of Queens stand out with a considerable degree of prominence.

In Associate Superintendent John H. Haaren, the headquarters Superintendent of the Borough, Seth T. Stewart and Edgar Dubs Shimer, the District Superintendents in immediate charge of the work, Queens has a trio of educators who, for thorough scholarship, worthful experience, and sound judgment, are unequalled anywhere. Dr. Haaren, a graduate of St. Francis Xavier's, is a man of deep and wide learning, an exact and thorough supervisor. Dr. Shimer, a graduate of Muhlenburg College, has few equals in his work, alike from the standpoint of theory and practice. Superintendent Stewart, a graduate of Yale, is the peer of Doctors Haaren and Shimer, and is withal a pioneer and a leader of national repute in the systematic development of a playground system for all children in school and out.

There is too, and happily, a delightful spirit of co-operation in Queens between parents and teachers, there being Parents' or Mothers' Clubs connected with every school, and a central organization of all these, as well. Further, there is a general organization comprising teachers and parents which carefully and systematically looks after the physical well-being of unfortunate and indigent children.

C. E. FRANKLIN,
District Superintendent.

A BIG INCREASE IN REAL ESTATE VALUES.

Assessments Have Advanced \$11,000,000 During the Past Year, Due Largely to New Buildings—The Greatest Increases Shown in the Second Ward.

THE borough of Queens has shown the largest percentage of increase in assessed valuations this year over last of any borough of the city. The total increase in real estate is \$11,080,829, about 2 3/4 per cent. The Bronx is the only other borough to show any increase. The advance in valuations in Queens is wholly due to new building. There was a considerable decrease in land valuations, due to equalization with the other boroughs.

The greatest increase in assessments is shown in the Second Ward, mainly in the brick apartment house sections, Ridgewood and Glendale. The greatest number of new houses is in the town of Jamaica, where hundreds of cheap cottages have been put up in the southerly half of the town.

The increase by wards is as follows:

	1911.	1912.	Incs. New Bldgs.	New Bldgs.
First ..	\$86,685,480	\$89,073,330	\$2,387,850	136
Second .	98,288,295	102,109,505	3,821,210	971
Third ..	66,777,297	67,907,511	1,130,214	308
Fourth. .	111,119,530	113,093,685	1,974,155	1,248
Fifth ..	44,487,505	46,254,905	1,767,400	195
Total ..	\$407,358,107	\$418,438,936	\$11,080,827	2,858

The personal assessments in the borough total for the two years:

	1911.	1912.	Increase.
Residences.	\$3,681,515	\$3,980,750	\$299,175
Estates.	585,600	1,085,300	499,700
Corporations	1,072,700	1,330,700	258,000

The assessment on real estate of corporations rose from \$22,810,845 in 1911 to \$23,256,442 in 1912, an increase of \$445,-

597; that on special franchises fell off from \$16,400,400 to \$15,031,989.

There are many good causes for the advance of assessments in Queens. Wide-awake people of the city are loosing no time in selecting homes for their families where they may have sunshine, good air, and healthy surroundings in preference to staying in the overcrowded tenements of the cities. Not the least surprising feature in Queens to-day is the number of representatives of manufacturers who are selecting factory sites in anticipation of the opening of the Belmont tunnel and the extension of the elevated railroads into Queens. As soon as the transit problem has been settled, the sudden rise in values in Queens will be well worth watching. Notwithstanding the great inactivity of the real estate market, more than 5,000 new buildings were erected last year, a greater number than in any other borough of the city. There is every reason to believe that this condition will continue, aided by the confidence placed in Borough President Connolly, through his excellent management of affairs in Queens.

Among recent manufacturers to locate in Queens is the United States Metal Products Corporation, comprising twenty different manufacturers of as many different articles. This was formerly the John W. Rapp Fire Proofing Company, located at College Point. To-day it employs 2,000 skilled mechanics, and expects to increase that number to 5,000 as soon as room is provided.

All the leading American and some of

the foreign manufacturers of automobiles either have a site selected or are already located in the vicinity of the Bridge Plaza. With trains running in from the East and West by the way of the Connecting Railroads, now in course of construction, Queens will soon outstrip the other borough of the city in manufacturing, population and real estate values.

The assessments in 1911 were increased more in the Fifth Ward of Queens, which is known as the Rockaway Peninsula, than anywhere else in the borough. The assessment rose to \$46,000,000 in 1911, from \$17,000,000 in 1910. A strong popular opposition developed as soon as it became known, and reductions were made amounting to \$5,000,000. As a community the people are satisfied with the assessments as they now stand, but any further increases for some time to come will be contested. The Rockaway Peninsula has no large industries and no commerce.

The city should give the Rockaway Peninsula such improvements as are needed to make it additionally attractive, including a shore driveway, a road for vehicles and pedestrians across Jamaica Bay from Woodhaven to Hammels and a widened Far Rockaway Inlet.

The Borough of Queens has on the assessment books of the City of New York property valued at \$400,000,000. Borough President Connolly, well known for sagacity, force of character and determination, will no doubt get returns for this by appropriations to which the borough is entitled.

JOHN C. JUDGE.

BETTER PROSPECTS FOR HIGHWAYS IN QUEENS

Over 600 Miles of Roadways are Now Undergoing Improvements—The Highway Department Has Introduced a Patrol System on All Roads.

THE growth of our borough, induced by new real estate developments, extension of trolley lines and the introduction of the automobile, has brought thousands of people into Queens, attracted by the beautiful waters of the Atlantic and of Long Island Sound, by diversity of landscape and by easy reach to the center of our great city. The conditions of the highways, upon which every one must travel, has been greatly affected by this rapid growth.

Before consolidation the different town boards rushed to completion a system of water bound macadam roads that could fairly take care of the existing local travel. There were not then the thousands of swift-moving automobiles or the ten-ton trucks tearing up a macadam in many places of less than four inches. With no system of maintenance, until now, all of these highways have come to the stage when it is simply a question of rebuilding the entire system.

These roads were built by the issuance of town and county bonds, taken over by the city at consolidation, and only partially paid for today. This was without any assessment on local property.

These paved highways furnish main arteries of travel, preceding and anticipating a city system of paved streets paid for by assessment upon the prop-

erty. They are a necessity and must be maintained for the convenience of traffic, 90 per cent. of which originates outside of the borough. The budget maintenance funds are not sufficient to rebuild them. The corporate stock repaving funds appropriated for the repaving of streets paid for by assessment were not applicable.

outlived the average life of water bound macadam, and the engineers of the different boroughs have decided that a bituminous concrete wearing surface will be the most practical means of putting our roads in a condition to stand the present traffic. This pavement costs about \$1 to \$1.20 per square yard with maintenance of five years, including the preparation of the macadam base and grading of wings while the old style water bound macadam cost 60 cents to 65 cents per square yard with no maintenance. These roads are in a chronic state of disrepair; ordinary macadam is no longer suited to roads near a large city, as they cannot sustain heavy automobile traffic, but they will furnish a good foundation for the bituminous wearing surface.

The more congested portions of our borough, especially our many causeways leading to bridges, should be paved with improved granite block, upon a foundation suitable to conditions. It is conceded by those who have had charge of the repairs of our streets throughout the greater city that immediate and prompt repairs are essential and that the highway Department should be fully equipped with the most modern machinery, each borough having its own repair plant, and that all this work of repaving street

department must not be blamed. The committee of one hundred, of which I am a member, appointed by Mayor Gaynor to report on the highways, streets, etc., of the Greater New York, have prepared an exhaustive report upon the different kinds of treatment in city as well as outlying districts, and when presented to the Mayor, I shall give the press such extracts as will be of interest to the borough of Queens.

G. HOWLAND LEAVITT,
Superintendent of Highways.

Queensboro Bridge Plaza.

The hitherto unattractive space surrounding the Long Island City end of the Queensboro Bridge is soon to be transformed into a beautiful "Gateway to the Borough of Queens." Park Commissioner Walter G. Elliot and Bridge Commissioner Arthur O'Keeffe have had plans prepared for an extensive scheme of landscape gardening and work has already been started.

The centre of the plaza will be a crescent shaped grass plot about seventy-five feet in width and twenty feet deep. A floral star will be planted in the centre of the crescent and one of the flowering cherry trees recently sent to the Park



STREET VIEW IN JAMAICA.

erty. They are a necessity and must be maintained for the convenience of traffic, 90 per cent. of which originates outside of the borough. The budget maintenance funds are not sufficient to rebuild them. The corporate stock repaving funds appropriated for the repaving of streets paid for by assessment were not applicable.

In order to comply with the Miller Act and the provisions of the Charter, it was necessary for property owners to put in an assessment petition to the Local Board for the improvement; and, under Section 436 of the Charter, efforts are being made to have the Board of Estimate and Apportionment assume the assessment bonds issued to meet the cost of the improvements, placing a small portion as a tax on the county under the provisions of the Gerhardt Law of 1911. In this manner, and including contracts now in existence, and also the regular repaving of city streets, provision is made for the repaving of about 100 miles of streets.

In addition to this, bad conditions exist on some 500 miles of dirt roads, part of which in the new developments have not yet been accepted by the city. It therefore is evident that a great work lies before us, and that the owners of property must act with the city government to put our highways in proper condition. Most of these highways have

openings should be made by the city when guarantees do not exist. The borough of Brooklyn owns its own "Asphalt Repair Plant," which is operated under the authority of the Borough President. This has proven most efficient, economical and satisfactory in securing prompt repairs. In Manhattan a similar repair plant has been authorized. Queens badly needs a system of this kind, whereby the asphalt pavement could be immediately put in condition; at the same time the plant could be used to care for the large mileage of bituminous highways that are to be laid all over the borough.

It is the purpose of the Highway Department to introduce a system of patrol all over the borough, allotting laborers to certain sections, who, with proper material at hand, will be held responsible for the upkeep of their allotment. To do this satisfactorily, inspectors in different Wards will make daily or weekly reports, so that there may be no excuse for lack of proper material for this maintenance. The large mileage of dirt roads (about 450 miles) can only be cared for by the use of light scrapers, and the old way of "turnpiking." The budget allowance does not permit of our oiling these, nor is there any money that we can apply to watering. These conditions are not understood, so the highway

Department by the Emperor of Japan will be placed in the middle of the star.

A number of other cherry trees are to surround the plot, and the star and crescent is to be planted with flowers and foliage plants, such as coleus and cannas. The fine large stretches of lawn already existing will be further beautified with trees and some fifty ornamental trees will be planted in suitable spots throughout the entire plaza. Those selected will be as large as will safely permit of their being transplanted and by this coming summer they should be in good condition.

The grass plots will be laid out with flowers and each lawn is to have a different design. The first will be worked out with a thirty-foot star of foliage plants; the second will have a fifty-foot oval; the third a large circle and the fourth a big diamond with two circles, all of shrubs and flowers.

The work will be done under the direct supervision of competent landscape gardeners and the size of the plaza is sufficient to make the completed whole a fair-sized park which will prove a beautiful addition to the otherwise unattractive surroundings of the bridge terminal.

This improvement is in line with the policy of the present park and bridge commissioners to make attractive parks at the terminals of all new bridges wherever there is space to permit of comprehensive parking schemes.

AN AMERICAN EXAMPLE OF CITY PLANNING

The Vast Extent of Queens is Being Logically Treated for New Streets and Avenues—A Study Map of the Entire Borough One Feature of the Work.

CLIFFORD W. MOORE, Chief Engineer of the Topographical Bureau.

THE Topographical Bureau's work is, in one sense of the word, the foundation upon which the future city is built. Queens will develop along the lines of streets and avenues as mapped by this bureau.

The importance of a city plan in advance of the growth is illustrated clearly by the "Randel Map" made of Manhattan Island in the year 1807, when a plan of the city from Canal street north to 155th street was made. At that date the territory covered by the map was in ponds, woods, farms, marshes. The map provided for streets, sixty feet wide approximately, every two hundred feet, with about every tenth street one hundred feet wide, as 14th, 23d, 34th, 57th, and so on. All avenues were to be one hundred feet wide.

How closely this plan has been followed can easily be seen, and in comparison with lower New York the result of such a plan hardly can be estimated.

In this city planning, provision for civic centers and their connections should be made. The future water front possibilities, with access from private enterprises to the leading highways, must be taken into consideration. The transit facilities of a city ten times its present size must be planned for by avenues of adequate width. The sewerage and drainage problem must be so planned that it can be properly enlarged upon when necessity so demands. The park and parkway system should be worked out to make it meet the needs of the future. The elimination of the railroad grade crossings which catacomb this borough present a financial and engineering problem which must be overcome.

When these major difficulties are overcome, we then can plan more easily the minor details of the street and park system, giving when finished, a complete comprehensive tentative map of the borough.

To accomplish this, however, we must work according to the laws laid down, both by the Charter and by the Legislature.

Under the existing Charter of the City of New York, all improvements, such as the legal opening of streets, drainage systems, sewers, regulation of highways, subways, etc., must be based upon a map of the city that has been well considered both in point of economy and permanency. It is the delay in the preparation of this map which must necessarily retard the investigation of improvements, and it is for this reason that a speedy completion of this plan is of paramount importance. For the past few years the progress along this line has been extremely sluggish, due to conditions which are unnecessary to detail here. The past few months, however, has seen new life and energy infused into this work and it may safely be said that it will be a question of but a year or two when the tentative maps of the entire borough will have been completed and the final maps well under way.

Upon the consolidation of the City of Greater New York, on January 1, 1898, the only part of the Borough of Queens that had been officially topographically mapped and adopted was the First Ward, old Long Island City. This work had been done by a Commission under the session Laws of 1871, 1872 and 1873. This map of the First Ward was recognized by the Greater New York Charter.

After consolidation the topographical survey of the Borough of Queens was started in a small way in the latter part of 1898. The work was conducted by the Board of Public Improvements with a central office in the Borough Hall, Borough of The Bronx. A preliminary triangulation survey was made of the entire borough and a small portion of the borough was topographically mapped. No maps, either tentative or final, were adopted. After the amended City Charter became effective in 1902 the making of the borough map was carried on under the direction of the President of the Borough of Queens. This work has continued up to the present time under the Borough Presidents. At this date about 56 per cent. of the borough has been tentatively mapped and about 36 per cent. has been finally mapped.

In order that permanent improvements may be made on a street and the costs of these improvements be assessed upon the property benefited, it is necessary that the streets appear upon the adopted final city map. If dedication to the

streets for public use can be shown, these improvements can be made without street opening proceedings; if not, street opening proceedings must be initiated and the maps prepared by the street opening division for the use of the street opening commissioners.

It has been the policy of this administration to endeavor to eliminate street opening proceedings wherever possible. If dedication can be shown to streets, everything possible is done to assist the property owners in proving dedication in order to eliminate the extremely expensive street opening proceedings. This is explained by the presiding officer at nearly every local board meeting.

Among the important streets of which maps are now being prepared for street opening proceedings are: Queens Boulevard, Roosevelt avenue, Corona avenue, Ashland avenue, Rockaway Boulevard, Atlantic avenue, Fifty-first street, and many others of lesser importance.

The area of the Borough of Queens consists of about seventy-five thousand acres. When I took charge of this bureau under Maurice E. Connolly, there had been tentatively mapped about 50 per cent. and about 25 per cent. of the borough had been finally mapped. Since that date eleven per cent. of the borough has been finally mapped and the following tentative maps have been prepared by the Topographical Bureau: Jamaica map, four thousand acres.

Flushing map, five thousand seven hundred acres.

Rockaway Beach, two thousand four hundred and ninety acres.

Far Rockaway map, one thousand three hundred and seventy acres.

The next tentative map that will be gotten out by the Bureau will be the Hollis-Queens-Springfield map. This will be followed by the Bayside-Douglaston Tentative map.

Heretofore the mapping of the Borough of Queens had been done piecemeal, one part being done without considering what was to follow. A study plan embodying the borough as a whole is now in use. A map was prepared to the scale of 800 feet to the inch, which showed all adopted sections as well as the remaining easterly part of the borough that had not been adopted. This plan enabled the bureau to study the borough as a whole and in this way plan through connecting boulevards and provide for suitable connections with Nassau County and the Rockaways. As various sections of the tentative map were taken up they were based upon this study plan. The high and rolling central part of the borough, or the backbone, was considered ultimately to be a strictly residential area and the easterly part beyond Little Neck Bay extending south to Creedmore was also considered to be this character. On this account the rectangular system was departed from and a layout designed that would conform somewhat to the contour of the country. A grand central parkway was designed extending from Forest Park easterly along the brow of the ridge of hills (at all times overlooking Jamaica Bay and the Atlantic Ocean) until it reaches the Nassau County line at Success Lake. The old Central Railroad was considered as a future live railroad. For this reason parallel streets one hundred feet away were laid out with occasional crossings at convenient locations. The territory in the neighborhood of the alley ponds was looked upon as a location for future parks. The old Creedmore rifle range was considered in the same light. The extension of Hillside avenue which now ends abruptly at the Rocky Hill road was conceived as a main thoroughfare and is carried out to the Nassau County line. The Union Turnpike, which is now laid out as a street one hundred and twenty-five feet wide to its junction with the Queens Boulevard, is to be extended as a main thoroughfare following approximately the old roadbed of Union Turnpike to its junction with the parkway just south of the alley. The treatment of the motor parkway has been considered on this map in much the same way as a through railroad.

The Rockaways, which have been spoken of by Mr. Connolly as the "Parlor of Queens Borough," have been particularly considered in their value as a playground and pleasure spot. A through boulevard has been designed connecting with Central avenue and extending through the central part to the new city park at Neponsit. A shore drive has been designed along the

entire length of Jamaica Bay and an eighty-foot parkway or boardwalk has been designed along the entire ocean front.

The functions of the Topographical Bureau are various. Just lately a map was prepared for the use of the committee before the State Legislature on Canals, designing a cross-island canal connecting Flushing Bay and Jamaica Bay. This design was prepared by this Bureau in four days and although very rough, served as a working plan. By this plan the appropriation by the Legislature of five thousand dollars for the survey of this improvement was based.

At present the Bureau is engaged in getting up rough maps for the use of the Chamber of Commerce in acquiring consents for the two rapid transit routes, one extending from the Queensboro Bridge up DeBevoise avenue to Ditmars avenue, the other route extending from Queensboro Bridge over Thompson avenue, Greenpoint avenue, Skillman avenue and Roosevelt avenue.

In preparing these maps of the borough it becomes the duty of the Topographical Bureau to name the new streets, and, in many cases names have to be provided for old streets in order to avoid duplication. Up to October, 1911, there had been three thousand street names adopted and a rough calculation indicated that there would be five thousand names in the borough upon completion of the map; that this great number of names would cause great confusion was obvious. On this account the idea was conceived to number the streets and avenues. A plan is now being prepared on which the streets of the borough will be numbered starting in with No. 1, at the East River and extending eastwardly, and the avenues will start in with No. 1 at College Point (the most northerly part of the borough) and extend southerly to Jamaica Bay. Another duty of the Bureau is to provide house numbering maps. It is now proposed, in connection with this new street numbering plan, to introduce the Philadelphia system of house numbering of one hundred numbers to a block. In this way the number of the house will indicate the number of the nearest crossing street.

The outlines given above of the functions and activities of this bureau show briefly the numerous and different details which must be taken into consideration in the preparation of a city plan for such a large and varied area as the Borough of Queens. It is a stupendous problem and the most we can hope for is to approach, as nearly as possible, the ideal, in which all conditions, expeditious, economic, expedient and permanent shall have been considered and shall have been given their relative values in the compilation of the whole.

Belle Harbor Trolley Extension.

The P. S. Commission has decided to reopen the hearings held on the application of the Ocean Electric Railway Company for the approval of a proposed extension, about a mile in length, through the property of the Neponsit Realty Company in Belle Harbor and West Rockaway. The commission has deferred a decision on the application to await the beginning of proceedings by the Board of Estimate and Apportionment to acquire, by condemnation, the private street through the Neponsit Realty Company's property, on which it is proposed to build the Belle Harbor extension. The Corporation Counsel has applied to the courts for the appointment of commissioners to condemn the property, and it is usual, under the law, for the city to take title at the time the condemnation commissioners qualify. If there is a building, however, upon the property proposed to be taken for street purposes, the taking of title is deferred for six months.

The commission was informed that since the proceedings began a building had been moved from another site to the property which the city is about to acquire. The city charter limits the grant of a street railroad franchise to 25 years in public streets, but railroads may obtain a perpetual grant through private property. It was in order to ascertain whether the building in question was removed to the street for the purpose of defeating the immediate taking of title by the city that the commission ordered the proceeding reopened.

AN OCEAN FRONT OF UNSURPASSED GRANDEUR

Fifteen of the State's Accessible Thirty Miles of Seashore are Included
in the Rockaways—The Finest Beach Between Maine and Atlantic City.

IT seems but yesterday when the whole Rockaway neck was only a stretch of waste beach and sand dunes, upon which grew cranberries, holly and a few cedar trees. No person who could live elsewhere cared to reside there. It was thought fit only for cattle, which were cared for by Hallet Abrams and his happy family, who lived in a hut like Charlie the Hermit's. Land sold for \$25 to \$30 an acre when a purchaser could be found, and many simply "took" the land because no one else claimed it.

To-day this same land is in such demand that prices range from \$1,000 to \$6,000 per city lot. The sand dunes have been converted into stucco and mortar, and a city has grown up, stretching from Belle Harbor to the Nassau County line and having a summer population of over 100,000 people.

Within the last ten years the property along the coast has enhanced in value from 500 to 600 per cent. But do not be misled into thinking that Far Rockaway has suffered a "boom." Its growth has been steady, firm and natural, an evolution from farm to country, from country to village, and now to a city suburb, due primarily to its geographical location, its unexcelled drinking water and its climate.

Long Island is blessed with more sunshine than any other spot east of the Mississippi River. Its Atlantic coast is ten degrees warmer in winter and ten degrees cooler in summer than the City of New York. Here the warm balmy breeze

the point of the beach. It is the natural metropolis of the South Shore, and the only place located directly on the Atlantic Ocean, between New York City and the Hamptons, having natural gravel, loam and top soil. This will give a firm and solid foundation for future skyscrapers, and a perfect drainage and natural soil for trees and foliage planted about the magnificent hotels that will line the ocean front.

Edgemere is now devoted almost exclusively to hotels and private boarding houses, and will continue to develop along these lines, following Arverne, where every other cottage is a boarding house.

Hammels has its attractions for the Eastsider until he saves sufficient to move to Arverne, thence to Edgemere and on to Far Rockaway.

The Beach at Seaside is New York City's playground, and will naturally develop along the lines of Dreamland. From its beginning it has been a place of concentrated fun and frolic. No one takes it seriously until he attempts to buy a lot, hire a house, a room or a tent. He then realizes he is still in New York City, and not far from the Bowery at that.

I remember in 1900 Mr. Frederick Lancaster was advised not to sell his holdings at Belle Harbor for less than \$4,000 an acre. I believe he was offered \$2,000 an acre. Now you can get that sum for a good lot. Belle Harbor is one of the ideal seashore home sections, a clean open beach and the ocean in front, with an

the South Shore of Long Island with coal, lumber and grain.

The effect of the dredging of Jamaica Bay upon Rockaway real estate is somewhat uncertain. Values of residential property will be affected but slightly. Building and living will be cheaper when lumber and provisions can be brought by boat from the West, and this must result in an increasing year-round population.

WILLIAM S. PETTIT.

LIGHT AND POWER PROBLEMS.

The Low Rates for Power Service Should Attract Manufacturers.

In gathering together the separate municipalities that make up Greater New York, the borough of Queens brought into the city a great variety of territory. In area it equalled Brooklyn, Manhattan and the Bronx combined, though its population was, comparatively, as small as its area was great. Outside of Long Island City, the population was located in numerous small villages, each trying to maintain a separate electric light company, none of which supplied day service for power. In 1900 the New York and Queens Electric Light and Power Company was organized, its charter authorizing a general electric business throughout Queens, excepting the Rockaway peninsula. The first electric company it acquired served the Third Ward, a territory larger than Manhattan Island in area; this was followed by the acquisition of the Jamaica and Long Island City companies and the Newtown franchise. These concerns were maintaining separate plants and charging varying rates. The plants were antique and inefficient; some of them had tried and abandoned the supplying of day service, and the great problem was their arrangement and reconstruction in a manner that could afford to give the service that the public demanded through this great territory of 125 square miles.

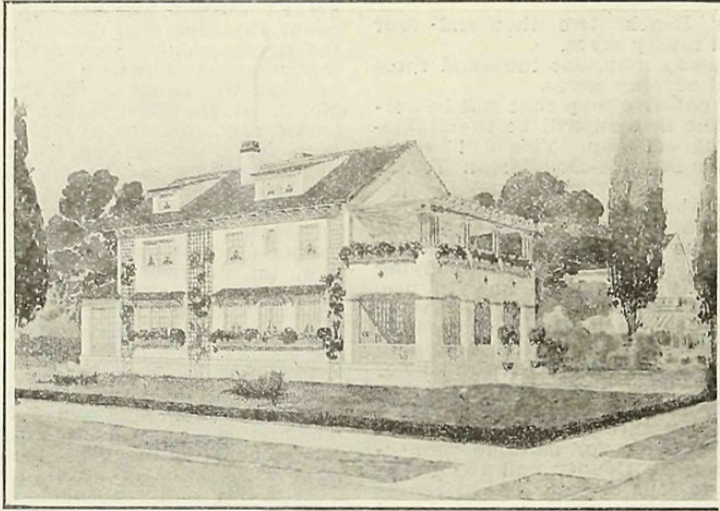
The site of the Long Island City plant on the East River at Astoria was selected for the main generating plant. Transmission lines were built to Flushing, Jamaica and Newtown, where the old generating plants were replaced by modern sub-stations that transfer the electric energy from Astoria for distribution to customers. On the completion of this great engineering work, day service was inaugurated for the encouragement of manufacturing by electric power and the rates were standardized at a lower figure than any maintained theretofore by the multiplicity of small plants.

Most of the original electric service problems were thus met, but the rapid growth of the borough has produced problems that by comparison makes the original ones look insignificant.

In a territory like Queens, made up of former municipalities, the developments center about the former villages and produce innumerable centers of supply and distribution, continually calling for the construction of additional sub-stations and new transmission lines. In the last few years sub-stations have been demanded at the rate of one each year, and without a corresponding increase in income. Each new sub-station is much like starting a new company. It is pioneering with lean days while business is being built up to the point of support. In the last two years three million feet of wire and cable, using nearly 200 tons of copper, has been used in this work and, as "In Queens there is Room for All," the end is far off. The confidence of the electric company in the future has led its stockholders to supply the necessary funds for these extensions; and though the expected returns continue to be in the future, it is believed that their confidence will ultimately be rewarded. The company "that lights Queens" hopes that the borough it serves be the biggest thing of its kind in New York.

Because of its proximity to Manhattan, Queens provides congenial industrial and residential surroundings, and the local electric company, in providing adequate service at as low or lower rates than any power rates in New York, offers an inviting proposition to factory or home builders.

C. G. M. THOMAS,
N. Y. & Queens Elec. Light and Power Co.



HOUSE ON THE ROCKAWAY COAST.

from the gulf stream tempers the coldest winter day, often removing a heavy snowfall in a few hours. Here the cool, refreshing, summer breezes come sweeping in from the Atlantic. Hot land breezes we know not, being surrounded on three sides by water.

Far Rockaway was the site of the chief tribal camp of the Rockaway Indians. Later the early settlers converted it into farm land, which was fringed and dotted here and there with stately oak trees. Its farms in turn gave way to large estates, the homes of the rich. The Blenrassets, the Livingstons, the Van Rensselaers, and, later, E. H. Harriman, the Dickersons, the Brinkerhoffs, the Cheevers, and many other prominent families lived on the Far Rockaway Peninsula. We are, however, no longer burdened with the landed aristocracy. Their descendants have moved eastward like the Rockaway Indians a century before them, only to be followed by a new population, with new ideas and ideals, some better than their predecessors; and a few with lower and cheaper standards of living. All this change within my memory; largely within the last fifteen years.

We have witnessed this phenomenal growth. But what concerns us most is what the future of the Rockaways, including Far Rockaway, Belle Harbor and the intervening places, is to be. The large estates of Far Rockaway are being cut up into lots and the mansions are giving way to cottage homes. Land is now too valuable to hold in acreage. Adjacent to the business section cottages will soon be followed by apartment houses or hotels. Far Rockaway is destined to be the business centre of a community of homes extending solidly from the county line to

equally clean open bay in the rear; fine streets, all new houses, no nuisances; excellent boating, bathing and fishing. What more can be asked?

Why this rush to the Rockaways? Because there are many acres of inland, but mighty few acres of ocean front. The accessible area of ocean frontage in the State of New York is limited to thirty miles, and one-half of that is in the Rockaways. The reason for the tremendous activity within these few miles is therefore apparent. The owners of ocean front in this section have a monopoly. The value of our land does not depend upon the existence of any factory, business, oil-well or mine, which may be destroyed or exhausted. The market value of lots in the Rockaways is as certain to increase as the ocean is to last. It does not require prophetic vision to foresee that improved train service tunnels under the East River, and canals, and bridges connecting us by road with Manhattan, will tend to make our fair land more attractive as a year-round resort.

The proposed dredging of Jamaica Bay will naturally make a great harbor along our coast for shipping interests. Inasmuch as a boulevard, to run parallel with the Long Island Railroad tracks across the bay, is contemplated, a piece of engineering that will connect this isolated Fifth Ward (the fifth wheel of Queens) with the rest of the city, it is obvious that Hammels or Seaside will become the wharf of this great Harbor.

Here, then, will be the terminal of portage from the West via the Great Lakes, the Barge Canal, across the Empire State, the Hudson River, the Harlem River, the Flushing Bay Canal. Around this harbor will develop a market, which will supply

COMMUTING ON LONG ISLAND RAILROAD

Passenger Traffic Has Increased From 12,300,000 in 1900 to 33,800,000 in 1911.--Many Recent Improvements

WITH an area of about 82,000 acres, the borough of Queens has every advantage for growth in population, commerce and manufacturing which its geographical and political place and the crowded condition of the borough of Manhattan suggest.

From the mouth of Newtown Creek on the East River, Long Island City, to Little Neck, on Little Neck Bay, there are twenty miles of water frontage suitable for all kinds of business and pleasure. From the eastern limits of Far Rockaway to the western point of Rockaway Beach, there are nine miles of ocean frontage most attractive for Summer resorts and year-round residences. From Hell Gate to Hook Creek, and from the Atlantic Ocean to the waters of Long Island Sound, there is every lay of land suitable for suburban homes, the establishment of manufacturies and of commercial industries.

These natural advantages of Queens, counted for comparatively little so long as the borough was reached only by ferry from the borough of Manhattan, and they were not thought much of until twelve years ago, when it became known that the Pennsylvania Railroad Company had acquired a controlling interest in the Long Island Railroad and had determined to tunnel under the Hudson and East Rivers and erect in the heart of Manhattan the largest passenger station in the

to manufacture, for distribution to all markets, and for places to establish depots for trade with all the world Queens affords surpassing advantages. For suburban homes there is every choice, from the outlook on the bays, Sound and East River on the north, to the ocean beach on the south, with hills and level places between, where developments to suit all classes of persons are continually progressing; and all are reached by the Long Island Railroad in from ten to forty minutes. For daily travel commutation tickets are furnished at a cost little more than that of daily travel by street car lines.

In June, 1909, the Queensboro Bridge was opened for traffic, and in February, 1910, the New York and Queens County Railway began operating cars directly between 59th Street, Manhattan, and Long Island City, Astoria, Woodside, Winfield, Elmhurst, Corona, Flushing and College Point for a five-cent fare. On September 8, 1910, the Long Island Railroad Company inaugurated electric train service between the Pennsylvania Station, in the heart of New York, and the Far Rockaway Branch, Jamaica and points east. Now the Third Avenue street car line of New York operates cars over the Forty-second Street line with transfers from its other lines to the Bridge Plaza, in Long Island City, within easy walking distance to an area suitable for homes

QUEENS MANUFACTURES.

Many Factories Now Being Built Especially in Long Island City.

Very few people realize how great a manufacturing center the Borough of Queens has become or the possibilities there are within its borders for manufacturing plants now located in Manhattan and elsewhere that may be looking for cheaper factory sites.

According to the last official United States census, taken in 1909, the Borough of Queens, considered as a city by itself, ranked sixteenth among the principal cities of the United States in the value of its manufactured products, and fourth among cities and boroughs of New York State. It was exceeded in this respect only by Manhattan and Brooklyn and by the city of Buffalo, and ranked ahead of such manufacturing cities as Rochester, Syracuse, Schenectady, Niagara Falls and other cities.

The following table will give an idea of the increase in manufacturing in Queens in the past ten years. It shows 314 per cent. increase within that time, or a greater percentage of increase than any borough in the City of New York, or any city of the State of New York, or any of the first twenty-five leading cities of the United States:

Year.	Value of products.	Percentage increase.
1899	\$35,427,000	...
1904	92,941,000	162
1909	151,680,000	314

The value of its products, for instance, in 1909 equaled the combined products of the principal cities of the State of Connecticut—New Haven, Hartford and Bridgeport—and also exceeded such manufacturing cities as Jersey City, Providence, R. I., New Orleans, Indianapolis and San Francisco.

The number of manufacturing establishments increased in the past ten years from 395 to 771, an advance of 95 per cent.

The capital invested increased from \$67,419,000 in 1899 to \$145,307,000 in 1909, or an increase of 115 per cent. The cost of materials used increased in the same period from \$23,353,000 to \$113,200,000, or an increase of 385 per cent. The average number of wage earners increased in that period from 10,684 to 23,891, and the salaries and wages paid increased from \$5,533,000 to \$18,576,000.

WALTER I. WILLIS,
Secretary Chamber of Commerce of the Borough of Queens.

Oil-Concrete Roads.

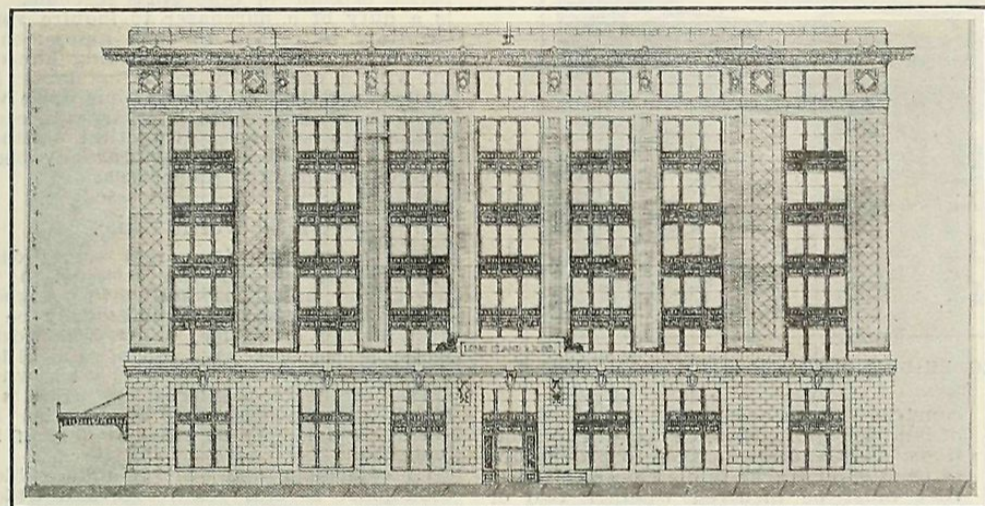
An important feature of the investigative work conducted by the office of public roads in the United States Department of Agriculture is the discovery and development by Mr. L. W. Page, director of that office, of the preparation and uses of a combination of oil and cement concrete. Cement concrete has not only become a universal structural material, but its use in road building and all forms of engineering construction is increasing rapidly. The principal objection to the ordinary cement-concrete lies in the fact that it is extremely porous and absorbs water. In the course of experiments Mr. Page discovered that it was possible to mingle oils with wet cement. The mixing presents no difficulties whatever and the advantages of the new material are that it is much more dense than ordinary concrete and is entirely waterproof, while it develops an ultimate strength about equal to the ordinary concrete mixture.

Fireproofed Awnings.

C. Albert Gasser, inspector of combustibles and fire risks, Newark, N. J., in a letter to owners of buildings in the congested value districts, recommends the fireproofing of awnings in the manner that scenery in theaters is fireproofed. He says that a number of fires in 1911 were caused by cigars and cigarettes falling on awnings.

—Surrounding Manhattan, nature has furnished wide stretches of country eminently suitable for home use. Queens can be reached from the center of Manhattan in a few minutes and offers the right sort of inducements to home-seekers.

Some of the most homelike suburbs of Queens are not more than twenty minutes distant from the Pennsylvania station on Seventh avenue. Water, gas, electric light and street improvements furnish residents with city conveniences. On the easy payment plan you can own a home for what you pay for a common place apartment in Manhattan. Real estate men agree that Queens is entering an era of great prosperity. When you buy a home there you also make a good investment.



NEW JAMAICA STATION, L. I. R. R.

world, and make great terminal facilities at Sunnyside. Since that time real estate values all over Queens have increased remarkably.

Backed by the resources of the Pennsylvania Railroad Company, the Long Island Railroad Company increased its train service and improved its equipment and road beds. It opened its freight facilities for traffic to and from all the trunk lines on equal terms, affording to its patrons the privilege of shipping and receiving freight via any of the eight railroads on the same terms as if each railroad operated directly over the tracks of the Long Island Railroad.

The awakening of Long Island to the prospective benefits to come with through railroad service caused a rapid increase in the business of the Long Island Railroad Company. The number of passengers carried in the year 1900 was 12,387,649; in 1905, 18,199,162; in 1910, 30,978,615; and in 1911, 33,387,228. Although the train runs of the railroad are almost all distances, from ten to 16, the average distance of travel had been fifteen miles, which indicates that most of the travel was not beyond the limits of the borough of Queens.

In 1900 there were not more than 125 manufacturing establishments in Queens, employing fewer than 12,000 hands. Now there are more than 280 such establishments, employing more than 24,000 hands.

The terminal yard of the Pennsylvania Railroad at Sunnyside, embracing 173 acres of land and covering the unsightly swamps of former times, has called for the employment of more than 500 men who need homes in that vicinity.

In 1900 the population of Queens was less than 153,000 and in 1910 it was more than 284,000. With the increased transportation facilities the population should more than double in this decade.

For places to live for persons whose daily duties are in Manhattan, for places

for those now living in the congested section on the west side of the river.

The land in Queens is about equally divided between that which is now occupied, that undergoing development, and that which remains for development.

To persons interested in Queens who are not or have not been personally interested in obstructing the work of the Long Island Railroad Company for completing the improvement of its transportation facilities, there may have been some disappointment because of the apparent delay in eliminating grade crossings, rebuilding tracks and the station at Jamaica, and the rebuilding and electrifying the North Side Division, but anyone can readily understand that the management of the Long Island Railroad is as anxious to have the work completed as any interested individual can be; for only when the work is completed will the railroad company get any fair return on the immense outlay long ago carefully arranged for.

There is still needed the opening of the Belmont tunnel, extending to Times Square, and the building of the Seventh Avenue Subway past the Pennsylvania Station.

A. S. LANGDON,
Traffic Manager L. I. R. R.

Iron Protected by Concrete Stays.

The recent demolition of an old gasometer in Hamburg has confirmed the assertion of engineers regarding the behavior of iron in concrete. The building was put up about 1852. Its foundations rested upon pillars anchored to iron bars. The bars, each about eight feet long, were embedded deeply in cement, and upon their removal it was found that they were wholly free from rust, and in spite of the lapse of nearly 60 years, had retained the characteristic blue appearance of new iron. —"Youth's Companion."

TUNNELS AND BRIDGES.

East River Transit Facilities Will Soon Have a Capacity of 600,000 Passengers Per Hour.

The transportation routes of a city bear the same relation to its life and well-being as the arteries and veins through which the life blood circulates bear to the human body. If in early life any part of the body be deprived of its normal share of the circulation, stunted growth and retarded development result. If later in life congestion of the arteries and veins prevents the free circulation of the blood, numerous evils result. If boroughs lying adjacent to the heart of the city are not properly connected with it, their growth is slow and their development retarded, while distant boroughs properly connected have healthy growth. If the main arteries are congested as are the elevated and subway lines in Manhattan, social and commercial growth becomes unhealthy and abnormal. Crowded life in tenement houses and apartment houses, sweat shops and loft factories, high rentals and food costs all follow.

The transportation man in New York is immediately confronted, in attempting

situation which has existed in Manhattan and Queens. The former is full to overflowing with people, the latter is comparatively empty. The Steinway tunnel is the connecting tube and has been closed since its completion. The moment it is opened the equalizing process will commence.

Of the relative merits of bridges and tunnels, so long as each does well the work for which it is built, the discussion is of less interest to him who uses them than to those who consider them from the standpoint of first cost, maintenance and appearance. Many of us, however, think we go underground soon enough and stay there long enough, and prefer fresh air and sunshine. To these the bridge and the elevated appeal more strongly. To others, the freedom from weather delays in operation and the lower cost of maintenance, together with the absence of occupation of valuable real estate on the waterfront and approaches thereto which are peculiar to tunnels have considerable weight. To make a fair comparison on first cost, it should not be forgotten that the tunnel has usually two tracks while the modern bridge has eight, as well as broad roadways and ample footwalks. Probably the strongest point in favor of tunnels is that while it is rare that more than two tracks are needed at one crossing, yet it is necessary in bridge

missioners in the condemnation proceedings."

Mr. Lindner further said that the other law, Chapter 399 of the Laws of 1912, provide, that a property owner may avail himself of the privilege of paying an old assessment in instalments, provided the assessment exceeds 5 per cent. of the assessed valuation and has been confirmed before the first of September of the year 1912 and after the first of January, 1908. To take advantage of the act, an application must be made in writing by the owner of the property, as many of the ten instalments are to be considered due, years having elapsed since the confirmation of the assessment. The overdue instalments bear interest at 7 per cent. and upon their payment the assessment ceases to become a lien upon the property except as each instalment becomes a lien. The instalments which are not due bear interest at 5 per cent. as is provided for new assessments.

Mr. Lindner stated that while the intended law was most excellent in that it enabled property owners to equalize their payments over some considerable period, yet some trouble would result to purchasers of property on which the first instalment of such assessment had already become a lien.

"It happens usually that the physical work to be paid for by an assessment is completed before the assessment is entered. The purchaser sees the work done and, unless he is experienced in such matters presumes it has been paid for, and pays the price for the property that the property is worth with the improvements completed, not appreciating that he himself must pay for these improvements by paying instalments on the assessment for a period of eight or nine years to come. It is a duty of a purchaser to inquire very carefully in regard to such assessments and make sure he is not loading himself up with a constantly recurring debt. In contracts which we draw in our office we shall endeavor to warn purchasers in each instance to be careful to find out whether any such assessments have already been entered against the property."

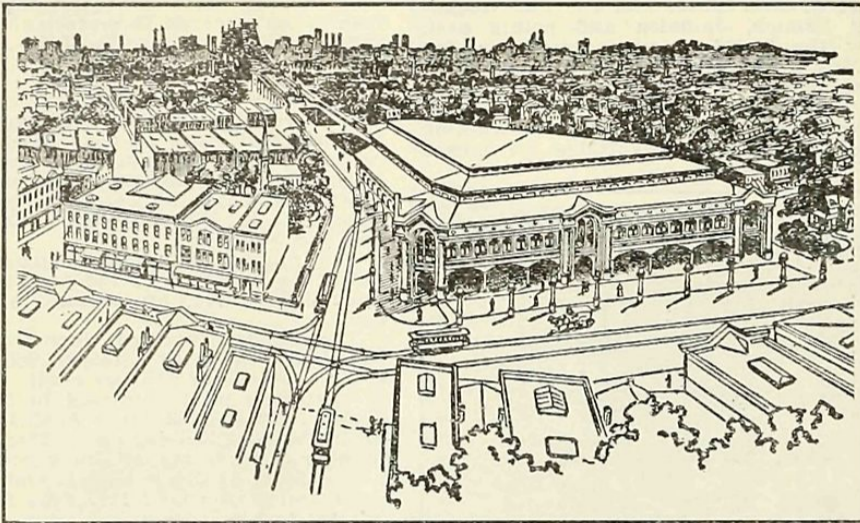
A Deal Worth While.

The more difficult a real estate deal appears the greater the satisfaction to the broker in consummating it. A good real estate broker must necessarily be a good fighter. Besides, every deal worth while presents a new set of difficulties to be overcome or removed. That is what makes the business interesting. Here is a story, told the other day by Charles E. Duross which may be cited by way of illustration:

"I remember one deal of mine which took place several years ago, and which put me on my mettle. The opportunity came from the necessity of the city to acquire additional land for the new Chelsea piers, adjacent to the West Washington Market in the Greenwich Village section. It struck me that the large western beef concerns would need new sites on which to locate their sales-rooms, as the city would condemn the land and buildings they were using. The problem was to find the right location and sufficient land on which to erect buildings to accommodate all. Many things had to be considered. The houses must be near the market. They must have railroad track facilities. Their buildings must have refrigeration for both salesrooms and storage rooms. Finally, one concern must be found to undertake the task of securing the property, financing the undertaking and erecting the buildings.

"After patient search a firm was found willing to undertake the enterprise for the profit to be derived. The block between 14th and 13th streets on the east side of 10th avenue, about 40,000 square feet, was secured. The property could not be purchased, as it was owned by estates which refused to sell at any price. Money would not tempt the Roosevelts, the Ludlows and the Weeks. So we were obliged to content ourselves with long term ground leases. The ground leases were made and the buildings erected. It was a tremendous task to finance the buildings to be erected on leased ground, but even this difficulty was finally surmounted and we were at last ready to make leases with the several tenants who were to occupy the stores and buildings. We were also obliged to obtain by purchase from the Mayor and the Board of Aldermen the right to run railroad tracks to the property.

"Although the various negotiations pertaining to the deal took months and months, the transaction was profitable to the firm which invested its money and it brought many commissions to me as broker. In addition it has been a source of revenue to my office ever since, in the way of management and collections. Hence I say no deal however difficult ought to discourage the well equipped live broker."



QUEENSBORO BRIDGE PLAZA.

to connect the heart of the city with the outlying members, by the barriers that nature has made in the shape of the East and North rivers. He may go across, over or under. The former means a change from cars to boats and from boats to cars, with the consequent loss of time, subjection to exasperating delays in the case of fog or ice in the river, and almost invariably a multiplicity of fares paid to the various companies. By either bridge or tunnel, the original car may go through, carrying the passenger from his starting point to his destination without the loss of time which always results from changing vehicles and for the original fare. So it follows that as soon as the volume of traffic warrants, and often when it does not, but when the resulting benefits do, the bridge is built and the tunnel is constructed.

In a short time the East river will be a negligible quantity as a barrier to intercommunication between Manhattan and Long Island. Commencing at the Battery, the tracks will be as follows:

	Rapid Transit.	Surface Cars.
Present Subway Tunnel....	2	
New Interboro Tunnel.....	2	
New B. R. T. Tunnel.....	2	
Brooklyn Bridge		2
Manhattan Bridge		4
Williamsburgh Bridge		4
14th Street Bridge		2
Steinway Tunnel		2
L. I. R. R. Tunnel.....	4	
Queensboro Bridge		4
Total	26	14

or a total of forty tracks. Assuming the capacity of each track at conservative figure of 500 people per minute, 10,000 passengers per minute or 600,000 per rush hour can be carried in each direction. Surely when these facilities are available the life blood will surge through the arteries and veins of Queens and Brooklyn, bringing with it new life and abundant healthy growth.

If one has two barrels on a common level and connected by a tube at the bottom, if the tube be closed, one barrel may be full to overflowing and the other remain empty. If, however, the valve be turned and the tube opened, the contents of one barrel rapidly flows into the other until they stand equally full. This is the

construction, on account of the large cost of land for approaches, the cost of foundations, piers and anchorages to provide for at least eight tracks to distribute the costs that must be incurred whether two or eight tracks are laid. This inevitably means congestion of rapid transit lines as they approach the bridges and the forcing them out of their natural locations. With tunnels, they can cross in the most direct route between the objective points.

KINGSLEY L. MARTIN.
Former Bridge Commissioner.

NEW ASSESSMENT RULES.

Improvement Taxes Now Payable in Instalments—A Hint to Buyers.

Few people seem to appreciate that two important laws in regard to the payments of assessments were passed by the last Legislature and have been approved by the Governor, Mr. Walter Lindner, the Solicitor of the Title Guarantee and Trust Company, in speaking of the new law yesterday, said:

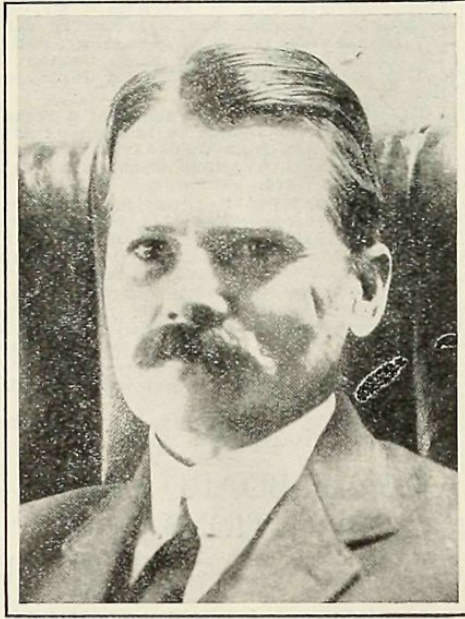
"The first of these laws is known as Chapter 372 of the laws of 1912. It provides that when an assessment upon real property exceeds 5 per cent. of the tax valuation for the year preceding of the parcels affected, the collector of assessments and arrears shall divide the assessment upon each parcel separately assessed, into ten instalments as nearly equal as may be. The first of these is due and payable and becomes a lien upon the real estate just as any other assessment. The remaining instalments bear interest at 5 per cent. and one of these becomes a lien each year on the anniversary of the date of entry of the original assessment.

"Each instalment begins to bear interest at 7 per cent. after it is due but the remaining instalments continue to bear 5 per cent. until they in their turn become due. There may be a sale of the tax lien on the property for each unpaid instalment after it is due, just as if the instalment represented the whole of the assessment. If the City acquires the property by condemnation, the remaining instalments become due as of the date of confirmation of the report of the Com-

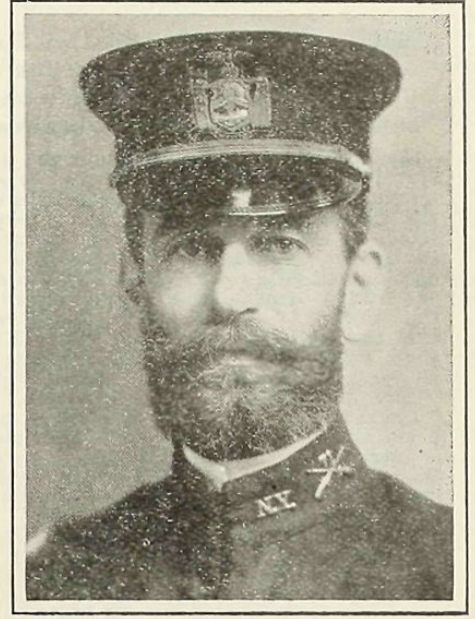
NOTABLE BOROUGH OFFICIALS IN QUEENS



MAURICE E. CONNOLLY
Borough President.



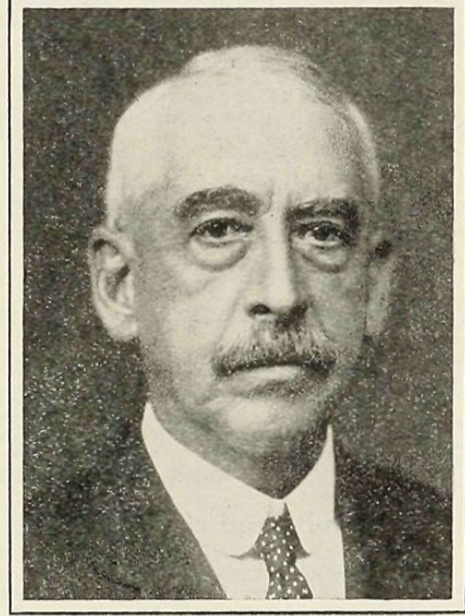
DENIS O'LEARY
Commissioner of Public Works.



WALTER G. ELIOT
Park Commissioner for Queens



JOHN W. MOORE
Building Superintendent.



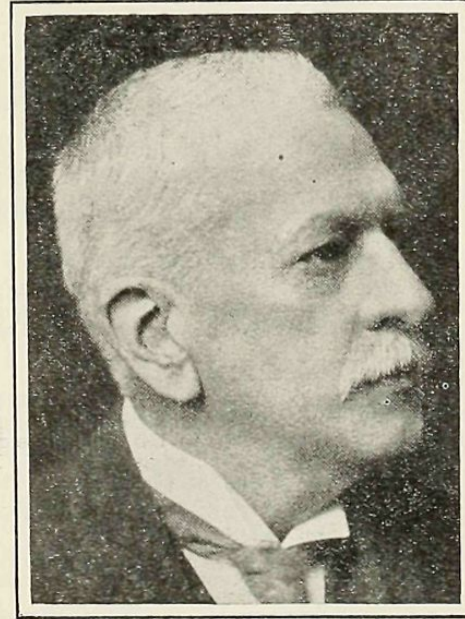
G. HOWLAND LEAVITT
Superintendent of Highways.



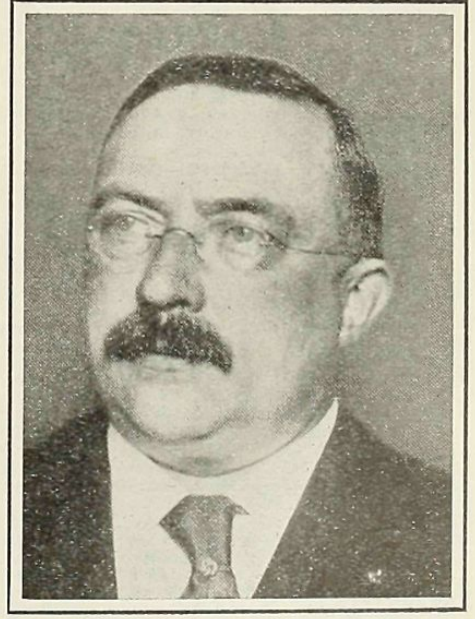
JOHN R. HIGGINS
Superintendent of Sewers.



CLIFFORD B. MOORE
Chief Engineer Topographical Bureau.



FOSTER CROWELL
Consulting Engineer.



DANIEL ENTHOLT
Superintendent of Street Cleaning.

The present local administration in Queens is conducted on "business principles." President Connolly has selected his assistants with excellent judgment and without regard to politics. Work in every department is being carried on as if the department were a private concern.

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 Jamaica.

AT TOWN HALL, JAMAICA, MAY 3, AT 8 P. M.

VAN WYCK AV.—To lay sidewalks, on the west side, from Metropolis av to Liberty av, 4th Ward.

CHICHESTER AV, ETC.—Construction of a sewer, etc., in CHICHESTER AV, from Greenwood av to Lefferts av; CEDAR AV, from Chichester av to the crown about 215 ft. south of Atlantic av; HAMILTON AV, from Chichester av to Atlantic av; WALNUT ST, from Chichester av to Atlantic av; BRIGGS AV, from Chichester av to Atlantic av; and in CHURCH ST, from Chichester av to Atlantic av, 4th Ward.

JAMAICA AV.—Regulating, grading, etc., on the south side, from the Rockaway Beach division of the Long Island R. R. to Freedom (Union) av, 4th Ward.

UNION PL.—To lay cement or bluestone sidewalks on the east side, bet Jamaica av and Tulip st, Brooklyn Hills, 4th Ward.

NOTTAWA AV.—To legally open from Smith av to New York av, Locust Manor, 4th Ward.

JEROME AV, ETC.—Construction of a sewer, etc., in JEROME AV, from Lefferts av to Maure av; BIRCH ST, from Jerome av to Beaufort av; SPRUCE ST, from Jerome av to Beaufort av; SOUTH VINE ST, from Jerome av to Beaufort av; SOUTH COCHRAN AV, from Beaufort av to the crown about 350 ft. south of Jerome av; SOUTH VILLA ST, from Jerome av to Beaufort av; SOUTH WICKES ST, from Jerome av to Beaufort av, and in SOUTH MORRIS AV, from Jerome av to Beaufort av, 4th Ward.

BEAUFORT AV, ETC.—Construction of a sewer, etc., in BEAUFORT AV, from Lefferts av to Maure av; BIRCH ST, from Beaufort av to Chichester av; SPRUCE ST, from Beaufort av to Chichester av; SOUTH VINE ST, from Beaufort av to Chichester av; SOUTH COCHRAN AV, from Beaufort av to Chichester av; SOUTH VILLA ST, from Beaufort av to Chichester av, 4th Ward.

JEROME AV, ETC.—Construction of a sewer, etc., in JEROME AV, from Greenwood av to Lefferts av; CHESTNUT ST, from Jerome av to Chichester av; CEDAR AV, from Jerome av to Beaufort av; HAMILTON AV, from Jerome av to Chichester av; WALNUT ST, from Jerome av to Chichester av; BRIGGS AV, from Jerome av to Chichester av; CHURCH ST, from Jerome av to Chichester av, 4th Ward.

LEFFERTS AV.—Sewer, etc., from Liberty av to Park pl, 4th Ward.

BIRCH ST, ETC.—Sewer, etc., in BIRCH ST, from Liberty av to Jerome av; SPRUCE ST, from Liberty av to Jerome av; SOUTH VINE ST, from Liberty av to Jerome av, and in KIMBALL AV, from Birch st to Lefferts av; KIMBALL AV, from Birch st to South Curtis av, 4th Ward.

ATLANTIC AV, ETC.—Construction of a sewer in ATLANTIC AV (south side), from Greenwood av to Lefferts av; CHESTNUT ST, from Atlantic av to Chichester av, and in CEDAR AV, from the crown 215 ft. south of Atlantic av to Atlantic av, 4th Ward.

LIBERTY AV.—Construction of a sewer in LIBERTY AV, from Nebraska av to Van Wyck av; NEBRASKA AV, from Liberty av to Garden st; VAN WYCK AV, from Liberty av to Atlantic av; CHICHESTER AV, from Maure av

to Van Wyck av; BEAUFORT AV, from Maine av to Van Wyck av; and in JEROME AV, from Maure av to Van Wyck av, 4th Ward.

CHICHESTER AV, ETC.—Construction of a sewer in CHICHESTER AV, from Lefferts av to Maure av; BIRCH ST, from Atlantic av to Chichester av; SPRUCE ST, from Atlantic av to Chichester av; SOUTH COCHRAN AV, from Atlantic av to Chichester av; SOUTH VILLA ST, from Garden st to Chichester av; SOUTH WICKES ST, from Garden st to Beaufort av, and in SOUTH MORRIS AV, from Garden st to Beaufort av, 4th Ward.

GUION AV, ETC.—Construction of a sewer in GUION AV, from Jerome av to Beaufort av; in BEAUFORT AV, from Guion av to Napier av, and in NAPIER AV, from Beaufort av to Jerome av, 4th Ward.

MAURE AV, ETC.—Construction of a sewer in MAURE AV, from Wisner pl to Metropolitan av; in JAMAICA AV, from North Vine st to Ellsworth av, and in RIDGEWOOD AV, from Maure av to North Vine st, 4th Ward.

ATLANTIC AV, ETC.—Construction of a sewer in ATLANTIC AV, north side, from Stoothoff av to Greenwood av, and in GREENWOOD AV, from Atlantic av to Ridgewood av, 4th Ward.

10TH AV.—Construction of a temporary sewer, from 14th st to a point about 600 ft. south of 14th st, 3d Ward.

ATLANTIC AV.—Construction of a sewer, from Birch st to Maure av, 4th Ward.

LOCAL BOARD RESOLUTIONS.

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

Local Board of Washington Heights.

AT CITY HALL, APRIL 23.

WEST 176TH ST.—Regulating and grading from Broadway to Fort Washington av. Adopted.

HAVEN AV.—Paving HAVEN AV, from 178th to 181st st, with asphalt blocks. Adopted.

NORTHERN AV.—Paving with asphalt blocks, from 181st st to 190th st. Laid over for two weeks, pending report of the engineer.

STAIRWAY.—Construction of a stairway from Fort George av to Dyckman st. Adopted.

A NEW AVENUE.—Regulating and grading A NEW AVENUE adjoining Highbridge Park, from 181st to 188th st. Adopted.

Local Board of Kip's Bay.

AT CITY HALL, APRIL 23.

EAST 38TH ST.—Repair of sidewalks at No. 216. Adopted.

REPAIR OF SIDEWALKS.—At 318 1st av. Adopted.

REPAIR OF SIDEWALKS.—At 610 East 16th st. Adopted.

Local Board of Murray Hill.

AT CITY HALL, MANHATTAN, ON APRIL 23.

REPAIR OF SIDEWALKS.—At the southwest corner of Lexington av and 75th st. Laid over indefinitely on account of subway operations.

REPAIR OF SIDEWALKS.—At 349 to 353 5th av. Adopted.

Local Board of Yorkville.

AT CITY HALL, MANHATTAN, ON APRIL 23.

REPAIR OF SIDEWALKS.—At 238 East 74th st; at 315-317 East 74th st; and at 330-332 East 75th st. All adopted.

Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON APRIL 23.

REPAIR OF SIDEWALKS.—At 621 and 206 Amsterdam av; at 556 West 132d st; and at 523-525 West 125th st. There was no meeting of this Local Board.

Local Board of Greenwich.

AT CITY HALL, MANHATTAN, ON APRIL 23.

REPAIR OF SIDEWALKS.—At 634 Hudson st, etc., etc. There was no meeting of this Local Board.

Local Board of Hudson.

AT CITY HALL, MANHATTAN, ON APRIL 23.

REPAIR OF SIDEWALKS.—At 804 9th av, etc., etc. There was no meeting of this Local Board.

Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, ON APRIL 23.

REPAIR OF SIDEWALKS.—At 92 Henry st, etc., etc. There was no meeting of this Local Board.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON APRIL 23.

REPAIR OF SIDEWALKS.—On the east side of 5th av, from 136th to 137th st, etc., etc. There was no meeting of this Local Board.

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON APRIL 12.

HUNTERSPPOINT AV.—To lay a crosswalk on HUNTERSPPOINT AV, at the junction of Borden av, 1st Ward. Denied.

STANHOPE ST.—To legally open, from Woodward av to Metropolitan av, 2d Ward. Laid over until next meeting.

NORMAN ST.—To lay six-inch pipe for house connections where not already laid from the sewer to the curb line in NORMAN ST, bet Wyckoff av and Cypress av, 2d Ward. Adopted.

CYPRESS AV.—To regulate, curb, etc., from Brooklyn Borough line to Fresh Pond rd, 2d Ward. Adopted as amended, from Gates av to Myrtle av and from L. I. R. R. to Vermont av, 2d Ward.

MYRTLE AV.—Regulating, grading, etc., on the north side, from Onderdonk av to Forest av, 2d Ward. Adopted.

CHURCH ST.—To legally open, from Old South rd to Rockaway rd, 4th Ward. Laid over until after the adoption of the final map.

NOTT AV.—To extend the sewer in NOTT AV to the pier and bulkhead line, and construct a receiving basin on the southeast corner of Nott av and West av, 1st Ward. Adopted.

MADISON ST.—Construction of a sewer and appurtenances in MADISON ST, from Wyckoff av to Myrtle av; in WYCKOFF AV, from Madison st to Halsey st, and in HALSEY ST, from Wyckoff av to Irving av, 2d Ward. Adopted.

CORONA AV.—Legally open from Maurice av to Broadway, 2d Ward. Adopted.

NOTT AV.—To legally open, from Vernon av to the pier and bulkhead line of the East River, 1st Ward. Adopted.

VAN DAM ST.—Regulating, grading, etc., from Thomson av to Greenpoint av, 1st Ward. Laid over until the next meeting.

BROADWAY.—Lay sidewalks on BROADWAY, from Hoffman boulevard to Cornish st (Clermont av), 2d Ward. Adopted.

2D ST.—Legally open from Woodside av to Jackson av, 2d Ward. Adopted, to exclude the part from Jackson av to Howell av.

CYPRESS AV.—Legally open, from Cooper st to Fresh Pond rd, 2d Ward. Adopted.

PARCEL 22.—To fill in PARCEL 22, Block 63, bounded by Van Alst av, 3d st, East av and 4th st, 1st Ward. Laid over until the next meeting.

SNEDEKER AV.—To legally open from Jamaica av to Atlantic av, 4th Ward. Adopted.

CENTRAL AV, ETC.—For the construction of a sewer and appurtenances in CENTRAL AV, from Proctor st to Morton av; in MORTON AV, from Central av to Metropolitan av; in METROPOLITAN AV, from Morton av to Proctor st, and in VAN DUSEN ST, from Metropolitan av to Satterlee av, 2d Ward. Laid over indefinitely.

CORONA AV.—Regulating and repaving with improved granite block, asphalt concrete or wood block with stand joints on a concrete foundation CORONA AV, from Broadway to Strongs Causeway, 2d Ward. Adopted.

JEROME AV.—Regulating and grading the sidewalk spaces, curbing, laying sidewalks and crosswalk, together with all work incidental thereto, on JEROME (BROADWAY) AV, from Boyd (Park) av to Greenwood av, 4th Ward. Action deferred.

WOOLSEY AV.—Paving with asphalt blocks on a concrete foundation the roadway from Steinway av to 2d av. Laid over until the next meeting.

HOPKINS AV.—Regulating, grading, etc., and paving with asphalt blocks on a concrete foundation, and all work incidental thereto, in HOPKINS AV, from Grand av to Main st, 1st Ward. Laid over until the next meeting.

WEBSTER AV.—Regulating, grading, etc., and paving with improved granite block on a concrete foundation, in WEBSTER AV, from Vernon av to Prospect st, and paving with asphalt block on a concrete foundation from Prospect st to Jackson av, 1st Ward. Denied.

SENECA AV.—Regulating, grading, etc., and paving with improved granite blocks on a concrete foundation, and all work incidental thereto, in SENECA AV, from Putnam av to Cornelia st, 2d Ward. Adopted.

KELLY AV.—To legally open, from Woodside av to Jackson av, 2d Ward, in accordance with the map as adopted by the Board of Estimate and Apportionment on Nov. 13, 1903, etc. Rescinded.

HOWARD ST.—To legally open, from Calvary Cemetery to Newtown Creek, 1st Ward. Laid over indefinitely.

CRESCENT ST.—Protest against widening CRESCENT ST, from 13th st to South Jane st, and NOTT AV, from Jackson av to Hunter av, 1st Ward. Referred to the Board of Estimate and Apportionment.

GROVE ST.—Laying cement sidewalks on the west side, from Mott av to Clark st. Laid over to the next meeting.

MCCOMB PL.—To legally open, from Cooper av to the Long Island Railroad, 2d Ward, in accordance with the map as adopted by the Board of Estimate and Apportionment on Nov. 13, 1903. Rescinded.

CHURCH ST.—Regulating, grading, etc., from Old South rd to Rockaway rd, 4th Ward. Laid over indefinitely.

DECATUR ST.—Legally open, from Brooklyn Borough line to Myrtle av, 2d Ward. Laid over to the next meeting.

1ST ST.—To legally open, from Thomson av to Jackson av, 2d Ward, in accordance with the map as adopted by the Board of Estimate on Nov. 13, 1903. Adopted, to exclude portions bet Thomson av and Greenpoint av and bet Stryker av and Woodside av.

SOUND ST.—Regulate, grade, etc., from Purdy st to Potter av, 1st Ward. Laid over until the next meeting.

Local Board of Newtown and Jamaica.

AT HACKETT BUILDING, LONG ISLAND CITY, ON APRIL 12.

METROPOLITAN AV.—Regulating and repaving with asphaltic concrete (Topeka Sterling Specification), on a prepared macadam foundation, and all work incidental thereto, in METROPOLITAN AV, from Dry Harbor rd to Fulton st, 2d and 4th Wards. Adopted.

NORTH HEMPSTEAD PLANK RD, ETC.—Regulating and repaving with asphaltic concrete (Topeka Sterling Specification), on a prepared macadam foundation, and all work incidental thereto, in NORTH HEMPSTEAD PLANK RD, STRONGS CAUSEWAY and the HEMPSTEAD PLANK RD, from Hoffman boulevard to Queens rd, 2d and 3d Wards. Adopted.

UNUM (1ST) ST.—To legally open from Snedeker av to Yarmouth st, 4th Ward. Adopted.

Local Board of Staten Island.

BOROUGH HALL, ST. GEORGE, APRIL 16.
RIDGEWOOD PL.—To open Ridgewood pl, 1st Ward. Pet. No. 1218. Adopted.
PIERCE ST, ETC.—To construct sewer in PIERCE ST, bet Main and Mosel avs, ad in MOSEL AV, bet Golf Links and Clove av, and to macadamize MOSEL AV, 4th Ward. Pet. No. 1219. Adopted.
HATFIELD PL.—To pave and repair sidewalks bet Heberton and Richmond avs, 3d Ward. Pet. No. 1220. Laid over indefinitely.
TOMPKINS AV.—To construct sidewalks bet Fingerboard rd and Wadsworth av, 4th Ward. Pet. No. 1221. Laid over indefinitely.
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. Laid over until May 7.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

MANHATTAN.

STOCK QUOTATION TELEGRAPH CO.—Public hearing on the petition for the consent and approval for the continuance of the business of transmission of communications by electricity and the continued USE AND OCCUPATION of the streets of the city for the maintenance and operation of its system of wires and cables connecting its offices with each other and with other offices and subscribers. Referred back to the Bureau of Franchises.

AMERICAN DISTRICT TELEGRAPH CO.—Public hearing on the petition for the consent and approval of the USE AND OCCUPATION of the streets for the business of operating call boxes and the placing of wires therein connecting subscribers premises with the central offices of the company located in the Borough of Manhattan. Referred back to the Bureau of Franchises.

145TH ST.—Petition from the 141st Street Crosstown Railroad Co. for a franchise to construct, operate and maintain a double track street surface railway upon and along 145TH ST, from Lenox av to Broadway. Referred to the Bureau of Franchises.

HALL OF RECORDS.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, specifications and estimate of cost (\$1,600) for installing a SOOT CLEANING SYSTEM in the boilers of the Hall of Records Building, providing that the form of contract be amended in accordance with the accompanying resolution. Adopted.

YORKVILLE TAXPAYERS.—Resolution adopted at a meeting of the YORKVILLE TAXPAYERS, relative to (1) beautifying PARK AV and closing the openings over the New York Central Railway tracks; and (2) requesting the establishment of a PUBLIC COMFORT STATION at 86th st and Central Park West. No. 1 was referred to the Borough President of Manhattan; and No. 2 was referred to the Park Commissioner, as was also No. 1.

LEXINGTON AV SUBWAY.—Report of the Comptroller, recommending that the Board consent to the award of the proposed contract between the O'Rourke Engineering Construction Company and the City of New York for the construction of Section 2A, Route No. 5, of the Lexington Av Subway, extending along Broadway, beginning about 90 ft. north of the centre line of Walker st to about 50 ft. north of the centre line of Howard st, and to authorize the issue of \$912,351.60 coupon stock to provide means for the execution of said contract. On April 11, 1912, the request of the Public Service Commission for approval of the award of the above contract and the authorization of bonds therefor, was referred to the Comptroller. The matter was laid over.

OLD CROTON AQUEDUCT.—Report of the Corporate Stock Budget Committee recommending the issue of \$197,637 corporate stock to provide means for reconstructing and improving the Old Croton Aqueduct, and recommending approval of a schedule of wages, etc. All adopted.

MUNICIPAL BUILDING.—In the matter of bids received for the installation of ELEVATORS in the NEW MUNICIPAL BUILDING. Laid over for one week.

CENTRAL PARK.—Report of the Comptroller, recommending approval of the specifications, form of contract, plans and estimate of cost (\$95,000) for PAVING with bituminous pavement portions of the WEST DRIVE, CENTRAL PARK. Adopted.

WEST 207TH ST.—Enlarging the area of assessment in the proceeding for acquiring title to WEST 207TH ST, from 10th av to Emerson st. Laid over for two weeks.

BRONX.

N. Y., WESTCHESTER & BOSTON RY. CO.—Form of contract for a change in the main line of the route of the company from that described in contract of Jan. 29, 1909, bet the south terminus of the route and the Harlem River and a point bet 134th and 135th sts, east of Willow av. Adopted.

N. Y., WESTCHESTER & BOSTON RY. CO.—Form of contract granting the company an extension of time until Aug. 2, 1912, to complete construction, etc., of its railway from the north boundary of the city south to East 174th st. Adopted.

N. Y., WESTCHESTER & BOSTON RY. CO.—Petition of the company for a rescission of the resolution prohibiting operation over a portion of its line until the construction of the entire line bet the city line and 174th st was completed. Adopted.

UNION RAILWAY CO.—Consents of abutting property owners to the construction, maintenance and operation of a STREET SURFACE

RAILWAY from the intersection of BOSCOBEL AND AQUEDUCT AVS, the Bronx, upon, along and over the WASHINGTON BRIDGE and its approaches, and upon along 181ST ST to Broadway, Manhattan. Adopted.

SOUTHERN OULEVARD RAILROAD CO.—Application for an extension of time until May 31, 1912, in which to complete the construction of its railway on SOUTHERN BOULEVARD from Boston rd to Pelham av. Granted.

EAST 182D ST.—Exchange of the lands lying within the lines of the discontinued portions of EAST 182D ST, as heretofore laid out, bet Folin st and Tiebout av, for lands lying within the lines of EAST 182D ST, bet Folin st and Tiebout av. Transmitted with said communication is a report of the Appraisers appointed to appraise the value of both pieces of property, and report of the Comptroller, recommending the proposed exchange. Adopted.

HERING AV, ETC.—Acquiring title to HERING AV, from Bronx and Pelham Parkway South to Sacket av; TEN BROECK AV, from Bronx and Pelham Parkway South to Pierce av; and SACKET AV, from Williamsbridge rd to the prolongation of the east line of Newport av; also to fix an area of assessment. Laid over for two weeks.

CASTLE HILL AV.—Letter from the Borough President relative to the petition for an EXTENSION of the area of assessment in the proceedings 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 one week.

EAST 210TH ST, ETC.—Petition of owners of property within the area of assessment for acquiring title to EAST 210TH ST, from Jerome av to Wayne av; to WAYNE AV, from Reservoir Oval West to Gun Hill rd, and to TRYON AV, from Reservoir Oval West to Gun Hill rd, requesting that THE CITY assume \$28,921.60 of the costs and expenses of this proceeding, as representing the benefit found by the Commissioner of Estimate to be received from this improvement by certain lands now owned by the MONTEFIORE HOME, but which benefit has been assessed against the lands of the PETITIONERS and lands other than those owned by the MONTEFIORE HOME, in the report now ready for presentation to the Court. Referred to the Chief Engineer of the Board to report upon.

SPUYTEN DUYVIL CREEK.—Request of Emily L. Roemer for the consent of the city to the filling in of SPUYTEN DUYVIL CREEK, and to the replacing of the fixed bridges on the line of the New York Central Railroad with embankment or other fixed structures, Boroughs of Manhattan and the Bronx. Adopted.

EAST 132D ST.—Application of the Astoria Light, Heat & Power Co. to construct, maintain and use temporarily a wooden bridge across EAST 132D ST, east of Locust av. Granted.

BROOKLYN.

CONEY ISLAND & BROOKLYN R. R. CO.—Petition for a franchise to construct, maintain and operate a STREET SURFACE RAILWAY on 4TH AV from 9th st to Flatbush av, to Ashland pl to Fulton st, with double tracks, thence with a single track along ASHLAND PL to DeKalb av, and with a single track from Ashland pl and Fulton st to Rockwell pl and Fulton st, thence along Rockwell pl to DeKalb av. Referred back to the Bureau of Franchises.

CONEY ISLAND & BROOKLYN R. R. CO.—Petition for a franchise to construct, maintain and operate a STREET SURFACE RAILWAY along ATLANTIC AV, from Franklin av to 4th av. Referred back to the Bureau of Franchises.

JAY ST CONNECTING RAILROAD.—Application for an extension of time of six months from May 1, 1912, in which to complete the construction and placing in operation of certain railroad tracks across Jay, John, Pearl and Plymouth sts. Granted.

THROOP AV, ETC.—Request of the Borough President for authority to charge the cost of repaving the following streets to the Repaving Fund: THROOP AV, from Lexington av to Monroe st, at an estimated cost of \$7,200; 2D PL, from Henry st to Clinton st, at an estimated cost of \$3,700. Also, withdrawing request for authority to charge the cost of repaving NOBLE ST, from Franklin st to Manhattan av. All referred to the Comptroller.

PUBLIC SCHOOLS.—Report of the Comptroller recommending approval of the form of contract, etc., and estimate of cost for NEW METAL CEILINGS in various PUBLIC SCHOOLS in the borough, aggregating \$10,700, providing that paragraph "M" of the form of contract be amended in accordance with the resolution. Adopted.

PLAZA ST.—Report of the Comptroller recommending approval of the form of contract and specifications as amended, plans and estimate of cost (\$12,838.50) for regulating, grading, etc., and paving with asphalt blocks on concrete foundation the roadway of PLAZA ST, from Flatbush av to Union st. Adopted.

PUBLIC SCHOOLS, ETC.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of contract, specifications and estimates of cost, aggregating \$6,800, for metal ceilings, etc. (fire protection work), at PUBLIC SCHOOLS 4, 10, 29, 32, 40, 46 and 60, and in the GIRLS' HIGH SCHOOL, at an estimated cost of \$3,200, provided that paragraph "M" of the form of contract be amended in accordance with the accompanying resolution. Adopted.

QUEENS.

THOMSON AV, ETC.—Request of the Jamaica Citizens' Association for the Board to use its power to have an electric street surface railway built and operated on THOMSON AV and HOFFMAN BOULEVARD, from the Belmont tunnel to Jamaica, and thus furnish transportation to this section, which cannot be secured in any other manner at present. Referred to the Franchise Committee.

RIDGEWOOD.—Report of the Comptroller recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911,

of the form of preliminary contract for services of HANS LIEBAU, architect, in preparing preliminary drawings and specifications and detailed estimates of cost for the construction of a refuse destructor, stable and section house at RIDGEWOOD, 2d Ward, at an estimated fee of \$1,865. Adopted.

NORTH CORONA.—Report of the Corporate Stock Budget Committee recommending the rescindment of balances heretofore authorized for the construction and equipment of sundry public school buildings, and the authorization of an equal amount for the interior construction and equipment of Public School 92, North Corona. Adopted.

ATLANTIC AV.—Acquiring title and fixing an area of assessment in the matter of ATLANTIC AV, from the Brooklyn Borough line to Van Wyck av, excluding all land which may fall within the limits of the right-of-way of the Long Island Railroad and all land actually occupied by railroad buildings. Adopted.

PIERCE AV.—Petition of Ravitch Bros. that title be vested in the city to PIERCE AV, bet Vernon av and East River. Denied.

JAMAICA.—Offer of Henry Kadel, of 25 Brenton av, Jamaica, to sell to the city as a site for school purposes property ADJOINING Public School No. 49, BRENTON AV, Jamaica. Referred to the Comptroller.

WINTHROP AV.—Request of the Astoria Light, Heat & Power Co. for the amendment of the proceeding for acquiring title to WINTHROP AV, from the bulkhead line of East River to the east line of the Boulevard, and from the east line of Chauncey st to Old Bowery Bay rd. The city agrees to the proposition, with the understanding that the company will cede the land as soon as the tunnel is completed; it would seem proper to grant its request providing it executes, in form satisfactory to the Corporation Counsel, an easement for the use of the land for the construction of the sewer whenever desired.

OPDYKE ST, ETC.—Approval of the rule map, damage map and profile prepared in the matter of acquiring title to OPDYKE ST, from Corona av to Tiemann av, together with the PUBLIC PLACE bounded by Corona av, Opdyke st and Alburts av. Laid over for one week.

CATALPA AV.—Regulating and grading CATALPA (ELM) AV, from Fresh Pond rd to Myrtle av. Preliminary work. Adopted.

MARION ST.—Regulating and grading, from Paynter av to Washington av. Preliminary work. Adopted.

RADDE ST.—Paving with asphalt block, from Paynter av to Webster av. Preliminary work. Adopted.

PROSPECT AV.—Grading and curbing, from Metropolitan av to Madison st. Adopted, and title vests in the city on June 1, 1912.

CENTRE ST.—Sewer, from Seneca av to the crown 400 ft. north of Wyckoff av. Adopted.

BLEECKER ST.—Sewers in BLEECKER ST, from Seneca (Covert) av to Fairview av; FAIRVIEW AV, from Bleecker st to Greene av. Adopted, and title vests in the city on June 1, 1912.

PIERCE AV.—Fixing the roadway width from 1st to 10th av at 40 ft. Adopted.

INGLESIDE TRUNK SEWER.—Levying of assessment. Corporation Counsel advises it would not be wise to include the costs of the map in the assessment, and recommends levying of the assessment. Referred to the Borough President.

PUBLIC SCHOOL NO. 49.—Issue of \$218,240 corporate stock to provide means for the construction and equipment of an addition to PUBLIC SCHOOL NO. 49, JAMAICA, be amended by making the amount available for the purchase of a site and erection of a building in the vicinity of HILLDALE AV AND NORTH 1ST ST, Jamaica. Referred to the Corporate Stock Budget Committee.

CORONA.—Report of Comptroller recommending the purchase, at private sale, of property in the south side of Main st, 250 ft. east of Irving pl, Corona, at a price not to exceed \$3,000, for the use of the FIRE DEPT. be AMENDED by changing the technical description. Otherwise adopted.

RICHMOND.

CASTLETON AV, ETC.—Laying out CASTLETON AV, from Jersey st to Brighton Boulevard; BRIGHTON BOULEVARD, from Castleton av to Jersey st; and JERSEY ST, from Brighton Boulevard to Castleton av, 1st Ward. Adopted.

AMBOY RD.—Changing the lines and grades bet Great Kills rd and Ocean View Cemetery. Laid over until May 2.

HANNAH ST, ETC.—Closing and discontinuing HANNAH ST, from Bay st to the right-of-way of the Staten Island Rapid Transit Railway Co.; and MINTHORNE ST, from Hannah st to Arrietta st, and changing the grade of ARRIETTA ST, from the Staten Island Rapid Transit Railway to the unnamed street west therefrom. Public hearing on May 16.

WANDEL AV.—Laying out, from Bellevue Terrace to Vanduzer st. Public hearing on May 16.

JEWETT AV.—Establishing position of the east curb line of JEWETT AV, from the boulevard to Richmond turnpike, and of the west curb line, from Washington pl to Richmond turnpike. Rescinding resolution of Feb. 29, 1912, for a grading improvement, etc. Both adopted.

STATEN ISLAND RAPID TRANSIT RAILWAY CO.—Petition for a franchise to construct, maintain and operate two additional tracks in the 3d Ward, one over and across NICHOLAS AV and the other over and across GRANITE AV. Referred to the Bureau of Franchises.

FRANKLIN AV.—Communication from the Borough President withdrawing communication presented to the Board at the meeting held September 21, 1911, and referred to the Comptroller, requesting authority to repave with second-hand granite blocks, the gutter on FRANKLIN AV, from 4th to Prospect av, at an esti-

mated cost of \$3,500. Referred to the Comptroller.

NEW YORK CITY FARM COLONY.—Report of the Comptroller, recommending approval, pursuant to resolution adopted July 17, as amended August 31, 1911, of the forms of final contracts with FRANK H. QUINBY, ARCHITECT, for services in preparation of complete plans, specifications, etc., and supervision of construction work of proposed NEW LAUNDRY AND EQUIPMENT at the New York City Farm Colony, Richmond, at an estimated fee of \$3,416.67, and of the dining hall, kitchen, service building and bakery of the New York City Farm Colony, at an estimated fee of \$6,428.58, under the jurisdiction of the Department of Public Charities. Adopted.

CHURCH ST.—Application of the Staten Island Rapid Transit Railway Co. for permission to construct, maintain and operate a spur track over and across CHURCH ST, 5th Ward, connecting with the premises of the Nassau Smelting and Refining Co.'s Works for the purpose of transporting freight to and from said works. Referred to the Bureau of Franchises.

THE GREATER CITY.

SUBWAY ROUTES.—Determining and establishing routes and general plans of construction of subway routes, as follows:

(a) **STEINWAY TUNNEL-TIMES SQUARE EXTENSION.**—Beginning at a point under 42d st, near 5th av, at the west terminal of the Steinway Tunnel Route and extending west under 42d st to the east side of 8th av.

(b) **SEVENTH AV EXTENSION AND VARICK ST ROUTE.**—Beginning at a point under 7th av at or near West 12th st, where a connection can be made with the SEVENTH AND EIGHTH 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 SEVENTH AND EIGHTH AV ROUTE. The routes are to be included in the Dual System. Adopted.

STONY BROOK, L. I.—Offer of Moran Bros. to sell to the city a tract of 739 acres at Stony Brook, for \$110,850, as a site for a home for inebriates. Referred to the Corporate Stock Budget Committee and the Board of Inebriety.

WHITE LAKE, N. Y.—Offer of the Sloane Farm, Egg & Poultry Co., of White Lake, Sullivan County, to sell farm, etc., to the city as a site for an inebriates home, for \$40,000. Referred to the Corporate Stock Budget Committee and the Board of Inebriety.

PUBLIC HEARINGS.

By the Board of Assessors.

320 BROADWAY, MANHATTAN.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested. All persons whose interests are affected by the following assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors at the above address, on or before May 21, 1912, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto:

BRONX.

FREEMAN ST.—Regulating, grading, etc., and paving bet Stebbins and Intervale avs. List 2383.

RIVERDALE AV.—Sewer, bet West 259th st and the summit south of West 259th st. List 2326.

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

CRESCENT AV AND HUGHES ST.—Basin at the southeast corner. Area of assessment: Block 3087.

WHITTIER ST.—Curbing and flagging, bet Garrison and Ludlow avs. Area of assessment: Extends to within half the block at the intersecting streets. List 2422.

BROOKLYN.

89TH ST.—Regulating, grading, etc., bet 3d and 5th avs. List 2185.

BROOKLYN AV.—Regulating, grading, etc., bet Clarkson st and Ditmas av. List 2242.

NORTH HENRY ST.—Regulating, grading, etc., bet Greenpoint av and Greene st. List 2309.

42D ST.—Regulating, grading, etc., bet 13th and 14th avs. List 2346.

LIVONIA AV.—Regulating, grading, etc., bet Hinsdale and Van Sinderin avs. List 2351.

NEW YORK AV.—Regulating, grading, etc., bet Clarendon rd and Snyder av. List 2352.

BROOKLYN AV.—Regulating, grading, etc., between Avs G and I. List 2447.

EAST 23D ST.—Regulating, grading, etc., bet Clarendon rd and Beverly rd. List 2452.

MONTROSE AV.—Regulating, grading, etc., as extended, bet Union av and Broadway. List 2458.

70TH ST.—Regulating, grading, etc., bet 13th and 14th avs and bet 18th and 22d avs. List 2462.

1ST AV.—Regulating, grading, etc., bet 50th and 60th sts. List 2476.

TILDEN AV.—Regulating, grading, etc., bet Nostrand av and Holy Cross Cemetery. List 2480.

LOUISA ST.—Curbing and flagging the south side, bet Chester av and 36th st. List 2457.

ALBANY AV, ETC.—Flagging ALBANY AV, bet Montgomery and Lefferts st; PROSPECT PL, bet Franklin and Classon avs; north side of ST. MARKS AV, bet Grand and Classon avs; south side of 40th st, bet 5th and 6th avs; 49TH ST, bet a point 100 ft. west of 7th av and a point 100 ft. east of 7th av. Where necessary. List 2475.

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

SURF AV. AND WEST 11TH ST.—Basin at the northeast corner. Area of assessment: Lot 213, Block 7268. List 2407.

EAST 8TH ST, ETC.—Basins on EAST 8TH ST, at the southwest corner of Church av; the northwest corner of BEVERLEY RD; opposite TURNER PL and opposite HINCKLEY PL; also at the southeast and southwest corners of EAST 7TH ST AND CHURCH AV, and on the northwest corner of EAST 7TH ST AND BEVERLEY RD. Area of assessment: Blocks 5339 and 5340. List 2493.

QUEENS.

15TH AV.—Regulating, grading, etc., bet Newtown rd and Grand av, 1st Ward. Area of assessment: Extends to within one-half the block at the intersecting streets. List 2337.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS.

Application will be made to a Special Term of the Supreme Court for the hearing of motions, Queens County Court House, Long Island City, on May 4, at the opening of court, for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

PENELOPE ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Juniper av to Queens Boulevard, 2d Ward.

POYER ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Maurice av to Barnwell st, 2d Ward.

EXAMINATION OF COMMISSIONERS.

CANAL ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening bet the Bowery and Chrystie st, 10th Ward. Charles H. Strong, Edgar J. Nathan and Alfred E. Smith, commissioners of estimate, and Charles H. Strong, also commissioner of assessment in the above matter, will attend Special Term, Part 2, of the Supreme Court, Manhattan, on May 2, to be examined as to their qualifications by any one interested.

BILLS OF COST.

12TH AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending 12TH AV (unofficial name), from Jackson av to Flushing av, 1st Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions in the County Court House, Brooklyn, on May 3, at 10 a. m.

The bill of costs in each of the following proceedings will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions in the County Court House, Brooklyn, on May 2, at 10.30 a. m.

STANLEY AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Louisiana av to Fountain av, 26th Ward.

UNION ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending UNION ST, from Washington av to Bedford av, and from Rogers av to New York av; PRESIDENT ST, from Clason av to Bedford av; CARROLL ST, from Washington av to Albany av, and CROWN ST, from Washington av to Albany av (excluding the land in each of the foregoing streets occupied by the Brooklyn and Brighton Beach Railroad), 9th and 24th Wards.

CRESCENT, QUEENS.—Acquiring title to the lands, etc., required for opening and extending of the CRESCENT (unofficial name) from Hunter av to Winthrop av, 1st Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, County Court House, Brooklyn, on May 9, at 10 a. m.

13TH AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending 13TH AV (unofficial name), from Jackson av to Flushing av, 1st Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions at the County Court House, Brooklyn, on May 6, at 10 a. m.

AV Z, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV Z, from Jerome av to the bulkhead line, 31st Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on May 6, at 10.30 a. m.

FINAL REPORTS.

EAST 22D ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 22D ST (8th st, Williamsbridge), from 7th av to the Hutchinson River, 24th Ward. The final report in the above matter will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on May 7, at 10.30 a. m.

NOTICES TO PRESENT CLAIMS.

All persons claiming to have been injured by a change of grade in the regulating and grading of the following QUEENS streets must present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, Manhattan, on or before May 7, 1912, at 11 a. m., at which place and time the said Board will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the office of the Board.

CENTER ST.—From Wyckoff av to Myrtle av. List 2543.

GEORGE ST.—From Wyckoff av to Myrtle av. List 2547.

By Comm'rs of Estimate and Assessment.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, APRIL 29.

WEST 184TH ST, ETC., MANHATTAN.—

WEST 184TH ST, from Broadway to an un-

named street (Overlook Terrace); and opening said UNNAMED STREET, from West 184th st to Fort Washington av. At 2 p. m.

HULL AV, QUEENS.—From Montgomery av to Muller st. At 2 p. 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.

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

BOSTON RD, ETC., BRONX.—BOSTON RD, bet Bronx Park and White Plains rd; and BEAR SWAMP RD, bet Boston rd and White Plains rd. At 3 p. m.

TARGEET ST, RICHMOND.—From Broad st to the junction of Fingerboard rd and Richmond rd. (Assessment.) At 10.30 a. m.

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

MORRIS AV, BRONX.—From the N. Y. & H. R. R. to the Grand Boulevard & Concourse. (Closing.) At 3 p. m.

TUESDAY, APRIL 30.

WEST 184TH ST, MANHATTAN.—WEST 184TH ST, from Broadway to an unnamed street (Overlook Terrace); and opening said UNNAMED STREET from West 184th st to Fort Washington av. (Assessment.) At 3 p. m.

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

ROSEWOOD ST, BRONX.—From Bronx Boulevard to White Plains rd, and from White Plains rd to Cruger av. At 3 p. m.

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

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

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

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

HAVILAND AV, ETC., BRONX.—HAVILAND AV, from Virginia av to Zerega av; BLACK-ROCK AV, CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek; and WATSON AV, from Clasons Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester Creek. At 2 p. m.

EAST 217TH ST, BRONX.—From White Plains rd or av to Oakley st or av (formerly Ash av). At 1 p. m.

ROSEWOOD ST, BRONX.—From Bronx Boulevard to White Plains rd, and from White Plains rd to Cruger av. (Assessment.) At 4 p. m.

SEDGWICK AV, ETC., BRONX.—From Jerome av to the line bet the 23d and 24th Wards, at West 169th st. At 10.30 a. m.

BOSTON RD, BRONX.—Bet White Plains rd to the north boundary line of the city. (Assessment.) At 3 p. m.

WHITE PLAINS 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.

THURSDAY, MAY 2.

THERIOT AV, ETC., BRONX.—THERIOT AV, from Gleason av to West Farms rd; and LELAND AV, from Westchester av to West Farms rd. At 11 a. m.

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

KINSELLA ST, BRONX.—KINSELLA ST, bet Matthews (Rose) st and Bear Swamp rd; and VAN NEST (COLUMBUS) AV, bet West Farms rd and Bear Swamp rd. At 11 a. m.

FRIDAY, MAY 3.

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

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

By Comm'rs of Estimate and Assessment.

EAST 236TH ST, ETC.—Acquiring title to the lands, etc., required for opening and extending EAST 236TH ST, from 1st (Bullard) av to Barnes av, and EAST 237TH ST, from Bullard av (1st st) to Barnes av, 24th Ward. Geo. B. Hayes, Wm. J. Kelly and Monroe Goldwater, commissioners of estimate in the above matter, have completed their estimate of damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before May 13; and they will hear all such parties, in person, on May 15, at 3 p. m.

Geo. B. Hayes, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before May 13; and he will hear all such parties, in person, on May 16, at 3 p. m.

To Brooklyn and Queens Real Estate Owners

*Don't Pay More Than 5% for
Mortgage Money*

THIS COMPANY is lending freely in any amount in Brooklyn at 5%. If you are paying more, or if your mortgage must be replaced, call to see us.

In certain parts of the Borough of Queens we are lending at 5% also. Applications in sums of \$2,500 or over, on private dwellings, will be considered at this rate.

In Queens County this proposition is open for three months only until we have the opportunity to demonstrate the success of the plan.

TITLE GUARANTEE & TRUST CO

Capital and Surplus, \$15,000,000

175 REMSEN STREET

BROOKLYN

350 FULTON STREET, JAMAICA

67 JACKSON AVENUE, L. I. CITY

REAL ESTATE NEWS.

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

Manhattan Market Very Dull With Signs of Improvement—Trading Well Distributed But of an Unimportant Nature—The Bronx Market Continues Strong.

The total number of sales reported in this issue for Manhattan and the Bronx is 70, of which 21 were below 59th street and 23 above, and 26 in the Bronx. The sales reported for the corresponding week last year were 70, of which 22 were below 59th street, 30 above, and 18 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 119 and in the Bronx 100. The total amount was \$3,943,616.

The amount involved in auction sales this week was \$1,926,772, and since January, \$16,800,438.

A Country Residence in the City.

Pease & Elliman have sold for Henry Sheaffer, of Pottsville, Pa., represented by J. Romaine Brown & Co., the entire block surrounded by Fort Washington avenue, situated about 252 feet north of Corbin Place. The block consists of about 76 lots, and is part of the original purchases made by Mr. Sheaffer in 1891. The property has an average elevation of 200 feet above the Hudson River and adjoins the Abbey Inn and the C. K. G. Billings residence and is near the old Libbey Castle. Mrs. O. H. P. Belmont, the buyer, who is at the head of the Suffragette movement in this country, intends to build a beautiful country residence on the site, which has a commanding view in all directions. The property acquired cost about \$500,000 and the entire operation will mean an expenditure of close to \$1,250,000.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GREENWICH ST.—Jacob J. Tabolt sold for the Colfax Realty Co., 716 and 718 Greenwich st, a 5-sty tenement, at the southwest corner of Charles st, on a plot 39.7x67x irregular.

MONTGOMERY ST.—Elias A. Cohen resold to Isaac Ross, 9 and 11 Montgomery st, two 4-sty houses, on plot 49x75, adjoining the southeast corner of East Broadway.

5TH ST.—Harris Sokolski bought from the Neumann and O'Brien estates 236 and 238 5th st, two 3-sty dwellings, on plot 42x96.2, near 2d av. This is the first sale of these properties in 60 years.

6TH ST.—The Allwin Realty Co., Inc., sold for Anna M. Buhler, the 5-sty tenement, Astor estate leasehold, at 509 East 6th st, near Avenue A.

19TH ST.—Webster B. Mabie & Co. sold 114 East 19th st, a dwelling, on lot 25x92, for Dr. Henry E. Mackaye, of Newport, R. I.

21ST ST.—The Douglas Robinson, Charles S. Brown Co. sold for the est. of John R. Conway, 137 East 21st st, facing Gramercy Park, a 4-sty dwelling, on lot 20.6x98.9. The buyer is Mrs. Annette Pascal, who now lives at 6 Lexington av, one of the houses at the southwest corner of Lexington av and 22d st, sold recently to the Sage Foundation.

29TH ST.—Edward J. Hogan sold for Samuel Wolverton, as trustee, 14 East 29th st, a 4-sty dwelling, on lot 27.6x98.9, and for Mrs. Annie W. Ward and others 12 East 29th st, a 4-sty dwelling on lot 23.6x98.9, the combined plot being 51x98.9. The property has not changed ownership since 1851 and was held at \$200,000.

31ST ST.—M. L. Blumberg bought from the Rodisi Holding Co., 114 West 31st st, a 4-sty building, on lot 20.10x107x irregular, between 6th and 7th avs. This property was recently taken in trade for the northwest corner of 4th av and 29th st.

31ST ST.—Charles E. Williams sold for Frederick J. Coudert and Paul Fuller, trustees under the will of Leon A. Marcotte, to the Realty Holding Co., through M. & L. Hess, 149 to 153 West 31st st, through to 158 and 160 West 32d st, old buildings on a plot with frontages of 66.3 ft. in 31st st and 27.4 ft. in 32d st, together with an interior L extending west to the holdings of the Pennsylvania Railroad Co. The plot contains about 12,500 sq. ft. The 32d st frontage is improved with a 6-sty building, covering about 8,500 sq. ft., while the 31st st plot is occupied with old 3-sty tenements. The property was held at \$400,000.

31ST ST.—Robert W. Taiter sold 132 West 31st st, and Mrs. Mary J. McDonald sold No. 134, adjoining, old buildings, on a combined plot 50x152, through M. & L. Hess, to the Realty Holding Co., which already owns the abutting property at 115 to 133 West 30th st, recently acquired from the Chase Realty Co. and the Twenty-fifth Construction Co. The combined properties contain about 26,000 sq. ft. and the purchase price of the property, as a whole, is stated to have been about \$700,000. Pocher & Co. represented the sellers of 132 and 134 West 31st st.

38TH ST.—Tucker, Speyers & Co. sold for Dorothy A. Crovat to the Thirty-eighth and Thirty-ninth Street Co. 7 West 38th st, a 10-sty building on a lot 25x98.9. The Thirty-eighth and Thirty-ninth Street Co. now owns 7 to 11 West 38th st, having a frontage of 75 ft. and 10 to 14 West 39th st, having a frontage of

65.11 ft., all of which properties were acquired through the same brokers.

40TH ST.—The H. M. Weill Co. sold the plot 50x100, improved with a 2-sty frame building, at 537 and 539 West 40th st, to L. J. Kreskover.

46TH ST.—S. Osgood Pell & Co. sold for L. J. Phillips & Co., representing the est. of Jesse Seligman, Henry and Albert Seligman, executors, to the No. 2 East Forty-sixth Street Co., the dwelling at 2 East 46th st, on lot 30x100x5. The price paid was in the neighborhood of \$250,000. The property adjoins the corner of 5th av and was purchased by the late Jesse Seligman, one of the founders of the banking firm of J. & W. Seligman, in 1871, and has not been transferred since. The buyer will improve the site with a store, office and loft building. S. Osgood Pell & Co. have been appointed agents.

50TH ST.—The est. of Jacob Meyer sold 230 East 50th st, a tenement, on plot 50x100.5. The property was to have been offered at auction yesterday by Joseph P. Day.

53D ST.—R. C. Veth sold for The Montana Realty Co., E. C. Potter pres., to S. Albert Reed the garage at 127 and 129 East 53d st, on lot 32x125.

55TH ST.—The Herald Square Holding Co., Arnstein & Levy and George Backer, bought from the Guarantee Trust Co., of New York, and the trustees of Edward Hawley, 39 West 55th st, a 2-sty building on lot 25x100.5; also, No. 41, adjoining, a stable, on a lot 25x100.5. Negotiations are well advanced for the improvement of the combined plot with a tall building and leasing the entire structure to a Fifth avenue merchant. The Douglas Robinson, Charles S. Brown Co. and Pease & Elliman were the brokers in the transaction.

AV A.—The Henrietta Fuerth est. sold to an investor, 27 Avenue A, northwest corner of 2d st, a 4-sty building, of lot 26.6x100, for about \$70,000.

LEXINGTON AV.—The Douglas Robinson, Charles S. Brown Co. sold for Jennie Bigelow Tracy, 311 Lexington av, a 4-sty dwelling, on lot 24.8x100, at the southeast corner of 38th st, to William Branden. The buyer will erect a 10-sty elevator apartment on the site with one suite on each floor, having all the latest improvements. The entire transaction will involve about \$200,000.

MADISON AV.—Edward T. Hayward and Charles Griffith Moses & Brother sold for Virginia Hamersley Field the 4-sty building, 73 Madison av, on lot 24.8x100, to Bernhard Frankenfelder, who owns No. 75, adjoining, and now controls a plot, 49.4x100. The buyer will erect a 20-sty mercantile building on the site.

5TH AV.—The Waverly Realty Co. sold the 10-sty apartment hotel, at 12 5th av, on lot 26.3x100, adjoining the northwest corner of 8th st, for about \$250,000. The house was erected about seven years ago and was formerly known as the Rhineland. It was sold at auction in January, 1911, being taken over by the Twelfth Ward Bank. The bank immediately resold the property to the Waverly Realty Company.

8TH AV.—Mrs. Frances L. Stewart, daughter of the late Eli Gurnee, sold 391 8th av, a 4-sty building, on lot 21.9x70. The property has been in the seller's family since 1847 and was held at \$50,000.

Manhattan—North of 59th Street.

70TH ST.—Vasa K. Bracher sold for Mrs. Augusta Watson, 143 West 70th st, a 3-sty dwelling, on lot 18x100.5, to the Allendale Building Co., Benjamin Mordecai, pres. The purchasing company bought this dwelling to protect the southerly light of the apartment being built by them on the south side of 71st st.

70TH ST.—The F. R. Wood, W. H. Dolson Co. sold for M. F. Loughman, 50 West 70th st, a 4-sty dwelling, on lot 23x100, between Central Park West and Columbus av.

71ST ST.—Susie D. Smith sold 273 West 71st st, a 3-sty dwelling, on lot 17x92.2, near West End av to the Wellwyn Realty Co., who have recently secured a number of houses on this block as a site for an apartment house.

71ST ST.—The Fullerton-Weaver Realty Co. bought from Charlotte B. Lawlor 275 West 71st st, a 4-sty dwelling, on lot 18x92.2. The company's previous purchases, made about two months ago, cover 277 to 283 West 71st st, northeast corner of West End av, together with the adjoining house, 246 West End av. With the Lawlor house the company now controls a plot fronting 116.8 ft. on West End av and 88 ft. in 71st st. Work on a new apartment house will be begun on June 1.

80TH ST.—Mrs. Mary Dinkworth sold to a client of John J. Kavanagh, 181 East 80th st, a 3-sty dwelling, on a lot 16.8x100, for about \$14,700.

80TH ST.—The Kremer Construction Co. has exchanged the two 5-sty tenements at 218 and 220 East 80th st, on plot 50x100, for the four old dwellings at 235 to 241 East 50th st, owned by John A. Ahrens, on a plot 71x100 ft. On this plot the Kremer Construction Co. will erect an 8-sty apartment house. Emanuel Simon was the broker in the transaction.

86TH ST.—Duff & Conger resold for William L. Serman the Lispenard apartment house, 53 and 55 East 86th st, on plot 51x100.8, to Frederick W. Marks, the owner of the adjoining 51 ft.

87TH ST.—Slawson & Hobbs resold for Leon Ottinger 140 West 87th st, a dwelling, on lot 20x100.8, to Klien & Jackson.

88TH ST.—Pease & Elliman sold for John Campbell 24 West 88th st, a dwelling, on lot 20x100.

89TH ST.—Earle & Calhoun sold for Charles Gulden to Mrs. Minna M. Coster, 260 West 89th st, a 4-sty dwelling, on lot 16x100, 116 ft west of Broadway.

126TH ST.—Bryan L. Kennelly resold 49 West 126th st, a 3-sty dwelling, on lot 20x100, to a client of D. H. Scully & Co. This is the second sale of the property in the last two weeks.

133D ST.—G. A. Derschuch sold for the Meline Land Co., C. W. Clowe, pres., the 4-sty flat, 235 West 133d st, on lot 20x99.11.

136TH ST.—Bleeker L. Leggett sold 607-609 West 136th st, a 5-sty apartment house, on plot 54.3x99.11, located 100 feet west of Broadway.

256TH ST.—George M. Weller sold for J. H. Borman, a two family frame house, on plot 54x100, in 256th st, west of Broadway, to Henry Berk.

AMSTERDAM AV.—The Classic Holding Co., Max Weinstein, pres., sold the 6-sty apartment house, on plot 110.10x100, at the southwest corner of Amsterdam av and 176th st. The buyer, the Sheer-Ginsberg Realty Co., is reported to have given in exchange the plot, 100x100, in the south side of 123d st, 100 ft west of Amsterdam av.

AMSTERDAM AV.—Slawson & Hobbs, H. H. Hazleton and C. R. Levy sold for H. H. Hazleton, 335 Amsterdam av, the southeast corner of 76th st, a 5-sty apartment, on plot 77.2x25, to John Lange. The buyer gave in exchange 794 West End av, a 3-sty dwelling, on lot 17.11x80, between 98th and 99th sts.

CATHEDRAL PARKWAY.—The Pinkey est. sold the lot, 25x100, in the north side of Cathedral Parkway, 375 ft. east of Lenox av, to the Scheer-Ginsberg Realty Co., owner of the 5 lots adjoining. The buyer will erect a 6-sty apartment house on the combined site.

MANHATTAN AV.—Chas. S. Kohler sold for Jos. H. Trant the 3-sty corner dwelling 121 Manhattan av, at the southwest corner 105th st, on lot 19.11x50, to Robert H. Burnside for occupancy.

PARK AV.—Douglas L. Elliman & Co. sold for Mrs. F. R. Bain, of Los Angeles, Cal., the Adelaide, a 7-sty elevator apartment, known as 635 Park av, at the southeast corner of Park av and 66th st, with frontages of 75.5 ft. on the avenue and 80 ft. in the street, to the Fullerton-Weaver Realty Co. for about \$300,000. The seller bought the house about 25 years ago and thoroughly renovated it. All the apartments are rented and the buyer will hold the property as an investment.

ST. NICHOLAS AV.—The Taylor-Sherman Co. sold for Mrs. Madeline Tait to Hedwig Glass the 4-sty flat at 783 St. Nicholas av, on lot 20x85. The buyer gave in part payment the garage at the corner of State and 16th sts, Flushing, L. I., on plot 75x100.

WEST END AV.—Mark Rafalsky & Co. sold to Harris and Maurice Mandelbaum for Julia C. de Haven 492 West End av, on lot 14.10x100. Recently the same brokers sold to the same interests the vacant plot, 81.10 ft. in West End av by 100 ft. in 83d st, together with the residence adjoining that one just purchased in West End av. By the present purchase the buyers now control a plot 112x125.

WEST END AV.—Mariana Gilsey sold 539 West End av, at the southwest corner of 86th st, a 4-sty dwelling, on lot 20x100, to Chester A. Braman. The buyer bought the house for protection against apartment house construction.

WEST END AV.—Elizabeth A. Colter sold 537 West End av, a 4-sty dwelling, on lot 20x100, to Mullen & Moeller, architects, who are just finishing an apartment on the southeast corner of 86th st. This property adjoins the dwelling bought by Chester A. Braman who by his purchase has probably blocked another apartment operation.

Bronx.

FOX ST.—The American Real Estate Co. sold the plot, 87.6x105, in Fox st, 106 ft south of Westchester av, to a builder.

OAK ST.—George J. McCaffrey sold for the Brocaval Realty Co. the plot 100x100 in the north side of Oak st, 100 ft. east of Beech st, Westchester Village.

SIMPSON ST.—The Hendrik Hudson Co., Johnson & Kahn, sold the plot 200x100, in the west side of Simpson st, between 163d st and Westchester av, forming part of a larger plot extending through to Fox st, which the sellers recently acquired from the American Real Estate Co. in part payment for the Hendrik Hudson apartments, at Riverside Drive and 110th st.

145TH ST.—E. Sharum sold to a client, 356 East 145th st, a 2-sty brick and frame house, on lot 25x100, between Willis and 3d avs. The buyer gave in part payment 20 lots in Suffolk county.

161ST ST.—Charles Kuntze sold for August Meyer 694 East 161st st, a plot 41x100, with old dwelling thereon. The buyer will improve.

164TH ST.—Ernst & Cahn sold for John Wagner 864 East 164th st, a 3-sty two-family dwelling, on lot 19x76, to Albert Adler.

173D ST.—Gus Schwarzler bought the plot, 100x200, at the northeast corner of 173d st and Minford pl, running through to Boston rd. The buyer will erect a 5-sty apartment on the site.

173D ST.—Frank Starkman bought the plot, 120x10, at the southeast corner of 173d st and Minford pl. The buyer will erect a 5-sty apartment on the site.

181ST ST.—Alexander Selkin and B. Lichtig sold for Josephohn Brothers to William Greenberger 714 East 181st st, a 3-sty apartment house, on plot 32x140.

AQUEDUCT AV.—B. H. Weisker, Jr., sold for the Chelsea Realty Co. the plot, 125x100, at the southeast corner of Aqueduct av and Brandt pl. The buyer is a builder, who will improve the property with three 5-sty apartment houses.

AQUEDUCT AV.—William D. Peck sold the plot, 44x100, on the west side of Aqueduct av, 343.8 ft north of 183d st, to a builder.

EOSTON RD.—C. Grayson Martin resold the plot, 171.2x163.9, in the west side of Boston rd, 212.2 ft north of 167th st, which he recently acquired in part payment for the old Hoyt residence, at the northwest corner of 5th av and 36th st.

BOSTON RD.—Arthur Weyl & Co. sold for Eugene Flood the plot, 25x135, on the west side of Boston rd, 60 ft. south of Southern Boulevard, to the Sykes Realty Co.

BOSTON RD.—Arthur Weyl & Co. sold for Andrew Downing the plot, 25x135, on the west side of Boston rd, 85 ft. south of Southern Boulevard, to the Sykes Realty Co.

LAWYERS TITLE INSURANCE & TRUST COMPANY

Capital, \$4,000,000

Surplus, \$5,500,000

Has moved its offices to the new building of the Queens County Mortgage Co., at 367 Fulton Street, Jamaica, where it has secured greatly improved facilities for the conduct of its business.

It examines and insures titles to real estate in both Queens and Nassau Counties.

Makes searches.

Lends money on bond and mortgage.

Sells mortgages.

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160 Broadway, New York

188 Montague Street, Brooklyn

1425 St. Nicholas Avenue, New York

1354 Broadway, Brooklyn

500 Willis Avenue, Bronx

367 Fulton Street, Jamaica

BOSTON RD.—Emil S. Levy sold a plot of 3 lots at the junction of Boston rd and Southern Boulevard, to James F. Meehan.

BOSTON RD.—Emil S. Levy sold the plot running through from Boston rd to Southern Boulevard, south of the junction of these two streets, having a frontage of 150 ft. on Boston rd and 60 ft. on Southern Boulevard, to James F. Meehan.

BARNES AV.—Ernst & Cahn and George J. McCaffrey, Jr., sold for Lina Anderson 1873 and 1883 Barnes av, two 2-family dwellings, each on lot 25x100. The buyer gave in exchange 490 East 141st st, a 5-sty apartment, on plot 37.6x100.

INTERVALE AV.—The Inter-City Land and Securities Co. bought the plot, 50x122x irregular, on the west side of Intervale av, 155 ft north of 167th st.

LONGFELLOW AV.—Nicholas Lopard sold for Charles Johnson, 1438 Longfellow av, a two-family house, to Theresa Bastone, who gave in payment two lots at Lodi, N. J.

PELHAM AV.—George J. McCaffrey sold for Mendelin Bernhard the 5-sty apt on the north side of Pelham av, 51 ft. west of Hughes av, on plot 38x100.

SUMMIT AV.—Emmett C. Roon resold to Wm. Holman the plot, 43.9x190, in the east side of Summit av, 112.6 ft. south of 166th st, and extending through to Ogden av.

SOUTHERN BOULEVARD.—Arthur Weyl & Co. sold for Henry B. Wesselman the plot, 75x130, on the west side of Southern Boulevard, 100 ft. south of Crotona Park to the Sykes Realty Co.

TAYLOR AV.—A. and C. E. Hally sold for the Beach Estates Improvement Co., 10 lots on Taylor and Beach avs, Clason Point, to a builder who will erect 10 one family residences.

TREMONT AV.—Richard H. Scobie sold for George W. Moore, of Riverside, Conn., to a client for improvement, a plot 36.38x190, on Tremont av, 150 ft east of Prospect av. Same broker sold the adjoining plot, 50x100, with 15 x100 "L" on Prospect av, a few weeks ago.

WALLACE AV.—George J. McCaffrey sold for the Teasdale Realty Co. the plot, 100x100, in the west side of Wallace av, 1,245 ft. north of Wallace Park av, to a builder for improvement.

WASHINGTON AV.—Mooyer & Marston sold for the est. of Charles Berndt, the vacant plot, 100x168, at the northwest corner of Washington avenue and 172d street, to the L. & S. Construction Co. The buyer will erect a 6-sty apartment house on the site.

Brooklyn.

55TH ST.—P. L. Fox sold for Ernest Houchen 433 55th st, a 2sty dwelling on lot 20x100, to George T. Ihnken.

VANDERBILT AV.—Henry Pierson & Co. sold for Richard Hagar the 3-sty dwelling at 496 Vanderbilt av.

BAINBRIDGE ST.—Ketcham Brothers sold for Sarah Levine to Thomas J. McGann, the 3-sty two family dwelling, on lot 20x100, at 430 Bainbridge st.

BERKELEY PL.—E. T. Newman sold for M. A. Perrin, the dwelling, 186 Berkeley pl.

DE KALB AV.—Tutino & Cerny sold for Francis Ringer to a firm of builders, for improvement, the plot 75x100, with a 3-sty frame house, at 797, 799 and 801 De Kalb av.

8TH AV.—Charles E. Rickerson sold for the est. of Joseph Wechsler, 43 8th av, a 3-sty dwelling, on plot 23x65x100, to Otto Reimer.

ARVERNE.—The Lewis H. May Co. sold for Max Gold the two 4-family houses at the southwest corner of Amerman and Ocean avs to the H. H. Realty Co., who gave in part payment the property on the east side of Alexander av, consisting of 10 lots and 100 ft. of ocean front. The property was held at about \$95,000.

LONG ISLAND CITY.—Jacob Weiss sold to K. C. Boyle 5 lots at the northwest corner of 2d and Graham avs, also a plot 26x100 in Jackson av and South Washington pl to L. Weiss, and the southwest corner of Jackson av and Baylies st, Corona, to the Navahoe Realty Co.

ARUNDELL ST.—Melville McDowell sold his home, on plot 60x100, ir Arundell st, to Wm. Bok.

JAMAICA.—De Poix & Von Glaban sold for David Schmidt, to a client, 163 Union av, corner of Union Park av, a one family detached dwelling, on plot 50x100.

ARVERNE.—The Somerville Realty Co. sold to Ida Hall, a plot, 40x100, in the east side of Remington av, north of Amstel boulevard; also to F. Farthing, 2 lots in the east side of Vernam av; also to B. Rasmussen, 2 lots in the east side of Vernam av, north of Amstel boulevard; also to J. Lefter, a plot, 120x100, in the south side of Amstel boulevard, between Clarence and Vernam avs, and to A. Gill, 2 lots in the west side of Gaston av, north of Amstel boulevard.

HENRY ST.—John F. James & Sons sold for Louise Von Frank 261 Henry st, a 3-sty dwelling, on lot 25x100, to Charles Perkins.

DEGRAW ST.—John F. James & Sons sold for Maria Denett 367 Degraw st, a 3-sty dwelling, on lot 20x100, to William Emslie.

11TH ST.—Frank A. Seaver sold the 3-sty brick 1-family house at 631 11th st for W. L. Dowling to a buyer for occupancy.

MIDWOOD MANOR WEST.—Wood, Harmon & Co. sold 1½ lots on Bay Parkway, near East 4th st, to G. B. Cochran.

KINGSBORO.—Wood, Harmon & Co. sold 3 lots on Ocean av, near Av R, to W. J. Dillon.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 2 lots on East 9th st, near Av K, to Aubrey Bongers; also 2 lots on East 9th st, near Av K, to J. C. Davis; and 2 lots on Ocean Parkway, near Av I, to L. B. Slaughter.

KENSINGTON PARK.—Wood, Harmon & Co. sold 1 lot on 17th av, near East 46th st, to J. M. Taylor.

RUGBY.—Wood, Harmon & Co. sold 2 lots on East 37th st, near Linden av, to R. C. Lougan; also 1 lot on East 55th st, near Linden

av, to Mrs. E. M. Page; 1 lot on East 52d st, near Church av, to C. W. Jackson; also 1 lot on East 52d st, near Church av, to T. E. Armbruster; also 1 lot on East 37th st, near Linden av, to A. T. McCook; and 2 lots at the southeast corner of Snyder av and East 42d st to Harry A. Lee.

MAGAW TRACT.—Wood, Harmon & Co. sold 4 lots on East 13th st, near Av J, to Harry Foster.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 lots on Delamere pl, near Av J, to D. G. Murphy; also 2½ lots at the southwest corner of Bedford av and Av J to Mrs. Carrie E. James; and 2 lots on Mansfield pl, near Av J, to Chas. E. Haerberle.

4TH ST.—Louis Bonert, builder, sold through Chas. E. Rickerson to Matthew Ryan, for occupancy, 487 4th st, a 3-sty dwelling, on lot 20x45x100.

BERKERLEY PL.—Chas. E. Rickerson sold for John Egan to Wm. H. Curtin, for occupancy, 186 Berkeley pl, a 3-sty dwelling, on plot 20x50x100.

STERLING PL.—Peter Winchester Rouss bought through Chas. E. Rickerson, the vacant plot, 36x135, in the south side of Sterling pl, 11 inches west of Flatbush av. The buyer, who has a fine home on the Park Slope, will improve the plot with a garage.

Richmond.

PORT RICHMOND.—Sewell Brothers sold for Capt. George N. Francisco 57 Haddison av to Heinrich Raab, of Kansas City, Mo., for about \$5,000.

MARINERS HARBOR.—Samuel Ginsberg sold for the Warner Manufacturing Co. to John Blau the plot, 183x210, in Union av, near Washington av.

FOREST AV.—The Lembeck & Betz Brewing Co. bought the 5-sty plant of the Bachman & Bechtel Brewing Co., occupying the block bounded by Forest, Maple, Tompkins and Willow avs, Staten Island, for about \$350,000. In order to pay for the plant and spend \$100,000 on improvements and also \$80,000 on the brewery in Jersey City a special meeting of the stockholders will be held April 24 for the purpose of ratifying a new bond issue amounting to \$500,000 to be placed on the Jersey City plant. The bonds are to be dated May 1, issued in sums of \$1,000, payable in 20 years at 6 per cent.

CONCORD.—The Cuozzo & Gagliano Co. sold for the est. of Michael V. Cuozzo to Celso Ferrari, the 3-sty building, at 604 Richmond rd. The buyer will make extensive alterations for business purposes.

CASTLETON HILL.—J. Sterling Drake sold for Mrs. Katie Mager to Volunteers of America the 18-room house, with 1¼ acres of land, best known as Montrepese, located on the crest of Castleton Hill, at an elevation of 254 ft. The volunteers intend to make this a home for children.

Suburban.

SOMERVILLE, N. J.—Cooper & Gerstner sold a farm of 65 acres adjoining the Riggs est for J. M. Phelan to Charles Talfur, of New York, who gave in exchange the two-family house 78 Washington av, Richmond Hill.

LONG BRANCH, N. J.—Van Huel & Holston sold for the St. James Church the plot 144x198 in Broadway to Henry Rosenberg. The buyer will improve the rear of the property with a theatre, seating about 2,000, and the front with a store and office building.

HOBOKEN, N. J.—The Society for the Care of German Seamen of the Port of New York, which recently acquired title from the Nutzhorn est, to 58 Hudson st, bought from Henry E. Schneider 60 Hudson st, a 3-sty dwelling on a lot 24x105, for about \$10,500.

GLEN HEAD, L. I.—Benton Thompson sold for the H. E. Nelson est. a plot of 1½ acres adjoining the Glenwood Country Club property to Mrs. J. Moore MacAdams. The buyer will improve the site with a residence at a cost of about \$15,000.

TARRYTOWN, N. Y.—Nichols & Hobbie sold the Dean corner at Main st and Broadway to Edward W. Harden for about \$26,000. The buyer will improve the site with a 5-sty apartment and store building at a cost of about \$50,000.

MT. VERNON, N. Y.—B. H. Weisher sold for Henry F. Keil to a client the entire block front on the east side of Gramatan av, from Sands st to Ridgeway st having a frontage of 286 ft. on the avenue front by 140 ft. in the street. The property is improved with three 2-sty dwellings.

KENSINGTON.—The Rickert-Finlay Realty Co. sold to Annie H. Keys the plot with 100 ft. frontage on the north side of North drive, 401 ft. west of Netherwood to Fred Rasmussen; also the plot with 80 ft. frontage on the north side of Nassau rd, 105 ft. west of East drive to Fred W. Houghton; also the plot with 100 ft. frontage on the north side of North drive, 501 ft. west of Netherwood rd, to Chas. M. Heminway, the plot with 100 ft. frontage on the north side of Beverly rd, between Netherwood and Shore rd, to Marie A. Gaylord; and the plot with 100 ft. frontage on the north side of Beverly rd, between Netherwood rd and Shore rd.

BELLCOURT.—The Rickert-Finlay Realty Co. sold to Percy and Bertha Guard the plot, 40x100, on the south side of Crocheron av, 60 ft. west of Jackson st.

CEDARHURST, L. I.—The F. R. Wood, W. H. Dolson Co. sold for M. F. Loughman his country home on Brierwood Crossing, consisting of a mansion, garage, stable, and about four acres of land, for about \$125,000.

LEASES—MANHATTAN.

THE CROSS & BROWN CO. leased space in the United States Rubber Co.'s building, at Broadway and 58th st, to the Electric Speedometer Co.

THE DUROSS CO. leased the store in 82 7th av to Thomas L. Coup, and for the est. of M. Rowan 315 West 14th st to Dr. P. Cunningham.

J. B. ENGLISH leased for Elizabeth A. Viau for 10 years to George B. Adams the dwelling 313 West 50th st.

BERT G. FAULHABER & CO. leased the store in 116 Fulton st to the Vienna Lunch Room, also the store in 1477 Amsterdam av to James Butler, Inc., and the store in 4244 Broadway to A. E. Katz.

FOLEY & HUGHES leased for Alice G. Bradley and Miss Evelyn Cleveland 49 West 16th st; also 105 West 11th st for Mrs. Annie Morton to Mrs. Addie Housner.

JAMES KYLE & SONS leased 133 East 59th st to August Gerstle.

THE LEO REALTY CO. leased to the Hall Borchart Dress Form Co. the 5-sty factory at the northeast corner of 10th av and 40th st.

GEORGE W. MERCER & SON leased to S. Tobias 133 8th av; also to J. & L. Alterman 135 8th av, and to M. Abbott's Sons 137 8th av.

OGDEN & CLARKSON leased space in 256 West 55th st to Betts & Betts; also in 37 and 39 East 28th st to C. B. Currier; also in 106 Franklin st to George F. Clark; also in 57 Murray st, in conjunction with G. W. Barney, to A. Sartorius & Co., and in 148 to 156 West 23d st to Klotz Brothers.

PEASE & ELLIMAN leased the store in 510 Park av to the Sybil Carter Indian Mission and Lace Industry Association.

SHAW & CO. leased for L. T. Alton the 4th loft in the building at the southwest corner of 131st st and Broadway to the Standard Pure Food Co.

THE CROSS & BROWN CO. leased for Froehlich & Mansbach for a term of years space in the Mecca Building, at Broadway and 48th st, to the following firms: The Atlantic Vehicle Co., the Motor World Publishing Co. and R. D. Cortina & Co.

DENZER BROS. leased from plans for the Charter Construction Co. (Bing & Bing) the entire store, basement and 1st loft in the building being erected at 902 to 910 Broadway, running through to 18 and 20 East 21st st, to Belding Bros., who will occupy the corner half of the store, ½ of the basement and the entire first loft; and to B. Shackman & Co., who will occupy the inside half of the store and the remaining ¾ of the basement. Of the 48,000 sq. ft. Belding Bros. will occupy 25,000 sq. ft. and B. Shackman & Co. 20,000 sq. ft. The leases aggregate about \$650,000.

S. B. GOODALE & PERRY leased space in the St. James Building to William R. Cannon, Charles E. Monday & Co., of Philadelphia; Frank E. Morrison, the Nodrog Realty Co., the Smith-Ryan Boat & Engine Co., the Civic Electric Co., the Schaller System Co., Carle Mitchel Boog, Rogers & Latimer and the Colombia Land & Industrial Co.

PEASE & ELLIMAN leased for the Century Holding Co. (Lee & Fleischmann) the 5th floor simplex apartment in 998 5th av to Dave H. Morris for 10 yrs. at an aggregate rental of over \$150,000.

BENJAMIN ENGLANDER leased to I. Zimmerman the 1st loft in 135 and 137 West 27th st; also to Bloom & Millman the 6th loft in 15 and 17 West 18th st, and to Julius Pester the 3d loft in 8 East 12th st.

THE NEW CENTER BUILDING, at 39 and 41 West 32 st, report, in addition to the leasing of the 1st and 2d floors, together with the basement and part of the 6th floor, to the John Church Co., leased offices to Rose & Stern, J. R. Snell & Co. and the Banker Investors' Magazine.

THE CHARLES F. NOYES CO. leased to the C. E. Sheppard Co., now located at Fulton and Cliff sts, the ground floor, basement and 1st loft in the Heide Building, at the northwest corner of Hudson and Spring sts.

LOUIS SCHRAG leased for Frederick W. Marks the store in 55 West 24th st to Stark & Berman; also two lofts in 222 West 27th st to the Artistic Dyeing Co.; also space in 355 and 357 West 36th st to the Mattson Rubber Co., and the store in 205 West 41st st to Charles Winkelmann.

EVERETT M. SEIXAS & CO. leased offices in 507 5th av to R. I. Gardiner; also in 114 and 116 East 28th st to Edward C. Caswell, Herbert D. Williams, Glickman & Miller and the George Hilt Co., Inc.

WILLIAM H. WHITING & CO. leased the store in 190 William st to the J. Reid Shoe Repairing Co.; also the store in 119 Fulton st to Wolf Brothers, and space in the Inverness Building to the Thomas Publishing Co.

THE CROSS & BROWN CO. leased for Paul R. Reynolds the house at 235 West 52d st for a term of years to Mrs. M. L. Sloane.

JAMES H. STRYKER leased for the Bradish Johnson est. the 4-sty building at 64 West 21st st to James Maloney for a term of years.

JULIUS FRIEND leased for Mrs. Georgiana Maclay to S. W. Steel the 5-sty building at 32 West 14th st, on a plot 26x100, extending through to 13th st and adjoining Hearn's department store.

J. EDGAR LEAYCRAFT leased the 3d loft in 7 East 47th st to Auguste Hall, Inc.

MOOYER & MARSTON leased to the Home Review Publishing Co. space in 15 and 17 West 38th st; also to Samuel Unger a loft in 15 West 45th st; also the store in 148 and 150 East 42d st to H. & F. Schwartz, and to Bofinger Brothers the 1st loft; also for Mrs. O'Connor the dwelling 253 West 121st st to Joseph Lederer, the 3d floor in 572 Lexington av to Alfred H. Naumann.

THE CHARLES F. NOYES CO. leased the following stores: 102 and 104 Fulton st to Oscar A. Nenninger & Co.; 48 New st to Charles Rangdale; 124 Maiden lane to T. P. Searles Manufacturing Co., and the basement store in 152 and 154 William st to Clarence E. Utter.

S. OSGOOD PELL & CO. and Mooyer & Marston leased the 2d loft in 10 East 46th st to the Julia Bacon Co.

UNITED STATES TITLE GUARANTY COMPANY

Examines and Insures Titles to Real Estate

Loans Money on Bond and Mortgage in All Long Island Counties

Applications for Loans on Residential Properties
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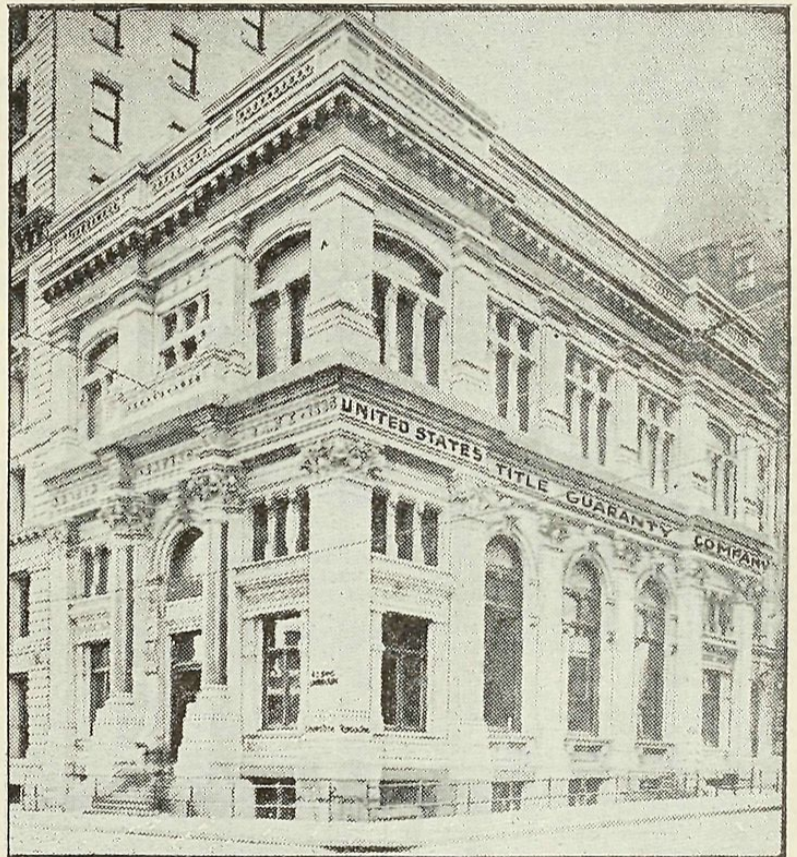
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Jackson Avenue and
Bridge Plaza, Long Island City
Riverhead, Suffolk County, N. Y.
251-3 River Street, Troy, N. Y.

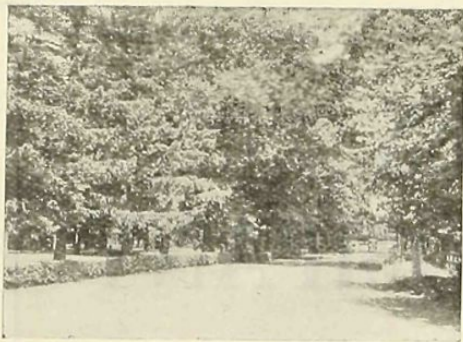


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COURT AND REMSEN STREETS

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NORWOOD

North Lynbrook

Extensive Building Operations in New Suburb. New Railroad Station Nearing Completion.

Attracting Many Home-Seekers Because of the Remarkable Values in Lots and Completed Dwellings.

Norwood (North Lynbrook), right on the border of Queens Borough, an exceptionally charming suburb, is an example of the power of organized effort, and the value of foresight:

Some years before the opening of the new Long Island line reaching the heart of Manhattan, the Amsterdam Development and Sales Co. realized that one of the sections which would be most favorably affected by the new line was the Lynbrook-Norwood region.

Seeing their opportunity before others became aware of it, the company purchased large holdings of the most desirable property in this section, at extremely low prices. Even after developing the property along the most complete modern lines, the favorable conditions of original purchase have enabled the Amsterdam Development and Sales Co. to offer lots and dwellings at prices which seem almost absurdly low by comparison with what is asked for properties even farther away from the centre of the Metropolis.

In fact, to our definite knowledge, there is no other property at a railroad station within thirty to thirty-five minutes of the heart of Manhattan, where the development will in any way compare with that of Norwood, where lots can be purchased for less than double the prices asked in this delightful suburb.

Norwood is located one mile north of the Lynbrook station, along the main residential avenue, and at the Norwood Station of the Oyster Bay-Far Rockaway Cross Island Division, the only complete Cross Island line on Long Island, making connections with every line beyond Jamaica, two and a half miles beyond Greater New York, and about thirty minutes by third rail electric or steam from the heart of Manhattan.

From the two stations, there are over one hundred New York trains daily, with ample accommodation for the commuter at Norwood. The new Norwood Station is a beautiful, modern concrete building, 75 by 30 feet. The Town of Lynbrook, of which Norwood is an integral part, is one of the most rapidly growing towns on Long Island, having quadrupled its population in the last four years, and in the last year there have been erected about five hundred homes.

The Norwood Estates property, at the Norwood Station, is being developed along the most approved lines. No time or expense has been spared on this property. Its wide avenues with central parkings, planted in shrubs and flowers, set off to advantage the wide Macadam and Bluestone avenues. Granolithic sidewalks, guaranteed not to crack, break or bulge for a period of at least five years have been laid throughout the property. The building plots having been attractively bordered with privet hedges and Norway Maple shade trees, giving the entire property the semblance of a private park.

Proper restrictions have been insisted upon, and Norwood is to be maintained as an exclusive residential centre. Homes of character and merit, with complete modern improvements, ranging in price from \$3,500 to \$9,500, can be purchased on the easy payment plan. The new Norwood School, adjoining the Norwood Estates, is a complete modern building, completed during the past year, at a cost of approximately \$30,000.

Norwood is appealing particularly to the New York business man as a home proposition. What is attractive to the Home Builder, is surely profitable for the investor.

It will be remembered that Mr. August Eimer, one of New York's foremost merchants, the President of Eimer and Amend, the well-known chemists and druggists, who is also President of the Amsterdam Development and Sales Company, recently sold the Meadow Brook Estates and Parkway Estates Tracts at Hempstead, Long Island.

Lot prices at Norwood Estates range from \$300 up, on terms to suit the purchaser, and the main office of the Amsterdam Development and Sales Company is located at 1269 Broadway, where full information can be obtained concerning their suburban properties. * * *

SHAW & CO. leased for Charles H. Lehman to John C. Fajen the store at the northwest corner of St. Nicholas av and 125th st for a term of years.

THE CROSS & BROWN CO. leased for the Inverness Realty Co. the entire 10th floor of 129 Lafayette st for a term of years to the Hartley Color Plate Engraving Co.

WILLIAM J. ROOME & CO. leased the 1st and 2d lofts in the building 46 West 26th st to Zimmerman & Sternberg; also space in the Cameron Building at the northeast corner of 34th st and Madison av to Robert W. Gibson.

JACOB J. TABOLT leased the 12th floor 75x100 in 127 to 131 West 25th st to Charles Leavy for a term of years; also the 3-sty dwelling and loft at 211 East 19th st for Eugene J. Flood to Charles Gehringer; also the store and basement in 685 9th av to Moritz Herz for a term of 10 years; and the store and basement in 28 West 63d st to Edward H. Peck and Denison P. Chesebro for a term of 3 years for an automobile salesroom.

SAMUEL H. MARTIN leased offices in 1974 Broadway for Thomas Simpson to the Auto Owners League.

THE CHARLES F. NOYES CO. leased for William H. Whiting & Co. the 1st loft in 157 and 159 William st to the Porter Higbie Press; the 1st loft in 15 Dutch st for Naething Realty Co. to W. F. L. Co.; the 2d loft in 102 John st for Mary Findlay to Henry Heliessen, and the 3d loft in 61 Ann st for Potter & Bro. to Joseph Weisner.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the est. of Stafford G. Perry the 4-sty building 46 West 37th st to John Brett; also office space in the 7th floor of 501 5th av to John W. Brett.

BENJAMIN R. LUMMIS leased to Elsie de Wolfe two floors in 20 West 57th st for a term of years, to be used as offices in her business of interior decorator.

THE CROSS & BROWN CO. leased for the H. J. Koehler Sporting Goods Co. the 5th floor in 1709 and 1711 Broadway to Henry Hersch.

EDWARD MARGOLIES leased from William Waldorf Astor 15 East 33d st, a dwelling, on lot 25x98.9. The lessee will alter the structure, installing stores in the ground and parlor floors.

MORE, SCHUTTE & CO. leased for Jessie A. Mather, the dwelling at 467 West 147th st, to R. E. Weldon.

BENJAMIN R. LUMMIS leased to Mrs. Bacon, a loft in 8 West 36th st, for a term of years; also a large office in 20 West 57th st, to Mrs. Mary Ryan for a term of years.

DOUGLAS L. ELLIMAN & CO. leased for T. J. S. Flint and C. B. Halsey, a store in the new building at the corner of Madison av and 48th st, to Madam Erina, a Decorator and Dealer in Antiques; also space in 16 West 47th st, for W. Cogswell Rogers to Morris Hertz.

THE CROSS & BROWN CO. leased for the United Manufacturers space on the 12th floor of 250 West 54th st for a term of years to Aristos Co.

DENZER BROTHERS leased for J. Watts Kearny for a long term of years, at an aggregate rental of \$125,000, the store in 940 and 942 Broadway, to J. M. Warmuth. F. E. Barnes represented Mr. Kearny.

JOHN M. REID leased for Benedict Wise to Catherine Wolf, 229 East 35th st, a residence.

ALFRED E. SCHERMERHORN AND WILLIAM CRUIKSHANK'S SONS leased for the Fifty-Four Barclay Street Co. to Edwin Wilke, a manufacturer of cigars under the title of the Tobacco Growers' Society, the triangular store at the southeast corner of West Broadway and Barclay st.

ROYAL SCOTT GULDEN leased for Dr. A. B. Jamieson the building at 41 West 45th st to Julia Macier, dressmaker.

SHELDON & BECKER leased for Mrs. Robert Reese the dwelling at 259 West 90th st to A. D. Clements.

TULLIS & BLANCHARD have leased offices in the new Centre Building, at 39 and 41 West 32d st.

HUBERTH & GABEL leased for Christian D. Meyer to the Star Publishing Co. the 3-sty building 46 West 135th st, and for the G. I. C. Realty Co. to Cinquini & Gatti for a term of years the basement store in 69 East 59th st.

THE CHARLES F. NOYES CO. leased a portion of the 7th floor in the Smith-Gray Building, 261 Broadway, to Strouse & Strauss; offices in the Continental Building, 46 Cedar st, to De Levante & Co., and to Palmer & Searies; a portion of the 3d floor in the Broadway-Maiden Lane Building, 170 Broadway, to Ernst & Hermann, and a portion of the 6th floor in the Frankel Building, 45 John st, to Esposito & Co.

M. & L. ROSENTHAL leased for a long term of years with F. & G. Pfloom the store in 1341 Broadway for the Johnson est. to Joseph Goldenberg.

LEASES—BROOKLYN.

G. W. SNYDER & SON leased 454 8th st, a 3-sty dwelling, to R. I. Nixon; and 470 11th st, a 2-sty dwelling, for the owner to Mr. McClimont for a term of one year.

CHARLES E. RICKERSON leased for a client to Mrs. Anna Bell 825 President st for a term of years.

THE BULKELEY & HORTON CO. leased the 4-sty building at 189 Vanderbilt av to the Fire Department of the City of New York. It will be occupied by Engine Co. 110.

E. T. NEWMAN leased to F. Knoblack the dwelling 901 Union st; also to Mrs. A. Fay 259 6th av, and to G. G. Gordon 354 4th st.

MOOYER & MARSTON leased the dwelling at 864 Eagle av to John J. Riley for a term of years.

REAL ESTATE NOTES.

ISAAC LEVY has moved his real estate office to 773 Westchester av.

THE CROSS & BROWN CO. have been appointed agents for the following properties: 12 West 36th st; also new 6-sty building (mercantile) 6 West 37th st; also new 12-sty Sternfeld Bldg, at 20 to 24 West 37th st; also the new mercantile Meyrowitz Building, at 235 and 237 5th av; also the new 12-sty store and loft building at 30 East 23d st; also the 5-sty apartment house northwest corner Amsterdam av and 95th st; also the 4-sty building at 33 West 51st st; also the property located at 133 and 135 Amsterdam av; also the northeast corner 11th av and 58th st; also the waterfront property 6th to 7th sts, Long Island City, and the new Princess Building, at the southwest corner Broadway and 29th st.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 9-sty apartment house being erected at 135 West 58th st by the One Hundred and Thirty-five West Fifty-eighth Street Co., Clifton G. Marshall, pres. Walter B. Chambers is the architect of the new building, to contain only 8 regular apartments of 12 rooms and 4 baths each. The building is expected to be ready by September 1, 1912.

THE LAWYERS' TITLE INSURANCE & TRUST CO. has moved its White Plains office from 125 Railroad av to 120 Railroad av, and its Jamaica office from 375 Fulton st to 367 Fulton st.

JAMES NASH WEBB has moved his offices to 127 Seventh st.

EVERETT M. SEIXAS & CO. have been appointed agents for 641 East 136th st, 117 St. Ann's av, 243 West 61st st and 80 East 107th st.

JULIUS FRIEND AND EDWARD M. LEWIS have consolidated their real estate business. The new concern has leased offices at 1133 Broadway and will conduct a general real estate business under the title of the Julius Friend-Edward M. Lewis Company, Inc.

HUGHES & HAMILTON have placed loans amounting to \$1,485,000 on New York property.

THE CHELSEA REALTY CO. has placed a building loan of \$102,000 on the new structure to be erected on the southeast corner of Aqueduct av and Brandt pl.

SCHINDLER & LIEBLER, one of the oldest real estate concerns in the Yorkville section, have opened a Washington Heights branch at 3929 Broadway, near 165th st.

JOHN W. BRETT, one of the large operators in leaseholds in the 5th av section, has moved his offices to 501 5th av.

MOOYER & MARSTON have been appointed managing agents for the building 148 and 150 East 42d st.

OSCAR LOWINSON will move his offices from 18 East 42d st to 5 West 31st st on or about May 1.

DE BLOIS & ELDRIDGE will move their office from 5 East 33d st to 569 5th av about May 1.

LOWENFELD & PRAGER, real estate operators of 149 Broadway, have completed their new list of properties which they are offering for sale, and they shall be pleased to send a copy of same to brokers or others who will apply by mail or otherwise.

JAMES STOKES announces that after May 1 his offices will be located at 84 William st, in Room 607.

CHARLES C. REILLEY has moved his office to 27 Cedar st, where he will continue the general practice of law.

KNOX McAFEE, JR., has moved his real estate office from the Times Building to the Townsend Building at 1123 Broadway.

THE FULTON TRUST CO. has moved its office from 30 Nassau st to the Singer Building, 149 Broadway. It has been located at the former address since its incorporation in October, 1890.

THE DELAFIELD ESTATE announces the removal of its offices from 25 Broad st to 27 Cedar st. Edward C. Delafield is managing director, and the principal work in which the estate is now engaged is the development of Fieldston at Riverdale-on-Hudson.

THE TITLE GUARANTEE & TRUST CO. made a building loan of \$75,000 to the Foxvale Realty Co. on the property at the southeast corner of Minford pl and 173d st, for the purpose of erecting three 5-sty apartment buildings. The plot is 100x98.97.

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 26, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

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

JOSEPH P. DAY.

^aBethune st, 46, nec Wash (Nos 755-61), 82.8x—x78x100, 5-5-sty bk tnnts with strgs; voluntary; bid in at \$85,000.

^aBroome st, 477-81, ss, 25 e Wooster, 75x 99.7x75x100, two 6-sty bk & stn bldgs; voluntary; bid in at \$148,000.

^aCleveland pl, 19, es, 192.3 s Spring, 27x 99.3, 5-sty bk tnt & strgs; due, \$28,638.70; T&C, \$1,404.92; withdrawn.

^aDry Dock st, nec 10th, see 10th, 425 E.

^aDivision st, 253-5, ss, 54 e Montgomery, runs e36xs42xw—xs61.5 to E Bway (No 266) xw27xn103.9 to beg, 2-2-sty bk bldgs & 3-sty & b bk bldg; trstes sale; bid in at \$30,000.

^aHighbridge st (*), see Wilson av, 70.5x 133x102.6x122, vacant; due, \$3,746.29; T&C, \$530.38; Bentrise C Burnham et al., \$1,200.

^aHudson st, 147-9, swc Hubert (No 1), 38.8x76, 1-4 & 1-5-sty bk tnnts with strgs; exrs sale; Fred W Nellis, 48,000

CONTINUOUS PROGRESS

Marks the Path of the

Windsor Land and Improvement Co.

Since our remarkable announcement of one year ago, we have made a 50 per cent. increase in production in our sales department.

In the year 1911 we sold home building sites on **Long Island** amounting to \$2,100,762.05, which was approximately a 50 per cent. gain over the year 1910. This year we are nearly 50 per cent. ahead of 1911 sales for the corresponding period. For the first 17 weeks ending Tuesday, April 23d, 1912, our sales amount to \$636,774.00. We have every reason to expect that 1912 will close with sales amounting to \$3,600,000.00.

What is the **Significance** of this **Great Success**? It is that the Windsor Land and Improvement Co. is offering to the buying public most desirable property at prices that are fair and equitable, and on terms that bring a purchase within the reach of the man of moderate means.

The office personnel, and especially the salesmen, are permanently employed. They devote their time and energy exclusively to the selling of Long Island Home Real Estate. This, in itself, is a guarantee of satisfactory dealings. It is fully appreciated by the public as shown by our greatly increased sales.

The substantial character of this company and the desirability of its property, therefore, offer an opportunity for financial gain to purchasers and salesmen alike, that is not surpassed anywhere.

If the Long Island real estate situation, with all its attractions, appeals to you, as it surely must, we shall be glad to send you some valuable literature on the subject. Address Publicity Department, 224 West 34th Street, New York City.

WINDSOR LAND AND IMPROVEMENT CO.

D. MAUJDER McLAUGHLIN, President

Main Office:

Times Bldg., Broadway and 42d St.

Brooklyn Office:

Temple Bar Bldg., 44 Court St.

Pennsylvania Terminal Office: 224-226 West 34th St., New York

We have successfully developed Lynbrook, Valley Stream, Hempstead, Rockville Centre, Floral Park, East Rockaway, Oceanside, Rosedale and St. Albans.

Being a Product

of both skill and experience, no better protection to Real Estate ownership exists than our Title Insurance.

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

NEW YORK REAL ESTATE SECURITY CO.

6% Mortgage Bonds

Offered at Par (100) and Interest
Denominations \$100, \$500, \$1000

Safeguarded by a security that is the standard of the world—improved, income-producing New York City real estate. They provide the safe investment that the prudent investor desires. Payment of principal and interest is secured by a mortgage of the Company's real estate and of its other assets to a prominent trust company of New York as trustee for the bondholders.

Write for Booklet 40

42 BROADWAY, NEW YORK CITY

Assets, \$10,000,000

Capital Stock, \$3,950,000

THE QUEENSBORO CORPORATION

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ACREAGE, PLOTS, LOTS, HOUSES, FACTORY SITES
IMPROVED PROPERTY FOR BUILDING PURPOSES

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366 FIFTH AVENUE



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To Borrowers

Mortgage applications to get the favorable consideration of lenders require definite, clean cut presentation of essential facts concerning the property.

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

Hubert st, 1, see Hudson, 147-9.

Madison st, 354 (*), ss, 263.5 e Scammel, 23.6x94.9x23.6x94.10, 5-sty bk tnt & str; due, \$20,045.15; T&c, \$416.57; Celia Schnaier 15,000

Pearl st, 67 (*), ns, 139.1 e Broad, runs n 84.4xw.06xn—to Stone (Nos 32-32½) xe 26.1lx39.5xw6.10xs4xw3.4xs73.2xw20.4 to beg, 4-sty bk loft & str bldg & 3-sty bk loft & str bldg & 3-sty bk tnt & str; due, \$26,191.23; T&c, \$729.40; sub to pr mtg of \$30,000; Fredk H Smith, Jr. 45,800

Stone st, 32-32½, see Pearl, 67.

Washington st, 755-61, see Bethune, 46.

9TH st, 800-2 E, see Av D, 124-6.

5TH st, 620 E, ss, 263.10 e Av B, 24.9x96, 4-sty bk tnt str, 1-sty ext; due, \$18,180.26; T&c, \$1,795; Philip Liberman. 21,500

10TH st, 425 E, nec Dry Dock, 22x75, 4-sty bk tnt & str & 4-sty bk tnt; partition; Wm L Marshall. 8,800

10TH st, 452 E, see Av D, 140.

12TH st, 217 E, ns, 250 e 3 av, 25x103.3, 3-sty & b bk dwg; partition; S Storck & Co. 18,000

18TH st, 421 E (*), ns, 315 w Av A, 25x 92, 5-sty bk tnt & str; due, \$16,001.56; T &c, \$1,226.20; Edw N Tailer et al. 16,500

34TH st, 117 E, ns, 204.6 e Park av, 21x98.9, 4-sty & b bk & stn dwg; voluntary; Allen Fitch. 50,000

48TH st, 168-70 W, see 7 av, 711-5.

60TH st, 247 W (*), ns, 150 e West End av, 24.1lx100.5, 4-sty bk tnt & str; due, \$8,957; T&c, \$378.62; Trust Co of America exr. 9,500

71ST st, 320 W, ss, 207 w West End av, 17.6x100.5, 3-sty & b bk & stn dwg; voluntary; withdrawn.

81ST st, 239 E (*), ns, 125 w 2 av, 25x 102.2, 4-sty stn tnt; due, \$13,411.56; T&c, \$712.61; Anna C Bagger. 12,000

89TH st, 216 E, ss, 160 e 3 av, 25x100.8, 5-sty stn tnt; due, \$19,093.66; T&c, \$1,158.57; withdrawn.

97TH st, 212 E (*), ss, 208 e 3 av, 27x 100.11, 4-sty stn tnt & str; due, \$10,875.94; T&c, \$567.44; Cath W Loney. 11,500

102D st, 320 W, ss, 118 e Riverside dr, 20x100.11, 5-sty bk & stn dwg; voluntary; bid in at \$42,500.

105TH st, 2 W, see Central Park W, 447-8.

120TH st, 120 E (*), ss, 140 w Lex av, 25 x100.10, 5-sty bk tnt; due, \$4,595.65; T&c, \$—; sub to a mtg of \$18,000; Katharine Elias. 19,375

121ST st, 236 W (*), ss, 357 w 7 av, 18x 100.11, 5-sty bk tnt; due, \$12,880.63; T&c, \$326.10; Cath B Davis. 10,000

131ST st, 66 W, ss, 168.4 e Lenox av, 16.8x99.11, 3-sty & b bk & stn dwg; exrs sale; F P Ward. 8,250

132D st, 551 E (*), ns, 74.11 w St Anns av, 24.10x100x25x100, 5-sty bk tnt; due, \$13,152.77; T&c, \$371.14; Henry R C Watson exr. 10,250

140TH st, 66 W (*), ss, 110 e Lenox av, 40x100, 6-sty bk tnt; due, \$10,730.36; T&c, \$—; sub to a mtg of \$36,000; Aug Ruff et al. 37,700

163D st E (*), ns, 200 e Wash av, 100x 168.11x100x169.3, vacant; due, \$7,366.30; T &c, \$866.64; sub mtg \$28,000; Wm H Hall. 36,000

181ST st E, see Belmont av, see Belmont av, sec 181.

206TH st, 170 E, ss, abt 200 e Grand Blvd & Concourse, 25x95xirreg, 2-sty fr dwg; voluntary; withdrawn.

Av B, 287, es, 42 s 17th, 20x68, 5-sty bk tnt with str; voluntary; H Pendleton, Jr. 8,500

Amsterdam av, 2388-92 (*), ws, 25 s 179th, 75x100, 6-sty bk tnt & str; due, \$12,710.50; T&c, \$1,825.82; sub to a first mtg of \$85,000; T J McGuire Constn Co. 99,892

Av D, 140, sec 10th (No 452), 23.3x80.3, 2-sty fr tnt & str; partition; Patk J Murray. 15,250

Av D, 124-6, sec 9th (Nos 800-2), 47.11x 80, 2-3 & 1-4-sty bk tnts, str on av; partition; David D Weinberger. 30,300

Belmont av (*), sec 181st, 141.3x—x140.2 x—, vacant; due, \$10,206.57; T&c, \$223.90; Jared W Bell. 10,000

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

Creston av, es, 150.1 n 181st, 52.6x75.4x 50x91.3, vacant; partition; Thos Callanan. 3,000

Concord av, 498 (*), es, 39.8 n 147th, 19.8x100, 3-sty bk dwg; due, \$7,770.03; T&c, \$668.55; Harlem Savgs Bank. 5,000

Concord av, 496, es, 20 n 147th, 19.8x 100, 3-sty bk dwg; due, \$7,766.32; T&c, \$668.55; Herman Grossman. 5,100

Concord av, 498 (*), es, 39.2 n 147th, 19.8x100, 3-sty bk dwg; due, \$7,769.72; T &c, \$668.55; Harlem Savgs Bank. 5,000

Central Park W, 447-S (*), swc 105th (No 2), 55.11x100, 7-sty bk tnt; due, \$49,130.75; T&c, \$—; sub to a first mtg of \$130,000; Geo W Smith. 174,631

Fordham rd, sec Grand Blvd & Concourse, 108.9x228.3x126.8x222.9, 2-sty fr dwg & vacant; partition; Henry F Keil. 54,500

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

Lexington av, 1719 (*), es, 67.7 n 107th, 16.8x65, 4-sty stn tnt; due, \$10,970.85; T&c, \$178.19; Union Trust Co of N Y recvr. 8,000

Lexington av, 190, ws, 67.8 s 32d, 22x 80, 3-sty & b bk dwg; partition; Wilmore Realty Co. 30,200

Pelham av (*), ns, 212 e Hoffman, 55.2x 69x53.7x81.3, 2-sty fr dwg; due, \$1,842.47; T&c, \$1,853.02; Chas R Worthington et al exrs. 4,700

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

Webster av, ws, 221.10 s 171st, 125x135.11 to Clay av x141.6x70.8, vacant; partition; Otto J Schwarzier. 4,300

3D av, 1837 (*), es, 75.11 s 102d, 24.6x100, 5-sty bk tnt & str; due, \$19,023.80; T&c, \$12; Lena Garland. 19,300

7TH av, 711-5, es, 50.4 s 48th, runs s50x e120xn100.4 to 48th (Nos 168-70)xw41xs50.4 xw79 to beg, four 4-sty & 3-sty bk dwgs; partition; Patk S Treacy, for a client. 394,000

BRYAN L. KENNELLY,

Montgomery st, nwc South, see South, 296-7.

Montgomery st, swc Water, see South, 296-7.

South st, 296-7, nwc Montgomery, 185.1 x143 to Water x185.9 to Montgomery x140, 8-sty bk warehouse & vacant; voluntary; J A Grosahn. 162,500

Water st, swc Montgomery, see South, 296-7.

71ST st, 412 E, ss, 188 e 1 av, 25x145.6, 3-sty bk & fr dwg with str & 2-sty fr stable & 2-sty bk stable; voluntary; bid in at \$12,750.

82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; due, \$104,084.75; T&c, \$7,545.74; Wesley Thorn et al defendants. 105,000

87TH st, 345 W, ns, 197 e Riverside dr, 20x100.8, 4-sty & b bk & stn dwg; exrs sale; J Parker Sloane. 36,750

Robbins av, 537 (*), ws, 100 s 149th, 25x 100, 2-sty fr dwg; due, \$5,017.76; T&c, \$254.39; Mary O'Gorman. 4,300

2D av, 1390, es, 70.6 s 72d, 31.8x100x32.2 xirreg, 5-sty bk tnt with str; voluntary; D J Rosselli. 38,500

JAMES L. WELLS, CO.

Barry st, nwc Worthen, see Worthen av, nwc Barry.

St Joseph st, nec Wales av, see So Blvd, nwc St Joseph.

St Joseph st, nwc So Blvd, see So Blvd, nwc St Joseph.

Worthen st, nwc Barry, 45.2x100, 2-sty fr dwg & 1-sty fr bldg; voluntary; Thos J Goodwin. 2,976

13TH st, E, ss, 205 e Olmstead av, 100x 108.6, vacant; voluntary; S B Hickox. 3,500

^a142D st, 499 E, ns, 115 w Brook av, 25x 99.9, 2-sty fr dwg; voluntary; bid in at \$4,950.

^aBeech av, ses, 125 sw Elm, 50x100, Wakefield; due, \$—; T&c, \$—; Hugo Wadft. 805

^aBeech av, ses, 175 sw Elm, 25x100, Wakefield; due, \$—; T&c, \$—; C Cann-tella. 449

^aBeech av, ses, 200 sw Elm, 25x100, Wakefield; due, \$—; T&c, \$—; Hugo Wadft. 425

^aBeech av, ses, 225 sw Elm, 25x100, Wakefield; due, \$—; T&c, \$—; C Cann-tella. 375

^aMadison av, 2104 (*), ws, 19.11 n 132d, 20x80, 3-sty & b stn dwg; due, \$8,502.65; T&c, \$190; Luther W P Norris exr. 8,000

^aSouthern blvd, nwc St. Joseph, runs w 201.9 to Wales av, xn98.1xe100xs—xe101.7 to So blvd xs48.1 to beg, fr bldg; volun-tary; withdrawn.

^aWales av, nec St Joseph, see So blvd, nwc St Joseph.

SAMUEL GOLDSTICKER.

^aWest st (*), ss, 10.1 w Honeywell av, 50 x88.7 to 181st (No 885), x50.6x81.5, 2-5-sty bk tnts; due, \$6,645.20; T&c, \$—; Pros-pect Investing Co. 14,200

^a181ST st, 885 E, see West, ss, 10.1 w Honeywell av.

HERBERT A. SHERMAN.

^aBedford st, 107-15 (*), ws, 17.1 s Christo-pher, runs s78.6xw149.7 to Hudson (Nos 494-6), xn43xe81.6 x n20.6xw6.5 x n4.6xe3xn 12.9xe33.5 to beg, 5-3-sty & b bk dwgs & 2-3-sty bk tnts & str; due, \$51,715.78; T &c, \$3,357; N Y Trust Co. 50,000

^aHudson st, 494-6, see Bedford, 107-15.

S. DE WALTEARSS.

^a33D st, 416-22 W, ss, 212.6 w 9 av, 56.3 x98.9, 8-sty bk loft & str bldg; due, \$107,-690.52; T&c, \$1,704.49; Max S Grifenhagen. 148,500

SAMUEL MARX.

^a86TH st, 453 E (*), ns, 22 w Av A, 26x80, 4-sty stn tnt & str; due, \$17,128.35; T&c, \$447.73; Emma M Kropf. 15,000

^a178TH st, 586-90 W (*), ss, 100 w Audu-bon av, 75x94.11, 5-sty bk tnt; due, \$12,-458.53; T&c, \$1,871.14; sub to pr mtg \$70,000; Augustus Schuck. 83,954

GEORGE PRICE.

^aConcord av, 333 (*), ws, 120 n 141st, 20 x100, 3-sty bk dwg; due, \$5,969.95; T&c, \$547.62; Jno Kudlich. 5,500

HENRY BRADY.

^a119TH st, 147-51 E, see Lex av, nec 119.

^a130TH st, 25 E, ns, 278 e 5 av, 16x99.11, 3-sty & b stn dwg; Sheriff's sale of all right, title, &c; withdrawn.

^aLexington av, nec 119th (Nos 147-51), 62.6x56.1x29.5 & 78.4x60, 3-sty bk stable; Sheriff's sale of 1-5 right, title, &c; with-drawn.

Total\$1,926,772
Corresponding week, 1911. 1,616,601
Jan. 1st, 1912, to date16,800,438
Corresponding period, 1911. 14,005,497

VOLUNTARY AUCTION SALES

RYAN L. KENNELLY.

MAY 1.

^a176TH st E, nec Crotona pkwy, see Cro-tona pkwy, nec 176.

^a184TH st E, ss, blk front bet Ryer & Valentine avs, 102.9x176.6x200x210.3, va-cant.

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THE RECORD AND GUIDE

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New York City, and a standard author-
ity on matters relating to these branches.

Broadway, 1981-7, nwc 67th (Nos 101-7), 84.9x93x75.5x131.8, four 4-sty bk bldgs with str & three 4-sty & b bk & stn dwgs, sale of 1-6 undivided int.

Broadway, 1991, ws, 84.9 s 68th, 28.1x 130.2x25x117.4, 1-sty fr bldg, sale of 1-6 undivided int.

67TH st, 101-7 W, see Bway, 1981-7.

Crotona pkwy, nec 176th, runs e6.9xn 162.3xw75.3xs31.2 to Crotona pkwy, xse 147.1 to beg, vacant.

Fordham rd, ns, 125 w Hoffman, 25x100, vacant.

Kinsella av, see **Matthews av**, 25x100, vacant.

Matthews av, see **Kinsella av**, see **Kinsella av**, see **Matthews av**.

Ryer av, see **184th**, see 184th E, ss, blk front bet Ryer & Valentine avs.

Sedgwick av, es, 46.2 n 176th, 50x125, vacant.

Valentine av, swc 184th, see 184th E, ss, blk front bet Ryer & Valentine avs.

JOSEPH P. DAY.
MAY 2.

Pine st, S7, see Water, 130-2.

Water st, 130-2, swc Pine (No 87), 40.7x 38.10x39.2x47.1, 5-sty & b bk office bldg with str.

36TH st, 307-3 W, 77.2x98.9, one 2-sty & two 3-sty bk bldgs.

93D st, 128 E, 25x100.8, 3-sty & b fr dwg.

117TH st W, nwc **Manhattan av**, see Manhattan av, ws, blk front bet 117th & 118th.

118TH st W, swc **Manhattan av**, see Manhattan av, ws, blk front bet 117th & 118th.

126TH st, 300 E, see 2 av, 2458.

238TH st, 233 E, ss, bet Kepler & Katonah avs, 60x100, 2-sty fr dwg.

Manhattan av, 411-21, ws, blk front bet 117th & 118th, 201.10x25xirregx50, three 5-sty & b bk tnts with str.

2D av, 2458, sec 126th (No 300), 20.5x100, 5-sty bk & stn tnt with str.

AUCTION SALES OF THE WEEK.
BROOKLYN.

The following are the sales that have taken place during the week ending Apr. 24, 1912.

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

WM. H. SMITH.

Carroll st (*), ns, 240 w Columbia, 85x 100; Annie Rodgers et al. \$24,000

Front st (*), ss, 132.6 w Hudson av, 25x100; Thos Colson. 13,500

Grand st (*), nwc Graham av, 50x70; also GRAND ST, ns, 175 w Manhattan av, 25x100; also HAWTHORNE ST, ns, 304.6 e Rogers av, 65x166.5; also HUMBOLDT ST, es, 25 n Ainslie, 16.8x60; Dorothea L Zea. 47,600

Garfield pl, 168, ss, 270 e 6 av, 20x100, 3-sty & b bk & stn dwg; exrs sale; Jno Nelson. 6,000

Grand st, ns, 200 w Manhattan av, see Grand, nwc Graham av.

Hawthorne st, ns, 304.6 e Rogers av, see Grand, nwc Graham av.

Humboldt st, es, 25 n Ainslie, see Grand, nwc Graham av.

Hubbard pl (*), ns, bet Flatbush av & E 39th, lot 6, 29.7x126.9x29.7xirreg; foreclosure of tax lien; Theo Ficke. 150

Madison st, nws, intersec sws Knickerbocker av, 25x100; Annie M Waldhauer. 7,800

E 39TH st (*), es, 197.6 s Av D, 80x100; Theo Wentz. 10,300

52D st, nes, 180 se 15 av, 40x100.2; Eve H Marx. 4,470

65TH st, ss, 100 e 6 av, 75x41.11; Jas A Bua. 2,000

71ST st (*), nes, 88.7 se 18 av, 18.6x100; Zachariah Jellison. 3,500

84TH st (*), ss, 312.2 w 14 av, 25x102.8; foreclosure of tax lien; Mabel E Witte et al. 50

Atlantic av, nwc Hopkinson av, 98x 167.7; adj to May 8.

Av E, sec E 94th, 40x100; Geo R Krier. 1,000

Bedford av (*), es, 72.7 s St Marks av, 17.6x58.5; Rose Diringer. 6,000

East New York av (*), ss, 80 e New York av, 20x100; Geo H Barnsdall et al. 3,150

Jefferson av (*), ss, 161 e Ormond pl, 21x100; Geo G Reynolds. 4,500

Kingsland av, ws, 39.6 n Withers, 90x 25.2x87.5, gore; Paul H Zea. 800

Montrose av (*), ns, 150 e Lorimer, 25x 100; Sheriff's sale of all right, title, &c; Saml & Jacob Sobel. 330

Ocean av, nes, abt 1076.9 nw Kings Highway & being lot 218 map of South Greenfield; Kate Sullivan. 1,500

St Marks av, ns, 337 w Howard av, 16.6x 127.9; Bern Budd. 7,000

Underhill av, es, 70.3 s Dean, 25x100x 14.5x12.2x94.1; Peter J Farrell. 2,150

Voorhies av (*), sec E 15th, runs s100 xe100xs129.7xw—xn—to Voorhies av, xe—to beg; also PARCEL of land beg at a point 97.3 s Voorhies av & 45 w E 15th, runs sw 173.6xne47.8xne145.8 to beg; Brian G Hughes. 3,050

3D av, es, 29.4 s 79th, 20x100; with- drawn.

Parcel of land beg at a pt 97.3 s Voorhies av & 45 w E 15th, see Voorhies av, sec E 15.

BRYAN L. KENNELLY.

E 16TH st, 572-4, ws, 80 n Newkirk av, 79x68, two 2-sty fr dwgs; trstes sale; Townsend Pinkney. 10,600

E 18TH st, S2, swc Church av, 123.3x 119.2x33.2, gore, 4-sty bk tnt with str; trstes sale; H Rause. 16,750

E 18TH st, 95, es, 80.3 s Church av, 134.7 x34.6x127, gore, 2-sty fr dwg; trstes sale; Julius Mandelson. 8,450

79TH st, 2252, swc 23 av, 180x100, 3-sty fr dwg; exrs sale; Wm A Brady. 1,150

Newkirk av, nwc E 15th, 19.6x125x75.4x 136.11, fr stable & shed; trstes sale; Jno A Read. 5,000

Newkirk av, nec E 15th, 71.4x136.11x75.1 x136.11, vacant; trstes sale; Jno A Read. 11,500

Newkirk av, 1416, swc E 15th, 72x125x 9x100, 3-sty fr tnt with str; trstes sale; Herman Wichmann. 10,750

Newkirk av, sec E 15th, 61.7x irreg x 61.7x136.11, 2-sty stucco hotel; trstes sale; Jas Moffett. 30,000

Newkirk av, nwc E 16th, 73.1x113.7x68x 80, vacant; trstes sale; Jno A Read. 11,250

Newkirk av, 1603, nec E 16th, 46.6x100x irreg x136.11, 2-sty stn dwg; trstes sale; G Brisbane. 8,250

Newkirk av, 1605, ns, 46.6 e E 16th, 33.5 x100, 2-sty bk & fr dwg; trstes sale; Geo W Egbert. 7,000

(at 14-6 Vesey st, Manhattan).

E 14TH st, Av Y, E 15TH & Emmers la, the block, 140.5x200x204.1x208.2; also E 15TH ST, es, blk front bet Av Y & Emmers la, 221x77.9x243.2x75; vacant; trstes sale; Pierre A Shiel. 8,100

E 15TH st, es, blk front bet Av Y & Emmers la, see E 14th, Av Y, E 15th & Emmers la.

JAMES L. BRUMLEY

Fenimore st (*), ns, 520 w Bedford av, 60x100; Bruce Stickle. 7,000

Atlantic av (*), ns, 195 w Buffalo av, 95x207; Artlissa V Gearon. 1,100

WM. P. RAE CO.

1ST pl, ns, 125 w Court, 25x100; S Werk- stell. 9,000

15TH st, ns, 272.10 e 2 av, 100x111.3x100 x112.3; Kraslow Constn Co deft. 4,100

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; Geo H Savage. 8,345

Beach 46TH st, nws, 260 sw Surf av, see Beach 46th, ns, 336 w Surf av.

62D st (*), ns, 200 e 13 av, 25x100; foreclos of tax lien; Jos Schwartzman. 100

14TH av, ws, 60 n 74th, 40x100; Sheriff's sale of all right, title &c; withdrawn. —

17TH av (*), ses, 73 ne 76th, 18x100; Chas T Branch. 3,750

17TH av (*), ses, 91 ne 76th, 18x100; Chas T Branch. 3,750

17TH av (*), ses, 73 sw 75th, 18x100; Chas T Branch. 3,750

17TH av (*), ses, 19 sw 75th, 18x100; Chas T Branch. 3,750

Louisiana av (*), es, 175 s Vienna av, 20x100; foreclosure of tax lien; Jos Schwartzman. 50

CHARLES SHCNGOOD.

Degraw st (*), ss, 205 e Nostrand av, 20x85; Chas W Pfuller et al. 6,100

Sterling st, ns, 260 w Bedford av, 160x 100; withdrawn. —

Watkins st, ws, 175 s Blake av, 75x100; Wm Schek, Jr. 6,375

55TH st (*), ns, 267.1 w Fort Hamilton pky, 20x100.2; Isaac Gobus et al. 4,150

Bay Ridge av, ss, 278.4 w 4 av, 20x99.3; Wm Gremler. 3,900

L. J. PHILLIPS & CO.

Lot 48, blk 3614, sec 12; adj sine die.

JERE JOHNSON JR. CO.

State st, 172-4, ss, 238.3 e Clinton, 26.9x 100, 3-sty & b, bk & fr dwg; exrs sale; Andrew Nicola. 9,000

Total\$351,870
Corresponding week, 1911..... 341,738

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 & 3208-10 3d av, unless otherwise stated.

APR. 27.

No Legal Sales advertised for this day.

APR. 29.

98TH st, 141 W, ns, 397.6 e Ams av, runs n30.6xw22.1xn64xe38xs113.6xw27.2, 5-sty bk tnt; Levi Rothenberg agt Marsa Loeb et al; I E Warren (A), 261 Bway; Alex Wolf (R); due, \$34,102; T&c, \$1,503.62; J H Mayers.

152D st, 419 E, ns, 195 e Melrose av, 25x100, 2-sty & a fr dwg; Grace E Brady et al agt Stanley Ginsberg et al; Henry W Kiralfy (A), 391 E 149; Peter J Ever- ett (R); due, \$1,191.77; T&c, \$155.02; sub to a mtg of \$6,500; Joseph P Day at 3156 3 av.

179TH st W, nec **Northern av**, see North- ern av, nec 179.

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Valuable Clinton Avenue Property, "Block Beautiful," 187 Clinton Ave., near Wiloughby Ave., and vacant lot adjoining to the South, Tuesday, May 7th, 1912.

At 12 o'clock noon, in the Brooklyn Real Estate Exchange, 189 Montague St.

Lot 32x200, with 3-story brick dwelling; constructed in most substantial manner, with all modern improvements; best of hardwood trim throughout; on rear of lot fronting on Waverly Ave., there is a substantial 3-story brick stable, with loft and living apartments. Adjoining the above to the south is a vacant plot 33.10x200, extending through to Waverly Ave., which will be offered after the plot with the dwelling. Both parcels will be sold subject to covenants and restrictions. Can be seen by permit only from Jas. L. Brumley, Real Estate Broker and Auctioneer, 189 Montague St., Brooklyn.

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

187TH st E, ns, 100 e Valentine av, see Valentine av, 2414.

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

187TH st E, swe Tiebout av, see Valentine av, 2414.

College av, 1277, ws, 270 s 169th, 50x85, 3-sty fr dwg & 2-sty fr stable in rear; North Side Savgs Bank agt Henry L Harrison et al; Geo M S Schulz (A), 38 Park Row; Oscar P Willmann (R); due, \$7,647.09; T&c, \$231.34; Joseph P Day.

Northern av, nec 179th, 100x100, 6-sty bk tnt; Marjorie Doll agt R H M Realty Co et al; Weschler & Rothschild (A), 135 Bway; Jno D Lannon (R); due \$10,858.71; T&c, \$—; sub to two mtgs aggregating \$130,571.87; mtg recorded June7'11; Joseph P Day.

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

Valentine av 2414 sec 187th (No 546) runs s 13.3xe85xs25.1xe25xn38.3xw110, 2-sty fr dwg; also TIEBOUT AV, swe 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.

Valentine av, nec 187th, see Valentine av, 2414.

APR. 30.

German pl, sec 157th, 75.1x96.9x75x100.4, vacant; Jas M Betts agt Percy Learned et al; Julius H Seymour (A), 280 Bway; Elmer C Miller (R), due, \$9,869.37; T&c, \$6,107.22; Bryan L Kennelly, at 3156 3 av.

12TH st, S E, ss, 200 e 5 av, 25x103.3, 12-sty bk loft & str bldg; David Glucksmann agt Jos Ravitch et al; Jos A Seidman (A), 53 Park row; Emmanuel A Eichner (R); due, \$14,460.18; T&c, \$100; mtg recorded Apr21'09; Jos P Day.

34TH st, 408 W, ss, 100 w 9 av, 20x98.9, 3-sty bk tnt & str; Cornelia W Hall et al trstes agt Walbridge S Taft et al trstes Walsh, Wallin, Beckwith & Edie (A), 2 Hudson, Yonkers; Raymond V Ingersoll (R); due, \$21,863.75; T&c, \$1,492.71; mtg recorded May14'06; Jos P Day.

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

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

103D st, 211-3 E, ns, 185 e 3 av, 37.6x 100.11, 6-sty bk tnt & str; Citizens Savings Bank agt Julius Weinstein et al; action 2; Pirsson & Beall (A), 31 Liberty; Saml D Levy (R); due, \$37,002.65; T&c, \$775.11; Bryan L Kennelly.

118TH st, 344 E, ss, 125 w 1 av, 25x100.10 6-sty bk tnt & str; Wm Hall, Jr, agt Eleanor Todiesen et al; Percy S Dudley (A), 26 Liberty; E Mortimer Boyle (R); due, \$3,869.99; T&c, \$591.51; mtg recorded Apr 20'11; Joseph P Day.

127TH st, 228 E, ss, 255 w 2 av, 25x99.11, 5-sty bk tnt; Wm E Gearon agt Jos H Bruce et al; Max Altmayer (A), 290 Bway; Welles Stump (R); due, \$3,577.73; T&c, \$52; sub to a pr mtg of \$15,000; Joseph P Day.

139TH st, 261 W, ns, 80.1 e 8 av, 19x99.11 4-sty bk dwg; Natl Operating Co agt Eliz A Dodge et al; M L Heidenheimer (A), 141 Bway; Alfred E Ommen (R) due \$2,282.72; T&c, \$249.75; Joseph P Day.

157TH st E, ss, 100 w St Ann's av, 75x 75x77.10x95.9, vacant; Jas M Betts agt Sol Moses et al; Julius H Seymour (A), 280 Bway; Safford A Crummev (R); due, \$4,535.93; T&c, \$4,706.92; Bryan L Kennelly at 3156 3 av.

157TH st E, see German pl, see German pl, sec 157th.

215TH st W, ns, 325 e 10 av, 75x99.11, vacant; Chas B Hill agt Jas G Tyler et al; Hunt, Hill & Betts (A), 165 Bway; Leo Leventritt (R); due, \$3,056.33; T&c, \$1,555.03; sub to a first mtg of \$10,000; Joseph P Day.

Bryant av, 803, ws, 125 n Lafayette av, 25x95, 2-sty bk dwg; Mary I Cozzens trste, &c, agt West Mt Vernon Realty Co et al; Julius H Seymour (A), 280 Bway; Geo E Weller (R) due \$7,046.82; T&c \$275; mtg recorded July16'10; Bryan L Kennelly at 3156 3 av.

Columbus av, 440-52, nwc 81st (Nos 101-9), 204.4 to 82d (Nos 100-8) x134, 7-sty bk hotel; Endicott; Susan L Vivian et al exrs & trstes agt Chas A Fuller et al; Action 1; Thompson, Freedman & Cooke (A), 2 Wall; Alfred Steckler, Jr (R); due, \$322,612.06; T&c, \$89,080.19; Joseph P Day.

St Nicholas av, 728, es, 337.4 n 145th, 18.6x100, 4-sty & b stn dwg, 3-sty ext; Mary E Hastings agt Jennie C Mason et al; A G Ammidown (A), 206 Bway, Eugene L Bushe (R); due, \$14,811.26; T&c, \$—; mtg recorded Mar8'06; Joseph P Day.

MAY 1.

118TH st, 18 W, ss, 285 w 5 av, runs s98 xsw3.6xw23xn100.11xe25 to beg, 5-sty bk tnt; Jas Stokes agt Benj A Tintner et al; Olin, Clark & Phelps (A), 34 Nassau; Chas T Terry (R); due, \$7,945.09; T&c, \$806.96; sub to 1st mtg \$20,000; mtg recorded Apr 20'11; Joseph P Day.

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MAY 2.

Goerck st, 2 nec Grand (No 176) 75 to Rachael la x25, 3 & 4-sty bk tnts & str; also GRAND ST, 578, ns, 25 e Goerck, 25x75 to Rachael la, 3-sty bk & fr tnt & str; Annie Drucker agt Wilhelmina Singler et al; Jas P Niemann (A), 41 Park row; Samson Lachman (R); due, \$13,398.91; T&c, \$749.26; sub to two mtgs aggregating \$14,000; PARTITION; Hugh D Smyth.

Grand st, 576-8, see Goerck, 2.

Rachael la, see Goerck, see Goerck, 2.

13TH st, 306 W, ss, 28.10 e 4th, 28.6x 41.5x25x55.2, 5-sty bk tnt & str; Geo R Fearing et al agt Jno B Ireland et al; Strong & Cadwalader (A) 40 Wall; Paul M Herzog (R); due, \$15,278.33; T&c, \$1,788.50; Joseph P Day.

64TH st, 412 E, ss, 206 e 1 av, 25x100.5, 5-sty bk tnt & str; Jno M Bowers et al EXRS agt Fredk Sackett et al; Middleton S Borland (A), 31 Nassau; Jos T Ryan (R); due, \$19,164.90; T&c, \$812.71; Joseph P Day.

64TH st, 410 E, ss, 181 e 1 av, 25x100.5, 5-sty bk tnt & str; Commonwealth Ins Co of N Y agt Fredk Sackett et al; Middleton S Borland (A), 31 Nassau; Jos H Fargis (R); due, \$18,350.65; T&c, \$534.58; Joseph P Day.

15TH st E, nec 3 av, see 3 av, nec 158.

Bailey av, 3058-60, es, 225 n Boston av, 75x87.8x75x82.6, 2 4-sty bk tnts; Prospect Investing Co agt Roma Constn & Engineering Co et al; Stephen W Collins (A), 63 Wall; Benj Patterson (R); due, \$24,531.72; T&c, \$372.09; sub to four pr mtgs aggregating \$9,000; Jos P Day, at 3208 & 3210 3 av.

3D av, nec 158th, runs n99.6xe154.6xse 98.1xw169.9 to beg, vacant; Chas Palm agt Harris Bernstein et al; Henry F Lippold (A), 63 Park row; Isidor Cohn (R); due, \$46,483.20; T&c, \$5,671.37; Joseph P Day, at 3208 3 av.

MAY 3.

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.

92D st, 403 E, ns, 94 e 1 av, 40x100.8, 6-sty bk tnt & str; Jacob A Geissenhainer trste et al agt Harris Kahn et al, Norwood & Marden (A), 68 Wm; Chas W Coleman (R); due, \$34,955.39; T&c, \$3,125.00; Joseph P Day.

Coddington av, ns, 979 e Fort Schuyler rd, 75x100, Westchester; Aug C Seebeck agt Chas Monday et al; Grant Squires (A), 40 Wall; Lewis J Conlan (R); due, \$1,378.09; T&c, \$31; Joseph P Day at 3208 3 av.

MAY 4.

No Legal Sales advertised for this day.

MAY 6.

123D st, 132-6 E, see Lex av, 2014-8.

Lexington av, 1890, ws, 50.11 s 118th, 16.8x55, 3-sty & b stn dwg; Mary C Stewart agt Henry Gabay et al; Butts & Vining (A), 51 Chambers; Harry W Mack (R); due, \$8,490.48; T&c, \$350; Joseph P Day.

Lexington av, 2010-2, ws, 50 s 123d, 50.11 x64.10, 6-sty bk tnt & str; Reuben Sadowsky agt Israel Lippmann et al; action 2; Paul Hellinger (A), 320 Bway; Warren Leslie (R); due, \$10,154.35; T&c, \$500; sub to first mtg \$34,000; mtg recorded Apr16 '07; Joseph P Day.

Lexington av, 2014-8, swc 123d (Nos 132-6), 50x64.10, 6-sty bk tnts & str; same agt same; action 1; same (A); Chas J Leslie (R); due, \$13,760.35; sub to first mtg \$48,000; mtg recorded Apr16'07; Joseph P Day.

MAY 7.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

APR. 27.

No Legal Sales advertised for this day.

APR. 29.

Grand st, ns, 218.9 e Keap 18.9x95; Bertha Steinberg agt Ellen E Gordon et al; Maxwell Wyckoff (A), 808 Bway; Sidney P Strongin (R); Chas Shongood.

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

Jefferson av, ses, 157.6 ne Hamburg av, 19x100; Concord F Kromm et al agt Nettie Biegeleisen et al; Chas W Philipbar (A), 32 Nassau, Manhattan; Harold C Knapp (R); Chas Shongood.

Road from Flatbush to Keuter's Hook, ws at division line bet land of Henry Helgans & Kaspar Burkhardt, 806.2x277.9x 139.3x117.3x786.6x367.7 to beg & ws of said rd at same division line 324.7x334.9x121.6 Jacob G Dettmer agt Jno F Mallie et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

APR. 30.

Diamond st, ss, 298.4 e Main, 75x159.9x 75x159.5; 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.

Herkimer st, see Gunther pl, 20x86; Ellwood Harlow agt Isaac Rosner et al; Henry W Gaines (A), 81 Fulton, Manhattan; Walter Moffat (R); Wm H Smith.

Leonard st, ws 24 n Maujer 12x56; Maurice E Schafer agt Ernst G A Schafer et al; Nicholas Dietz (A), 44 Court; Leroy W Ross (R); Wm H Smith.

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

McDougal st, nec Howard av, 20x75; Bertha Trautmann et al agt Ritario Realty Co et al; Chas Jaffa (A), 756 Flushing av; Elmer G Sammis (R); Wm H Smith.

4TH pl, ns, 239.8 w Court, 20x100; Eliz Workman agt Margt Barry et al; K C & M V McDonald (A), 189 Montague; D Ray McDonald (R); Geo Price.

Bay 35TH st, ws, 201 sw Bath av, 62x 96.8; Second United Cities Realty Corp agt Andrew Harbow et al; Jno G Harris (A), 261 Bway, Manhattan; Jas Richards (R); Wm H Smith.

Gates av, ss, 38.9 w Irving pl, 19x80; Jas T Conway agt Eugene M Hendrickson et al; Snedeker & Snedeker (A), 164 Montague; Chas L Livingston (R); Jas L Brumley.

Myrtle av, ss, 450 e Nostrand av, 25x 100; Citizens' Trust Co of Bklyn agt Wm S Hurley et al; Jonas Lazansky & Neuburger & Kramer, Cohn & Meyers (A), 44 Court; Jay S Jones (R); Wm P Rae.

St Marks av, see Hopkinson av, 100x 106.9; J Henry Alexandre agt Osias Maller et al; Jno H Henshaw (A), 20 Nassau, Manhattan; Chas H McCarthy (R); Wm H Smith.

Troy av, see Union, runs e180xn100xw80 xs20wx98xnw117.6 to beg; Arthur Anderson agt Berkshire Constn Co et al; Saml A Telsey (A), 1779 Pitkin av; Edw J Collier (R), Chas Shongood.

13TH av, es, 57.2 s 39th, 19x80; Josephine O Borland agt Fannie Sherman et al; Wm F Connell (A), 16 Court; Adolph H Goetting (R), Wm H Smith.

MAY 1.

Johnson pl (now closed), cl, intersec ss Snyder av runs w62.7xs81.1xe62.7xn81.3 to beg; Jno W Reid agt Clara Van Brunt et al; Clarence F Corner (A), 375 Pearl; Albert Tameling (R); Wm H Smith.

Ryerson st, ws, 145 n Lafayette av, 50x 100; trstes of Amherst College agt Thrall Constn Co et al; Edwin Kempton (A), 175 Remsen; M Shaler Allen (R); Jas L Brumley.

41ST st, ns, 195 e 2 av, 25x100; Sigmund Ashner agt Hickey, Kaplan & Witzek et al; Saul Bernstein (A), 149 Bway, Manhattan; Walter Moffat (R); Wm H Smith.

Graham av, es, 75 s Moore, 25x100; Williamsburgh Svgs BK agt Dean Holding Co et al; S M & D E Meeker (A), 217 Havemeyer; Jas A Blanchfield (R); Wm H Smith.

Jamaica av, swc Crescent, 100x100; also EUCLID AV, ws, 192 s Jamaica av, 125x 150; also EUCLID AV, ws, 138 s Jamaica av, 54x100; Milton C Hall agt Jno L Hall et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Bruce R Duncan (R); Wm H Smith.

Stillwell av, ws, 280 n Neptune av, 20x 118.10; South Bklyn Co-operative Bldg & Loan Assn agt Antonetta Stallone et al; Wm J Bolger (A), 149 Bway, Manhattan; Geo Eckstein (R); Wm H Smith.

MAY 2.

Butler st, ss, 100 w Bond, 25x100; Jas F Butler agt Guseppe Ruggieri et al; Wm S Butler (A), 188 Montague; Chas A Webber (R); Wm H Smith.

Bergen st, ss, 143.7 e Classon av, 24x100; Baptist Home of Bklyn agt Chas E Heney et al; Edwin Kempton (A), 175 Remsen; Chas Y Van Doren (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.

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

13TH st, ss, 172.10 e 5 av, 25x100; Isabel Sandford agt Antoinette Crane et al; G Burchard Smith (A), 391 Fulton; Walter G Rooney (R); Wm H Smith.

60TH st, ss, 380 e 13 av, 20x100; Bond & Mortgage Guarantee Co agt Geo L Curcio et al; Edwin Kempton (A), 175 Remsen; Harry W Kouwenhoven (R); Wm H Smith.

Sanford st, ws, 257.9 n Myrtle av, 25x 100; Dennis O'Donnell et al agt Annie O'Donnell et al; Andrew C Troy (A), 5 Beekman, Manhattan; D Ray McDonald (R); Wm P Rae.

Flatbush av, nes, 145.9 se St Marks av, 20.4x85.6x irreg; Wm K Wardner et al agt Lena Price et al; Edwin Kempton (A), 175 Remsen; Wm D Niper (R); Wm H Smith.

Jefferson av, see Marcy av, 18.2x100; Catherine Chapman agt Henry T Spelman et al; Herbert N Warbasse (A), 188 Montague; Frank Obernier (R); Wm H Smith.

The Brooklyn Issue of the Record & Guide

Will be published on May 11, 1912. The number will be edited by Mr. Cecil C. Evers, Vice President of the Lawyers Mortgage Company, who will select the subjects that are to be dealt with and the men who are to write on them. Mr. Evers' consent to act as editor is an assurance that each of the principal subjects chosen for discussion will be treated by an authority of unquestioned standing.

There will be not fewer than a dozen leading articles with numerous illustrations, covering such matters as industries and shipping, water front improvements, municipal activities, transportation, real estate values, building, residential movements, facilities for education and recreation, etc.

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

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RECORD AND GUIDE

11 E. 24th Street, New York City

Kent av, ses, 60.5 sw N 8th, 20x71.11x 19.10x71.11; Citizens Trust Co agt Saml A Hoar et al; Jonas, Lazansky & Neuburger & Kramer, Cohn & Meyers (A), 44 Court; Maurice R Miller (R); Chas Shongood.

13TH av, ws, 60.2 n 43d, 20x80; Herbert H Warbasse agt Martense Home Co et al; Herbert N Warbasse (A), 189 Montague; Howard D Hammond (R); Wm H Smith.

13TH av, ws, 120.2 n 43d, 20x80; same agt same; action 2; same (A); same (R); Wm H Smith.

13TH av, ws, 100.2 n 43d, 20x80; same agt same; action 3; same (A); same (R); Wm H Smith.

13TH av, ws, 80.2 n 43d, 20x80; same agt same; action 4; same (A); same (R); Wm H Smith.

13TH av, nwc 43d, 20.2x80; same agt same; action 5; same (A); same (R); Wm H Smith.

13TH av, ws, 40.2 n 43d, 20x80; same agt same; action 6; same (A); same (R); Wm H Smith.

13TH av, ws, 20.2 n 43d, 20x80; same agt same; action 7; same (A); same (R); Wm H Smith.

MAY 3.

Amboy st, swc Blake av, 250x100; Mary C Neu agt User Marcus et al; Neu, Gilchrist & Spedick (A), 26 Court; Frank Obernier (R); Wm H Smith.

14TH st, ns, 218.2 e 8 av, 19.8x100; Minnie L Keller agt Jennie C Tegeler et al; Rabe & Keller (A), 258 Bway, Manhattan; Geo J S Dowling (R); Wm P Rae.

Prospect pl, ns, 20 w Classon av, 30x 100; Adolf Pavenstedt et al agt Prospect Place Co et al; Duer, Strong & Whitehead (A), 43 Wall, Manhattan; Jos S Buhler (R); Wm H Smith.

Liberty av, swc Logan, 20x90; Bond & Mortgage Guarantee Co agt Michl Seitz et al; Edwin Kempton (A), 175 Remsen; Jno H Morgan (R); Wm P Rae.

Ridge blvd, es, 110.6 s Bay Ridge av, 20x90; Michl Cohen agt Frank A Bandholtz et al; Lewkokitz & Schaap (A), 73 Nassau, Manhattan; Horatio C King (R); Wm H Smith.

16TH st, ss, 92.7 w 6 av, 22x100; also 16TH ST, ss, 92.7 w 6 av, 17.9x152x17.7x 152; sheriff's sale of all right, title &c, which Margt Griffin & Danl W Golden had on Oct 27, 1911, or since; Chas B Law, sheriff; Wm P Rae.

Wyona st, ws, 130.11 n Atlantic av, 56x 100; Cornelius Hearn agt Pauline Krueger et al; Kiendl & Sons (A), 68 Pennsylvania av; Wm D Niper (R); Wm H Smith.

61ST st, ss, 100 w 22 av, runs w600 to 21 av xs200 to 62d xe100xn100xe500xn100 to beg; also 61ST ST, swc 21 av, 200x480 to 62d; also 19TH AV, sec 62d, 100x600; also 20TH AV, nec 63d, 100x220; also 21ST AV, nwc 62d, 100x100; also 62D ST, ss, 134 w 21 av, 46x100; also 62D ST, ss, 214 w 21 av, 46x100; also 62D ST, ss, 294 w 21 av, 46x 100; also 20TH AV, sec 65th, 200x220; also 20TH AV, sec 65th, 100x220x100x200; Chas S Conklin agt Adrian Bldg Co et al; Elek J Ludvigh (A), 31 Nassau, Manhattan; Ernest P Spellman (R); Chas Shongood.

MAY 4.

No legal sales advertised for this day.

MAY 6.

Ellery st, ss, 300 w Tompkins av, 25x 100; Morris Berger agt David Zimmerman et al; Mitchell May (A), 44 Court; Maurice F Miller (R); Chas Shongood.

Leonard st, es, 174 s Driggs av, 102x100; Louis Kaplan agt Isidor Kantor et al; Ben W Slote (A), 39 Graham av; Chas L Meckenberg (R); Jos Shongood.

Av J, sec West, runs e160xs100xe40 to Gravesend av, xs80xw100xs80xw100xn260 to beg; also WEST ST, es, 300 s Av J, 40x 100; Richard G Babbage et al agt Martense Realty Co et al; Fredk M Sanders (A), 141 Bway, Manhattan; Thos F Garvey (R); Chas Shongood.

Maujer st, es, 46 w Waterbury, 46x100x 45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xn95 xe49.5xn95xe269.1xs95xe24.7xn95xe49.2 to beg; Home Life Ins Co agt Michl Seitz et al; Jas P Judge (A), 189 Montague; Fredk E Gunnison (R); Wm H Smith.

Merchants' Association in New Quarters.

The undertaking of new activities involving a considerable increase in the activities of the Merchants' Association has made it necessary for that body to seek new quarters, and a lease has been signed for more ample space in the Woolworth Building which is now in course of construction on Broadway opposite the post office.

The Committee on Transportation, of which Mr. William A. Marble is Chairman, is one of the new committees of the Merchants' Association which was brought into existence under the committee reorganization plan. The Committee will have jurisdiction over all matters relating to State and interstate traffic, and will have advisory supervision over the Traffic Bureau of the Association. This Bureau is one of the important features of the plans adopted for extending the activities of the association.

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Gentleman, age 38, has been employed by large Real Estate firm for 15 years as outside man in renting all kinds of business property; desires position with party having large Real Estate holdings where he will devote entire time to his employer's property. BOX 10, Record and Guide.

EXPERIENCED REAL ESTATE MAN. Now having full management of number of flats, apartments and tenements, for large firm, desires to make change; salary, references and bond furnished. BOX 888, Record and Guide.

EXPERIENCED young man desires interest in long established real estate concern having a substantial management business; references exchanged. BOX 5, Record and Guide.

REAL ESTATE, INSURANCE (24), experience 8 years; estate management, collecting, supervision repairs; reference; good address. BOX 15, Record and Guide.

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



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The Efficiency Commission, which is studying the administration of the Federal government on behalf of Congress, estimates that a saving of \$1,000,000 a year can be made by stopping needless handling and copying of departmental correspondence. It is easy to see how excessive duplication of clerical work has grown up in a great specialized establishment like the Federal government. The same tendency has been observed in private business, notably in modern departmented real estate offices. In fact, the real estate offices that are known to have efficient clerical organizations are remarkably few in this town.

According to the advance bulletin on manufactures in 1909, just issued by the Census Bureau, the United States had 268,491 manufacturing establishments, which gave employment during the year to an average of 7,678,578 persons, of whom 6,615,046 were wage earners. These manufacturing establishments paid \$4,365,613,000 in salaries and wages, and turned out products to the value of \$20,672,052,000. The manufacturing industries of the United States as a whole experienced a more rapid growth during the five year period, 1904-1909, than during the period 1899-1904, although in both periods the progress was very marked. The biggest increase was the New York industrial district.

The midtown district continues to be the chief seat of activity in real estate. To judge from the number of sites that are being purchased there for improvement with mercantile buildings, one would hardly suppose that a few months ago some of the principal lending institutions were issuing warnings about overbuilding. Certainly, there has been recently no such increase in general business as to justify the current building boom in the new mercantile section. The structures that go up there now can get tenants only at the expense of the older downtown section. But when downtown agents begin to offer not only lower rents but "six months' rent free" the uptown builders may find their source of tenants shut off.

Manhattan brokers who manage high-class apartments and dwellings are constantly being applied to for advice by tenants who wish to buy homes outside Manhattan. The advice may be asked in the form of a general question or in the form of a specific inquiry relating to some advertisement. Such advice is now furnished as a rule without any motive on the part of the Manhattan broker to see that the questioner acts on it. The bulk of the prospective well-to-do buyers of homes in the metropolitan district are tenants of and on friendly terms with Manhattan brokers. They are mostly young married couples with growing families and their desire to buy generally comes to the knowledge of the brokers to whom they pay rent before it comes to the knowledge of other real estate men. We have just made a canvass of the leading real estate offices on the West Side to verify this statement. It is for builders and officers of development companies to conclude how to take advantage of a situation which, it seems to us, invites business co-operation.

The Astor Real Estate.

It is very much to be hoped that the death of Col. John Jacob Astor will not result in any change of management in his real estate. During the last ten or twelve years the business policy of the Astor estate has been of positive assistance to the real estate development of Manhattan. It has happened to own a great deal of very valuable property situated in those districts near which business has been concentrating. If the management of the estate had been characterized by the same stubborn conservatism which has so frequently possessed the owners of property in growing business sections it could have done much to retard the development of such peculiarly important localities as Long Acre Square and the intersection of Fifth avenue and 34th street. But instead of remaining deaf or indifferent to the demand for improvement, the Astor estate has been eager to develop the neighborhood in which it possessed valuable holdings.

The modernization of 5th avenue may be said to have begun with the erection first of the Waldorf and then of the Astoria. The Waldorf, it is true, was erected by William Waldorf Astor rather than by the trustees of the Astor estate, but the managers of the properties of both branches of the family have always pursued in this respect a similar policy. At about the same time the New Netherland was erected at the corner of 59th street and 5th avenue. Some ten years later the first step towards the business development of 5th avenue, between 50th street and 59th street was taken by the construction of the St. Regis. Soon after real estate on Long Acre Square and its vicinity was stimulated first by the building of Hotel Astor by William Waldorf Astor, and soon after by the tearing down of the old St. Cloud Hotel and the substitution of the Knickerbocker. Recently the estate has been pursuing a similar policy in developing the neighborhood immediately west of Long Acre Square, and in constructing lofts in 33d street and elsewhere. In these and other cases the estate has been willing, not only to improve its own property with modern buildings, but to lease the property to a builder who wanted to put up a new building. In the second case it frequently advanced a certain proportion of the capital required for the improvement. For the good of Manhattan and the Bronx (where the estate has large holdings of vacant land) it is a matter of some importance that no change should take place in this progressive and wise business policy—pursued for so many years by the Astor estate.

Municipal Markets

The interest which Borough President Miller of the Bronx has been taking in the establishment of a comprehensive and well planned system of municipal markets, constitutes another evidence of that gentleman's intelligent interest in matters of municipal policy. All over the country it has become increasingly necessary for municipalities to consider what means can be taken to reduce the cost of living for their poorer inhabitants. Nothing very effective has as yet been accomplished even by the best-intentioned cities because the problem is difficult and complicated. The experience of foreign cities and countries makes it exceedingly probable, however, that something can be accomplished by municipal intervention and particularly by the establishment with the assistance of the city administration of really convenient and properly administered markets. The matter of an economical food supply for the inhabitants of a city is not one which can be left to uncorrected private enterprise. Experience has repeatedly proved that in no branch of business can greater economies be effected than in certain departments of retail trade, and these economies seem particularly to apply to shops which sell articles of food.

In all cities, large and small, there seems to be a tendency to establish too many small retail stores, because, if successful, a small shop means a comfortable livelihood with very little capital. The shops, which were not really needed

would soon fail, provided effective competition prevailed among retail establishments, but as a matter of fact competition prevails only within narrow limits. There is very little competition in respect to prices among retail shops, and there is a constant tendency to push them up to a level which enables a wholly unnecessary number of shops to survive.

Such is particularly the case in this country, because the average American is a hasty, careless and indiscriminate purchaser, who does not take enough care to make his purchases at the cheapest and most efficient stores. In the past the American wage earner has not felt the same need of rigid economy as has the foreign laborer, but the time is coming when he will need to economize; and one of the means which will be adopted to that end will be a great increase in the number of cooperative stores all over the country. Another of the means adopted will be the establishment of municipal markets in all cities, which do not have them at present. Municipal markets, in which the actual producers of certain essential parts of a city's food supply, sell them directly to the consumer would not do away with local shops, but it would reduce their number within economical limits and keep down prices to a fairer level. They would act as a constant corrective upon the existing careless and extravagant methods of supplying all classes of the population of New York with food. We imagine, however, that the problem of transportation will constitute a grave difficulty in organizing an efficient system of municipal markets, particularly in the case of Manhattan. As the city spreads out in every direction the produce will have to be carried to Manhattan by the railway; and in planning any future improvement of the present means of handling freight due consideration should be given to this necessity. Markets, instead of being established near ferries, as in the past, will have to be situated near freight stations or terminals, as Mr. Miller justly points out.

Lexington Avenue.

Among the somewhat meagre real estate news of the week, is an item concerning the improvement of the southeast corner of 38th street and Lexington avenue. The purchaser of the property proposes to build a ten-story apartment house on the corner, with one apartment on a floor, and he proposes to occupy one of the apartments himself. Thus the enterprise does not belong to the class of ordinary speculative operations, yet it stands a chance of being very successful. Recently a couple of speculative apartment houses have been erected on the East Side in the same neighborhood, in which a considerable demand for space was developed. The district has the advantage of being extremely central and convenient, much more so, because of its proximity to the subway, than is the East Side north of 42d street. It is within easy walking distance of the most important stores and theatres. At the same time it is a pleasant and healthy residential neighborhood. One cannot help questioning, however, whether it will remain a pleasant residential neighborhood for very long.

It looks inevitable that the district south of the Grand Central Station must gradually be engulfed by the flood of business which is sweeping up Fourth and Madison avenues, and which before long, will be sweeping up Lexington avenue. No doubt its progress will be delayed by the restrictions that have been placed on Park and Madison avenue property, and by the indisposition of the owners of private houses in that vicinity to abandon their existing residences. Such obstacles may postpone the business appropriation of those avenues for many years. But, just in proportion as local property owners are successful in keeping Park and Madison avenues comparatively free from business, the pressure on Lexington avenue and on the side streets near it will become the greater. The immediate vicinity of the Grand Central Station is destined to be for many reasons one of the most advantageous locations for the transaction of certain kinds of business in the city.

Business men who are denied access

to Park and Madison avenues will be likely to seek refuge on Lexington avenue. It is probable that the re-building of Lexington avenue for business purposes will start from 42d street and proceed north and south from that point rather than from any point further south. Hence it is that apartment houses, such as the one to be erected at 38th street, may be compared to the apartment hotels which less than ten years ago were being built near Madison avenue in the twenties. Within those ten years this district has been transformed and during the next five years will become given over almost exclusively to the wholesale trade, and in the long run a surrounding of nothing but loft buildings is as bad for a hotel as it is for a retail store. Of course such an environment is still worse for an apartment house. It seems inevitable that apartment houses built on Lexington avenue or the side streets, near the Grand Central Station, no matter how well they may rent at present, will have an even shorter economic life than do the majority of Manhattan buildings.

The Week in Real Estate.

The general conditions in the Manhattan market continue to be below the average expected at this time of the year. In view of the fact that there is a fairly constant demand for high-class property for lease, the extended lack of activity would seem to indicate either that investors are awaiting the settlement of political issues, or are holding off in the hope that property will be cheaper later on. Speculative builders and professional operators, who have been doing most of the trading during the last few weeks, are now showing less desire to acquire sites for mercantile buildings. The fact that a considerable amount of building of this nature has recently been undertaken in the midtown section, and that, therefore, there is likely to be an unduly large amount of space on the market next fall, no doubt accounts for the lessened trading.

The bulk of this week's business was centered around Lexington and Madison avenues, in the neighborhood of 42d street, though a few transactions were reported in the mid-town mercantile district. The property at 73 Madison avenue was acquired by the owners of No. 75, adjoining, and a new twenty-story building is projected for the site, which adjoins the southeast corner of 28th street. The other two deals in this part of town were in the Pennsylvania section, a district which has been decidedly quiet of late. The plot at 149 to 153 West 31st street running through to 158 to 160 West 32d street was acquired by the Realty Holding Company presumably for improvement. The property has been in the family of the present sellers for twenty-five years and is valued at \$400,000. The other deal had to do with 132 and 134 west 31st street, which was taken over by the same buyers.

The purchase of the lot at 311 Lexington avenue will result in a rather unusual type of improvement for that particular portion of the city. The demand for suites of two and three rooms, so noticeable recently on the West Side and in the Gramercy Park district, is now being felt in this neighborhood. The buyers of No. 311 are planning to erect a modern ten-story house with single apartments on each floor having three rooms and bath. Several old private dwellings in the neighborhood have recently been altered so as to have bachelor quarters above the ground floor, and these are apparently proving profitable investments. Another operation in the private house section which foreshadows a mercantile building was the sale of 39 West 55th street to the recent buyer of No. 41, adjoining. A further addition to the recent activity on Park avenue above 59th street was shown by the sale of the southeast corner of 66th street, and while no immediate improvement is planned, the site will undoubtedly be used for apartment house purposes at some not far distant date.

The most interesting transaction and at the same time one of the largest of this week, was reported from the north end of Fort Washington Heights, a district which seldom produces any deals verging on the spectacular. The sale is concerned with a block of about 76 lots just north of the beautiful home of C. K. G. Billings. The buyer is Mrs. O. H. P. Belmont and it is her intention to erect a large residence for her own occupancy. This is one of the most desirable sites in the entire city for residential purposes, and it is not unlikely that other wealthy people will see the advantages of this location and take over other available property in the vicinity. Mrs. Belmont's

new home will front the Fulton Viaduct, which it is expected will be constructed within the next two or three years. The price paid for the property was close to \$500,000, or an average of about \$6,000 a lot.

The middle West Side continues to show but little activity excepting in the purchase of sites for improvement with apartments. The only deal of any importance reported from this neighborhood during the week was the sale of 275 West 71st street. The buyer also owns four houses adjoining and a house on West End avenue, and the entire site will immediately be built upon.

The auction market which has been particularly unsatisfactory for some time past showed some indications of betterment this week. A number of good properties were offered in the salesrooms, and buyers were found for most of them at fairly good prices.

The Bronx again yielded its usual amount of fairly well distributed vacant plot sales, and most of the sites are destined for improvement with apartments or business buildings. In the last few days there has been considerable activity in the section around the 174th street subway station, at the junction of Southern boulevard and Boston road. Sales made there this week include a plot on the westerly side of the boulevard just south of Crotona Park; one on the westerly side of Boston road near Southern boulevard; three lots at the junction of Boston road and the boulevard, and two corner plots at 173d street and Minford place. All of these sites will be immediately improved. This section has been inactive for some time, but the proposed widening of 174th street with a bridge across the Bronx River, and the laying of trolley tracks down Southern boulevard so as to connect 180th street with Boston road, will make this district much more accessible.

The number of transactions reported from Brooklyn is considerably below the recent weekly average, and while there are a number of improvements underway, investors appear to be much more cautious here than in the other boroughs. In the last few years a number of apartment houses have been built in Brooklyn, but these do not seem to be proving as good an investment as was anticipated, the majority of the people seeming to prefer to live in either one or two family houses. What selling there was was fairly well distributed, with the Bedford, Park Slope, Flatbush and Eastern Parkway sections making the best showings.

The Queens market continues to show more than a normal amount of spring trading, and at present construction work is going on rapidly in many sections. Plans were filed for new construction amounting to \$598,645, which makes this one of the biggest weeks in the Building Department since the first of January. The number of persons looking for home sites in this borough is daily increasing, and most of the development companies feel rather sure of a good market this year. Plans are on foot for a public market to be established in Flushing similar to the one now underway in the Bronx. A number of prominent people are interested in the movement, and it is believed the scheme will be carried out on a rather extensive scale.

The introduction of a new building code before the Board of Aldermen this week is expected to put the building material and general construction markets upon a more seasonable footing, which accounts, no doubt, for the very much stronger undertone throughout the entire city toward the latter end of the week.

Business has been far from seasonable since the first of April, partly because weather conditions have been adverse to continuous out of door work, and partly because prices were in such an unstable state that buyers were inclined to await more definite and, possibly more permanent levels before placing contracts. But the somewhat unexpected introduction of a new code, into the Board of Aldermen, by the special code committee of the New York Chapter of the American Institute of Architects and of the Building Trades Employers' Association, has changed the complexion of the market considerably.

This code is designed to more securely safeguard life and property in buildings of all kinds. It naturally makes cost of construction a little greater. Therefore owners will be inclined to rush plans and file them and have construction work well underway before the new code is approved and becomes operative.

The direct effect upon this was to remove some of the concessions recently offered on stone, steel and other building metals, it strengthened brick and gave additional stability to the fireproofing and architectural terra cotta markets. Portland cement was unaffected, but the department as a whole expects big things from the change.

The Need of a New Building Code.

Editor of the RECORD AND GUIDE:

The present building code of the City of New York is one that has been built up little by little from the codes of 20 or 30 years ago. It fails entirely to provide for many forms of construction which are in current use to-day. The present code would have been a complete bar to progressive methods in building construction were it not that under its provisions the Superintendents of Buildings are permitted to issue detail specifications for such matters as are not covered by the code. Accordingly, during the last two years a great many matters have been provided for by a joint agreement between the Superintendents of Buildings of the various boroughs. In these edicts the superintendents have defined the conditions under which new methods may be applied. The condition which prevailed in the past was haphazard; in fact the decision of a single superintendent controlled a great many of these matters. None the less a general basic set of rules for all structural matters is most essential and these should be provided for in the code itself.

The present code is full of queer requirements founded on conditions which existed long ago in the city; it is really a development of a set of building laws written at the time when almost every house was 25 feet wide and no higher than 4 to 5 stories. It is essentially inadequate; for instance there is no reference to special exit facilities for high buildings or for factories where large numbers of persons congregate. There is, to be sure, a provision permitting the Superintendents of Buildings to order fire-escapes on buildings, but as we know such fire-escapes are in themselves dangerous; the ordinary old-fashioned fire-escape is not really to be counted on in case of emergency. The present code makes a great many conditions as to the methods by which wood construction shall be installed and few provisions for so-called fireproof construction, whereas as a fact in the Borough of Manhattan at the present time the majority in value of buildings is being constructed fireproof.

Here and there in the present code there still remain provisions which evidently were inserted to protect certain of the trades against other trades. A thickness of brick walls in skeleton frame buildings, for instance, is required almost as if they support themselves instead of being supported at each story level. Perhaps at the time the present code was written the masons were trying to prevent the rapid invasion of the skeleton frame structure.

The growth of the high factory building in New York is a serious problem. No provision as to exit facilities can adequately take care of conditions which might arise in factory buildings 16, 20 and 24 stories high, such as are now being constructed. A State law should be passed which prohibits manufacturing on any floor above the tenth or at most the twelfth story of any building. It ought to be within the police power of the State to so restrict the use of property in order to protect human life. The mere fact of manufacturing at great heights is not dangerous in itself, but rather the crowded conditions of manufacturing areas. Perhaps the restrictions should be in the form of a provision permitting work in uncrowded rooms and not more than one person to each 200 square feet of floor above the tenth floor, and so prohibit the large open crowded shop. Our city needs a wide extension of so-called fire limits within which no frame building can be built. An excellent scheme has been suggested by which a zone system could be established. Within that first zone only fireproof buildings to be erected; in the secondary zone, semi-fireproof structures allowable and in the outer zone, non-fireproof buildings. This matter of fire limits or fire zones is, however, one that would have to be fought out by itself as a separate issue and kept free from the complicated structural questions which are raised when a building code is proposed for the city. The Joint Committee in its proposed code has deemed it wise merely to provide that no frame buildings shall be built within the areas established as fire limits from time to time by the Board of Aldermen. This leaves the present fire limits as established until such times as the question or that of zones can be taken up separately.

The question of the registration of concrete constructors and builders has also been set aside for the time being as being one more properly taken up by state legislation. It is certainly desirable to restrain irresponsible persons from going into this and other branches of the building business on a day's notice, much as they might buy a push cart load of goods and sell them on the street. The registration should be one covering the

whole State. If New York City had a registration ordinance every other city in the State might have one as well, and a competent builder would have to take out a dozen licenses merely to practice in as many cities or towns in the vicinity of his establishment. Building in the suburbs or in the open country is just as important as it is in the cities and defective structures are just as liable to kill people as in a congested area. The matter of registration of concrete and other constructors should be considered as part of a State Building Code. Such a code applying to all parts of the State has been urged upon the Legislature from time to time. One is now being prepared in Pennsylvania by a commission appointed by the Governor.

ROBERT D. KOHN.
(Secretary of the Joint Committee on City Departments.)

Van Cortlandt Estate Sale.

It was determined yesterday by the Lawyers' Title Insurance Company that the recent death of Colonel John Jacob Astor on the Titanic would not prevent the partition sale of the Van Cortlandt Estate, contrary to what has been reported in various papers during the last week. The property, which will be sold about June 1, consists of about 60 acres on the east side of Broadway at 238th street, adjoining Van Cortlandt Park, Jerome Park Reservoir, and Moshulu Parkway. Part of the property is at present occupied by the courts of the West Side Tennis Club, where the International matches between England and America were held last October. It is understood that the property occupied by the club is included in the sale.

The 238th street station of the subway is on the property and recently the estate has been grading the streets through the property in preparation for a sale.

The partition suit has given rise to a great deal of interest owing to the fact that members of almost every old Colonial family, married with the Van Cortlandts, who acquired the property in 1646 by a Dutch grant and by purchase from the Indians, and are, therefore, defendants in the suit.

Real estate interests throughout the city have been much interested to know whether this sale is going to take place or not because of the peculiar situation of the property and its historical interests have led to a great deal of comment as to its future development.

Suburban New York.

The 1912 edition of Suburban New York, a magazine published by The Globe and devoted to home buying and home building in the area about New York City, made its second appearance this week. The magazine was first published last year. The leading feature of this new edition is an architectural competition for houses that can be built within the metropolitan area for \$4,000, \$6,000 and \$8,000. Elevations, floor plans, and specifications are given of the houses drawn by the prize winners, besides those of several of the less fortunate competitors.

These plans were passed upon by such well known architects as Oswald C. Hering, Frederick Squires and Larremore V. V. Swezy, and by Richard T. Lingley of the American Real Estate Company. They thus have practical as well as artistic merit.

A Blue and White Dining-Room.

Here is the description of a well-thought-out dining-room that had a most charming effect when completely finished. The entire room was done in delft blue and white. A white china ledge, filled with all sorts of delightful Dutch things in blue and white, went around the room at about two feet from the ceiling. Just under the ledge was a figured border a foot wide. In this border was told a tale of Holland in blue and white figures. Next to the white wood fireplace the story started, and one saw a Dutch maiden parting from her sweetheart. The little romance encircled the room till it reached the other side of the fireplace, and there one saw a Dutch wife and a little Dutch girl waiting hand in hand for the ships to come in.—"Decorative Furniture."

—The report of the General Electric Company for the year ended December 31, 1911, shows volume of business and profits slightly under the figures for the preceding year. Sales billed amounted to \$70,383,854, against \$71,478,557 in 1910; cost of sales was \$62,460,557, against \$63,134,601, and profit from sales was \$7,923,297, comparing with \$8,343,956 in the preceding year.

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 19 to 25	1911 April 21 to 27
Total No.....	197	193
Assessed value.....	\$16,062,850	\$10,549,600
No. with consideration...	12	21
Consideration.....	618,400	\$903,700
Assessed value.....	612,500	\$776,000
Jan. 1 to April 25	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
Total No.....	3,039	3,262
Assessed value.....	\$251,483,345	\$187,949,100
No. with consideration...	280	270
Consideration.....	\$13,598,477	\$13,576,435
Assessed value.....	\$12,531,300	\$12,657,000

MORTGAGES

	April 19 to 25	April 21 to 27
Total No.....	120	147
Amount.....	\$2,779,676	\$3,421,934
To Banks & Ins. Cos....	40	53
Amount.....	\$1,620,306	\$1,619,444
No. at 6%.....	35	66
Amount.....	\$231,176	\$932,529
No. at 5½%.....	4	5
Amount.....	\$110,000	\$258,194
No. at 5%.....	38	36
Amount.....	\$1,135,500	\$1,014,750
No. at 4½%.....	19	9
Amount.....	\$843,500	\$163,000
No. at 4%.....	.....	3
Amount.....	.....	\$37,961
Unusual rates.....	.....	34
Amount.....	.....	\$1,015,500
Interest not given.....	24	.....
Amount.....	\$459,500	.....
Jan. 1 to April 25	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
Total No.....	2,026	2,480
Amount.....	\$121,318,615	\$81,430,755
To Banks & Ins. Cos....	454	.....
Amount.....	\$83,867,671	.....

MORTGAGE EXTENSIONS

	April 19 to 25	April 21 to 27
Total No.....	36	47
Amount.....	\$3,109,250	\$4,671,100
To Banks & Ins. Co....	16	15
Amount.....	\$2,527,000	\$1,786,500
Jan. 1 to April 25	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
Total No.....	855	881
Amount.....	\$24,901,510	\$33,825,968
To Banks & Ins. Cos....	276	.....
Amount.....	\$19,994,500	.....

BUILDING PERMITS

	April 20 to 26	April 22 to 28
New buildings.....	22	34
Cost.....	\$3,313,425	\$6,872,250
Alterations.....	\$384,815	\$242,750
Jan. 1 to April 26	Jan. 1 to April 28	

	1912 April 20 to 26	1911 April 22 to 28
New buildings.....	279	275
Cost.....	\$41,246,875	\$38,985,505
Alterations.....	\$3,829,411	.....

BRONX CONVEYANCES

	April 19 to 25	April 21 to 27
Total No.....	132	150
No. with consideration...	7	10
Consideration.....	\$77,575	\$203,575
Jan. 1 to April 25	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
Total No.....	2,318	\$2,389
No. with consideration...	698	.....
Consideration.....	\$2,994,536	\$1,396,759

MORTGAGES

	April 19 to 25	April 21 to 27
Total No.....	100	104
Amount.....	\$1,163,940	\$896,462
To Banks & Ins. Cos....	9	12
Amount.....	\$125,500	\$137,600
No. at 6%.....	47	47
Amount.....	\$826,396	\$339,874
No. at 5½%.....	14	9
Amount.....	98,500	\$86,050
No. at 5%.....	13	24
Amount.....	\$74,900	\$337,500
Unusual rates.....	2	.....
Amount.....	\$11,429	.....
Interest not given.....	24	24
Amount.....	\$152,715	\$133,038
Jan. 1 to April 26	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
Total No.....	1,650	1,976
Amount.....	\$15,164,374	\$17,619,618
To Banks & Ins. Co's....	198	.....
Amount.....	\$3,548,866	.....

MORTGAGE EXTENSIONS

	April 19 to 25	April 21 to 27
Total No.....	7	14
Amount.....	\$222,000	\$215,900
To Banks & Ins. Cos....	1	5
Amount.....	\$30,000	\$135,000
Jan. 1 to April 25	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
Total No.....	243	20
Amount.....	\$4,331,175	\$3,516,92
To Banks & Ins. Cos....	51	.....
Amount.....	\$1,463,000	.....

BUILDING PERMITS

	April 20 to 26	April 22 to 28
New buildings.....	32	31
Cost.....	\$732,750	\$513,670
Alterations.....	\$21,300	\$24,950
Jan. 1 to April 26	Jan. 1 to April 28	
New buildings.....	449	340
Cost.....	\$12,177,725	\$5,024,970
Alterations.....	\$430,005	.....

BROOKLYN CONVEYANCES

	1912 April 18 to 24	1911 April 20 to 26
Total No.....	477	465
No. with consideration...	26	30
Consideration.....	\$171,205	\$219,073
Jan. 1 to April 24	Jan. 1 to April 26	

	1912 April 18 to 24	1911 April 20 to 26
Total No.....	7,743	8,202
No. with consideration...	448	.....
Consideration.....	\$4,028,248	\$4,177,359

MORTGAGES

	April 18 to 24	April 20 to 26
Total No.....	425	430
Amount.....	\$1,540,520	\$13,561,613
To Banks & Ins. Cos....	95	.....
Amount.....	\$500,000	.....
No. at 6%.....	259	212
Amount.....	\$860,060	\$524,160
No. at 5½%.....	48	64
Amount.....	\$185,660	\$240,326
No. at 5%.....	96	133
Amount.....	\$410,800	\$12,719,748
Unusual rates.....	1	2
Amount.....	\$1,000	\$9,500
Interest not given.....	21	19
Amount.....	\$83,000	\$67,879
Jan. 1 to April 24	Jan. 1 to April 26	

	1912 April 18 to 24	1911 April 20 to 26
Total No.....	5,832	6,849
Amount.....	\$23,832,273	\$36,919,666
To Banks & Ins. Cos....	1,260	.....
Amount.....	\$9,781,823	.....

BUILDING PERMITS

	April 18 to 24	April 20 to 26
New buildings.....	323	206
Cost.....	\$1,337,775	\$867,115
Alterations.....	\$122,668	\$90,348
Jan. 1 to April 24	Jan. 1 to April 26	

	1912 April 18 to 24	1911 April 20 to 26
New buildings.....	2,056	1,379
Cost.....	\$14,513,213	\$8,008,694
Alterations.....	\$1,305,069	\$980,964

QUEENS BUILDING PERMITS

	April 19 to 25	April 21 to 27
New buildings.....	116	129
Cost.....	\$373,630	\$737,616
Alterations.....	\$12,785	\$24,520
Jan. 1 to April 25	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
New buildings.....	1,525	1,704
Cost.....	\$5,616,425	\$7,080,173
Alterations.....	\$322,060	\$284,652

RICHMOND BUILDING PERMITS

	April 19 to 25	April 21 to 27
New buildings.....	13	.....
Cost.....	\$102,900	.....
Alterations.....	\$3,275	.....
Jan. 1 to April 25	Jan. 1 to April 27	

	1912 April 19 to 25	1911 April 21 to 27
New buildings.....	261	.....
Cost.....	1,209,288	.....
Alterations.....	\$121,619	.....

What Might Have Been.

A very good example of the way in which the existing laws operate when private land is condemned for public purposes actually was afforded by the Delancey Street reconstruction in New York City a few years ago. The public convenience demanded a better approach to the Williamsburgh Bridge, and Delancey street was widened as a means of providing it. Under the existing judicial decisions the city was able to take only the area actually needed for public use, and when the work was finished some of the lots fronting upon the street were less than ten feet in depth. Only by acquiring lots in the rear could those ribbons of land be made of any substantial value for building purposes, and the situation thereby created was one which placed the whole development of this region at the mercy of the rear-owners. If the city had been able to take a zone extending back perhaps a hundred feet from the new street lines, it could have reaped the entire financial benefit of the improvement; and by a relocation of lot boundaries it could have made possible the speedy reconstruction of suitable buildings along the broadened highway.—"American City."

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

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

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

It is noteworthy that whilst residence property is frequently being converted to other uses, shopping, business and tenement sections never revert to use for good class residences.

As sections change character and their principal buildings are reconstructed or removed, the attendant buildings, such as churches, clubs, theatres, frequently come into use for other than their original purposes, or are torn down to make place for more suitable structures.

High class residences in once fashionable neighborhoods come into use as boarding houses or tenement houses, or are reconstructed for shops or stores.

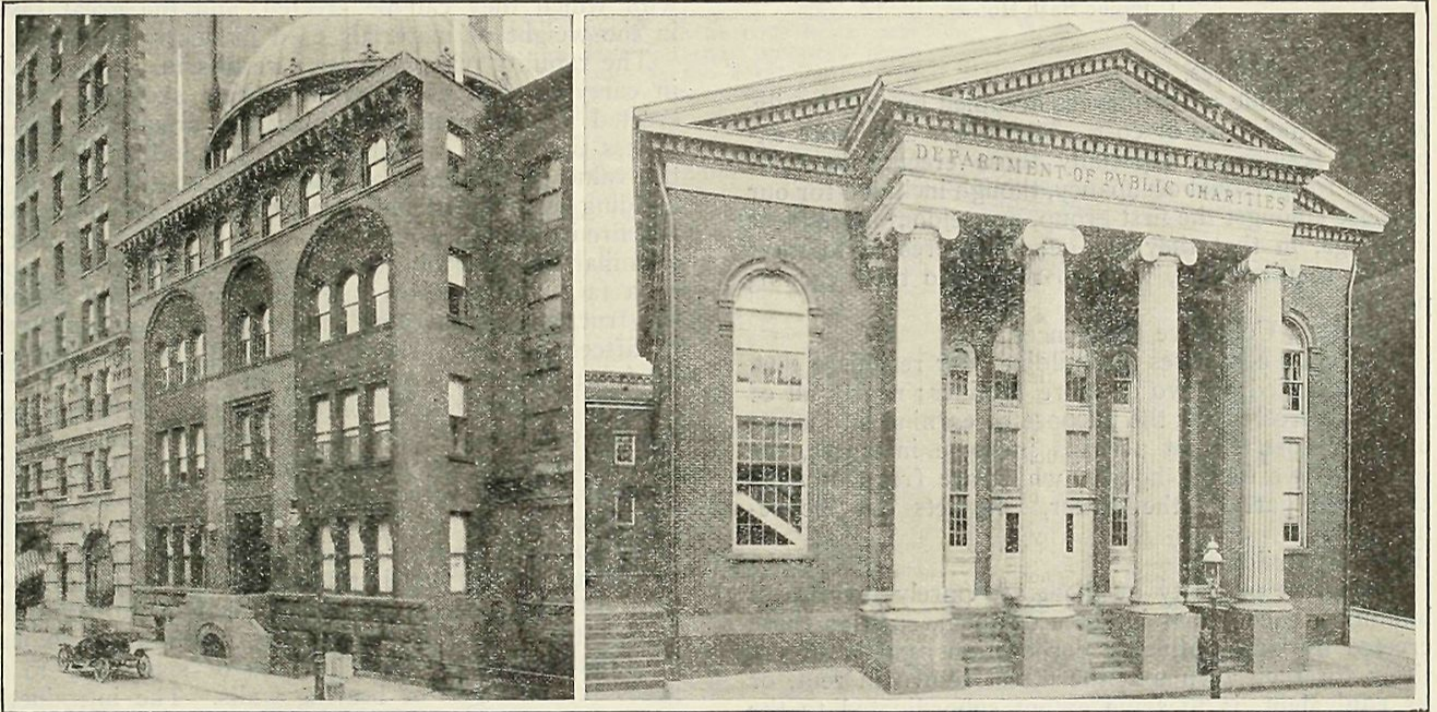
CLASSIFICATION OF SECTIONS.

The various sections in a city and the buildings composing them can be classified according to their use.

Some cities have other divisions than these, such as political cities, which have some quarters devoted almost entirely to buildings for public uses, or University towns, where the college buildings and their dependencies constitute distinct settlements. In other cities racial conditions lead to additional classifications; thus the Chinese quarter in San Francisco, the French quarter in New Orleans, the Jewish and Italian sections in New York City. In general, these "foreign" settlements can all be classed as tenements, though there are some exceptions, such as parts of the French quarter in New Orleans.

CLASSIFICATION OF BUILDINGS.

In order to simplify the study of the requirements of different buildings, it will be necessary to adopt some form of classification.



CHANGES OF UTILIZATION.

- (1) The old Crescent Athletic Club, Brooklyn, remodelled for use as Bachelor Apartments. Clinton St., Brooklyn, N. Y.
- (2) A church in neighborhood of changing character used by the Department of Public Charities. Schermerhorn St., Brooklyn, N. Y.

Although not always devoted to one special use, their prevailing utilization can generally be specified, but it is frequently impossible to outline their exact limits, as they encroach on one another and to a certain extent their boundaries intermingle.

The following table comprises the most important sections and indicates their uses:

Residence.	{	<ul style="list-style-type: none"> 1. Highest class residential. 2. General residential sections. 3. Tenements or cheapest dwellings.
Business.	{	<ul style="list-style-type: none"> 4. Financial and office section. 5. High class shops (General shops and department stores). 6. Other and local shopping centers. 7. Wholesale and commission. 8. Warehousing. 9. Factories, etc.

It has already been noted that buildings can be divided into necessities and luxuries, similarly they can be divided into: first, investment buildings, where they are erected mainly for the sake of the income to be derived from them; second, non-investment buildings, where the income to be derived from them is a secondary consideration.

Another method of classification would be to divide buildings into, first, the principal type, or those expressing the life of the city, viz., residences and business buildings; second, the attendant type, consisting of those which depend on the above for their existence and are located with reference to them; these include churches, schools, clubs, theatres, museums, etc.

The following general classification based on the above distinctions will be most useful for our purpose:

Principal buildings or "Necessities."	1st. Private Residences.	{ Attached, semi-detached, and detached.
	2nd. Multiple, or collective residences.	{ Two family houses. { attached semi-detached detached.
		{ Apartment houses. { Flats, duplex apartments, etc.
{ Tenement houses		
{ Apartment hotels		
3rd. Business buildings.	Financial	{ Banks
		{ Office Buildings
	Commerc'l	{ Local shops
{ General Shops		
{ Dept. stores, Wholesale and Commission Buildings		
	Warehouses	
	Factories	
Attendant Buildings or "Luxuries."	4th { Semi-public buildings.	Transportation Terminals.
		Churches.
		Clubs.
		Theatres.
		Concert Halls.
		Hospitals.
		Asylums and Institutions.
		Schools.
	Libraries.	
	Museums.	
5th { Public buildings.	National and State Capitols.	
	Court Houses.	
	City and Town Halls.	
	Post Office Buildings.	
	Public Markets.	
	Police Stations.	
Fire Engine Houses.		
Public Bath Houses.		

1. Private Residences.

These include all residences occupied by one family, whatever their size or cost. The larger and more expensive residences, especially those erected by their owners for personal occupancy, though included for our purpose amongst the first group, are seldom investment buildings, in that they are generally erected to meet special requirements, with no regard to their earning power.

2. Multiple or Collective Residences.

This class comprises all buildings for residence purposes occupied by two or more families; nearly all of them are erected for the purpose of earning an income on their cost, except perhaps in some instances, the so-called two-family houses, which are frequently occupied in part by the owner, who lets out the remainder.

3. Business Buildings.

The great majority of these are purely investment buildings, except that in some of them, such as those erected by banks or large corporations, partly or entirely for their own use, the direct return in rent, or its equivalent, is to some extent subordinated to the advertisement which the institution derives from the ownership and occupancy of a costly and imposing structure. It may be well to note here that there is no hard and fast division between the different classes, some buildings being used for several different purposes at the same time. Thus, residential flats and tenements and some apartment houses, though not of the highest grade, frequently have shops on the ground floor, especially when they are on traffic streets. Hotels, such as the Auditorium in Chicago, are combined hotel, office and theatre buildings.

4. Semi-public Buildings.

In some cases the investment feature in these buildings is indirect or secondary. Thus, there is generally no direct return from a railway station proper; it is merely a terminal or distributing point for passengers, or freight traffic, and its value is in connection with the railway of which it is a part and without which it would be useless.

Theatres, concert halls, etc., are frequently erected purely for investment, except in the case of publicly owned buildings, such as many of those in French and German towns; and in buildings such as the Academy

of Music in Brooklyn, where the main object is to promote good music or good acting; in these cases the return from the capital invested is of secondary importance.

5. Public Buildings.

In these the investment feature is entirely superseded by questions of utility and frequently by the natural desire of communities to express their dignity and wealth through the medium of costly and monumental structures.

The fact that in public buildings any pecuniary loss is indirect and only affects the community at large should, of course, be no excuse for extravagant or useless expenditures or for failure to take into consideration all the utilitarian requirements of such buildings; this is rendered more important by the permanent character of many of them.

EVOLUTION OF BUILDINGS. CHANGES IN MATERIALS USED AND IN METHODS OF CONSTRUCTION.

Although the construction of the ordinary city or country house does not differ greatly from that in use many years ago, except in the mechanical and sanitary appliances now employed, there have been great changes in the larger and more expensive city buildings, both in the materials used and in the methods of using them.

The most radical change in construction is that known as "steel skeleton construction." Where formerly the walls were built of brick and stone, and supported the building, the walling is now merely a shell suspended on a steel frame; floors formerly of wood or of brick arches supported by interior masonry walls, are now of light iron or steel construction with terra cotta or concrete filling; stairs of stone or brick are replaced by iron and cement and marble.

The most noticeable features in modern construction are the increase in the number of stories and the heights to which some buildings are carried, the rapidity with which they can be erected, and the great saving in the weight of materials used in floors and walls.

The rapidity of construction results in a great saving in carrying charges; thus in a steel skeleton building erected in twelve months (they are frequently put up in less time), the carrying charges, including interest on the value of the land, and averaged on the cost of the building over the period of construction, including taxes and fire insurance, would be about four to five per cent; if a similar building took three years to erect, which would be a fair allowance of time for a building of masonry construction, the carrying charges would be from twelve to fifteen per cent, showing a saving in the first case of from eight to ten per cent in cost.

Prior to the introduction of elevators, buildings were seldom erected higher than six or seven stories at the most, this being the number which people were willing to climb. About forty years ago elevators were brought into general use in this country in office and other buildings (the Equitable Life Assurance Society building being one of the first to make use of them in the year 1871), raising the possible height to about ten stories, to which they were limited by the extra expense of additional stories and the loss of space due to the necessary thickness of bearing walls. The introduction of steel skeleton construction about twenty-four years ago, in 1888, enabled owners of property in congested districts, where land was valuable, to build much higher, and the limit was again raised when express elevators were introduced, until New York has recently witnessed the construction of the addition to the Singer building, which is forty-one stories, and that of the tower of the Metropolitan Life Insurance Company building, which is forty-eight stories high and 658 feet above the sidewalk.

INCREASE IN THE NUMBER OF STORIES AND IN THE PROPORTION OF GROUND COVERED.

As cities grow, the land in the central sections becomes in greater demand and therefore more valuable, with the result that there is a tendency to utilize it to a greater extent by building over a larger proportion of it and to provide additional accommodation by building higher. Even where there is nothing to prevent a city from expanding freely in all directions, the necessity which exists for constant personal communication between those employed in certain sections, will bring about a concentration of such sections and consequent high buildings.

NEW BUILDING CODE SUBMITTED TO ALDERMEN.

Fireproof Materials Preferred, But Fireproof Construction Cheapened ---No Limit to Building Height---Fire Limits Unchanged---What Some Architects Think of It.

ONCE again a building code has been prepared and submitted to the Board of Aldermen. This is at least the fourth attempt that has been made to obtain a revision of the existing building ordinances. The proposed new code does not relate to tenement or apartment houses, but to all classes of buildings outside of the jurisdiction of the Tenement House Department. It is a coincidence that a general revision of the Tenement House law has also been made.

The new building code was introduced in the Board of Aldermen April 23 and referred to the Building Committee, which will hold public hearings. The work of revision has been going on for two years or more, having been undertaken and completed by the Joint Committee on City Departments, consisting of representatives from the New York Chapter of the American Institute of Architects, the New York and National Boards of Fire Underwriters, the American Institute of Consulting Engineers, the Brooklyn Chapter of the Institute of American Architects, the New York Society of Architects and the borough Building Superintendents and chief inspectors. Benjamin D. Traitel was the chairman and Robert D. Kohn the secretary of the committee. The former is president of the Building Trades Employers and the latter represents New York Chapter of Architects.

The new revision consists of 141 sections and makes 124 printed pages in pamphlet form. One of the essential points of difference between it and previous revisions is that it does not require the registration of architects, builders and engineers. It does not attempt to limit the height of any class of buildings. The fire limits have been left as established by the Board of Aldermen.

Fireproof materials are everywhere accorded a preference over non-fireproof materials, so that the investor is encouraged to use fireproof materials. In other words, an attempt has been made to make fireproof construction as cheap as possible. Exit requirements for factory and loft buildings have been considered as in no previous code. Large floor areas in factories are practically prohibited unless the buildings are completely provided with automatic sprinklers and the floors subdivided by fire partitions.

Discretionary Power.

In addition to the powers conferred by the Greater New York Charter, each Superintendent of Buildings is to have under the proposed code the power to establish general rules and specifications for the enforcement of the provisions of this code, and also power to amend or repeal such rules and specifications. No rules, specifications or changes therein are to become effective until they have been published in the City Record at least one day for each of eight successive weeks, and an opportunity given for a public hearing. They are also to be posted on the bulletin board in the public office of the Bureau of Buildings and shall then automatically become operative and have the same force and effect as any part of the code. They are also to be kept on record.

No change of occupancy is to be made in any story of any existing building tending to increase the number of persons to be accommodated therein or change the purpose for which it is used, except in conformity with the requirements of this code as to exits, staircases and passages. A new certificate of occupancy is to be issued if not in conflict with the laws and ordinances.

Buildings are to be classified as to occupancy as Public Buildings, Residence Buildings or Business Buildings, and each of these three principal classes are divided into two subdivisions. Particular attention has been paid to fire exits and to the regulation of the number of stairs. The stairways must be at least forty-four inches wide, as compared with stairways measuring not more than thirty inches in many of the existing buildings; all of these stairways must be enclosed in fireproof walls, and even in fireproof buildings the elevator shafts must be fully enclosed in a similar manner.

Smokeproof towers, accessible through outside balconies, have been provided for. In all buildings more than forty feet high, including dwellings, but not including armories, bathhouses, courthouses, firehouses, libraries, museums and railway stations, all the stairs and platforms shall be fireproof and enclosed. They must be forty-four inches wide between faces of walls. They must be (a) enclosed interior

stairways, (b) in a smokeproof tower, or (c) exterior fireproof stairways.

All elevator shafts and other shafts hereafter planned must be enclosed in walls of brick eight inches thick, or of such materials or construction as may be approved for such use after test by the Superintendent of Buildings. All door openings in such shafts must be fireproof. No windows will be permitted in such enclosures except such as will open to the outer air.

Every building over forty feet high hereafter erected, except churches, tenements, hotels, clubhouses and lodging houses, shall have approved fireproof doors or fireproof frames and sash glazed with wire-glass on every exterior window above the first floor, except on openings fronting on streets more than thirty feet wide, or where no other building is within thirty feet of such opening. This provision also applies to such windows in tenements more than six stories or 75 feet in height. Approved fireproof shutters may be substituted in place of the fireproof windows and sash, but in such cases at least one vertical row of shutters in every three must be arranged so as to be readily opened from the outside.

The proposed code contains a provision that will enable the Superintendents of Buildings of all the boroughs meeting jointly to establish rules for the tests on any new material or method of construction that may be proposed. In the future no advantageous form of construction will be debarred merely because it is not provided for by the Building Code.

The new code makes no special provision for moving picture shows for less than 600 persons. They are provided for in a separate ordinance that is now before the Board of Aldermen. Moving picture exhibitions larger than 600 persons are provided for in this code the same as for the larger theatres. The whole theatrical section of the code is in substance the same as that prepared more than a year ago by the Joint Committee. Here as elsewhere consideration has been given to the safety of the public primarily.

The proposed new code is much more complete as regards requirements of loads on various classes of buildings than is the old code. In some cases the required live load has been reduced. For instance, in tenement houses and dwellings on all floors above the first the new code would require only 40 pounds per square foot, whereas the old requires 60 pounds per square foot. In all buildings over five stories in height the new code allows a reduction of 5 per cent. of the live load on the columns, whereas in the old code this was not permitted in some classes of buildings, such as warehouses.

Practically no changes have been made for structural steel and iron, except that rolled steel beams and riveted steel beams are to be calculated with the same fibre stress of 16,000 pounds per square inch, whereas in the old code riveted steel beams are allowed only 14,000 pounds per square inch.

Wall Thickness.

A most important change will be found in Section 99, and one that will reduce materially the cost of first-class construction of high buildings, by permitting the walls of skeleton buildings in which the walls are supported on every floor by beams, to be 12 inches thick, regardless of the height of the buildings, whereas in the old code the thickness of the walls was increased 4 inches as soon as the height of 75 feet above the curb was reached, and an additional increase of 4 inches in thickness is made for every increase of 60 feet in height. Taking the case of a building 400 feet high as an example, the new code permits the walls to be 12 inches thick in all the stories, whereas the existing code would require these to be at least 36 inches thick in the first story, thus effecting a very material saving in the cost of the building and adding a very considerable proportion to the rentable floor space.

Floor Construction.

More rigid requirements are made in the tests for floor construction. The minimum thickness of concrete floor arches is 4 inches; the minimum reinforcing is $\frac{3}{4}$ pound per square foot; if of steel bars and if of cold drawn wire mesh, $\frac{5}{8}$ of the above amount, or 15-32 pound per square foot. The strength of the floor system may be derived from either tests or calculations. The requirements for the protection

of steel are more exacting. The new code requires 3 inches of fireproof material around columns, whereas the existing code permits 2 inches.

Reinforced Concrete.

The new code is more liberal towards reinforced concrete construction. No restriction is placed on the height to which reinforced concrete buildings may be built, and the method is considered fireproof for all types of buildings, and is placed on an equal footing with steel construction in this respect. The allowable unit stresses have been materially increased, thus making this form of construction much cheaper to build. In columns the allowable compressive stress has been increased from 350 pounds per square inch in the old code to 500 pounds per square inch in the new. In beams and girders the compressive stress in concrete has been increased from 500 pounds per square inch in the old to 650 pounds per square inch in the new code.

In Section 67 the working stresses have been carefully revised, and it will be noted that the allowed stresses on many of the items have been increased, thus reducing the cost of building, though certain items, such as cast iron columns, have had the stresses decreased.

Allowed stresses on timber beams have been increased over those allowed in the old law, though they are somewhat below the allowances which were made by the Department on such timber, but the values given in this law are fully up to the safe allowance in general engineering use for this class of material.

The allowed loads on concrete footings has been considerably increased, which is in accordance with the present engineering practice, and will materially decrease the cost of foundations under high buildings.

What is Thought of the Code.

The Superintendent of Buildings for the Borough of Manhattan, Rudolph P. Miller, said he was highly pleased with the code. He pointed out the wisdom of many of the changes that have been made, particularly the safety requirements and the prohibition against any change in occupancy without official permission.

Under the old law, Superintendent Miller said, many provisions were nullified through the ability of owners to change the occupancy of a building that had been erected under a permit designating it for an entirely different purpose. For instance, the existing code restricts non-fireproof hotels to a height of thirty-five feet, but there was nothing to prevent a non-fireproof apartment house seventy-five feet high being converted into a hotel. A number of private hospitals and sanitariums avoided the expense of fireproof construction in a similar manner, the Superintendent declared. They secured permits for altering or building private dwellings and later simply furnished and equipped them as hospitals without meeting the requirements for hospitals "hereafter erected" laid down in the old law.

Julius Franke, of Maynicke & Franke, architects, said:

"The proposed code has many provisions in it which will no doubt in the future save many lives and much property from fire. It is more scientific than any code hitherto produced. As regards non-fireproof buildings in the Borough of Manhattan, it is not strict enough, and the time will surely come when no building on the Island of Manhattan will be allowed to be built unless it be fireproof. I hope New York will not have a general conflagration before this comes about or before most of the present non-fireproof buildings are replaced by fireproof ones."

William Emerson, architect, said: "Impartiality is the keynote to the character of the proposed new code. Members of the committee have conscientiously adhered to the necessity of judging each material or method of construction strictly on its merits. The advantages of concrete as well as those of hollow tile have been carefully weighed, and both have been recommended for use under certain conditions which will safeguard the interests of the public without impairing the future development of these invaluable materials."

William P. Bannister, of the Brooklyn Chapter of the American Institute of Architects, said:

"The proposed code is fundamentally different from the existing code, inasmuch that it is built up on the theory that the occupancy of a building should be clearly

and carefully defined upon the presentation of the plans for approval by the proper authorities, and their approval or disapproval is to be based upon the question as to whether or not the building constructed as proposed offers proper protection to human life. The development of a plan based upon the intended occupancy is facilitated by classifying buildings with a clear definition of the conditions which govern each classification.

"The existing code would seem to be an act better calculated for the protection of property rather than of life; the proposed code necessarily in its purpose to protect life brings about an improved condition in relation to property loss. To accomplish this purpose a premium has been placed upon fireproof construction by making it possible to construct fireproof buildings at a minimum cost, and the proposed code also puts a premium upon the introduction of sprinkler systems and other means of protection by allowing an increase in occupancy where such precautions are incorporated in the building. To accomplish the purpose of enabling the construction of fireproof buildings a conscientious effort has been made to give the true value from an engineering standpoint to the basic materials used in construction; the data from which these conditions has been obtained is the actual value of the material, as proved by years of use aside from individual tests, but always in comparison with such tests."

Eugene W. Stern, secretary of the American Institute of Consulting Engineers: "As a whole, the engineering sections of the proposed new code have been made as simple as possible, consistent with clearness, it being the idea of the committee that the Building Code was not to be a textbook of the various trades, or on applied mechanics and theory of stress, but that it should broadly require safe, up-to-date methods of building construction, giving power to the Superintendents of Buildings of the various boroughs to issue from time to time such supplementary rules and specifications defining methods of calculating stresses and details of construction, as they may see proper to do, in order to keep pace with the development of the art in the various trades.

"As an illustration, take the case of Reinforced Concrete Construction. The new code does not go into the theory of

stresses, nor formulate rules therefore, for the reason that it would require altogether too much space to do this thoroughly; and besides, there is considerable yet that theory has not explained regarding the strength of this material, new developments and designs being constantly evolved, and likewise new methods of calculation. Any attempt, therefore, to confine the code to any special method of calculation would result in it being out of date in this regard in the near future."

Henry W. Hodge, consulting engineer: "The proposed new code is to my mind much better than the present code, particularly in this general feature, that it takes added precaution for the protection of life. From an engineering standpoint the main changes of this code are that the allowed loads on buildings have been better classified in proportion to the use the building is to be put to, and it will be noted (in Section 50) that the required floor loads have been reduced for tenement houses and dwellings from 60 to 40 pounds per square foot, as these buildings never carry the load called for in the old code, and it was an unnecessary expense to build such buildings for a load of 60 pounds per square foot.

"This code also gives careful consideration to the important matter of reinforced concrete construction, and the values herein called for will certainly require structures which are absolutely safe, and yet will be more fireproof and probably less expensive than the older forms of fireproof buildings."

A Protest From Hollow Tile Interests.

Mr. H. M. Keasbey, Vice President of the National Fire Proofing Company: "From a casual reading it appears that in the proposed new building code fair and equal treatment has been accorded to all fireproofing systems, but a more careful examination shows that the hollow-tile fireproofing interests have not been fairly treated. The injustice is not apparent on the surface but, nevertheless, if the code is enacted in its present form, it will serve to give the concrete fireproofing interests a decided advantage.

"The increased thickness and weight required for hollow-tile fireproofing in the new code will increase the cost of this method of fireproofing by 20 per cent.

"I am heartily in sympathy with the idea of having a committee of experts, selected by builders' and architects' associations, draw up a building code according to the latest approved standards. And I have no doubt that the gentlemen who composed this committee attacked the problem conscientiously and industriously.

At the same time it is evident that the committee that drew the code is made up in such a way that an impartial treatment of fireproofing could hardly have been expected. One member of this committee is the head of a large concrete contracting firm, and another was retained by the concrete interests to appear for them at the hearings on the code in 1909. Another member is a manufacturer of concrete blocks and has a direct personal interest in the fireproofing provisions of the code.

"I do not by any means desire to cast any reflection upon these gentlemen, but it certainly must be admitted they are not in a position to be entirely unbiased. The proposed code may be admirable in many ways, but there is no doubt it will work a great injustice to hollow tile, which has been adopted by the United States Government for many of its buildings, and has been selected for the protection of the largest buildings in New York City and other cities.

"The code is also a great blow to the new industry of hollow tile for use in construction of dwellings and other buildings, as it prohibits hollow tile blocks from being used in walls more than three stories high. This is entirely unnecessary and an unjust prohibition, as many buildings have been built and are now under construction which are four and five and even six stories high. Many of these buildings have been designed by some of our leading architects.

"The code also prohibits the use of hollow-tile blocks for enclosure walls in skeleton structures. This is also a new form of construction which is being largely adopted, and Mr. George B. Post, one of our most noted architects, has recently specified hollow-tile blocks for the exterior walls of the new 13-story Statler Hotel in Cleveland, Ohio.

"The hollow-tile manufacturers ask only a fair and equal chance under any new code which shall be adopted."

AMENDMENTS TO THE TENEMENT HOUSE LAW.

Private Stairways in Duplex Apartments Prohibited---Fireproof Windows in Sidewalls---
Brick Extensions to Frame Buildings Permitted---Service Quarters on Roofs Allowed.

THE Wagner bill amending the tenement law generally, which was signed by the Governor, relates more particularly to houses hereafter to be erected rather than to old ones. The bill was drawn by the Tenement House Department in co-operation with the Tenement House Committee of the Charity Organization Society, the members of which were responsible to a large extent for the original tenement house act of 1901. Since the bill was first introduced it has been considerably amended.

While apparently making many changes in the law, the bill in reality makes comparatively few substantive ones. Its chief purpose is said by the framers to be "to clear up and correct various verbal defects in the act which the experience of the department shows needs correction." There are also cases where there has been some doubt as to the legal interpretation of the phraseology of the existing statute, and it has seemed best to the department to have these points cleared up so that all difficulties in the enforcement of the statute may be removed.

At the same time the bill (Senate, Printed No. 660) contains a number of entire new regulations which, the Tenement House Committee of the Charity organization says, the builders of high-class elevator apartment houses and the men who are interested in these operations financially felt should be made, in order to remove certain hardships which now bear unnecessarily upon this class of realty. It is stated by the committee named that these new requirements were included as the result of representations made by the Allied Real Estate Interests.

One of the verbal defects was contained in Section 3, referring to buildings altered or converted, and where it is stated that "a building not (erected for use as) a tenement house, if hereafter converted or altered to such use, shall thereupon become subject to all the provisions of this chapter affecting tenement houses hereafter erected." The amendment consists in leaving out the words in parentheses.

The Tenement House Committee of the Charity Organization considers this change important, as it is intended to prevent a manifest evasion of the law. Owing to the peculiar wording of the section, some unscrupulous builders were able to take advantage of the law in the following manner: They took tenements that had been regularly erected for use as such, ejected all but two families and by so doing brought the houses out of the class for tenements. Then they have sold the buildings as two-family houses. The new owners have then restored the number of families by which they were originally occupied, making the houses practically tenement houses again; but as the buildings were erected for use as tenements, they do not become subject to the provisions of the law.

A change made in Section 16, permitting fire-escapes to be placed in an outer court not less than ten feet in width from wall to wall at any point, was made at the suggestion of builders of large apartment houses for the purpose of permitting the construction of fire-escapes in a way which will remove the inartistic and objectionable appearances of iron fire-escape balconies on the front of the building. This is to be accomplished by recessing the fire-escape in a little court or pocket in the front wall built in the front wall especially for this purpose. This is a desirable form of construction to encourage, as it improves the appearance of buildings and leaves the fire-escape quite as valuable and effective as if it were absolutely on the front wall. It was not legal until this new law was enacted, as under the old law such a recess was a court, and fire-escapes are prohibited in courts.

Stairs and Public Halls.

Section 18 is amended so as to require that in every tenement house hereafter erected all stairhalls instead of (merely one) shall extend from the entrance floor to the roof. The reason for the change is that larger tenement houses have recently been built with several flights of stairs

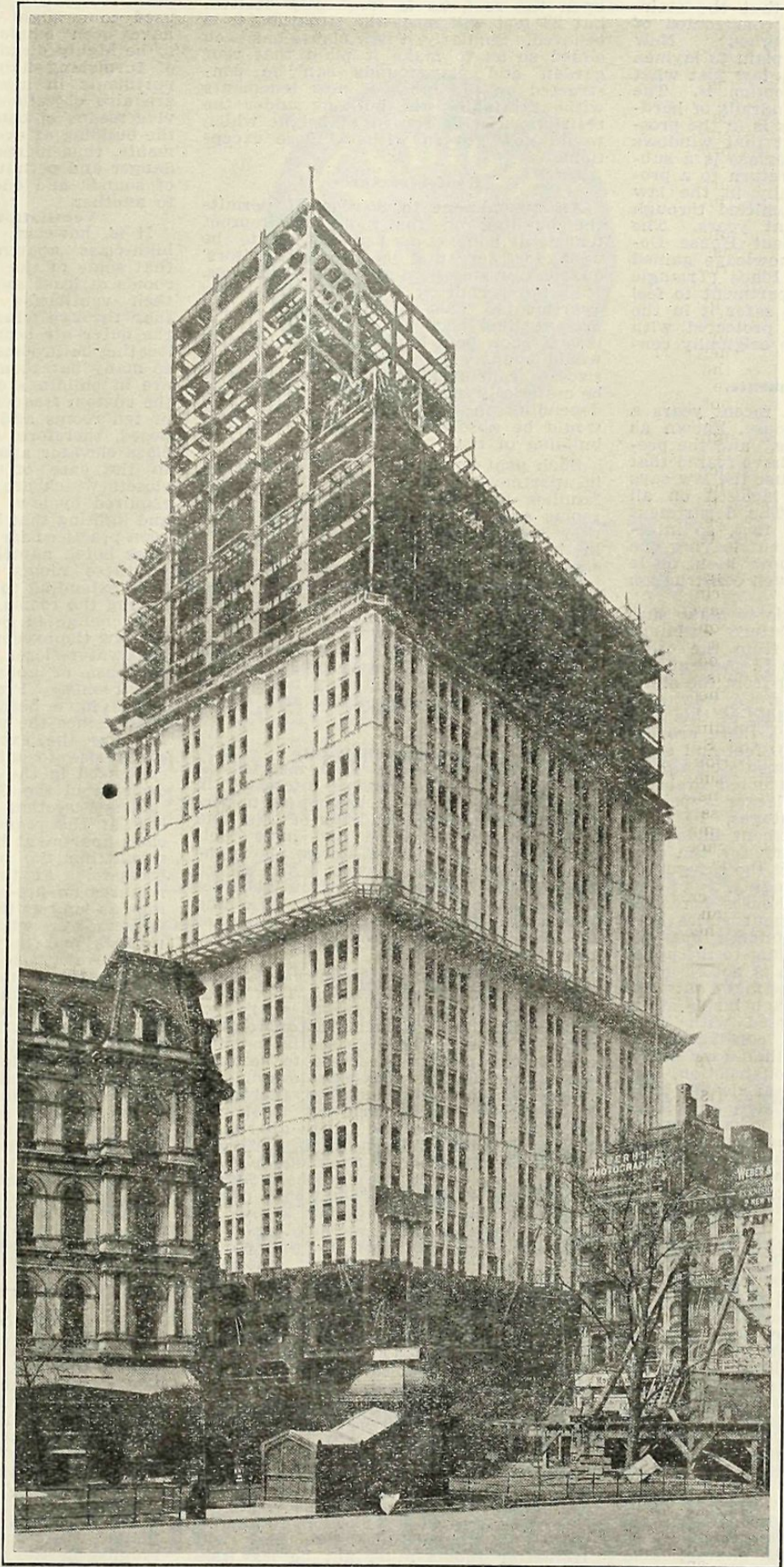
in them, and the department thinks it is desirable that each flight shall extend to the roof, so as to provide proper egress at each floor in case of fire.

The section also now requires that "each apartment shall be directly accessible at each story to such stairs and public halls, and every story of such apartment shall be accessible to such stairs or public halls or to a tower fire-escape or stairway as provided in Section 22-a of this chapter." By this amendment it is intended to meet a situation which has developed in very recent years through the building of the so-called "duplex" apartment houses, where it is sought to give tenants in high-class apartment houses part of their rooms on one floor and part on another, giving them many of the characteristics of a private house. By this means they get all of their living rooms—parlor, dining-room, library, ballroom, etc., on one floor and their bedrooms on another floor.

It has developed, however, says the Tenement House Committee of the Charity Organization, that the people of the bedroom floor, in several of these houses built recently, have no means of access to the public halls of the house in case of fire without running down the private stairs to the other portion of their apartment on the floor below or floor above as the case may be. This means of egress might be cut off and the people would be caught in a trap. It is to obviate this condition that this amendment was proposed, with the complete concurrence of the architects and builders of the large apartment houses.

A requirement in the last sentence of the new matter added to this section, that all stairs and stairhalls shall be separated from elevators and other stairs by fireproof walls, is urged by builders of high-class apartment houses. The experience in the Equitable fire and in other recent disastrous fires shows clearly that the elevator shaft is a source of danger.

Winding stairs, which are a source of danger in case of fire, will not be permitted hereafter in plans for new houses, except in fireproof elevator apartment



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Thompson-Starrett Co., Builders

Seventeen of the fifty-two stories of Atlantic
Terra Cotta in place on April 21st.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, New York

houses, and a more scientific type of winding stairs is specified. As proposed, the winding stairs will not be dangerous. As permitted now it is believed by architects that they are dangerous.

The law now requires that the stair-halls and stairs shall be constructed of fireproof material throughout. New matter is put in to make plain to laymen who have to deal with the law just what the significance of the section is. The exception of permitting handrails of hardwood and hardwood treads is in the present law. The requirement that windows of stair-halls shall be wireglass is a substantive change and is a return to a provision which was originally in the law of 1901, but which was omitted through amendments in subsequent years. The experience of the Tenement House Department and the new knowledge gained through the Washington Place (Triangle factory) fire leads the department to feel that these houses will be safer if in the future the stairhalls are protected with wireglass windows as was originally contemplated.

Open-Stair Tenements.

There has developed in recent years a new type of tenement house, known as the "open-stair tenements," and the projectors of these buildings have feared that they were not lawful because the law says that stairhalls shall be inclosed on all sides with brick walls. The department has not, as a matter of fact, so interpreted the law as to prevent leaving one side open, but it has now been made plain in the statute that such construction is permitted.

Verbal changes are made to make sure that the stairhalls in future buildings are completely shut off from the other parts of the house so as to prevent fire and smoke from spreading from the stair-halls into the apartments. A new sentence is added in the middle of this section, providing that where there are extra long halls exceeding 40 feet and serving more than three apartments on a floor, such halls shall be constructed fireproof throughout. With the larger types of buildings on wider frontages, 100 and even 200 feet, the department finds that this provision is necessary for the protection of the building and the safeguarding of the lives of the tenants.

In fireproof tenement houses hereafter erected, cellar and basement stairs may be located inside the building but not underneath the stairs leading to the upper stories; but this provision is not to apply where the basement is the main entrance floor of the house. All such inside stairs are to be entirely enclosed with brick walls or with partitions constructed of fireproof blocks not less than four inches thick with angle iron construction, and are provided with self-closing fire doors at all openings. There are basements used practically for cellar purposes especially in high-class elevator apartment houses, and the measurement of protection provided in the amendment has been found necessary in order to prevent the spread of fire through the upper stories. It has also seemed wise to the department to require such stairs to be entirely enclosed by brick walls.

Fireproof Windows in Sidewalls.

It is now and has been for some years past the departmental practice under general regulations to require that where a window is provided in the sidewall of a building on the plot, where it may be above the roof of some adjoining building, or where the adjoining property may be vacant, or there may be a narrow court, that such window shall be completely fireproof so as to prevent fire from getting into the apartment house from the outside. This is now part of the law.

The old law strictly interpreted would require self-closing elevator doors, but the law never has been so interpreted, as the department considers them impracticable. In a new amendment it is now expressly stated in the law that self-closing doors shall not be required for elevators.

A brick extension may now be made to an existing wooden building. Under the old law this was illegal.

The height of a building may now be measured from the under side of the roof beams instead of the top. This little difference of a few inches sometimes causes great difficulties in planning of a building. The height of a building is also to be measured to the top of the cornice. This amendment will prevent cornices of undue height. If there are bulkheads, pent-houses or other superstructures on the roof exceeding ten feet in height, or exceeding in the aggregate more than ten per centum of the area of the roof, the measurements are taken to the top of such superstructures.

A further substantive change is made by amending the exception which now permits elevator inclosures to a height of 15 feet, so as to permit them to height of

23 feet. It is found that in many of the high class modern apartment houses with the new types of elevators, 15 feet is not enough for the elevator roof structures so as to permit the elevator to land people upon the roof, as is frequently desired, but 23 feet will meet the situation, it is believed. Similarly, a new clause has been added so as to make it plain that roof garden and playgrounds can be constructed on the roofs of new tenements without bringing the building under the restrictions with regard to height which would now govern without these exceptions.

Roof Structures.

An amendment to Section 51 permits the building on the roofs of fireproof tenement houses of pent-houses to be used for servants' bedrooms, janitors' quarters or storage and laundry purposes. It is not permitted to rent them out for apartments. This cannot be done at the present time because under the existing law if such pent-houses were built they would count as an extra story and the sizes of courts and yards would have to be materially increased, and in some cases depending on the width of the street, it would be absolutely unlawful to have a building of that height.

Such pent-houses are really a necessity in apartment houses of this kind. Many families find they need extra servants' rooms and this is the only place where they can be provided unless they are put in the cellar, which is, of course, not desirable. The building of these pent-houses is safeguarded in every way. It is required that they shall be set back from the front and rear walls at least ten feet and from any court wall at least three feet, so as not to obstruct light and ventilation. The pent-houses must also be completely fireproof and may not occupy more than 50 per cent. of the area of the roof.

Fire-Escape Bridges.

An amendment was also inserted at the request of the persons interested in high-class apartment houses so as to permit, in the case of buildings of this kind which may be isolated and have their roof possibly five or six stories above the roofs of adjoining houses, a fire-escape bridge to be swung across from the roof of one house to the roof of an adjoining house, thus furnishing roof egress in case of fire. The present law would not permit this.

Another amendment permits the joining together, on the ground floor only, of the two parts of fireproof apartment houses which may have a frontage on two different streets. This is essential in buildings of this class which need to be operated as one entity. The elevators may be in one portion of the building; there may be a public dining-room, as frequently happens in connection with apartment houses of this kind, and it is necessary for the tenants to go from one part of the building to the other without having to go out of doors. This would permit a public hall or passageway across the yard connecting the two buildings. By limiting this permission to the ground floor block ventilation is not interfered with.

A change made in the first part of Section 59 is to correct a verbal defect in the present law. It develops that builders want to put inclosed boiler flues in the angles of courts but cannot do it at present because angles in courts are permitted only where windows are placed in such angles. This was not the intent of the framers of the law.

Certain builders of tenements have been planning rooms entirely too narrow, making them more like hallways than rooms. The department was powerless to prevent this under the old law and had to approve plans for rooms only five feet wide. Hereafter rooms must not be less than seven feet wide in their least horizontal dimension.

A change in Section 66 provides that if a hall exceeds 60 feet in length there shall be an additional window for each 30 feet. This is made necessary by the department's experience with the larger buildings in which halls have been constructed of very great length and with only one small window at the end, the result being that they have not had sufficient light or ventilation.

It was found that proper flues were not being provided for gas ranges in new houses, with the result that there was a possibility of serious injury to the tenants from a lack of any ventilation flue to carry off the gases of combustion. Hereafter flues must be constructed independently of each other, but independent flues may be omitted where gas stoves are used exclusively if they are equipped with suitable metal hoods.

Vent shafts have been eliminated be-

cause it was the unanimous testimony of all those competent to have an opinion, namely, architects, builders, owners and department officials, that they are an objectionable form of construction. It has been found that vent shafts have been used to a slight extent and those that have been employed have been found to be highly disadvantageous as a means of furnishing light to water-closet compartments in new houses. Vent shafts are also objectionable because they provide means of communication throughout the building at every floor between apartments, thus increasing materially the fire danger and permitting the communication of sounds and odors from one bathroom to another.

Ventilation and Lighting.

It is, however, felt by the builders of high-class apartment houses necessary that some of the water-closets and bathrooms at least should be permitted to get their ventilation by some other means than through windows opening directly to the outer air because of the difficulty of locating bathrooms in such positions where so many bathrooms are provided, as they are in buildings of this class where it is the custom frequently to have apartments of ten rooms and four baths. It is proposed, therefore, to permit only in high-class elevator apartment houses and only in the case of bathrooms and water-closets which are supplementary to those required by law, a method of ventilation and lighting that is now practiced and has been practiced for many years in the high-class hotel, namely, to permit ventilation of these rooms by individual fireproof flues extending to the roof separately and having the rooms lighted by electric light.

A change in Section 93 removes from the law the exception permitting less than one water-closet for each apartment in the case of apartments of only one or two rooms. Practically no such apartments have been built in the past ten years, since the present law was enacted. Leaving the exception in the law has given rise to misunderstanding, as was evidenced in the recent Court of Appeals decision in the Grimmer Case.

A new section has been inserted in the law at the request of builders of high-class apartment houses for the purpose of permitting the provision of "tower fire-escapes." At the present time the law requires no fire-escapes upon such buildings as long as the buildings are fireproof. Owners who wish to provide tower fire-escapes find they cannot do so because these are at once classed as public halls and stairs and must have windows to the outer air. Owing to the portion of the building in which they wish to locate them so that they will be of convenient access to several apartments, it is impracticable to provide windows to the outer air. This section is added so as to permit these supplementary means of escape.

Another new section is intended to permit a small elevator-vestibule, or landing place, on each floor. This is not possible now because such a landing place would be deemed a public hall and would have to have a window to the outer air, which is not practicable. The construction of these vestibules have been safeguarded in every way, as will be seen by reading the provision of this section.

New State Architect.

Governor Dix has accepted the resignation of Franklin B. Ware as State Architect and has appointed Herman W. Hoefler, of New York, to fill the vacancy, for a term to begin June 1. The official announcement states that Mr. Hoefler's appointment was recommended by twelve prominent New York City architects and a large number of prominent New York residents.

Mr. Hoefler is a graduate of the Metropolitan Museum of Art School. He also studied in the Art Student League and traveled extensively in Europe to complete his training. Mr. Ware will return to New York, where he is a member of the firm of James E. Ware & Son, architects.

Wind Hazard.

There is one hazard which the plate glass companies cannot definitely figure on, but which crops up frequently in heavy losses. It is the high wind hazard. Often large plate glass fronts are blown out, especially in the early months of the year. There is no escaping this hazard. The building may be in a first class location, as far as the moral hazard is concerned, and yet be an easy victim to a stiff wind. The companies suffered heavy losses in the wind storm on Washington's Birthday, one company's losses exceeding \$1,000. — "Insurance Press."



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261 BROADWAY

NEW YORK

A MADISON AVENUE CORNER.

Three Private Dwellings Under Construction—An Infrequent Operation.

Private dwelling house construction on new foundations has become so infrequent that the operation now being advanced by the Charles Buek Construction Company at the southwest corner of Madison avenue and 79th street would be notable for this reason alone, if it were not for the exceptional nature of the undertaking in other respects. The houses are situated at 20 East 79th street, 22 East 79th street and 1020 Madison avenue. These are, we believe, the only private houses now building for the market in the borough of Manhattan.

The first mentioned is about forty-two feet wide, but only fifty-three feet deep in its main part. In its appointments it is on a par with the most costly houses in the city. Owing to its frontage and comparatively shallow depth, a much lighter, more spacious and yet compact and a better planned house than it is possible to produce on the usual deep lot with narrow front. The front is of limestone and granite. The equipment includes an automatic passenger elevator and every possible convenience and improvement.

No. 22 East 79th street is but eighteen feet wide, being the corner of Madison avenue. It is suited for a physician's use, but will be found also to be as well suit-

competition the basis for estimating the cost of the building will be thirty-five cents per cubic foot. The designs must therefore not show a building exceeding 7,150,000 feet in gross volume, measured from the level of the underside of the sub-basement floor to the average height of the roof. Any portion above the roof or any portion which would add to the bulk of the building must be included in the calculation.

The competition is for the purpose of selecting an architect to erect the capitol, and not to select a design merely. The board reserves the right to invite five architects who have had experience in designing and supervising capitol buildings to submit plans in this competition and to pay them one thousand dollars each in the event that they are not winners of one of the awards. The winner will receive six per cent. on the first million dollars and five per cent. on the remainder of the total cost of the building, exclusive of decorations and furnishings. The three next meritorious designs will be designated "premier designs" and each author thereof will receive a cash prize of one thousand dollars.

Double Tracking the Putnam Division.

It was definitely announced by Superintendent Van Tassell, of the Putnam Division of the New York Central, that within a few weeks work will be com-

BUILDING MATERIALS.

New Building Code Expected to Stimulate Filing of Plans.

Brick Market Stronger Than Last Year—Steel and Iron Active—Money Easier—Electric Supply Business Improving—Plumbing Contracts Backward—Builders Busy.

CONSTRUCTION interests still complain about the weather. Rain and night frosts have interfered with progress in masonry of all kinds. Consequently materials have been accumulating on city jobs, and a greater quantity is coming in from the mills than has been reported at any time so far this year.

Within the week, the entire building material situation has changed about. Instead of deliveries being hard to get, supplies are coming in heavily. The strike of the anthracite coal miners has turned a larger quantity of cars into the idle account and the railroads are striving to keep these busy by moving other material in them, wherever it is feasible to do so.

With construction work hampered here and delayed shipments being rushed East, distributors began this week to have visions of a congested material market before the end of the first week in May and the result was that concessions were a little more liberal, although prices in all lines are holding firm on immediate and near-futures.

The labor market has been a fluctuating one since spring began. Building artisans have been less than fifty per cent. employed whereas at this time of the year the demand is almost as great as the supply. The trades which have been most employed are those of the house-smiths and foundation men. Painters and decorators are reporting about one-third the average volume of spring business and interior concrete layers and plasterers are working about half their usual spring capacity. The plumbing trade is reflecting the backwardness of new contracts and while the prospects are good, the call for plumbers is markedly lower than at this time last year.

But despite these somewhat gloomy building trade conditions, the prospects for the immediate future are bright. It would not be at all surprising to well-informed authorities on building matters to see the market jump from its present depressed state into pronounced stimulation next week or the week afterward.

May first used to be the crucial point upon which builders turned their year's business for better or for worse. That day has long been associated in the minds of employers as "Strike Day," but while conditions have changed for the better in that respect in recent years, there is unquestionably a lingering feeling of hesitation among certain employers that becomes discernible just prior to that date. The marked hesitation shown in numerous construction departments within the last few weeks may be traceable to this tradition. If the present ultra-conservative attitude of builders actually does reflect this feeling, another week will find all important agreements signed and work progressing under somewhat unexpected stimulation.

This stimulation is in the form of a new building code which was introduced by Alderman Folks, Republican floor leader in the Board of Aldermen on Tuesday afternoon. This is the code upon which Benjamin D. Traittel, chairman, and Robert D. Kohn, Secretary of the new building code committee, have been working on for more than a year.

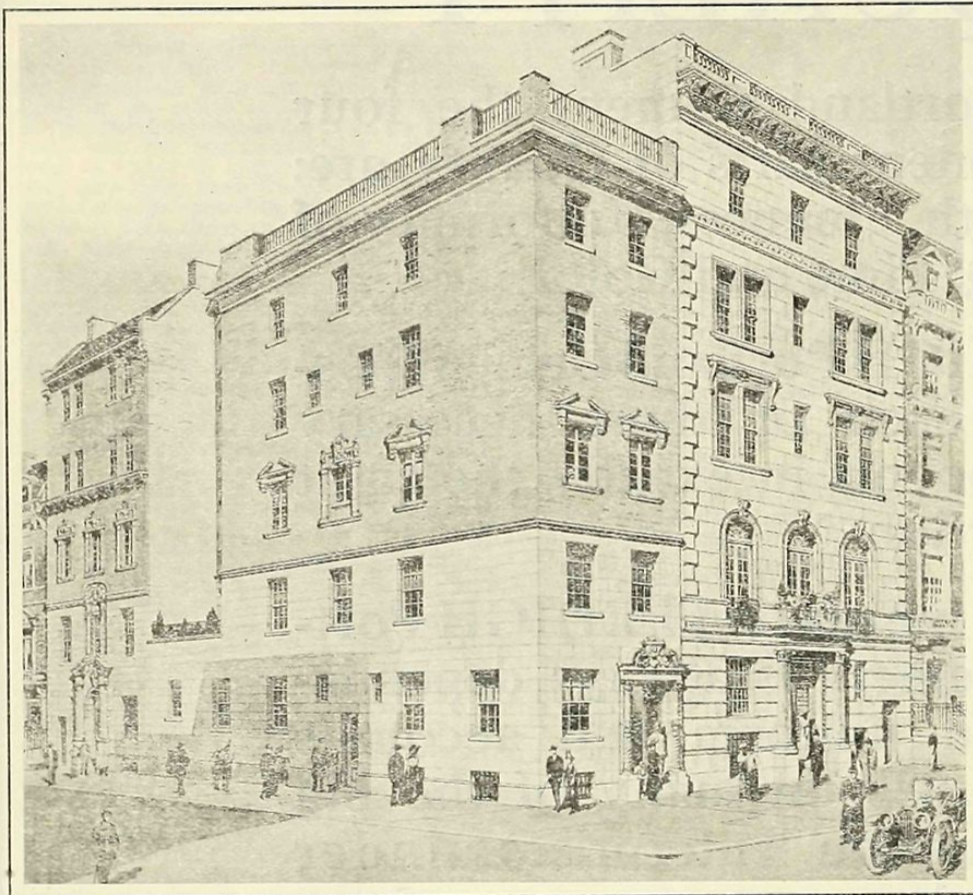
The introduction of this code into the Board of Aldermen, in which many of the negative influences of former codes have been removed, would seem to assure reasonably prompt action, according to the views of builders and building material interests, and since some of its provisions will add to the cost of construction, it is probable that there will be more freedom in filing plans than heretofore, so as to get their plans approved while the present code is operative.

It would, therefore, appear as though building activity for 1912 would develop a volume of business equal to that of 1909, if it did not actually establish a precedent.

Brick.

Hudson river common brick favorably compares in activity with the movements of the corresponding week last year. Manufacturers are beginning to list their requirements for starting up their kilns, which already promises to be delayed, through adverse weather conditions, from three to five weeks. Under favorable weather conditions, there have been years when new brick has come into this market by the first of May.

The demand here is moderate for Hud-



THE ONLY PRIVATE HOUSES NOW BUILDING FOR THE MARKET ON MANHATTAN ISLAND.

Southwest Corner of Madison Avenue and 79th Street.

ed for the uses of an ordinary family. The exterior is buff brick with limestone in the lower stories.

No. 1020 Madison avenue contains every convenience and perfection of the larger forty-two-foot house, though on a somewhat reduced scale, and is a much more convenient and livable dwelling than the usual twenty-five-foot house. The exterior is in the Spanish style, with light brick and limestone trimmings.

Competition for Missouri State Hospital.

The State Capitol Commission Board of Missouri gives notice that it will receive application from all architects desiring to submit plans in competition for the proposed new State capitol of Missouri on or before May 15, at the office of the commission, Jefferson City. All plans must be submitted in strict conformity to the program issued by the board and must be delivered not later than July 1. The program will be mailed upon application to the secretary of the commission, J. Kelly Pool, at Jefferson City, Missouri. E. W. Stephens is the chairman of the commission.

The cost of the building, including heating, ventilating and wiring, shall not exceed \$2,500,000, exclusive of decorations and furniture. For the purposes of this

menced on the double-tracking of the main line of the Putnam. The work will be begun at Nepperhan and carried as far north as the present appropriation will allow. This will not be less than to Ardsley, and by the time this is completed, or not very long afterward, it was said, another and larger appropriation will be made by the directors so as to make it possible to double-track the entire division, and it was said by Mr. Van Tassell that the double-tracking is only part of a plan for an entire overhauling of the road and its complete electrification.

The importance of this announcement to adjacent real estate interests is apparent. It is believed that the improved railroad service is certain to attract a larger proportion of investors every year.

The stations south of Nepperhan are Bryn Mawr Park, Dunwoodie, Lincoln, Van Cortlandt, Kingsbridge, University Heights, Highbridge and at the southern terminal 155th street and Eighth avenue.

Those north of Nepperhan are Gray Oaks, Nepera Park, Mount Hope, Chauncey, Ardsley, Woodlands, Worthington, Elmsford, Beaver Hill, East View, Tarrytown Heights, Tower Hill, Pocantico Hills, Briarcliff Manor, Millwood (Merritts), Kitchawan, Croton Lake, Yorktown Heights, Amawalk, West Somers, Baldwin Place, Thompson House, Lake Mahopac, Crafts, Carmel, Tilly Foster, Mines and Brewster.

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One barrel of Rosendale and Three barrels of Sand will **lay more brick, and lay them quicker and better with no waste**, than one barrel **PURE** Portland and Three barrels of Sand.
The Volume of Cement in each barrel is about 3.68/100 Cubic Feet.
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sons, somewhat keener for Raritans, dull for Connecticut and Hackensacks are practically stagnant. This brick, on the other hand, is extremely active in North Jersey where big industrial and residential construction work is progressing. Newark also is taking some, although Raritan river interests apparently hold the center of the stage there.

Prices here are without change for either Hudsons or Raritans, with the exception that the number of cargoes of North rivers moving out at \$7 is constantly shrinking.

Front brick is getting a more seasonal call. There is a growing inquiry for new shades and the big distributors are making a good showing in these lines. The tendency is toward pale grays in both rough and repressed styles. Enamels remain quiet.

Transactions for North river brick during the past week with comparative statistics for the corresponding periods in 1911 and 1910, follow:

1912.		
Left Over, April 13, 54.		
	Arrived.	Sold.
Monday	12	8
Tuesday	17	17
Wednesday	1	7
Thursday	16	8
Friday	10	11
Saturday	14	6
	70	57

Conditions of market, strengthening. Prices, \$6.50 to \$6.75. Raritans, \$6.50 to \$6.75. Wholesale, dock, N. Y. Allow for cartage and dealers profit. Left over, April 20, 67.

1911.		
	Arrived.	Sold.
Monday	17	11
Tuesday	5	8
Wednesday	6	4
Thursday	11	14
Friday	15	9
Saturday	10	10
	63	56

Condition of market, firm. Left over, April 15, 2. On hand, April 22, 9. 1910 arrivals, 76; sales, 73; left over, 6; on hand, left over, 9. Prices, 1911, \$5.50 to \$5.75. Prices, 1910, \$5.75 to \$6.25. Condition of market, 1910, firm.

Cement.

Portland cement is moving better in the suburbs than in the city. Prices are held firmly and selling on futures is restricted, as is the case in brick and several other departments which are worried over the ultimate cost of coal and freight handling.

There is a feeling of optimism expressed by manufacturers, however, and for some unknown reason they feel that the time is not so very far distant when they will be able to remove the brakes and do business under normal conditions again.

Many manufacturers would have liked to have seen the new building code introduced into the Board of Aldermen at another time than the present, for the reason that they are not in as good position to meet the resultant impetus to the local cement business, which is generally expected to come about after the first of May. Buying is steady, at present, but consumption is fitful, according to reports from the leading agencies.

Electrical Supplies.

If the Western Electric Company may be considered as a barometer of the building equipment trade, the latest report of this company indicates a strengthening movement as far as this department touches building equipment throughout the country.

"Decreases which marked the first two months of the Western Electric's current year came to a halt in March, when sales ran about equal with March, 1911. The first quarter of 1912 shows sales at rate of about \$67,000,000 for the year, or slightly better than 1911, which showed sales of \$66,200,000.

"Western Electric interests are inclined to regard the industrial situation with increasing confidence, begot by the favorable reports from the corporation's branch houses scattered over this country and abroad. Conditions of late have shown a substantial improvement, especially in the East, where the March returns and the returns for the first quarter show a substantial gain over the same periods last year. The West is somewhat behind as the result of a late spring accompanied by heavy snows in some sections. The abundance of the 'poor man's fertilizer' while impeding developments at the moment, is expected to result in larger crops later, when the West should make up for present backwardness.

"New business in March more than kept pace with goods billed out. Orders on hand April 1 were about \$50,000 larger than a year previous, and \$1,000,000 larger than on January 1 last. Foreign business is also ahead of a year ago, chiefly owing to receipts of several unusually large contracts."

Metals.

The iron and steel markets are more active and the higher prices are well sustained. There were comparatively few large contracts placed for local business, but the aggregate of small tonnages helped to keep the prices firm. Pig iron was firm. It was considered significant that the steel corporation was again sounding the market for 15,000 tons of Bessemer. Tin, copper and other metals were in easy markets.

Paints.

Linseed oil is quoted at 75 to 76 cents, which keeps the paint market at a firm level. Ready mixed paints continue to move slowly. There is no life to the trade in any of its branches. Cement dressings are a slight exception to the rule, but the volume of business reported is below the spring average.

DEPARTMENTAL RULINGS.

General Orders Issued By Queens Department From Jan. 1'

New Orders Relating to Projected Operations Issued by Superintendent John W. Moore—Regulations Regarding Parapet Walls—Boards of Examiners Decision.

Board of Examiners.

MEETING OF APRIL 16, 1912.

Platforms.

Appeal 56 of 1912; New Building 456 of 1912; premises, northwest corner Delancey and Suffolk streets, Manhattan; S. S. Sugar, appellant. Approved on condition that the raising of the platforms be made absolutely fireproof and that no wood covering be permitted on these platforms or wood steps in the aisles; and further provided that the risers of these platforms shall not exceed 22½ inches in height and that the platforms shall be at least 32 inches wide. Question of height and width of platforms in gallery of theatre, Section 109 of the Building Code.

Exits.

Appeal 57 of 1912; alteration 1551 of 1912; premises, northwest corner Myrtle av and Harman street, Brooklyn; Louis Allmendinger, appellant. Approved on condition that two (2) additional exits be provided at the points marked "A" and "B" on the auditorium floor plan. Question of construction of stairway from gallery affecting stairs, exits and courts in a theatre fronting on two streets (Section 109).

Court and Elevator.

Appeal 59 of 1912; New Building 199 of 1912; premises, 501 West 157th street, Manhattan; Norman Lederer, appellant. Disapproved. Question of omitting rear court, theatre; also construction of bridge from elevator to roof garden, and vestibule in court (Section 109).

Stairs.

Appeal 63 of 1912; New Building 205 of 1912; premises, north side of 29th street, 191 feet 8 inches west of 6th avenue; Messrs. Nevins & Bagge, appellants. Approved on condition that the building be equipped throughout with automatic sprinklers, wet system. Question of number of stairs in a 12-story fireproof store and loft building; two stairs being provided remote from each other, one stair being in a "smoke proof tower," with unpierced fireproof partitions separating it from the rest of the building, and with fireproof vestibule on ground floor.

Appeals.

The following extract from the Greater New York Charter, as amended by chapter No. 466, laws of 1901, relating to appeals from the decisions of superintendents of buildings, is reproduced below for the benefit of architects and others.

"Section 411.—Each superintendent of buildings shall have power, and it shall be his duty, subject to the provisions of law and the ordinances of the Board of Aldermen, and the general rules and regulations established according to law, to pass upon any questions relative to the mode, manner of construction or materials to be used in the erection or alteration of any building or other structure erected or to be erected within the borough under his jurisdiction which is included within the provisions of this chapter, or of any existing law applicable to such borough, relating to the construction, alteration or removal of buildings or other structures, and to require that such mode, manner of construction or materials shall conform to the true intent and meaning of the several provisions of this chapter and of the laws and ordinances aforesaid, and the rules and regulations established by the President of the borough.

"Whenever a superintendent of buildings to whom such questions have 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, or when it is claimed that the rules and regulations of the President of the borough or the provisions of law or of said ordinances do not apply, 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 where the amount involved by such decision shall exceed the sum of one thousand dollars.

"Such appeal shall be heard by a Board of Examiners.

"The appeal authorized by this section may be taken within ten days from the entry of a decision upon the records of the superintendent of buildings by filing with the officer rendering such decision and with the clerk of the Board of Examiners, and by filing with the clerk of the Board of Examiners copies of all papers required by law or by the rules and regulations of the President of the borough, to be submitted upon an application for a building permit, and the Board of Examiners shall thereafter fix a day within a reasonable time for the hearing of such appeal, and upon such hearing the appellant may be represented either in person or by his agent or attorney.

"The decision of the Board of Examiners upon such appeal shall be rendered without unnecessary delay, and such decision shall be final."

FIREPROOF DWELLINGS.

Latest Type of Concrete Construction Uses No Wooden Forms.

A new type of construction has been developing in Queens during the past three years, which prospective home builders will find to be of the greatest interest and value. The construction is of concrete, but the concrete is manufactured in such a way as to eliminate all the usual objections against concrete construction as applied to dwelling house work and, at the same time, produce a method of building that is simplicity itself combined with efficiency and economy. A large dwelling is now being constructed in Flushing that is fireproof throughout, including walls, floors and partitions; and the only skilled laborers employed on the work are three masons. No forms or centering are used for the construction of walls or floors, no carpenter labor is employed whatever, and all the work is done by unskilled men, except the three masons above mentioned.

To those who have had experience in fireproof construction, and particularly in concrete construction, the saving effected by the elimination of all wooden forms and carpenter's labor is evident. Furthermore, the speed with which such construction progresses is remarkable, for there is no waiting for concrete to set, no delay in building forms and consequently in removing them. The work is substantially completed as it goes along. All this is accomplished by the use of concrete hollow tile and reinforced concrete floor joists, made in the factory and shipped to the building ready to set.

The tile are made of standard wet concrete, automatically measured and mixed, and human hands have nothing to do with the entire making of the tile, except to move them and stack them for seasoning. They are dense, strong, fireproof and dampproof. This latter quality is of the greatest importance, as there are very few masonry walls of any kind that are dampproof. Walls of this tile, if laid and pointed with reasonable care, are absolutely dampproof and can be plastered directly on the material on the inside, without any danger of dampness whatever. Furthermore, the material takes stucco in a perfect manner and an adhesion takes place, due to the character of the surface of the tile, that is well-nigh perfect.

A double cellular air space is formed in the wall itself, by which the interior is insulated from the exterior, so that radiation is reduced to a minimum. This insures a warm house in the winter, as well as a cool one in the summer.

The floor joists are standard reinforced concrete beams, made in the factory in accordance with the best methods known to the art. They are made to length, framed and marked for identification to correspond with framing plans, so that there is nothing to do after their arrival on the site but set them in place, which can be done with from for to six men without mechanical appliances. The joists are set from 14 to 18 inches apart and between are reinforced concrete slabs set at the bottom forming the ceiling, ready for plastering. The joists come with a floor sleeper fastened to them so that when they are set, they are ready for the rough flooring; or the wooden strip or sleeper may be omitted, the top slab set and concrete, or composition or tile floors laid in the usual manner.

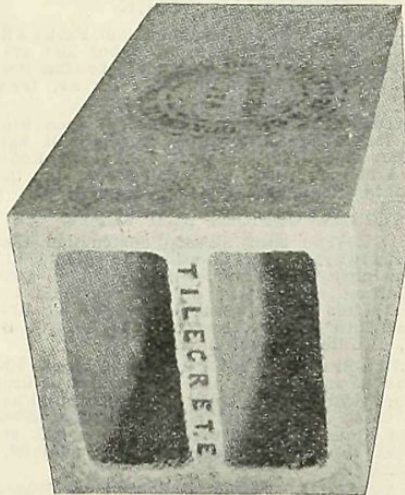
Many buildings are being constructed with these factory made products, and not only are big savings being made over other types of masonry, but costs are being reduced to substantially the price of wood.

—At the general election next fall the electorate will have to pass upon the referendum contained in the bill of Senator Murtaugh to authorize the issuance of an additional \$50,000,000 in bonds for the construction of improved highways, thus making the total amount to be expended for this purpose \$100,000,000, Governor Dix having approved the measure.

Fireproof Houses at the Cost of Wood

CONCRETE HOLLOW TILE

"TILECRETE"



We Guarantee Walls Built of these Tiles to be **DAMPPROOF**. No Furring Required.
FIREPROOF, STRONG, DURABLE, SANITARY and CHEAP
700,000 of These Tiles Used in Queens Borough



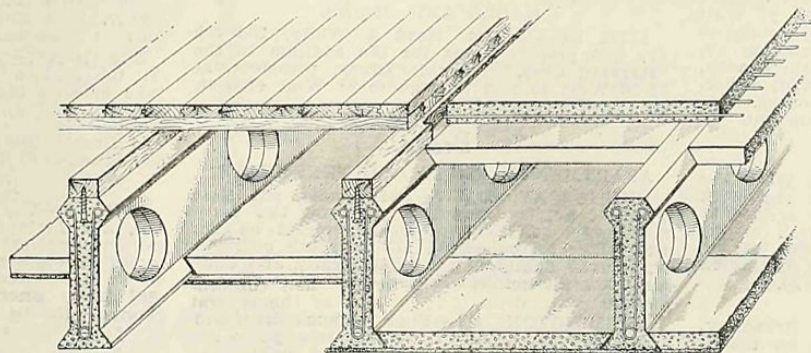
STANDARD TILE TILECRETE HOUSE
PARSONS AVENUE, FLUSHING, L. I.

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ALMOST AS CHEAP AS WOOD

Set and Framed Like Wooden Joists



No Centering, Concrete or Skilled Labor Required in Construction

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ROSS F. TUCKER, President

WORKS
FLUSHING, L. I.

OFFICE
35 WEST 32d ST., NEW YORK CITY

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

Sage Foundation Award Contract.

Charles T. Wills (Inc.), 286 5th avenue, has received the general contract to erect the business building for the Sage Foundation on the plot fronting 41 feet on Lexington avenue and 95 feet in 22d street, being Nos. 6 to 8 Lexington avenue and 128 East 22d street. It will have accommodations for the officers, directors and the departments of the Sage Foundation. The trustees are Mrs. Russell Sage, Robert W. de Forest, Cleveland H. Dodge, Daniel C. Gillman, John M. Glenn, Helen M. Gould, Gertrude C. Rice, Louise Lee Schuyler and Robert C. Ogden. The office of the Sage Foundation is in the Charity Organization's Building, at Fourth avenue and 22d street.

Notice to Architects.

The State Capitol Building Commission at Jefferson City, Missouri, will receive applications from all architects desiring to submit plans for the proposed new State Capitol Building for Missouri on or before May 15. All plans to be submitted in strict conformity to a printed program issued by the board, and must be delivered to the office of the board at Jefferson City, not later than July 1, next. A program will be mailed upon application to J. K. Poole, secretary. Further particulars in another column.

Figuring for School of Journalism.

McKim, Mead & White, 160 Fifth avenue, are taking bids for the six-story school to be erected on the Columbia University campus, 116th street and Morningside Heights, for the School of Journalism of Columbia University, Nicholas Murray Butler, president. The Pulitzer estate, 61 Park Row, is the donor. Nygren, Tenney & Olmes, 130 Fulton street, steam engineers; Mailloux & Knox, 90 West street, electric engineers.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
BROADWAY.—The Windsor Construction Co., 320 5th av., is taking bids on all subs for the 6-story apartment house known as the "Albany," Broadway, between 51st and 52d sts. Mitchell Bernstein and Thomas W. Lamb, 501 5th av., architects. Cost, \$125,000.

150TH ST.—G. & E. Blum, 505 5th av., have completed plans for the 10-story apartment house, 163.9½ ft. x irregular, to be erected at the northeast corner of 150th st and Riverside Drive, for the 150th St. and Riverside Drive Co., 505 5th av. Cost, \$600,000.

2D AV.—L. Leining, Jr., 160 5th av., has completed plans for alterations to the 4-story tenement at 530 2d av for B. Berkowsky, 530 2d av. Cost, \$5,100.

7TH AV.—Geo. F. Pelham, 507 5th av., has completed plans for the 6-story tenement, 100.11 ft. x irregular, to be erected at 1902 7th av for R. & A. Realty Construction Co., Inc., 354 Grand st. Estimated cost, \$200,000.

141ST ST.—Geo. F. Pelham, 507 5th av., has completed plans for the 8-story apartment house, 100x84.11 ft., to be erected in the south side of 141st st, east of Riverside Drive, for the West Side Construction Co., 322 West 100th st. Cost, \$300,000.

STANTON ST.—Charles M. Straub, 147 4th av., has completed plans for alterations to the 4-story tenements 150-154 Stanton st for J. & M. Rosenberg, 80 St. Nicholas av. Cost, \$5,000.

LEXINGTON AV.—Herbert M. Baer, 21 West 45th st., is making sketches for the 10-story apartment house, 24.8x100 ft., at 311 Lexington av, southeast corner of 38th st, for William Braden, of the Braden Copper Co., 27 William st, owner. Bids will be received in about two months. Entire investment will probably amount to \$200,000.

CHURCHES.

106TH ST.—Ludlow & Peabody, 12 West 31st st., are preparing plans for a 3-story red brick and stucco church, 45x100 ft., to be erected at 340-342 East 106th st for the Church of the Ascension (Presbyterian Italian), 2050 1st av, Rev. Francesco Pirazzini, pastor, 541 Lexington av, and will call for bids about May 20.

DWELLINGS.

86TH ST.—Pattison Bros., 1182 Broadway, electric engineers, are revising plans for the 5-story residence, 42x100 ft., to be erected at the southwest corner of 86th st and 5th av for William Starr Miller, 39 5th av, from plans by Carrere & Hastings, 225 5th av. H. H. Oddie, Inc., 30 Church st, general contractor. Cost, \$500,000.

FORT WASHINGTON.—Mrs. O. H. P. Belmont, 15 East 41st st., contemplates the erection of a fine residence on the six-acre plot recently purchased on the highlands overlooking Riverside Drive in the Fort Washington section, a short distance from the Billings estate. No architect has been selected.

FACTORIES AND WAREHOUSES.

110TH ST.—The Consolidated Gas Co., 124 East 15th st., is taking bids for the 10-story brick and steel manufacturing and repair shop, 201x

107 ft., to be erected in 110th st, 401 ft. east of 1st av. Wm. Cullen Morris, 124 East 15th st, architect. Cost, \$400,000.

87TH ST.—Leon Dryer, 230 West 20th st., will erect a 6-story warehouse, plot 45.6x68.6, at 245-247 West 87th st, between 7th and 8th avs, to cost between \$30,000 and \$40,000. Plans have been completed and work will begin immediately on tearing down the old 3-story building.

MUNICIPAL WORK.

IRON FENCES.—The Department of Parks will open bids Thursday, May 2, for labor and materials required for furnishing and erecting iron fences around the center plots in 7th av, from 110th st to 153d st.

REPAIRS.—The Armory Board will open bids May 9 for the reconstruction of the drill hall and other improvements in the Seventh Regiment Armory. Also for alterations in the Sixty-ninth Regiment Armory, Manhattan.

STORES, OFFICES AND LOFTS.

29TH ST.—The 29th Street Construction Co., 1133 Broadway, Samuel Gordon, president, and Simon Strunsky, secretary, will handle the general contract and award all sub-contracts for the 12-story loft and store to be erected at 105-107 East 29th st, at a cost of \$100,000. C. B. Meyers, 1 Union Sq., architect.

32D ST.—Brody, Adler & Koch, 38 West 32d st, owners, are taking bids on the structural steel for their 12-story store and loft building, 50x100, to be erected at 31-33 East 32d st, from plans by Rouse & Goldstone, 40 West 32d st; Robert E. Moss, 126 Liberty st, steel engineer. Cost, \$125,000.

5TH AV.—D. C. Weeks & Son, 1123 Broadway, have received the general contract to erect the 12-story brick, marble and terra cotta loft building, 60x100 ft., at 681 5th av, for Levi P. Morton, 120 Nassau st, owner. McKim, Mead & White, 160 5th av, architects; E. P. Dutton & Co., 31 West 23d st, publishers, lessee. Nygren, Tenney & Olmes, 130 Fulton st, steam engineer; Mailloux & Knox, 90 West st, electric engineers.

28TH ST.—The 25th St. Construction Co., 31 East 27th st, Geo. L. Felt, president, is taking bids on structural steel for the 12-story store and loft building, 46x70 ft., at 145 West 28th st, from plans by Frederick C. Zobel, 118 East 28th st, architect. Robert E. Moss, 126 Liberty st, steel engineer.

5TH AV.—P. R. Moses, 366 5th av., is preparing the steam and electric plans for the 12-story loft, 84x200 ft., to be erected at 70 5th av for George A. Plimpton, 61 Park av. C. A. Rich, 320 5th av, architect.

AMSTERDAM AV.—Townsend, Steinkle & Haskell, Marbridge Building, are preparing plans, and excavation has begun, for the 2-story stores and offices, 208x164x128 ft., on Amsterdam av, between 162d and 163d sts, for the Westcott Express Co., Madison av and 46th st. Bids will be taken on general contract about May 15.

33D ST.—Charles A. Cowen & Co., 1123 Broadway, is figuring the masonry for the 15-story store and loft building, 125x90 ft., to be erected at 1-13 East 33d st, for the 5th Av. & 33d St. Co., Henry Corn, president, owner of building; John Jacob Astor Estate, 23 West 26th st, owner of land; James McCutcheon & Co., linens, 5th av and 34th st, lessee; Maynicke & Franke, 25 East 26th st; architects; Pattison Bros., 1182 Broadway, steam and electric engineers.

OLD SLIP.—D'Oench & Yost, 105 West 40th st, will take bids in about six weeks for the office building to be erected on the block front of Old slip, from Water to Pearl sts, containing 5,600 square feet. Wm. R. Grace & Co., 68 Water st, owner.

THEATRES.

116TH ST.—The Libman Contracting Co., 107 West 46th st., is figuring the general contract and desires bids on all subs, excepting heating and electric work, prior to April 30, for the theatre to be erected on the southwest corner of 116th st and 7th av from plans by Thomas W. Lamb, 501 5th av.

HALLS AND CLUBS.

45TH ST.—McKim, Mead & White, 160 5th av., will prepare plans for the addition to the "Harvard Club," Peter B. Olney, president, at 32-36 West 45th st through to 31 West 44th st.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
HUGHES AV.—M. W. Del Gaudio, 401 East Tremont av., is completing plans for two 4-story flat houses, 25x75.6 ft., to be erected on the west side of Hughes av, 175 ft. south of 187th st, for the Cambreling Avenue Realty and Construction Co., 2484 Hughes av. Total cost, \$40,000.

WASHINGTON AV.—Fred Hammond, 149th st and 3d av, architect, is preparing plans for two flats, 22 families, stores and bakery at Washington av, near 163d st, for the Rice Fitzgerald Building Co., in care of the architect.

WEBSTER AV.—Excavation is going on for the 5-story tenement, 50x94 ft., on the west side of Webster av, 175 ft. south of Woodlawn rd, for the Concourse Building Co., 391 East 149th st, owner. Fred Hammond, 149th st and 3d av, architect. Long & Hagen, 391 East 149th st, are doing the mason work. Cost, \$60,000. The owner is taking bids on subs.

DWELLINGS.

BENEDICT AV.—Henry Nordheim, 1087 Tremont av., has completed plans for the 2-story brick residence, 25x50 ft., on the south side of Benedict av, west of Pugsley av, for Wm.

Buhl, contractor, Starling and Glebe avs. The owner desires bids on separate contracts. Cost, \$6,500.

OGDEN AV.—Alfred L. Kehoe & Co., 1 Beekman st., are preparing plans for the frame 2-story and attic residence, 25x58 ft., to be erected on the east side of Ogden av, 667 ft. north of 170th st, for Jos. A. Adler, 554 West 168th st, who will soon take bids on general contract.

FACTORIES AND WAREHOUSES.

142D ST.—M. W. Del Gaudio, 401 East Tremont av., is preparing plans for a 3-story factory, 50x127 ft., on the northeast corner of 142d st and Wales av, for Chas. Pfriemer, 229 East 22d st, and will take figures on masonry, iron and steel, plumbing, steam, roofing, electric and elevator. Cost, \$35,000.

MUNICIPAL WORK.

ARC LAMPS.—The Armory Board will open bids May 9 for the installation of a complete equipment of twenty-eight flaming arc lamps in the 2d Battery Armory, the Bronx.

BUILDING.—Also May 9, for furnishing labor and materials required in the erection of the new Eighth Artillery District Armory, the Bronx.

SEWERS.—Bids will be received by the President of the Borough of the Bronx until Wednesday, May 1, for constructing sewers and appurtenances in East 177th st, from Pugsley av to Leland av; and in the south side of East 177th st, from Leland av to Theriot av; and in Leland av, between East 177th st and Westchester av; and in Theriot av, between East 177th st and Westchester av; and in Westchester av, between Pugsley av and Theriot av; and in the Plaza, at the intersection of East 177th st and Westchester av.

REGULATING, GRADING, ETC.—Also May 1, for regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in Aqueduct av east, from East 180th st to East 184th st.

PAVING.—Also May 1, for paving with asphalt blocks on a concrete foundation the roadway of Hoe av, from East 172d st to East 173d st, and setting curb where necessary.

ARMORIES.

KINGSBRIDGE RD.—The Libman Contracting Co., 107 West 46th st., is figuring the general contract for the Armory Building, to be erected at the northwest corner of Kingsbridge rd and Jerome av, Bronx, and desire bids on all subs prior to May 5. Pilcher & Tachau, 109 Lexington av, architects.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for the erection of an apartment house, 50x100 ft., on the west side of Ocean av, 240 ft. south of Beverley rd, Flatbush, for the G. & M. Improvement Co., Flatbush, for the G. & M. Improvement Co., owner. Work will be started immediately.

BARRETT ST.—S. Millman & Son, 189 Montague st., are preparing plans for the 4-story tenement, 50x88 ft., on the west side of Barrett st, 100 ft. south of Pitkin av, for Max Appelbaum, 509 Howard av, owner, who builds and is taking bids on subs and materials. Cost, \$26,500.

18TH AV.—White & Lath, New Utrecht av, Brooklyn, have completed plans for the 3-story brick tenement and store, 25x90 ft., on 18th av and Gravesend av, for the Spade Realty Co., 44 Court st, owner, who will build and is taking bids on subs and materials. Cost, \$15,000.

DWELLINGS.

77TH ST.—S. Millman & Son, 189 Montague st., are preparing plans for eight 2-story brick residences, 20x36x46 ft., in the north side of 77th st, 100 ft. west of 13th av. Owner will build, name not announced.

BROOKLYN, N. Y.—E. Dennis, 241 Schenck av., is preparing plans for a 3-story residence and store, 20x60 ft., for J. Ferrero, 825 Blake av, owner, who will do the building, and desires bids on subs and materials. Cost, \$4,500.

OCEAN AV.—B. H. Simonsen, 315 5th av, N. Y. C., architect, is preparing plans and will take bids on the general contract about May 1 for a frame and stucco 2½-story residence and garage, 44x65 ft., on Ocean av, between Ditmas and Dorchester rd, for E. R. Vollmer, lawyer, 680 Broadway, N. Y. C.

MISCELLANEOUS.

9TH ST.—The Brooklyn Elevator & Milling Co., 308 Livingston st., will take bids on the general contract about May 15 for the reinforced concrete grain elevator, 155 ft. high, 30x40 ft., to be erected at the foot of North 9th st. James Stewart & Co., 30 Church st, engineers. Estimated cost, \$100,000.

MUNICIPAL WORK.

REPAIRS.—Estimates will be received by the President of the Borough of Brooklyn until Wednesday, May 1, for repairs and alterations to the four free floating baths in the Borough of Brooklyn.

BUILDING.—Bids will be received by the Department of Public Charities until Monday, April 29, for labor and materials required for the erection and entire completion of a staff house at the Kings County Hospital, Brooklyn.

EQUIPMENT.—Bids will be received by the Park Board until Thursday, May 2, for labor and materials required for the manufacturing, furnishing, delivery, erection and completion of additional exhibition and storage cases and other equipment in the Central Museum of the Brooklyn Institute of Arts and Sciences, Brooklyn.

Do You Contemplate Building Now or At Any Time?

A private plant is expensive to install and to operate. Interest, depreciation, and other "fixed" costs, including accident and fire insurance, and taxes, amount to at least 15% each year. There is a waste of valuable floor space caused by the power plant and its coal supply. The risk of fire and explosion is not only great in itself but it makes insurance premiums higher. And private plant power carries no assurance of constant sufficiency and reliability.

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By installing Central Station Power you eliminate the heavy initial cost of a private plant and also all the incidental expense. And Edison power has so many advantages in the way of efficiency and effectiveness, and its cost is so low, that it is by far the best and cheapest power. Almost all of New York's new buildings buy their power from Central Station. Do you want to know why? Just ask for one of our engineers. No obligation to you.

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GAS AND ELECTRIC FIXTURES

THAT COMMAND ATTENTION

THEY ARE STRICTLY HIGH GRADE AND
AT PRICES THAT WILL INTEREST YOU

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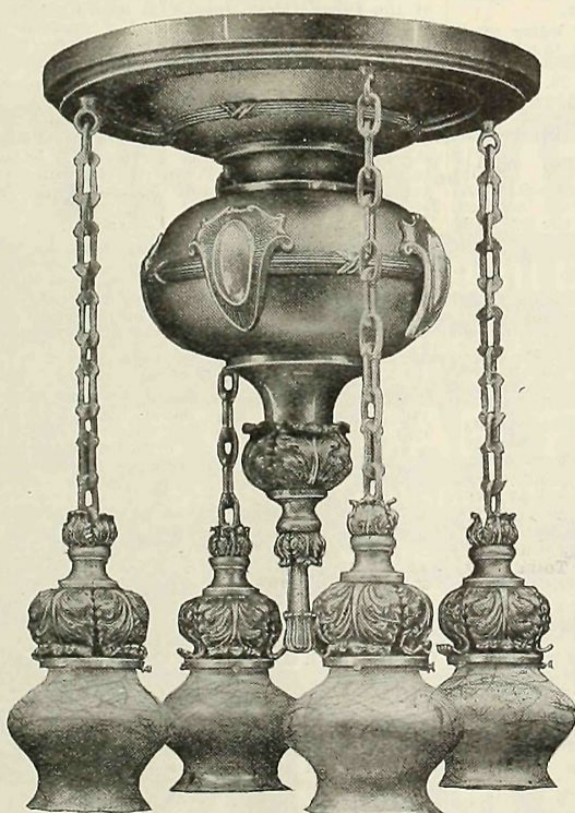
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NEW YORK

FACTORY
BROOKLYN

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VISIT OUR SHOW ROOMS

BUILDING.—Estimates will be received by the Armory Board until Thursday, May 9, for the erection and completion of a gymnasium in Squadron C Armory, Brooklyn.

REPAIRS.—The Armory Board will open bids May 9 for alterations, improvements, in the Twenty-third Regiment Armory, Brooklyn.

PAVEMENT.—Also on Thursday, May 2, for resurfacing with asphalt pavement on a concrete foundation the roadway of Pitkin av, from Stone av to Eastern Parkway extension.

BUILDING.—Also on Thursday, May 2, for the erection and completion of a shelter in McCarran Park, bounded by Driggs and Bedford avs, Lorimer and North 12th sts.

REPAIRS.—Also on Thursday, May 2, for repairs to buildings situated at Nos. 121 and 123 Furman st.

PLAYGROUNDS.—Also on Thursday, May 2, for the erection and completion of playground apparatus in plot No. 1, bounded by Driggs av, Lorimer st, Bedford av and North 12th st, McCarran Park, and the completion of playground apparatus McKibbin playground, at Seigel, White and McKibbin sts, Brooklyn.

CEMENT WALKS.—Also on Thursday, May 2, for constructing cement walks on the east sidewalk of Ocean Parkway, between Prospect Park and Coney Island.

SAND.—Also May 2, for furnishing and delivering three thousand cubic yards of Cow Bay sand to parks and parkways, Brooklyn.

STORES, OFFICES AND LOFTS.

LIVINGSTON ST.—The Libman Contracting Co., 107 West 46th st, N. Y. C., is figuring the general contract for the department store building to be erected at the northeast corner of Livingston and Hoyt sts, Brooklyn, from plans by William Higginson, 13 Park Row, N. Y. C., and desires bids on subs. immediately.

Queens.

HALLS AND CLUBS.

LONG ISLAND CITY, N. Y.—The Fifteenth Assembly District Regular Democratic Club, 776 Manhattan av, contemplates the erection of a new club house. Site is being selected. John A. McCann, president.

Richmond.

CHURCHES.

NEW BRIGHTON, S. I.—George H. Streeton, 31 East 27th st, N. Y. C., architect, desires bids on the general contract for the 2½-sty brick rectory to be erected on the north side of St. Mark's pl, S35 ft. west of St. Nicholas pl, for the St. Peter's R. C. Church, Rev. Chas. A. Cassidy, pastor. Cost, \$18,000.

MUNICIPAL WORK.

TOMPKINSVILLE, S. I.—Sealed bids will be received until May 7 by the Board of Water Supply, 165 Broadway, N. Y. C., Charles Strauss, president, for contract 132, for borings on and near the site of the proposed Silver Lake reservoir, located west of Tompkinsville.

BORINGS.—Bids will be received by the Board of Water Supply, 165 Broadway, until Tuesday, May 7, for borings on and near the site of the proposed Silver Lake reservoir, situated about half a mile west of Tompkinsville, and about two miles by trolley from St. George Ferry, Staten Island, Richmond.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—The Essex Real Estate and Construction Co., 354 Central av, will soon begin work on the 4-sty brick apartment, 46x 123 ft., at Arlington and Lenox avs. Cost, about \$45,000. B. H. Shepard, of this city, prepared plans.

CHURCHES.

NEWARK, N. J.—Plans submitted by Cady & Gregory, 6 West 22d st, N. Y. C., have been accepted by the trustees of the Forest Hill Presbyterian Church, for the edifice to be erected at a cost of \$63,000.

DELHI, N. Y.—A committee has been appointed by the Hobart Presbyterian congregation to negotiate for the sale of the old church property, including buildings on the old Alex. Dales lot, corner of Maple av and Church st, and the parsonage in the rear of the old church. If sold a new church will probably be erected next year.

WASHINGTON, N. J.—Rev. Dr. West, pastor of the Methodist Episcopal Church, has recommended the erection of a new stone edifice. No plans have yet been prepared or architect selected.

DWELLINGS.

HACKENSACK, N. J.—Contractor Collins has received the contract to erect a bungalow for Mrs. Frances Terhune, of North Hackensack.

ENGLEWOOD, N. J.—William C. Davies, of this place, contemplates the erection of several modern residences on the three lots recently purchased from Mrs. MacClave, 150 ft. on the north side of Spring lane, east of the Woman's Work Exchange property. He is having plans prepared.

LONG BRANCH, N. J.—William H. Sutphin, of Willow av, contemplates the erection of a dwelling in the fall on the property recently purchased on Dunbar av.

GREEN BROOK, N. J.—Mrs. Peter Moine, of Coontown, contemplates the erection of a residence on the five acres of land recently purchased from August Van Essen, at Green Brook.

JAMESTOWN, N. Y.—A campaign has been planned to raise funds for the erection of a parsonage by the building committee of the Brooklyn Heights M. E. Church, consisting of Charles W. Milliard, J. L. Squier, Fred Stanford, Claude Myers, Walter Holmes, William Isaacson, E. J. Triscuit, E. L. Hibbard, George Stuart and John Jaderstrom. John Jaderstrom and Claude Myers were authorized to look after

the sewer work and sidewalk grades; J. I. Squier, excavating, and Charles Milliard, plans and specifications.

PALMYRA, N. J.—Richard Dell, of Horace av, contemplates the erection of a residence on the two lots recently purchased on Parry av, in the rear of Morgan cemetery.

HARTSDALE, N. Y.—Dr. Frank H. Knight, N. Y. Post rd, White Plains, will erect a large residence on the four lots on Greenacres av, opposite the home of S. M. Caldwell, from plans by W. S. Phillips, 121 Fischer av, White Plains.

JERSEY CITY, N. J.—Thomas W. Biddle, Jr., 492 West Side av, architect, desires bids for the frame residence, 20x51 ft., to be erected by George Steigerwall, in care of the architect, owner, on Bidwell av.

LAKEVIEW, N. J.—Herman Fritz, 237 Main av, Passaic, N. J., has completed plans for the 2½-sty frame residence, 30x22 ft., for Thos. Hughes, Passaic, to be erected here. Cost, \$4,500.

LEONIA, N. J.—Morton Twilliger, of this place, owner, is taking bids for the hollow tile and stucco residence to be built here from plans by Herman Fritz, 237 Main av, Passaic. Cost, \$4,500.

EAST ORANGE, N. J.—Work will soon start on the 2½-sty frame residence, 28x34 ft., to be erected on the north side of Shepard av, for Mrs. Louisa R. Grobert, 246 South Clinton st, from plans by E. V. Warren, 22 Clinton st, Newark. H. Grobert, 246 South Clinton st, East Orange, general contractor.

FACTORIES AND WAREHOUSES.

POUGHKEEPSIE, N. Y.—A big German Organ Company, name for the present withheld, contemplates the erection of a 4-sty factory, 60x 200 ft., on the Lynch estate, owned by the New York Realty Co., near Livingstone woods. President Gildersleeve, Mayor Sague and other members of the Chamber of Commerce, will donate the tract and will extend the sewerage and water system to the property. All negotiations will be settled by May 14.

MONTOUR FALLS, N. Y.—The Montour Steel Co. has completed plans for an addition 112 ft. in length, and as soon as materials are on the ground work will begin. Up-to-date structural machinery will be installed.

PEEKSKILL, N. Y.—Thomas S. Schlytter, of the International Match Factory Co., contemplates the erection of a large factory at Verplanck, Peekskill, to be 250x500 ft. Work will begin as soon as property is in their possession.

MUNICIPAL WORK.

GREENBURGH, N. Y.—Bids are to be called for the new Underhill rd here, to cost about \$60,000. Hugh A. Thornton, 52 Main st, Tarrytown, Town Council, has plans and specifications.

LONG BRANCH, N. J.—It is reported that bids will be received by the Freeholders of Monmouth County, at Freehold, until May 1, for constructing a steel bridge across Takanassee Lake.

PLAINFIELD, N. J.—Sealed proposals will be received by the Common Council of Plainfield until May 6, at 8 p. m., for the construction of 900 ft. of 8-inch sanitary sewer, from 6 to 9 ft. deep, with necessary appurtenances. Check, \$100; bond, \$1,000. Plans, etc., may be obtained at the office of J. T. MacMurray, City Clerk, 151 North av.

ELIZABETH, N. J.—Bids will be received until 8 p. m. May 1 for the construction of sewers in Spring and Marston sts by the City Council, W. P. Neafsey, Street Commissioner.

NEWARK, N. J.—Bids will be received by the Municipal Board, John E. Wiser, clerk, until 10 a. m. April 30, at the City Hall, for the construction of a siphon under the barge canal. Plans may be obtained at that office.

LYNDHURST, N. J.—Proposals for water pipe and appurtenances will be received by the Township Committee of the Township of Union, Bergen County, until 8:30 p. m. April 29, at Odd Fellows Hall, 505 Valley Brook, Lyndhurst. Specifications may be obtained at the office of Bowe & Wessells, township engineers, 237 Paterson av, East Rutherford, N. J.

PATERSON, N. J.—The Board of Public Works, it is understood, will go ahead with the erection of a garbage destructor plant at the city yard property at York av, Fulton st and the Susquehanna Railroad.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—Douglas Sprague, 39 Cortlandt st, N. Y. C., has been selected heating and ventilating engineer for the 3-sty brick high school to be erected in Hamilton st, Dutchess County, for the Board of Education. S. R. Shear, Superintendent, in charge. Wilson Potter, 1 Union sq, architect. Cost, \$250,000.

ARDSLEY, N. Y.—The Ardsley school bonds for \$70,000 have been sold. Bids will probably be advertised shortly after the next meeting, May 7, of the School Board. About four acres of Dr. C. H. Judson's estate on Ashford av has been reserved for this purpose.

MOUNT KISCO, N. Y.—The appropriation of \$65,000 for a new school has been approved, which will be erected on Hyatt av, adjoining the present one. Plans and specifications are being prepared.

LEONIA, N. J.—The Leonia Board of Education at a meeting April 16 voted a bond issue of \$65,000 for a site and the erection of a \$50,000 school.

BINGHAMTON, N. Y.—C. Edward Vosbury, Binghamton Savings Bank Building, has been selected architect for the high school to be erected here. Plans will be prepared at once.

ASBURY PARK, N. J.—The City Board of Education Committee, composed of George W. Pittenger, chairman, 400 Main st; Dr. William I. Thompson, Mattison av, and Charles I. Baumgartner, contemplates the erection of two concrete schoolhouses for the western section. Ernest A. Arend, Appleby Building, is architect. Committee believes that they can be built within \$100,000.

NEWARK, N. J.—Bids closed April 16 for the construction of the addition to the Miller st school. Four bids were received for the general constructional work, as follows: Fred Kilgus, Inc., 13 South 6th st, \$96,844; William G. Sharwell & Co., 377 North 5th st, \$95,959; E. M. Waldron & Co., 84 South 6th st, \$92,409; Industrial Engineering Co., Ridge st, \$114,990.

STORES, OFFICES AND LOFTS.

SYRACUSE, N. Y.—H. W. Balsey, of this city, will erect a large business building in South Clinton st, near Taylor st, at a cost of about \$10,000.

AMPERE, N. J.—Plans are nearly completed for the 7-sty office building, 60x140 ft., for the Crocker Wheeler Co., Dr. Schuyler S. Wheeler, president. Owner will call for bids on general contract May 13. J. M. Smith, in care of the owner, chief engineer. Cost, \$100,000.

HALLS AND CLUBS.

BUFFALO, N. Y.—The Masonic bodies of Buffalo contemplate buying the old Blocher home at the southwest corner of Delaware av and Huron st for the erection of a large Masonic hall.

RED BANK, N. J.—Attorney-General Edmund Wilson, chairman of the local Y. M. C. A., is making an effort to raise funds for the erection of an institution here.

NEWARK, N. J.—At the meeting of the Progress Club, Amzi Boria, president; Philip Lindeman, vice-president; Charles N. Myres, treasurer; Henry Gluck, recording secretary; Herman Holzner, financial secretary, it voted for the disposition of the old quarters at 9-11 West Park st. As soon as a reasonable price is procured a new building will be erected.

ASBURY PARK, N. J.—The Grand Lodge of New Jersey Masons contemplates the erection of a State temple here. Sanford Dey is district deputy grand master.

LE ROY, N. Y.—The Le Roy Odd Fellows, Lampson Building, contemplate the erection of a 2-sty brick building on the south side of Main st. The upper part to be used for lodge rooms, the lower to be rented.

WATERTOWN, N. Y.—The Salvation Army contemplates the erection of a home here. The fund has now reached a total of about \$7,000. Address the secretary for details.

PASSAIC, N. J.—Sketches are being made by a private architect for the erection of a 3-sty brick club house in Elm st for St. Nicholas parish, Rev. J. J. Kernan, in charge. Cost, \$30,000.

PUBLIC BUILDINGS.

LAKEHURST, N. J.—Larrabee & Rhoads have been authorized to go ahead with the preliminaries for the erection of a town hall.

NEWARK, N. J.—Councilman Hartkopf, chairman of the Building Committee, has been authorized to take up the matter of the erection of a police station here. Nothing definite has been done.

ALBANY, N. Y.—Governor Dix has signed Assemblyman Brook's bill for the purchase of lands and the erection of a building for headquarters for the adjutant general, division of the National Guard, the armory commission and the grand army museum. Land for a new arsenal was purchased at Broadway and Church sts, this city.

PATERSON, N. J.—Sealed proposals will be received by the Board of Chosen Freeholders of the County of Passaic, Dow H. Drukker, director, at the office of Geo. W. Botbyl, clerk, Court House, Paterson, N. J., until 2 p. m. May 1, for furnishing material and labor required for alterations and additions to the Passaic County Court House, from plans by William T. Fanning, Colt Building, Paterson.

THEATRES.

OLEAN, N. Y.—Manager James H. Havens, of the Olean Opera House, is interested in raising funds for the erection of a modern opera house, which he thinks can be built for \$35,000.

HOSPITALS AND ASYLUMS.

SCHENECTADY, N. Y.—W. T. B. Mynderse, 225 State st, is preparing plans for the 3-sty brick and limestone day nursery and free dispensary, 26x70 ft., to be erected at 25 Lafayette st, for the Children's Day Nursery, 25 Lafayette st, Mrs. F. J. Cole, 3 Avon rd, chairman of the committee. Figures will be called for about May 1. Cost, \$20,000.

NEWARK, N. Y.—Dr. Henry H. Stebbins, president Board of Managers, New York State Custodial Asylum, Newark, N. Y., will receive proposals until May 2, at 11 a. m., for two 150-horsepower boilers at the New York State Custodial Asylum. Plans may be obtained at the asylum or at the office of the architect, Franklin B. Ware, Albany, N. Y.

HOTELS.

GOSHEN, N. Y.—Walker & Gillette, 128 East 37th st, N. Y. C., have taken bids for the erection of the English Inn at Goshen, which work is to be completed by the opening of the coming racing season. The Harriman Industrial Corporation has sent in a bid. Total cost will be about \$100,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

LENOX AV.—The Windsor Construction Co., 320 5th av, has received the contract for alterations to the ground floor of the 7-sty apartment house, at the southeast corner of Lenox av and 112th st. J. Brand, architect. Stores will be installed.

JERSEY CITY, N. J.—Gavin & Doris, 260 Bergen av, have received the mason contract, and Anderson & Johnson, 19 Delaware av, the carpentry, for the 3-sty brick store and flats to be erected at 422-426 Jackson av, for Glanzer Bros., at site. John A. Resch, 170 Lexington av, architect. Cost, \$24,000.

BANKS.

WALDEN, N. Y.—Geo. Sykes, 1123 Broadway, N. Y. C., has received the contract to erect the Walden Savings Bank here. Bid, \$15,750, with safe vaults, etc., \$20,000.

DWELLINGS.

18TH ST.—L. A. Brennan, 1525 East 15th st, Brooklyn, has received the general contract to erect the 2-sty brick residence, 20x55 ft., in the west side of East 18th st for Edward Kneff, 126 Foxhall st, Ridgewood, L. I., owner. B. F. Hudson, 319 9th st, architect. Cost, \$5,500.

VERONA, N. J.—Wm. Black, 9 Sylvan pl, Montclair, N. J., has received the general contract to erect the 2½-sty frame and stucco residence at Pompton Turnpike for the Rev. John C. Love, pastor, Union Baptist Church, 139 Valley rd, Montclair. H. L. Yost, Bloomfield av, Montclair, architect. Cost, \$4,500.

NEWARK, N. J.—Henningsen Bros., 43 Mt. Vernon av, Irvington, N. J., have received the mason contract, and Geo. Varley & Sons, 31 Hudson st, Newark, the carpenter work for the 2-sty frame and stucco residence, 35x36 ft., to be erected in 776 South 10th st, for Mahlon S. Drake, Jr. (wholesale ice), 66 Hayes st. Chas. P. Baldwin, 45 Clinton st, architect. Cost, \$7,000.

JERSEY CITY, N. J.—John Bachu's Sons, 213 Winfield av, Jersey City, has received the contract to erect a frame 2-sty residence on the south side of Pamrapo av, near the Boulevard, for George Lindley, 50 Pamrapo av.

BRONXVILLE, N. Y.—John Borup, of White Plains rd, has received the contract to erect five cottages adjoining the buildings of the Concordia College on White Plains rd.

61ST ST.—Bunn, Nase & Pentz, 1123 Broadway, have received the general contract to enlarge and renovate the 5-sty residence at 5 East 61st st, for Pembroke Jones, of Wrightsville Sound, N. C. C. P. H. Gilbert, 1123 Broadway, is architect. Estimated cost, \$110,000.

STABLES AND GARAGES.

39TH ST.—John McKeefrey, 14-16 Broadway, has received the general contract, for interior alterations to the 6-sty stable building, 104-106 West 39th st, for Wm. McDonald, 677 6th av. Estimated cost, \$40,000. W. Albert Swasey, 47 West 34th st, architect.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—Martin Farrel & Son, 1108 Garden st, have received the general contract to erect a 2-sty brick grocery warehouse, 45x98 ft., at 303-305 Grand st, for A. Goldstein & Co., 32 Adams st. Louis Meystre & Son, Savings Bank Building, architect. Cost, \$13,000.

MISCELLANEOUS.

TOTTENVILLE, S. I.—Harry Cossey, foot of Henry st, has received the contract to erect the dry dock in six sections, each 80 ft. long, 50 ft. wide, for the John N. Robin Dry Dock and Repair Co. of Erie Basin, Brooklyn. Estimated cost, \$500,000.

SYRACUSE, N. Y.—The Durolithic Co. of Buffalo, N. Y., has received the contract to erect the cattle building, 386x362, for the State Fair Commission; bid, \$133,486. Building must be completed before the opening of the fair, in September. Green & Wicks, 110 Franklin st, Buffalo, N. Y., architects.

MUNICIPAL WORK.

STATEN ISLAND.—The Altrades Building Repair Co., 34 West 33d st, N. Y. C., have received the contract for extensive alterations to the fire house located at 1592 Richmond road, Staten Island. Contract includes all branches of work, on which sub-contractors estimates are being taken.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—John Hammel, 129 Van Buren st, has received the general contract to erect a 2-sty office building, 30x52 ft., and a 1-sty tank house, 30x99 ft., at Adams and Delancy sts, for the Newark Varnish Works, on premises, Robert Klemm, Union Building, architect. Cost, about \$9,000.

BROADWAY.—Wm. Crawford, 7 East 42d st, has received the general contract to erect the 1-sty store building, 212x50 ft., at 2132-2134 Broadway, and 312-314 Amsterdam av, for Frank Bradley, of 1 Madison av. Estimated cost, \$25,000. Fred P. Kelley, 3 West 29th st, architect.

FURMAN ST.—The Raymond Concrete Pile Co, 90 West st, N. Y. C., has received the contract for replacing the concrete piles for the foundations of the Ridder Building for the New York Dock Co., foot of Montague st, to be erected in Furman st, near Montague st, Brooklyn. Maynicke & Franke, 25 East 26th st, N. Y. C., architects. Tucker & Vinton, Park av and 41st st, N. Y. C., general contractors.

26TH ST.—The Windsor Construction Co., 320 5th av, has received the contract for improvements to the 6-sty loft building, 158-160 West 26th st, for J. W. Dimick, 140 5th av, owner.

MYRTLE AV.—George M. Morrison Building Co., 228 State st, Brooklyn, has received the general contract to erect the 3-sty store and lodge room on the south side of Myrtle av, 20 ft. west of Broadway, Brooklyn, for Anton Virgolius, 8 Stuyvesant av, owner. Voss & Lauritzen, 65 De Kalb av, architects.

6TH AV.—Greenwald & Pollak, 171 Broadway, have received the general contract for alterations at 350 6th av, consisting of new fronts and interior changes, for J. Ehrich & Son, of 223 6th av, owner. Schwartz & Gross, 347 5th av, architects.

SCHOOLS AND COLLEGES.

WALDWICK, N. J.—John H. Magee, Hohokus, N. J., has received the general contract for alterations to the 2-sty school No. 2 for the Board of Education of Waldwick, Chas. Pitzner, clerk. William Dewsnap, 150 Nassau st, N. Y. C., architect.

HENRY ST.—Greenwald & Pollak, 171 Broadway, have received the general contract for alterations to the 5-sty school 137 Henry st, consisting of new plumbing and partitions. D. & W. Lunnis, 157 East Broadway, owners. Horenberger & Bardes, 122 Bowery, architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

25TH ST, Nos. 234-236 East, 6-sty tenement, 40x55.9, slag roof; cost, \$30,000; owner, Samuel Michaelson, 25 East 112th st; architect, B. W. Levitan, 20 West 31st st. Plan No. 244.

PARK AV, No. 903, 79th st, Nos. 101-107 East, 17-sty brick and stone apartment house, 85x91.10, asphalt roof; cost, \$500,000; owner, Akron Building Co., 505 5th av; architects, Warren & Wetmore and Robert T. Lyons, 505 5th av. Plan No. 246. Leo S. Bing, pres.; Alex. M. Bing, sec. Speedwell Const. Co., 505 5th av, builder.

DWELLINGS.

VAN CORLEAR PL, s s, 85 w 227th st, 2-sty brick dwelling, 33x69.4; cost, \$6,500; owner, Fred P. Hummel, 24 Marble Hill av; architect, J. C. Cocker, 2017 5th av. Plan No. 239.

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FACTORIES AND WAREHOUSES.

HUDSON ST, Nos. 125-127, 8-sty brick warehouse, 50.2x90; cost, \$120,000; owner, the Protestant Episcopal Society for Promoting Religion and Learning, State of New York, 62 William st; architect, C. C. Haight, 452 5th av. Plan No. 247.

STORES, OFFICES AND LOFTS.

BROADWAY, Nos 2132-2134, Amsterdam av, Nos 312-314 75th st, Nos 200-202 n, 1-sty brick store, 212x50; cost, \$25,000; owner, Frank Bradley, 1 Mad av; architect, Fred P. Kelley, 3 W. 29th st. Plan No. 238.

3D AV, Nos 2148-2150, 1-sty and gallery brick store, 47.7x90x105, slag roof; cost, \$25,000; owner, Degelman Realty Co, premises; architects, B. & J. P. Walther, 147 E. 125th st. Plan No. 242.

37TH ST, Nos. 241-245 w, 12-sty store and loft, 75x98.9x87; cost, \$300,000; owner, Marmac Const. Co., 316 W. 30th st.; architects, Browne & Almiroty, 220 5th av. Plan No. 240.

29TH ST, Nos. 105-107 e, 12-sty store and loft, 40x87.6, tar and gravel roof; cost, \$100,000; owner, 29th St. Const. Co., 1133 Broadway; architect, C. B. Meyers, 1 Union Sq. Plan No. 241, Samuel Gordon, Pres.; Simon Strunsky, Sec. Owner builds.

24TH ST, Nos. 19-25 East, 17-sty brick and stone stores, offices and lofts, 75x88.9, slag roof; cost, \$550,000; owner, Carlisle Const. Co., 6-8 West 18th st; architects, Schwartz & Gross, 347 5th av. Plan No. 249.

BROADWAY, No. 1134, 26th st, Nos. 2-6 West, 5th av, Nos. 212-216, 20-sty brick and stone store and loft, 58.5x155.7; cost, \$600,000; owner, 5th Av. & 26th St. Co., 220 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 250.

21ST ST, Nos. 49-53 East, 12-sty store and loft, 74x85, slag roof; cost, \$300,000; owner, Gilson Const. Co., 118 East 28th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 252.

CHRISTIE ST, Nos. 195-197, 9-sty brick loft, 50.1x50, tin roof; cost, \$200,000; owner, Minsker Realty Co., 228 2d av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 255.

MISCELLANEOUS.

7TH AV, Nos. 2082-2096, 12-sty brick and stone hotel, 201.10x64x62.6, slag roof; cost, \$400,000; owner, Gustavus Sidenberg, 25 Broad st; architects, Geo. & Ed. Blum, 505 5th av. Plan No. 254. L. & A. Bing, builders.

110TH ST, No. 431 e, 1-sty brick scale house, 17x20; cost, \$100; owner, Consolidated Gas Co., 124 E. 15th st; architect, J. F. Hunter, 124 E. 15th st. Plan No. 237.

VARICK ST, Nos. 19-23, Beach st, Nos. 16-20, 3-sty brick police station, 100.2x75.6 extension, 100.2x24.5, copper and slag roof; cost, \$150,000; owner, Police Dept., City of N. Y.; architects, Hoppin & Koen, 244 5th av. Plan No. 243.

7TH AV, w line, 36 ft. w 31st st, n line, 50 n, at yard level, 2-sty yardmen's house, 18.8x36.8; cost, \$5,000; owner, Penna. Railroad Co., Broad st, Phila., Pa.; architect, James H. Harris, Penna. Station, N. Y. C. Plan No. 245.

BRADHURST AV, n e cor 149th st, four 1 & 2-sty frame toilets, machine box and ticket booth, 2.6x4, 6x8, 3x3; cost, \$1,000; owner, Estate Patrick Skelly, owner, David Stone, 127 Bible House. Plan No. 248.

38TH ST, No. 404 East, rear, 1-sty brick shed, 30x30; cost, \$750; owner, Hugh P. Skelley, 646 1st av; architect, J. B. Snook's Sons, 73 Nassau st. Plan No. 251.

135TH ST, s s, 25 w Madison av, two 1-sty dressing rooms; cost, \$75; owner, James Everard, 12 East 133d st; architect, L. A. Sheinart, 194 Bowery. Plan No. 253.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BRYANT AV, e s, 90 s Wetschester av, three 5-story brick tenements, slag roof, 40x88; total cost, \$120,000; owners, The Richardson Co., Chas. Richardson, 1023 East 167th st, Pres.; architects, Kreymborg Archtl. Co., 1330 Wilkens av. Plan No. 293.

JEROME AV, w s, 162.8 s Kingsbridge road, two 5-sty brick tenements, slag roof, 50x102; total cost, \$100,000; Magda Operating Co., John E. Scharsmith, 1910 Morris av, Pres. and architect. Plan No. 295.

FOX ST, e s, 273.2 n 165th st, 5-sty brick tenement, tin roof, 30x88; cost, \$30,000; owner, A. Graziadio, 1040 Fox st; architect, H. L. Young, 67 West 125th st. Plan No. 300.

TIFFANY ST, e s, 375 s 163d st, 5-sty brick tenement, plastic slate roof, 50x97.8; cost, \$50,000; owners, Steinmetz Construction Co, Samuel B. Steinmetz, 1416 Glover st, pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 303.

SO. BOULEVARD, w s, 100.8 n 175th st, 5-sty brick tenement, slag roof, size irregular; cost, \$45,000; owners, Dwyer & Carey Const Co., C. J. Carey, 926 East 167th st, pres.; architects, Kreymborg Architectural Co., 1330 Wilkens av. Plan No. 308.

HOE AV, s w cor Jennings st, 5-sty brick tenement, slag roof, 25x90; cost, \$35,000; owners, Honora Const. Co., Honora Kingston, 1495 Edgewater rd, pres.; architects, Kreymborg Architectural Co., 1330 Wilkens av. Plan No. 309.

NELSON AV, w s, 75 s Brandt pl, two 4-sty brick tenements, slag roof, 37.6x76; cost, \$60,000; owners, Morell Realty Co, Geo. P. Morell, 113 West 164th st, pres.; architects, Kreymborg Architectural Co., 1330 Wilkens av. Plan No. 310.

DWELLINGS.

MELVILLE AV, No. 1619, 2-sty brick dwelling, tin roof, 25x27; cost, \$1,800; owner, Gervaso Silvani, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 304.

230TH ST, n s, 125 e Martha av, 2-sty frame dwelling, tin roof, 21x53; cost, \$5,000; owners, McClure & Robinson, 1787 Amsterdam av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 301.

205TH ST, n w cor Villa av, 2-sty brick dwelling, nicolette slag roof, 22x95; cost, \$10,000; owner, Nicola Guazzo, 566 Pelham av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 302.

TAYLOR AV, e s, 150 s McGraw av, two 2-sty frame dwellings, tin roof, 22x56; cost, \$8,400; owner, Thos. Murray, 1815 McGraw av; architect, B. Ebeling, 1136 Walker av. Plan 314.

DAVIDSON AV, e s, 196.4 s Fordham rd, 2-sty frame dwelling, tin roof, 21x57.2; cost, \$4,500; owner, Harry A. Douglas, 2377 Jerome av; architect, B. Ebeling, 1136 Walker av. Plan No. 315.

TAYLOR AV, e s, 125 s Lacombe av, 2-sty frame dwelling, asbestos roof, 21x31; cost, \$4,500; owner, Margaret Schwallenberg, 2160 Ellis av; architect, J. Schwallenberg, 2160 Ellis av. Plan No. 316.

FACTORIES AND WAREHOUSES.

ADAMS ST, n s, 270.16 e Van Nest av, 3-story brick factory, cor. iron roof, 30x92; cost, \$6,000; owner, Louis Howes, Adams st; architect, Wm. A. Buckley, 1513 Home st. Plan No. 294.

STABLES AND GARAGES.

PARK AV, w s, 146.93 n Tremont av, 1-sty brick stable, plastic slate roof, 58x70; cost, \$500; owner, Charles Graham, on premises; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 297.

184TH ST, e s, 290 s Fordham rd, 1-sty frame garage, 50x23; cost, \$1,000; owners, W. G. Bixby, 46th st and 2d av, Brooklyn; architects, Serviss & Glew, 3063 Decatur av. Plan No. 312.

STORES, OFFICES AND LOFTS.

SO. BOULEVARD, w s, 150 n 175th st, 1-sty frame stores, slag roof, size irregular; cost, \$6,000; owners, Dwyer & Carey Const. Co., C. J. Carey, 926 East 167th st, pres.; architects, Kreymborg Architectural Co., 1330 Wilkens av. Plan No. 311.

BOSTON RD, e s, 197 s So. Boulevard, 1-sty brick stores, slag roof, size irregular; cost, \$20,000; owners, Kellwood Realty Co., James F. Meehan, 815 Hunts Point av, pres.; architects, Kreymborg Architectural Co., 1330 Wilkens av. Plan No. 305.

BOSTON RD, e s, 137.9 s So. Boulevard, 1-sty brick stores, slag roof, size irregular; cost, \$20,000; owners, Kellwood Realty Co., James F. Meehan, 815 Hunts Point av, pres.; architects, Kreymborg Architectural Co., 1330 Wilkens av. Plan No. 306.

175TH ST, n w cor So. Boulevard, 1-sty brick stores, size irregular; cost, \$20,000; owners, M. M. & M. Corporation, T. Mortimer Macey, 907 Faile st, pres.; architects, Kreymborg Architectural Co., 1330 Wilkens av. Plan No. 307.

178TH ST, n e cor Webster av, 1-sty frame stores, plastic slate roof, 107.6x33.10; cost, \$10,000; owners, Clement H. Smith Co., 460 Tremont av; architect, Wm H. Meyer, 1861 Carter av. Plan No. 299.

THEATRES.

228TH ST, n s, 80 e White Plains av, open air theatre, 50x100; cost, \$800; owner, S. Felson, 125 East 115th st; architect, F. M. Felson, 125 East 115th st. Plan No. 290.

212TH ST, s s, 25 e White Plains av, open air theatre, 50x100; cost, \$1,000; owner, Laurence Pettinati, 724 Magenta st; architect, Jos. Ziccardi, 3360 Cruger av. Plan No. 291.

SO BOULEVARD, w s, 75 n Westchester av, open air theatre; cost, \$1,000; owners, Allan & Nitzburg, 250 So Boulevard; architect, Theo. P. Repley, 391 East 149th st. Plan No. 298.

MISCELLANEOUS.

WEBSTER AV, e s, 450 n Wendover av, 1-story frame shed, 82.8x18; cost, \$250; owners, N. Y. C. & H. R. R. Co., 42d st and Park av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 292.

SIMPSON ST, e s, 411.10 n Westchester av, 3 and 4-story brick police station, 86x89; cost, \$160,000; owner, City of New York; architects, Hazzard, Erskine & Blagden, 437 5th av. Plan No. 296.

BRONX BOTANICAL GARDEN, near 204th st and White Plains av, 1-sty greenhouse, 22.8x141.2; cost, \$12,000; owner, City of New York; architects, Brindley & Holbrook, 156 5th av. Plan No. 313.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BAY PARKWAY, e s, 50 s Benson av, 4-sty brick tenement, 50x75.8, galv. iron roof; cost, \$40,000; owner, Brill Const. Co., 215 Bay 23d st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2230.

BAY PARKWAY, s e cor Benson av, 4-sty brick tenement, 50x77, slag roof, 16 families; cost, \$40,000; owner and architect, as above. Plan No. 2231.

PROSPECT PARK WEST, w s, 20 s 9th st, 4-sty brick tenement, 60x105.10, slag roof, 27 families; cost, \$55,000; owner, Armstrong Const. Co., 412 Macon st; architects, Eisenla & Carlson, 3d av & 51st st. Plan No. 2307.

DORCHESTER RD, n w cor East 16th st, 4-sty brick tenement, 62.6x irreg, tar and gravel roof, 20 families; cost, \$20,000; owner, M. Engelhardt R. E. Co., 1600 Beverly rd; architect, Cohn Bros., 361 Stone av. Plan No. 2316.

REGENTS PL, n e cor East 21st st, 4-sty brick tenement, 35.11x94.6, gravel roof, 20 families; cost, \$24,000; owner, Nathan Levy, 899 Broadway; architect, Jacob Debus, 898 Broadway. Plan No. 2339.

OCEAN AV, w s, 240 s Beverly rd, 4-sty brick tenement, 55x86.4, slag roof, 20 families; cost, \$45,000; owner, G. & M. Improvement Co., 26 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 2342.

HEGEMAN AV, n s, 20 w Malta st, two 3-sty brick tenements, 20x75, tin roof, 6 families each; total cost, \$12,000; owner, Jacob Gordon, 703 Georgia av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 2414.

HEGEMAN AV, n w cor Malta st, 3-sty brick tenement, 20x75, tin roof, 5 families; cost, \$6,000; owner and architect, as above. Plan No. 2415.

BLAKE AV, s s, 50 e Hinsdale st, 4-sty brick tenement, 50x88, slag roof, 20 families; cost, \$23,000; owner, Allwin Const. Co., 192 Bay 31st st; architect, R. A. Saas, same address. Plan No. 2421.

WITHERS ST, No. 30, 4-sty brick tenement, 24.7x59, tin roof, 7 families; cost, \$10,000; owner, Mike Cannizzarro & Co., 436 9th av, N. Y.; architect, Marion Di Miceli, 241 East 108th st, N. Y. Plan No. 2424.

TILDEN AV, s s, 379 e Flatbush av, 3-sty brick tenement, 21x60, tin or gravel roof, 3 families; cost, \$7,500; owner, Gustave Guam, 34 Tilden av; architect, Benj. Driesler, 178 Remsen st. Plan No. 2378.

BANKS.

9TH ST, s e cor 5th av, 3-sty brick bank, 32.6x80, tar and slag roof; cost, \$25,000; owner, Mechanics Bank, Montague & Court sts; architect, Frank Helmle, 190 Montague st. Plan No. 2447.

DWELLINGS.

PROSPECT ST, No. 143, 3-sty brick dwelling, 17.4x32.6, tin roof, 2 families; cost, \$3,500; owner, Thos. McLaughlin, 121 Bridge st; architect, Graham M. Polley, 1510 Flatbush av. Plan No. 2228.

JOHNSON ST, 132 w Coney Island av, two 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$15,000; owner and architect, Adriano Falco, 766 Decatur st. Plan No. 2232.

EAST 17TH ST, s e cor Foster av, 2-sty and attic frame dwelling, 20x40, shingle roof, 1 family; cost, \$4,000; owner, John R. Corbin Co., Foster av and B. B. R. R.; architect, Benj. Driesler, 178 Remsen st. Plan No. 2295.

EAST 17TH ST, e s, 20 s Foster av, 2-sty and attic frame dwelling, 20x40, shingle roof, 1 family; cost, \$4,000; owner and architect, as above. Plan No. 2296.

BROOKLYN AV, n w cor Av H, 2-sty frame dwelling, 18x35, slag roof, 1 family; cost, \$3,000; owner, John J. Smith, 323 Webster av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 2298.

BROOKLYN AV, w s, 18 n Av H, five 2-sty frame dwellings, 18x35, shingle roof, 1 family each; total cost, \$12,500; owner and architect, as above. Plan No. 2299.

67TH ST, n s, 288 e 21st av, thirteen 2-sty brick dwellings, 20x36, slag roof, 1 family each; total cost, \$45,500; owner, Aleo Bldg. Co., 60 Liberty st, N. Y.; architects, S. Millman & Son, 189 Montague st. Plan No. 2301.

LAUREL ST, s e cor Highland av, 2-sty frame dwelling, 22x37, shingle roof, 1 family; cost, \$5,000; owner, Fred B. Snow, 193 Montague st; architect, R. J. Dodge, 381 4th av, N. Y. Plan No. 2260.

HINSDALE AV, e s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, plastic slate roof, 2 families each; total cost, \$60,000; owner, Progressive Realty & Impt. Co., 318 East Houston st; architects, Koppe & Daube, 830 Westchester av, Bronx. Plan No. 2276.

WILLIAMS AV, w s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, plastic slate roof, 2 families each; total cost, \$60,000; owner and architect, as above. Plan No. 2277.

WILLIAMS AV, e s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, plastic slate roof, 2 families each; total cost, \$60,000; owner and architect, as above. Plan No. 2278.

ALABAMA AV, w s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, plastic slate roof, 2 families each; total cost, \$60,000; owner and architect, as above. Plan No. 2280.

GEORGIA ST, e s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, plastic slate roof, 2 families each; total cost, \$60,000; owner and architect, as above. Plan No. 2283.

GEORGIA AV, w s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, plastic slate roof, 2 families each; total cost, \$60,000; owner and architect, as above. Plan No. 2284.

SHEFFIELD AV, w s, 100 s Livonia av, fifteen 2-sty brick dwellings, 20x55, plastic slate roof, 2 families each; total cost, \$60,000; owner and architect, as above. Plan No. 2285.

BEVERLEY RD, s s, 45 e Church av, three 2-sty brick dwellings, 18x52, tin and gravel roof, 2 families each; total cost, \$12,000; owner, Michael E. Kennedy, 341 East 3d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 2270.

JEROME ST, w s, 85 s Hegeman av, 1-sty and basement brick dwelling, 20x35, tin roof, 1 family; cost, \$1,750; owner, Guisepe Marmo, Hegeman av and Jerome st; architect, Ernest Dennis, 241 Schenck av. Plan No. 2273.

BRISTOL ST, e s, 79.1 s e New York av, 4-sty brick dwelling, 50x89, tin roof, 20 families; cost, \$20,000; owner, Klepper Const. Co., 313 Albany av; architects, Cohn Bros., 361 Stone av. Plan No. 2274.

NEW JERSEY AV, e s, 100 s Liberty av, 2-sty brick dwelling, 20x47, gravel roof, 1 family; cost, \$4,000; owner, St. John's Lutheran Church, 122 Pennsylvania av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 2314.

EAST 13TH ST, w s, 300 s Av N, 2-sty frame dwelling, 17x35, slag roof, 1 family; cost, \$3,000; owner, Charles Carlton, C. I. av and Av O; architect, J. C. Walsh, 150 Court st. Plan No. 2315.

NEW YORK AV, e s, 82 s President st, two 4-sty brick dwellings, 23x40.4, tar and gravel roof, 2 families each; total cost, \$16,000; owner, E. E. Rowe, 728 Eastern parkway; architect, Montrose W. Morris, 82 Wall st, N. Y. Plan No. 2367.

PRESIDENT ST, s s, 262.6 w Schenectady av, two 2-sty brick dwellings, 19x38, tar and gravel roof, 1 family; total cost, \$12,000; owners, T. & B. Leslie Co., 231 Tompkins av; architect, D. Salvati, 19 4th av. Plan No. 2368.

HOPKINSON AV, e s, 140 s Newport av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, \$4,500; owner, Patrick McVeigh, 254 St. Mark's av; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 2375.

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AV K, s w cor East 19th st, 2-sty and attic frame dwelling, 20x36.6, shingle roof, 1 family; cost, \$6,000; owner, Edw. T. Dickinson, 1139 East 9th st; architect, M. Rosenquist, 52d st & New Utrecht av. Plan No. 2380.

SARATOGA AV, w s, 375 n Blake av, two 2-sty brick dwellings, 20x54, tar and gravel roof, 2 families each; total cost, \$8,000; owner, Saratoga Impt. Co., —; architects, Cohn Bros., 361 Stone av. Plan No. 2387.

GROVE ST, s s, 86.8 e Wyckoff av, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, \$4,675; owners, Jos. Goetz & ano. Wyckoff & Grove st; architect, Benj. Driesler, 178 Remsen st. Plan No. 2401.

FULTON ST, n s, 66.5 w Railroad av, 2 sty frame dwellings, 44.1x25.4, gravel roof, 2 families; cost, \$4,000; owner, Gatehouse Construction Co. (inc.), 58 Shepherd av; architects, Charles Infanger & Son, 2634 Atlantic av. Plan No. 2337.

SCHENCK AV, e s, 110 s New Lots rd, 2-sty and attic frame dwelling, 24x40, shingle roof, 1 family; cost, \$4,500; owner, New Lots Dutch Ref Church, 743 Riverdale av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2364.

AV I, s s, 34 e 2d st, four 2-sty and attic frame dwellings, 22x38.2, shingle roof, 2 families each; total cost, \$16,000; owner, J. D. Ranck Realty Co., 577 Atlantic av; architect, Charles G. Wessel, 1456 35th st. Plan No. 2359.

AV I, s w cor East 3d st, 2-sty and attic frame dwelling, 22x38.2, shingle roof, 2 families; cost, \$4,000; owner and architect as above. Plan No. 2360.

AV I, s e cor East 2d st, 2-sty and attic frame dwelling, 22x38.2, shingle roof, 2 families; cost, \$4,000; owner and architect as above. Plan No. 2361.

EAST 105TH ST, w s, 100 n Av F, 2-sty brick dwelling, 20x50, tar and gravel roof, 2 families; cost, \$5,000; owner, Morris Kessler, 100 Orchard st; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 2412.

WILLIAMS AV, e s, 280.10 s New Lots av, 2-sty brick dwelling, 20x43, tar and gravel roof, 2 families; cost, \$3,000; owner, Hyman Mendelovitz, 398 Watkins st; architect, Morris Rothstein, 346 Sheffield av. Plan No. 2420.

GREENE AV, s s, 194.8 w St. Nicholas av, 2-sty brick dwelling, 22x47, tin roof, 1 family; cost, \$4,500; owner, Stephen Burkard, 2350 Myrtle av; architect, Otto Thomas, 2350 Myrtle av. Plan No. 2431.

OCEAN AV, e s, 250 s Farragut rd, 2-sty and attic frame dwelling, 30x38.6, shingle roof, 1 family; cost, \$6,000; owner, Palatial Homes Bldg. Co., 215 Montague st; architect, Harold G. Dangler, 215 Montague st. Plan No. 2437.

BAY 47TH ST, w s, 100 s Barth av, 2-sty frame dwelling, 20x32, plaster roof, 1 family; cost, \$5,000; owner, Alphonse Lomonte, 207 Orange av, Irvington, N. J.; architect, F. C. Lomonte, same address. Plan No. 2405.

CROPSEY AV, n s, 80 e Bay 47th st, 2-sty frame dwelling, 20x32, plaster roof, 1 family; cost, \$5,000; owner and architect, as above. Plan No. 2406.

CROPSEY AV, n s, 60 e Bay 46th st, two 2-sty frame dwellings, 22x42, plaster roof, 2 families each; total cost, \$10,000; owner and architect, as above. Plan No. 2407.

FACTORIES AND WAREHOUSES.

ROCK ST, s s, 184 e Bogart st, 4-sty brick factory and storage, 38.8x89.7, tar and slag roof; cost, \$20,000; owner, Adolph Gobel, Morgan av and Rock st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2238.

NORTH 11TH ST, e s, 150 s Driggs av, 1-sty brick storage, 100x100, tar and gravel roof; cost, \$7,000; owner, Eliz. Regan, 508 Bedford av; architect, Fred Jung, Jr., 316 Evergreen av. Plan No. 2347.

FULTON ST, s s, 302 w Classon av, 3-sty brick warehouse, 99x112, gravel roof; cost, \$75,000; owner and architect, Brooklyn Union Gas Co., 180 Remsen st. Plan No. 2322.

NOLL ST, n s, 80.1 w Central av, 1-sty brick truck storage, 124.6x63, — roof; cost, \$20,000; owner, S. Liebmann's Sons Bwg. Co., Bremen & Forrest sts; architects, Theo. Engelhardt, 905 Broadway. Plan No. 2442.

STORES AND DWELLINGS.

CHRISTOPHER AV, e s, 210 s Newport av, 3-sty brick stores and dwelling, 18x55, tin roof, 2 families; cost, \$4,000; owner, Giovachino Squilacci and ano., 511 Christopher av; architect, Louis Danancher, 7 Glenmore av. Plan No. 2247.

ROCHESTER AV, w s, 90 s Eastern Parkway, 2-sty brick store and dwelling, 25x31.6, tin roof, 1 family; cost, \$7,000; owner, David Schneider, 1451 Eastern Parkway; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 2248.

ST. JOHNS PL, s s, 100 w Kingston av, five 3-sty brick stores and dwellings, 20x50, tin roof, 2 families each; total cost, \$25,000; owner, Horace F. Hartwell, 501 5th av, N. Y.; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 2249.

CHURCH AV AND EAST 17TH ST, 3-sty brick store and dwelling, 20.7x55, gravel roof, 2 families; cost, \$6,000; owner, Geo. W. Egbert, 1420 Cortelyou rd; architect, Axel S. Hedman, 371 Fulton st. Plan No. 2265.

LIVINGSTON ST, No. 342, 4-sty brick store and boarding house, 19.11x64, slag roof; cost, \$20,000; owner, Margaret E. Bretz, 276 Garfield pl.; architect, Gillespie & Carrel, 1223 Broadway, N. Y. Plan No. 2319.

FULTON ST, n e cor Hemlock st, 2-sty frame store and dwelling, 49x29.4, gravel roof, 2 families; cost, \$4,000; owner, Gatehouse Construction Co. (inc.), 58 Shepherd av; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 2334.

LIBERTY AV, n e cor Eldert la, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$5,500; owner, Perfect Construction Co., 1318 Fulton st; architect, Wm. Debus, 914 Broadway. Plan No. 2345.

FULTON ST, n s, 50.2 e Hemlock st, 2-sty frame stores and dwelling, 44.8x29.4, gravel roof, 2 families; cost, \$4,000; owner and architects as above. Plan No. 2335.

FULTON ST, n w cor Railroad av, 2-sty frame store and dwelling, 63x19.2, gravel roof, 2 families; cost, \$4,000; owner and architects as above. Plan No. 2336.

LIBERTY AV, n s, 20 e Eldert la, six 3-sty brick stores and dwellings, 20x55, gravel roof, 2 families each; total cost, \$27,000; owner and architect as above. Plan No. 2346.

GRAVESEND AV, s e cor Vanderbit st, 3-sty frame stores and dwelling, 20x68.6, — roof, 2 families; cost, \$4,000; owner and architect, Louis Montelbine, 22 East 2d st. Plan No. 2410.

STORES AND TENEMENTS.

BLAKE AV, s e cor Hinsdale st, 4-sty brick stores and tenement, 50x90, slag roof, 19 families; cost, \$25,000; owner, Allwin Const. Co., 192 Bay 31st st; architect, R. A. Saas, same address. Plan No. 2422.

STABLES AND GARAGES.

23D AV, w s, 200 s 86th st, 1-sty frame garage, 12x20, shingle roof; cost, \$300; owner, Sarah E. Mahon, 1839 Cropsey av; architect, C. Schubert, 13th av, cor 86th st. Plan No. 2294.

EAST 11TH ST, e s, 60 s Dorchester rd, 1-sty frame garage, 14x18, shingle roof; cost, \$350; owner, Carl L. H. Gerkin, 453 East 11th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 2239.

SCHENCK AV, s e cor Jamaica av, 1-sty brick garage, 12x14, tin roof; cost, \$250; owner and architect, Edw. B. Warren, on premises. Plan No. 2229.

11TH ST, s s, 92 w 7th av, 2-sty brick garage, 25x60, felt and slag roof; cost, \$2,500; owner, Dr. H. Y. Schroeder, 326 9th st; architect, Henry L. Behler, 161 9th av. Plan No. 2234.

NASSAU ST, s s, 50 e Pearl st, 2-sty brick stable and dwelling, 50x90, — roof, 1 family; cost, \$6,000; owner, Dan'l Winant, "Bossert Hotel"; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2243.

ROCHESTER AV, w s, 90 s Eastern Parkway, 1-sty brick garage, 15x16, tin roof; cost, \$200; owner, David Schneider, 1451 Eastern Parkway; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 2246.

PRESIDENT ST, s s, 120 w Albany av, 1-sty brick garage, 15x20, asbestos shingle roof; cost, \$500; owner, Eleanor K. Holterman, on premises; architects, Louis Berger & Co., Myrtle and Cypress avs. Plan No. 2306.

RIDGE BOULEVARD, s s, 125 w Marine av, 1-sty frame garage, 14x17, tar and shingle roof; cost, \$400; owner, Daniel M. Enright, on premises; architect, H. Owen, 386 17th st. Plan No. 2313.

VARICK AV, s w cor Slagg st, 1-sty frame stable, 50x50, tar and gravel roof; cost, \$1,000; owner, Peter Rafferty, 640 West 52d st, N. Y.; architects, Brown & Almiroy, 220 5th av, N. Y. Plan No. 2330.

STORES, OFFICES AND LOFTS.

PENN ST, e s, 53 s w Bedford av, 1-sty brick store, 17x30, tar and gravel roof; cost, \$800; owner, Walter Longman, 29 8th av; architect, John M. Murphy, 39 East 42d st, N. Y. Plan No. 2379.

GRAVESEND AV, e s, 70 s Webster av, 1-sty frame store, 38.2x22.4, gravel roof; cost, \$200; owner, Owen Matthews, 31 Lawrence av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 2402.

THEATRES.

FLATBUSH AV, s e cor Tilden av, new moving picture show; cost, \$1,000; owner, Louis Miller; architect, Edw. Behman, 197 Windsor pl. Plan No. 2227.

WASHINGTON AV, e s, 28.9 s Sterling pl, 1-sty iron moving picture hall, 35x80; cost, \$4,000; owner, Fredk. H. Gelbourne, 600 Carlton av; architect, Jos. S. Higbee, 66 West 91st st, N. Y. Plan No. 2268.

PENN ST, s s, 75 w Broadway, 1-sty iron moving picture booth, 6x7; cost, \$800; owner, Henry Brosidit, 1816 Lincoln pl; architect, John Olyany, 58 South 10th st. Plan No. 2326.

MISCELLANEOUS.

79TH ST, e s, 180 n 12th av, 3-sty brick engine house, 50x78, asbestos, tile and asphalt roof; cost, \$65,000; owner, City of N. Y.; architect, Frank H. Quinby, 99 Nassau st, N. Y. Plan No. 2233.

OCEANIC WALK, w s, 525 s Broadway, 1-sty frame pavilion, 75x30, corr. iron roof; cost, \$200; owner, Martha Hoch, — West 3d st; architect, Richard Morgan, 2878 West 6th st. Plan No. 2258.

2D ST, s s, 200 e Bond st, 1-sty frame stone cutters shed, 16x112, tar and gravel roof; cost, \$500; owner, Samuel Dean, 794 Carroll st; architect, Foresten Mathisen, 591 Henry st. Plan No. 2292.

LAWRENCE AV, n s, 350 w 1st st, 1-sty frame wagon shed, 9.6x12, tin roof; cost, \$150; owner, John H. Dorr, 365 Lawrence av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2372.

LINCOLN AV, w s, 312 s Jamaica av, 1-sty frame greenhouse and boiler room; cost, \$300; owner and architect, Julius Wenke, 31 Railroad av. Plan No. 2374.

HENRY ST, e s, 100 s Lorraine st, 1-sty frame grand stand, 74x25, — roof; cost, \$500; owner, J. P. Robinson, 56 Beaver st; architect, J. W. Lafferty, 14 Rockwell pl. Plan No. 2394.

FULTON ST, n s, 266.10 e Rockaway av, 2-sty brick dyeing and cleaning est., 20x20.3, tar and gravel roof; cost, \$3,000; owner, Sady Yudkowitz, 2081 Fulton st; architects, McCloskey & Boyle, 367 Fulton st. Plan No. 2365.

PACIFIC ST, s s, 90 e 6th av, 2-sty brick wagon shed, 40x110, tar and gravel roof; cost, \$6,000; owner, Chas. D. Strang, 189 So. Portland av; architect, E. Burwell, same address. Plan No. 2444.

FOOT OF 55TH ST, 1-sty frame auto shed, 26.6x34, corrugated iron roof; cost, \$400; owner and builder, Morse Dry Dock Co., on premises. Plan No. 2438.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Steinway av, e s, 450 n Broadway, two 4-sty brick tenements, 25x73, tin roof, 7 families; cost, \$28,000; owner, Michael Hurst, 156 Bowery, N. Y. C.; architect, John Boese, 280 Broadway, N. Y. C. Plans No. 1178-79.

LONG ISLAND CITY.—Steinway av, w s, 25 n Washington av, three 4-sty brick tenements, 50x76, plastic slate roof, 20 families each; cost, \$60,000; owner, Frank Holub, 23 Steinway av, Long Island City; architect, Frank J. Schefcik, Park av and 176th st, N. Y. Plan No. 1065. (Corrects owners address and architects name, issue of April 20, page 820.)

JAMAICA.—Shelton av, n s, 160 w Grand st, 4-sty brick tenement, 26x85, tar and gravel roof, 8 families; cost, \$15,000; owner, Lawrence T. Gresser, 351 Shelton av, Jamaica; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1191.

LONG ISLAND CITY.—Jamaica av, n e cor Sherman st, 4-sty brick tenement, 26x84, tar and gravel roof, 8 families; cost, \$12,000; owner, Hellemita Construction Co., 296 Central Park West, N. Y. C.; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1192.

LONG ISLAND CITY.—Debevoise av, e s, 120 n Vandeventer av, 4-sty brick tenement, 50x92, tar and gravel roof, 25 families; cost, \$25,000; owner, Reliable Building Co., 72d st and 2d av, N. Y. C.; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 1193.

CHURCHES.

COLLEGE POINT.—14th st, s e cor 6th av, 1-sty brick church, 49x90, slate roof, cost \$30,000; owner, St. John's Church, premises; architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 1219.

DWELLINGS.

FLUSHING.—Amity st, n s, 130 e Murray st, two 2½-sty frame dwellings, 23x30, shingle roof, 1 family; cost, \$7,000; owner, G. E. Watson, 15th st and Sandford av, Flushing; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plans No. 1176-77.

BAYSIDE.—Chambers st, s e cor Warburton av, two 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$6,000; owner, Woodland Construction Co., 4 Shipley st, Woodhaven; architect, Samuel Guilfoxy, 4 Shipley st, Woodhaven. Plans No. 1185-6.

JAMAICA.—Norris av, w s, 200 s State st, 2½-sty frame dwelling, 18x28, shingle roof, 1 family; cost, \$2,200; owner, Lucy Peterson, Norris av, Jamaica; architect, John Peterson, Norris av, Jamaica. Plan No. 1187.

ELMHURST.—Evergreen av, s s, 125 w Chicago av, 2-sty frame dwelling, 18x14, shingle roof, 1 family; cost, \$2,000; owner, J. L. Gundry, 17 Evergreen av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1188.

LONG ISLAND CITY.—Temple st, n s, 50 w Sherman st, 2-sty brick dwelling, 22x55, tar and gravel roof, 2 families; cost, \$5,000; owner, Francis J. Rooney, 70 Newtown av, L. I. C.; architect, A. H. Eccles, 162 Main st, L. I. C. Plan No. 1201.

BAYSIDE.—4th st, w s, 180 n Montauk av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$2,500; owner and architect, W. F. Schloz, Bayside. Plan No. 1189.

COLLEGE POINT.—18th st, e s, 150 s Av C, 2-sty frame dwelling, 20x28, tar and gravel roof, 1 family; cost, \$2,000; owner, John Logmarsina, 857 2d av, N. Y. C.; architect, S. A. Dennis, 154 Nassau st, N. Y. C. Plan No. 1190.

MASPETH.—Jansen av, n s, 275 e Juniper av, 2-sty frame dwelling, 20x37, tin roof, 2 families; cost, \$1,800; owner, Clara Greendale, Jansen av, Maspeth; architect, J. Greendale, Jansen av, Maspeth. Plan No. 1204.

LONG ISLAND CITY.—9th av, e s, 450 n Broadway, two 2-sty frame dwellings, 25x68, felt and gravel roof, 4 families; cost, \$9,000; owner, Emilia Fiore, care architect; architect, John M. Baker, 21 Jackson av, L. I. C. Plan No. 1194.

EVERGREEN.—Bergen av, s s, 300 e Cypress av, 1-sty frame dwelling, 21x30, tin roof, 1 family; cost, \$1,500; owner, Emma Nehlsen, premises; architects, Louis Berger & Co., Myrtle av, Ridgewood. Plan No. 1195.

COLLEGE POINT.—14th st, e s, 225 s 4th av, 2-sty brick dwelling, 21x44, slag roof, 2 families; cost, \$4,500; owner, Mrs. Elizabeth Schneider, 17th st and 4th av, College Point; architect, E. Leo McCracken, 20 12th st, College Point. Plan No. 1196.

MORRIS PARK.—Curtis av, e s, 100 s Garden st, 1-sty frame dwelling, 18x34, tar and gravel roof, 1 family; cost, \$1,000; owner, Joseph J. Helka, 589 8th av, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 1206.

QUEENS.—Spruce st, s s, 240 e Madison st, 2½-sty frame dwelling, 26x20, shingle roof, 1 family; cost, \$2,600; owner and architect, Eugene L. Hickey, Madison av, Queens. Plan No. 1207.

FOREST HILLS.—Libis st, s s, 150 e Colonial av, and Kelvin st, s s, 150 e Continental av, five 2½-sty brick dwellings, 41x31, tile roof, 1 family; cost, \$25,000; owner, Cord Meyer Development Co., Forest Hills, L. I.; architect, W. Adams, 15 West 38th st, N. Y. C. Plan Nos. 1208-9-10-11-12.

ROCKAWAY BEACH.—Maple pl, w s, 380 n Boulevard, 1-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$300; owner, Mrs. E. Repperger, Rockaway Beach; architects, W. T. Kennedy Co., 497 Boulevard, Rockaway Beach. Plan No. 1213.

DUNTON.—Atfield av, e s, 225 n Broadway, 2½-sty frame dwelling, 20x47, shingle roof, 2 families; cost, \$4,000; owner, Mrs. May Carpenter, Dunton; architect, Joseph H. Cornell, Far Rockaway. Plan No. 1120.

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JAMAICA.—Humboldt Boulevard, n s, 100 e Wyckoff av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan No. 1221.

JAMAICA.—Globe av, s e cor State st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan No. 1222.

ROCKAWAY BEACH.—Maple pl, w s, 212 n Boulevard, 2½-sty frame dwelling, 22x48, shingle roof, 1 family; cost, \$3,400; owner, W. T. Kenney, 15 Maple pl, Rockaway Beach; architects, W. T. Kenney Co., 497 Boulevard, Rockaway Beach. Plan No. 1214.

JAMAICA.—Hugo st, n s, 200 e Sherwood av, 2½-sty frame dwelling, 16x32, shingle roof, 2 families; cost, \$2,000; owner, H. J. Blomberg, South st & Jay av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 1215.

ARVERNE.—No Park av, e s, 230 n Boulevard, 2-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$1,400; owner, Isaac Zaret, 536 Boulevard, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 1216.

ST. ALBANS.—Hanareh rd, n s, 100 e Wyndham rd, 2-sty frame dwelling, 28x28, shingle roof, 1 family; cost, \$3,500; owner, C. L. Simonson, Hollis av, Hollis; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan No. 1217.

UNION COURSE.—Snediker av, w s, 300 s Grand av, 2-sty frame dwelling, 17x39, tin roof, 1 family; cost, \$2,500; owner, Louis Neir, Snediker av & Grand st, Union Course; architect, Gottfried Sternberg, 143 Snediker av, Union Course. Plan No. 1218.

WINFIELD.—Lenox av, w s, 140 n Park pl, 2½-sty frame dwelling, 17x41, shingle roof, 1 family; cost, \$5,000; owner, Peter Mulligan, Lenox av, Winfield; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 1224.

FLUSHING.—28th st, e s, 140 n Crocheron av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$3,500; owner, Charles Spaeth, 126 Smart av, Flushing; architect, William Rogers, 117 South 8th st, Brooklyn. Plan No. 1226.

ROCKAWAY BEACH.—Dodge av, n w cor Ocean av, two 1-sty frame dwellings, 20x40, shingle roof, 1 family; cost, \$1,000; owner, George Brown, 705 Westchester av, Bronx; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 1227.

HOLLIS.—Hollis av, s e cor Prospect st, three 2½-sty frame dwellings, 20x34, shingle roof, 1 family; cost, \$11,700; owner, Wm. B. Gillhooley, 341 West 143d st, N. Y. C.; architect, George C. Drake, 151 Napier av, Woodhaven. Plan No. 1230-1-2.

ARVERNE.—Thetis av, e s, 100 n Amstel Boulevard, 2½-sty brick dwelling, 22x34, shingle roof, 1 family; cost, \$2,800; owner, Olinto Bottino, Arverne; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 1233.

ROCKAWAY BEACH.—Thetis av, e s, 125 n Washington av, 2-sty frame dwelling, 18x24, shingle roof, 1 family; cost, \$1,600; owner, Frank Kolesky, 23 North Grove av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 1234.

FACTORIES AND WAREHOUSES.

JAMAICA.—New York av, e s, 350 s Jamaica av, steel frame storage building, 20x40, corrugated iron roof; cost, \$750; owner, Frank R. Smith, Jamaica. Plan No. 1198.

STABLES AND GARAGES.

MORRIS PARK.—Sherman st, e s, 260 s Liberty av, 1-sty frame garage, 15x13, shingle roof; cost, \$125; owner, Charles Miles, Sherman st, Morris Park. Plan No. 1181.

JAMAICA.—Atlantic st, n s, 40 w Dubroff av, 1-sty brick stable, 15x23, gravel roof; cost, \$225; owner, Bernita Sicio, 47 Atlantic st, Jamaica. Plan No. 1173.

BAYSIDE.—9th st, s w cor Lawrence Boulevard, 1-sty frame garage, 12x21, shingle roof; cost, \$150; owner and architect, Louis Reis, 200 Amity st, Flushing. Plan No. 1223.

FAR ROCKAWAY.—Rue De St. Felix, s s, 50 w Greenwood av, 1-sty frame garage, 18x22, shingle roof; cost, \$350; owner, Frederick Habermann, Far Rockaway. Plan No. 1199.

FAR ROCKAWAY.—Merrill rd, w s, 125 n Merrill rd, 1-sty frame garage, 22x34, shingle roof; cost, \$2,000; owner, Gabriel Solon, Far Rockaway; architect, Morrell Smith, Far Rockaway. Plan No. 1200.

QUEENS.—Ascot pl, n s, 100 w Lynn av, 1-sty frame garage, 12x18, shingle roof; cost, \$100; owner, David J. Clune, 9 Ascot pl, Queens. Plan No. 1225.

QUEENS.—Queens Boulevard, s s, 50 w Sherwood av, 1-sty frame garage, 28x18, shingle roof; cost, \$250; owner, William Renner, Sherwood av, Queens; architect, Chas. Pekar, 178 Fulton st, N. Y. C. Plan No. 1228.

STORES, OFFICES AND LOFTS.

DOUGLSTON.—Main av, e s, 147 s e Willow st, three 1-sty frame stores, 47x60, plastic slate roof; cost, \$3,500; owner, Nathaniel Doyle, 455 West 28th st, N. Y. C.; architect, G. J. Hardy, 347 5th av, N. Y. C. Plans No. 1182-3-4.

MISCELLANEOUS.

GLENDALE.—Cooper av, s s, 147 w Lafayette st, 1-sty frame shed, 14x39, tin roof; cost, \$100; owners, Dornbach & Meixner, 55 Madison av, Glendale. Plan No. 1180.

ROCKAWAY PARK.—3d av, n w cor Boardwalk, 1-sty frame pavilion, 82x86, rubberoid roof; cost, \$3,000; owner, Mr. Carrigan, Rockaway Park; architect, Phillip Kaplan, 497 Boulevard, Rockaway Beach. Plan No. 1175.

JAMAICA.—Merrick rd, s w cor Sampson st, 1-sty frame shed, 40x15, tar paper roof; cost, \$200; owner, John Horneling, premises. Plan No. 1174.

RICHMOND HILL.—Jamaica av, n e cor Vine st, erect frame sign board, 97x24x10; cost, \$125; owner, Jamaica Bill Posting Co., Jamaica. Plan No. 1197.

CORONA.—Willow st, w s, 325 e Sycamore av, 1-sty frame shed, 18x17, paper roof; cost, \$75; owner, Frank Scurrilla, 144 Plateau st, Corona. Plan No. 1205.

UNION COURSE.—Atlantic av, n e cor Shaw av, two railroad platforms, 267x10, shingle roof; cost, \$2,000; owner and architect, L. I. R. R. Co., Penn Terminal Bldg., N. Y. C. Plan No. 1202.

WOODHAVEN.—Atlantic av, n e cor Benedict av, two railroad platforms, 267x10, shingle roof; cost, \$2,000; owner, L. I. R. R. Co., Penn Terminal Bldg., N. Y. C. Plan No. 1203.

LONG ISLAND CITY.—Steinway av, e s, 200 n Washington av, erect frame fence, 125x10; cost, \$125; owner, L. Ecluse Washburn Co., 18 East 34th st, N. Y. C. Plan No. 1229.

ARVERNE.—Boulevard, e s, 80 e Ammerman pl, 1-sty frame shed, 12x9; cost, \$20; owner, Edward Zipser, Arverne. Plan No. 1235.

RIDGEWOOD.—Myrtle av, n w cor Madison st, 1-sty frame stand, 20x15; cost, \$20; owner, Charles Baum, 1653 Myrtle av, Ridgewood. Plan No. 1236.

Richmond. DWELLINGS.

10TH ST, s s, 16 w Midland av, Grant City, 1-sty frame bungalow; cost, \$300; owner, Jas. McCullough, N. Y. C.; builder, Gustav Penet, Grant City. Plan No. 212.

UNNAMED ST, w s, 184 n w cor Fingerboard rd, Grasmere, 1½-sty frame dwelling, 33x47; cost, \$4,500; owner, Pearl Jones Greene, Remington, Ind.; architects, Hopkins, McEntee & Speers, 37 East 28th st, N. Y. C. Plan No. 207.

RICHMOND AV, e s, 75 n John st, Port Richmond, 2-sty frame dwelling, 20x30; cost, \$2,200; owner, G. Camberlego, Richmond av, Port Richmond; architect, Jos. Tortora, Bull's Head. Plan No. 206.

RICHMOND RD, s s, 350 w Amboy rd, 2-sty frame dwelling, 20x28; cost, \$1,500; owner, Freca Dreisch; architect, Jas. E. Grunert; builder, W. J. Murphy. Plan No. 209.

REMSEN ST, n w, 153 s w Cornelia av, Dongan Hills, 2-sty frame dwelling, 23x28; cost, \$2,500; owner, Aug. Raggio, 91 Spring st, N. Y. C.; architect and builder, Chas. Schultz, 263 Seaview av, Dongan Hills. Plan No. 214.

WESTERVELT AV, w s, 250 s Crescent av, New Brighton, 2½-sty frame dwelling, 21x50; cost, \$4,800; owner, H. Mock, 220 Broadway, N. Y. C.; architect, John Davies, Tompkinsville; builders, Hesse & Offerjost, Stapleton. Plan No. 205.

ALBINE ST, s s, 100 w Grand av, South New York, 2½-sty frame dwelling, 20x28; cost, \$3,100; owner, Alex. Thompson, care builder; architect, John Davies, Tompkinsville; builder, Adolf Schwald, Castleton Corners. Plan No. 204.

OCEAN AV, e s, 100 n Old Town rd, South Beach, frame bungalow; cost, \$300; owner, Liddy Witte, Rosebank; builder, R. Witte, 51 Boulevard, Rosebank. Plan No. 203.

OVERLOOK AV, n s, 274 w Vista av, Midland Heights, 2-sty concrete dwelling, 24x34; cost, \$2,500; owner, Lasalle J. H. Hayden, 69 Fort Greene pl, Brooklyn; architect, Jas. E. Gruert, 2010 Richmond rd, New Dorp. Plan No. 202.

FACTORIES AND WAREHOUSES.

SOUTH SHORE BLVD., n s, 1,500 w Guyon av, 1-sty concrete workshop, 20x30; cost, \$500; owner, Mr. Wilson; architect, W. S. Monroe. Plan No. 210.

STABLES AND GARAGES.

HERBERTON AV, n w cor Albine pl, Port Richmond, 1-sty garage; cost, \$550; owner, Geo. Mawhinney, Port Richmond; builder, W. W. Osborn, Mariner's Harbor. Plan No. 211.

MISCELLANEOUS.

CROMWELL AV, s s, No. 140, Dongan Hills, frame shed; cost, \$150; owner, Thos. Dunlee, 140 Cromwell av; builder, P. F. Simons, 61 Newberry av. Plan No. 213.

1520 W MANOR RD, Castleton Corners, 1-sty brick laundry, 180x90; cost, \$80,000; owner, City of N. Y.; architect, Frank H. Quinby, N. Y. Plan No. 208.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BROOME ST, n w cor Eldridge st, partitions, toilets, to 5-sty tenement; cost, \$1,200; owner, Aaron Jacobs, 5 East 98th st; architect, O. Reissmann, 30 1st st. Plan No. 894.

CLARKSON ST, Nos. 39-41, posts, columns to 6-sty factory; cost, \$450; owners, Wm. Terrall, premises; architect, Lee Somenfeld, 741 McDonough st, Brooklyn. Plan No. 890.

DIVISION ST, No. 265, partitions, piers, windows, to 3-sty store, dwelling and synagogue; cost, \$1,200; owner, Mrs. Jennie Barth, 10 Pitt st; architect, Wm. Huenerberg, 925 Jackson av. Plan No. 912.

DIVISION ST, Nos. 11-11½, partitions, toilets, to 3-sty dwelling and loft; cost, \$200; owner, Louis Levinski, premises; architect, David Bleier, 545 East 139th st. Plan No. 939.

ELDRIDGE ST, Nos. 74-76, vent shafts, toilets, windows, partitions, to two 5-sty tenements and stores; cost, \$10,000; owner, Leopold Helinger, 309 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 914.

FORSYTH ST, No. 183, partitions to 3-sty dwelling; cost, \$800; owner, Abraham Levine, 183 Forsyth st; architect, O. Reissmann, 30 1st st. Plan No. 951.

GOLD ST, No. 72, partitions, windows to 5-sty loft; cost, \$1,000; owner, Wm. A. White, 62 Cedar st; architect, Alfred Abbott, 99 Greenwich st. Plan No. 920.

HOUSTON ST, Nos. 439-443 East, partitions to 6-sty tenement; cost, \$15; owner, H. Freedman, 73 West 116th st; architect, P. Goldrich, 149 Madison av. Plan No. 902.

IRVING PL, No. 52, 17th st, No. 125 East, windows, toilets, partitions, to 3-sty store and apartments; cost, \$12,000; owner, John S. Foster, 54 Irving pla. Plan No. 921.

LAFAYETTE ST, n e cor Walker st, partitions, windows to 8-sty loft; cost, \$300; owner, The Colwell Lead Co., on premises; architect, James Cosgrove, Yonkers, N. Y. Plan No. 947.

MAGAW PL, n w cor 181st st, 2-sty front and side extension, 59.8x93.9, change windows, entrances, to 1-sty brick church; cost, \$40,000; owners, the ministers, elders and deacons of the Reformed Protestant Dutch Church of N. Y., 113 Fulton st; architects, Nelson & Van Wagenen, Jr., 15 West 38th st. Plan No. 930. Not let.

MERCER ST, No. 151, stairs, store fronts, to 3-sty loft; cost, \$1,200; owner, Isaac Feigel, 80 West Houston st; architect, Emil H. Hahn, 893 Lafayette av, Brooklyn. Plan No. 929.

NASSAU ST, No. 115, show windows, steel girders, to 6-sty store and office; cost, \$500; owner, Valcom Realty Co., 5 Beekman st; architects, Gronenberg & Leuchttag, 7 West 22d st. Plan No. 907.

NASSAU ST, Nos. 40-46, windows, partitions to 5-sty store and loft; cost, \$2,000; owner, est. Wm. Ziegler; architect, A. G. Imhof, 249 West 18th st. Plan No. 888.

OLIVER ST, No. 64, partitions, windows, toilets, to 5-sty store and tenement; cost, \$600; owner, Joseph Turivo, premises; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 933.

OLD SLIP, s e cor Front st, windows, partitions, to 4 1/2-sty office and loft; cost, \$2,000; owner, Harry Griggs, 9th av, Mt. Vernon, N. Y.; architect, Chas. E. Miller, 111 Nassau st. Plan No. 932.

OLD SLIP, s e cor Front st, partitions, windows, to 5-sty store and loft; cost, \$2,000; owner, Harry Griggs, 9th av, Mt. Vernon, N. Y.; architect, Charles E. Miller, 111 Nassau st. Plan No. 895.

WASHINGTON ST, No. 104, columns, girders, to 4-sty storage and loft; cost, \$2,500; owner, Jane E. Elger est., 535 Park av; architect, B. E. Stern, 772 38th st. Plan No. 892.

WASHINGTON ST, No. 589, windows to 1-sty shop; cost, \$475; owner, Woodbury Langdon; architects, B. W. Berger & Son, Bible House. Plan No. 893.

WATER ST, Nos. 665-667, 2-sty brick rear extension, 35.8x38, new stalls, flooring, steel girders, to 2 1/2-sty dwelling and stable; cost, \$5,500; owners, James & Dan Reardon, 237 South st; architect, L. A. Sheinart, 194 Bowery. Plan No. 917.

2D ST, No. 292, windows to 5-sty tenement; cost, \$500; owner, Pauline Lauterbach, 181 East 95th st; architect, O. Reissmann, 30 1st st. Plan No. 904.

8TH ST, No. 12 West, Macdougall alley, No. 17, 1-sty rear extension, 25x50, raise roof, new entrance, heating, stairs, partitions, windows, skylights to 4-sty boarding house; cost, \$8,000; owner, The Rhineland Real Estate Co., Inc., 31 Nassau st; architect, F. H. Bosworth, Jr., 1170 Broadway. Plan No. 949.

9TH ST, No. 442 East, Av A, No. 141, toilets, show windows to 5-sty store and tenement; cost, \$1,200; owner, Estate Ferdinand Beinhauer, 2 West 88th st; architect, F. Straub, 25 West 42d st. Plan No. 953.

29TH ST, Nos. 303-305 East, cut windows to two 4-sty tenements; cost, \$2,000; owner, Chas. Delage, 62 West 47th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 913.

31ST ST, Nos. 411-415 East, 32d st, Nos. 410-416 East, toilets, partitions, to 6-sty garage and lofts; cost, \$100; owner, Cohocton Realty Co., 411 East 31st st; architect, G. B. Waite, 411 East 31st st. Plan No. 941.

35TH ST, No. 318 East, partitions, windows, to 4-sty tenement; cost, \$1,500; owner, Sophie Schwabe, Bay View av, Far Rockaway; architect, O. Reissmann, 30 1st st. Plan No. 937.

39TH ST, Nos. 104-106 West, windows, columns, girders, gallery, to 6-sty stable; cost, \$40,000; owner, Wm. McDonald, 677 6th av; architect, W. Albert Swasey, 47 West 34th st. Plan No. 942. John McKeefrey, 1416 Broadway, has contract.

44TH ST, No. 550 West, raise roof, alter stalls, new front, windows, to 2-sty brick stable; cost, \$3,000; owner, 550 West 44th St. Co., 2048 East 17th st, Brooklyn; architect, F. Jacobsen, 132 East 23d st. Plan No. 915.

50TH ST, Nos. 323-342 West, skylights to 3-sty garage, office and storage; cost, \$1,000; owner, New York City Railway Co., 621 Broadway; architect, Robert A. Crockett, 306 East 59th st. Plan No. 924.

53D ST, No. 133 West, partitions to 3-sty brick storage; cost, \$200; owner, Fannie P. Smith, 53 West 52d st; architect, P. A. Vivarttas, 909 7th av. Plan No. 910.

57TH ST, No. 142 West, toilets, partitions, show windows to 4-sty dwelling; cost, \$3,000; owner, Frederick Culver, 135 East 66th st; architects, Reid & Spitzer, 132 East 23d st. Plan No. 950. C. H. Lang, 145 West 45th st, contractor.

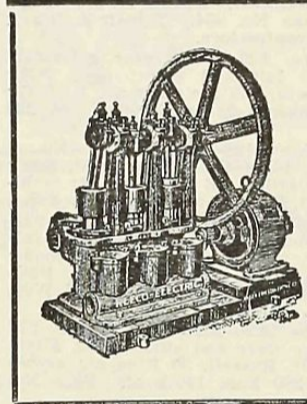
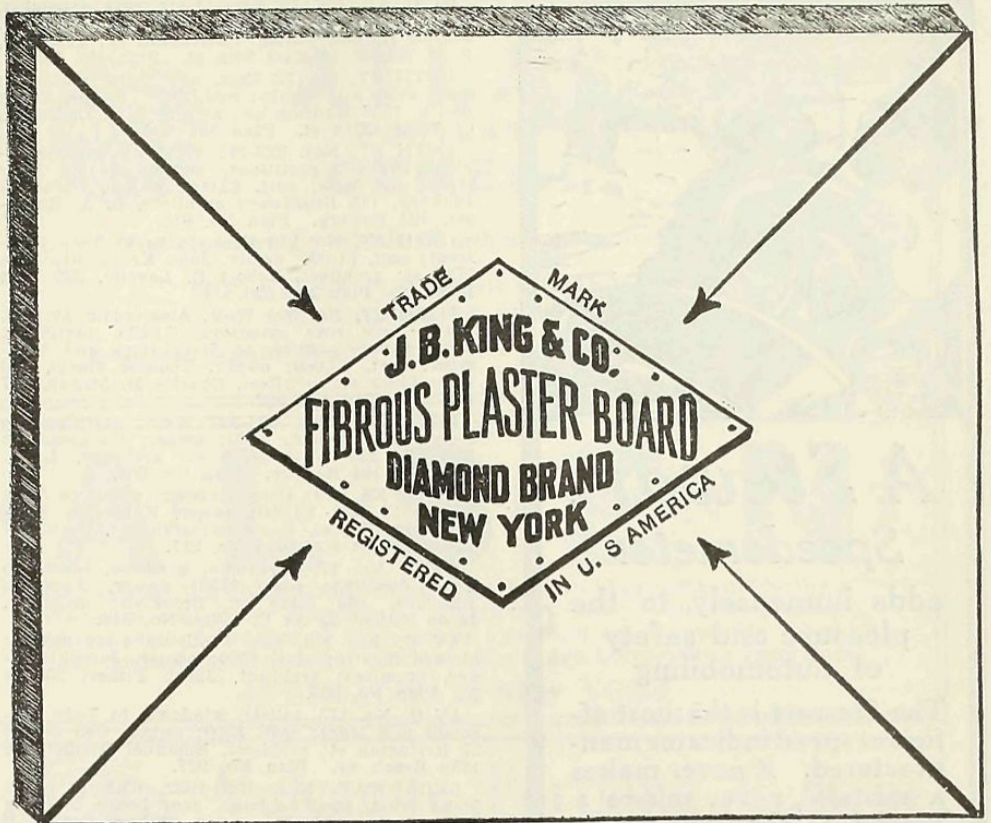
59TH ST, No. 133 East, windows, toilets, to 3-sty store and dwelling; cost, \$250; owner, Murry Lenox Land Co., 30 Broad st; architect, Geo. Marshall, 39 West 38th st. Plan No. 898.

60TH ST, No. 22 West, partitions, windows, toilets to 5-sty store and dwelling; cost, \$300; owner, C. E. Anderson, 54 West 60th st; architect, Harry Zlot, 230 Grand st. Plan No. 946.

61ST ST, No. 5 East, add 1-sty elevator lift, light shaft, alter front, to 5-sty residence; cost, \$110,000; owner, Pembroke Jones, Wrightsville Sound, N. C.; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 944. Bunn, Nase & Pentz, 1123 Broadway, has contract.

69TH ST, No. 20 East, Madison av, No. 826, partitions, baths, steps, to 4-sty dwelling and stores; cost, \$500; owner, Cleveland Moffett, 613 Madison av, Lakewood, N. J.; architect, Frank Hausle, 81 East 125th st. Plan No. 925.

72D ST, No. 249 West, stairs, partitions, to 5-sty dwelling; cost, \$1,500; owner, Percy H. Williams, 249 West 72d st; architects, Van Vleck & Goldsmith, 111 5th av. Plan No. 923.



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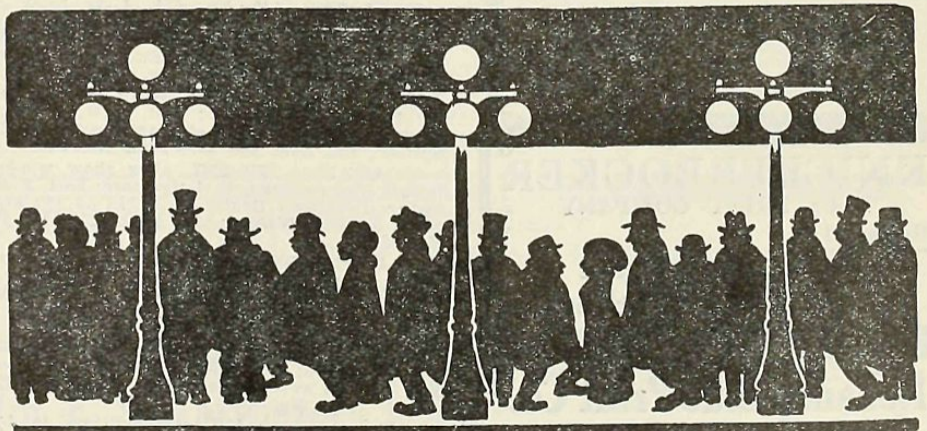
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90TH ST. No. 18 East, 1-sty rear extension, 8x10, to 2-sty dwelling; cost, \$150; owner, Joseph Hammerschlag, 32 Nassau st; architect, S. B. Axtell, 18 East 90th st. Plan No. 935.

105TH ST. No. 52 East, add 1-sty, stairs, to 4-sty store and studio; cost, \$300; owner, Aaron Smith, 1553 Madison av; architect, H. L. Young, 67 West 125th st. Plan No. 936.

116TH ST. Nos. 223-225 W, 1-sty rear extension, 30x18.6, partitions, stairs, to two 2-sty stores and lofts; cost, \$2,000; owner, Cornelius Pinkney, 115 Broadway; architect, L. A. Rheinart, 194 Bowery. Plan No. 918.

126TH ST. No. 316 East, baths to 5-sty tenement; cost, \$1,000; owner, John Kroog, 941 East 172d st; architect, Robert E. Lavelle, 368 East 149th st. Plan No. 926.

145TH ST. No. 500 West, Amsterdam av. No. 1714, 1-sty rear extension, 3.9x25, partitions, iron columns, stairs, to 5-sty store and tenement; cost, \$3,000; owner, Thomas Sheils, 416 West 149th st; architect, Charles M. Straub, 147 4th av. Plan No. 922.

147TH ST. Nos. 525-527 West; partitions to 3-sty temple; cost, \$300; owner, Congregation Ben El, 525 West 147th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 906.

AV A. No. 219, alter windows, walls, to 5-sty tenement; cost, \$2,000; owner, Katharina Kappeler, 241 16th st, Brooklyn; architect, O. Reissmann, 30 1st st. Plan No. 911.

AV C. No. 17, partitions, windows, toilets to 3-sty dwelling; cost, \$750; owner, Abraham Bassford, 166 State st, Brooklyn; architect, Jacob Fisher, 25 Av C. Plan No. 948.

AV C. No. 110, new booth to 4-sty moving picture theatre; cost, \$500; owner, Joseph Finger, premises; architect, Jacob Fisher, 25 Av A. Plan No. 905.

AV C. No. 175, toilets, windows, to 5-sty tenement and store; cost, \$500; owner, Geo Schor, 27 Rivington st; architect, Emanuel Manheimer, 1358 Brook av. Plan No. 927.

BROADWAY, Nos. 1920-1932, 65th st, Nos. 58-62 West, steel columns, pent house to 6-sty garage; cost, \$2,000; owner, Robert Goellet, 9 West 17th st; architect, R. J. Mansfield, 49 Claremont av. Plan No. 954. Tippet & Wood, 135 William st, contractors.

BROADWAY, No. 525, 1-sty rear extension, 12.6x5.6, to 5-sty loft and store; cost, \$600; owner, John Baldwin, 566 Steinway av, L. I. C.; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 908.

BROADWAY, Nos. 1128-1130, 5th av, No. 4, partitions to 7-sty bank and offices; cost, \$900; owner, Elmer A. Darling, 23 East 21st st; architect, J. H. Duncan, 208 5th av. Plan No. 889.

BROADWAY, Nos. 1651-1665, 52d st, Nos. 224-226 West, partitions, windows, new fronts, columns, steel beams, to 4-sty store and tenement; cost, \$60,000; owner, est. John J. Emery, Philadelphia, Pa.; architect, Louis A. Foot, 26 West 40th st. Plan No. 891.

BROADWAY, Nos. 2220-2226, 79th st, No. 227 West, sign, to 2-sty store and office; cost, \$700; owner, Archibald D. Russell, 30 Pine st; architect, Otto Rettig, 289 East 146th st. Plan No. 940.

BROADWAY, Nos. 1993-1999, 68th st, No. 140 West, sky sign, to 2-sty store and office; cost, \$700; owner, John J. Dawney, 410 West 34th st; architect, Otto Rettig, 289 East 146th st. Plan No. 938.

CENTRAL PARK WEST, n w cor 88th st, add 1-sty new elevator, pent house to 4-sty club house; cost, \$25,000; owner, the Progress Club, 1 West 88th st; architect, Henry B. Herts, 35 West 31st st. Plan No. 900.

MADISON AV, n e cor 88th st, show windows to 5-sty store and tenement; cost, \$500; owner, Nathan Hirsch, 131 West 21st st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 909.

MADISON AV, No. 1722, partitions, windows, to 3-sty dwelling; cost, \$1,000; owner, Isaac Plotz, premises; architect, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 919.

PARK AV, Nos. 471-477, 58th st, Nos. 100-108 East, tank, to 14-sty apartment; cost, \$500; owner, 471 Park Av. Co., 471 Park av.; architect, Earl C. Maxwell, 143 Liberty st. Plan No. 943.

WEST END AV, No. 471, 1-sty brick rear extension, 22.2x16, add 1-sty partitions, elevator to 3-sty dwelling; cost, \$10,000; owner, Henry Hellman, 471 West End av; architects, Comyns & Todaro, 147 4th av. Plan No. 952.

1ST AV, n w cor 116th st, partitions, to 4-sty bank and tenement; cost, \$900; owner, L. Pereira, 38 West 83d st; architects, Reid & Spitzer, 132 East 23d st. Plan No. 934.

3D AV, Nos. 2231-2237, alter show windows, install iron columns, to 4-sty store; cost, \$2,000; owner, Degelman Realty Co., 2148 3d av; architects, B. & J. Walther, 147 East 125th st. Plan No. 931.

3D AV, No. 560, 37th st, No. 167 East, partitions, show windows, to 4-sty tenement and store; cost, \$500; owner, Henry Hof, 80 Argyle rd, Brooklyn; architect, W. J. Harrison, 230 Grand st. Plan No. 925.

2D AV, s e cor 10th st, windows to 3-sty cafe and store; cost, \$400; owner, I. H. Rosenfeld, 154 2d av; architect, Emery Roth, 20 East 42d st. Plan No. 896.

3D AV, s w cor 11th st, partitions to 4-sty tenement; cost, \$500; owner, Arthur Blue, 355 West 122d st; architect, O. Reissmann, 30 1st st. Plan No. 903.

6TH AV, No. 461, partitions, windows, toilets, columns to 2-sty store and office; cost, \$10,000; owner, Wilmont Realty Co., 53 Bond st; architect, Harry C. Wisner, 151 West 23d st. Plan No. 945.

6TH AV, No. 413, show windows to 4-sty tenement and store; cost, \$200; owner, Wm. C. Adams, Hotel Gotham; architect, H. L. Young, 67 West 125th st. Plan No. 901.

7TH AV, No. 267, 1-sty brick rear extension, 19x10, partitions to 4-sty store and tenement; cost, \$500; owners, L. Ettlinger and E. C. Horn, 265 7th av; architect, G. M. McCabe, 96 5th av. Plan No. 916.

8TH AV, No. 192, partitions, toilets, to 3-sty store and dwelling; cost, \$375; owner, Morris Israel, 74 West 92d st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 897.

8TH AV, No. 2285, interior changes to moving picture theatre; cost, \$50; owner, Edward Bach, premises; architect, H. Aaron, 428 East 157th st. Plan No. 899.

Bronx.

150TH ST, n s, 100 w Morris av, 1-sty frame extension, 22.3x5, to 2-sty frame store and dwelling; cost, \$100; owner, Julia O'Connor, 1050 Trinity av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 191.

151ST ST, n s, 300 west Courtlandt av, 1-sty frame extension, 14x15, to 2-sty frame dwelling; cost, \$600; owner, Adam Scholl, 325 East 151st st; architect, Fred Hammond, 391 East 149th st. Plan No. 181.

161ST ST, n e cor Tinton av, new beams, new partitions, to 4-sty brick stores and tenement; cost, \$300; owner, John W. Becker, Concourse and 193d st; architect, J. C. Cocker, 2017 5th av. Plan No. 179.

180TH ST, No. 811, two 1-sty brick extensions, 20x5, 20x5.6, and build 1-sty of brick under 2-sty frame store and dwelling; cost, \$10,000; owner, Gottlieb Brenzinger, 3d av and 155th; architect, George Hof, Jr., 328 East 154th st. Plan No. 184.

BELMONT AV, No. 2419, new shaft, new windows to 2-sty brick stable; cost, \$500; owner, John Sanomanno, 2373 Arthur av; architect, Lucian Pisciotta, 337 East 146th st. Plan No. 190.

CAMBRELENG AV, e s, 156.5 s Pelham av, 1-sty frame extension, 13.3x19.6, to 2-sty frame dwelling; cost, \$500; owner, Rudolph Bell, on premises; architect, Geo. M. Beerbower, 185th st and Southern Boulevard. Plan No. 188.

HUGHES AV, e s, 95 n 187th st, 1-sty brick extension, 20.4x25, to 3-sty brick stores and tenement; cost, \$2,000; owner, Maddalena Cioeca, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 189.

MORRIS PARK AV, No. 642, 1-sty frame extension, 25.7x6.1, to 3-sty brick stores and dwelling; cost, \$250; owner, Anton Ruzicka, 586 Morris Park av; architect, Anton Pirner, 1656 Holland av. Plan No. 187.

MELVILLE AV, No. 1619, move 2-sty frame dwelling; cost, \$750; owner, Gervaso Silvani, on premises; architect, M. D. Del Gaudio, 401 Tremont av. Plan No. 186.

TREMONT AV, s s, 139 e Washington av, two 1-sty brick extensions, 20x102, 19x100, to two 3-sty frame stores and dwellings; cost, \$400; owner, C. Adelbert Becker, Park and Tremont avs; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 182.

WASHINGTON AV, No. 1471, new store fronts, new partitions, etc., to 5-sty brick stores and tenement; cost, \$5,000; owners, Mondsheim & Co., 1541 Hoe av; architect, Robert E. La Velle, 368 East 149th st. Plan No. 180.

WASHINGTON AV, e s, 436 s Tremont av, 1-sty brick extension, 57x19, to three 3-sty frame stores and dwellings; cost, \$300; owner, C. Adelbert Becker, Park and Tremont avs; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 183.

WHITE PLAINS AV, n e cor Baychester av, new store front, new partitions, to 2-sty frame store and dwelling; cost, \$600; owner, Wm. J. Diamond, 1715 Washington av; architect, Nathan Langer, 81 East 125th st. Plan No. 185.

Brooklyn.

ADELPHI ST, n e cor DeKalb av, exterior and interior alterations; cost, \$800; owner, Anna M. M. Doscher, 598 Jefferson av; architect, Wm. A. Goran, 945 Jefferson av. Plan No. 2226.

BALTIC ST, Nos. 346-8, new toilet compartment; cost, \$500; owner, Rudolph Seldner, 1395 Dean st; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 2370.

BOND ST, No. 318, new plumbing; cost, \$150; owner, A. C. Wapples, 32 Nassau st; architect, W. J. Nixon, 455 1st st. Plan No. 2411.

BERGEN ST, No. 887, new windows, etc.; cost, \$200; owner, Louis Sholitzsky, 589 5th av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 2419.

BOERUM ST, n e cor Bushwick pl, enlarge toilet, etc.; cost, \$400; owner, Otto Gruhn, on premises; architect, Walter B. Wills, 1181 Myrtle av. Plan No. 2302.

CENTER ST, No. 149, new extension, 25x44; cost, \$800; owner, Sam'l Slatman, 284 11th st; architect, W. J. Conway, 400 Union st. Plan No. 2383.

COURT ST, e s, 21.6 s Mill st, new plumbing, etc.; cost, \$65; owner, — Goodman, 539 Court st; architect, Hyman Tabakman, 520 Court st. Plan No. 2310.

CHEEVER PL, No. 24, interior alt; cost, \$400; owner, Margaret Ritch, 78 Halsey st; architect, Brook & Rosenberg, 186 Remsen st. Plan No. 2429.

DEAN ST, n s, 282 e Smith st, new windows, etc.; cost, \$100; owner, Wm. Rrandes, 43 Smith st; architect, Harry Rocker, 9019 4th av. Plan No. 2425.

DOUGLAS ST, No. 137, new plumbing, etc.; cost, \$250; owner, Annie Lavery, on premises; architects, Brook & Rosenberg, 186 Remsen st. Plan No. 2627.

DEBEVOISE ST, n w cor Graham av, new machine booth; cost, \$200; owners, Hyde & Behman, 44 Court st; architect, Electric Ad Lite Co., 160 8th av. Plan No. 2309.

DEAN ST, n s, 100 e Carlton av, new extension, etc.; cost, \$15,000; owner, C. Kenyon (inc.), 754 Pacific st; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 2255.

EMERSON PL, e s, 200 s Myrtle av, new extension; cost, \$5,000; owner, Emile Harnberger & Co., on premises; architect, Fredk. J. Dussan, 1373 Broadway. Plan No. 2358.

ELLERY ST, No. 124, alter elevator; cost, \$450; owner, Morris Berger, 27 Morrell st; architect, Wischerth Mfg. Co., 302-304 McDougal st. Plan No. 2305.

FULTON ST, s. s. 110 e Nostrand av, remove partitions, etc.; cost, \$50; owner, Mary A. Ryan, 146 Monroe st; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 2382.

FULTON ST, n. s. 25 w Reid av, new store front, etc.; cost, \$600; owner, Jacob Leib, 1770 Pitkin av; architects, Louis Danancher & Co., 7 Glenmore av. Plan No. 2376.

FULTON ST, Nos. 1285-1287, new windows, etc.; cost, \$150; owner and architect, C. W. Belts, 77 North Arlington av, East Orange, N. J. Plan No. 2293.

FULTON ST, No. 522, new stairway; cost, \$150; owner, James McMahon, 186 Remsen st; architect, H. J. Stopum, 2026 Dorchester rd. Plan No. 2264.

FULTON ST, No. 399, new store window, etc.; cost, \$208; owner, Geo. Reinhard, on premises; architect, W. E. Savage, 37 Liberty av, N. Y. Plan No. 2245.

GREENE ST, n w cor Provost st, repair fire damage; cost, \$220; owner, John C. Wearda, 271 Greene st; architect, Jas. McKillop, 154 India st. Plan No. 2225.

HICKS ST, No. 483, exterior and interior alterations; cost, \$295; owner, Giucheno Doca, 79 Degraw st; architect, Edw. H. Scally, 527 Henry st. Plan No. 2366.

HENRY ST, No. 430, new partitions, etc.; cost, \$200; owner, Nicola Carrelli, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 2262.

IRVING ST, w s, 82.4 Van Brunt st, new flooring, etc.; cost, \$1,500; owners, Marx & Rowolle, 9 Van Brunt st; architect, Turner Const. Co., 11 Broadway, N. Y. Plan No. 2396.

JUNIUS ST, w s, 175 n Sutter av, new extension; cost, \$1,200; owner, Mutual Poultry Co.; architects, J. Millman & Son, 1780 Pitkin av. Plan No. 2449.

LIVINGSTON ST, n e cor Gallatin pl, exterior and interior alterations; cost, \$3,000; owners, Abraham & Strauss, 420 Fulton st; architect, Claus Arnold, 336 Flatbush av. Plan No. 2264.

LOMBARDY ST, n e cor Kingsland av, new condenser; cost, \$2,500; owner, Ice Mfg. Co., 1170 Broadway; architects, Griscom-Spencer Co., 90 West st, N. Y. Plan No. 2304.

LORIMER ST, No. 283, new plumbing; cost, \$200; owner, Rebecca A. Damman, 429 Ralph st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2446.

MAPLE ST, n w cor Brooklyn av, new extension, 14x11.3; cost, \$1,000; owner, Giovanni Sangiorgio, 459 Maple st; architect, Charles P. Lannella, 60 Graham av. Plan No. 2266.

MAPLE ST, n s, 12.3 w Brooklyn av, new extension, 3.3x5; cost, \$500; owner and architect as above. Plan No. 2267.

MYRTLE AV, No. 733, new extension; cost, \$1,200; owner, Adam H. Kugel, on premises; architects, Farber & Nurick, 1028 Gates av. Plan No. 2312.

NOSTRAND AV, n w cor Clarendon rd, exterior and interior alterations; cost, \$750; owner, Rappaport Realty Co., 1744 Nostrand av; architect, C. Schubert, 13th av and 51st st. Plan No. 2308.

NELSON ST, No. 192, interior alteration; cost, \$400; owner, Michaeliva Anastasio, 9 Garnet st; architects, Brook & Rosenberg, 186 Remsen st. Plan No. 2430.

PACIFIC ST, n s, 180 w Stone av, new foundation, etc.; cost, \$500; owner, Louis Manachilli, 2313 1/2 Pacific st; architect, John Burke, 703 East 4th st. Plan No. 2330.

PACIFIC ST, No. 2313 1/2, new windows, etc.; cost, \$250; owner, Louis Minikin; architect, —. Plan No. 2288.

STEBEN ST, No. 106, new toilet compartment; cost, \$250; owner, Jas. C. Ryan, 129 Washington av; architect, P. Gagliardi, 239 Navy st. Plan No. 2320.

SKILLMAN ST, No. 108, new extension, 15.3x20; cost, \$1,000; owner, Gargano Rappaele, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2290.

SMITH ST, n w cor Livingston st, new moving picture booth, etc.; cost, \$200; owner, Wechsler estate, Singer Bldg., N. Y.; architect, N. Y. Fireproof Constn. Co., 43 East 21st st, N. Y. Plan No. 2323.

STATE ST, No. 68, new toilet compartment; cost, \$150; owner, Annie Thien, on premises; architect, Thos. J. Madden, 131 Atlantic av. Plan No. 2353.

VIRGINIA PL, No. 18, add new story to present building, etc.; cost, \$850; owner, Isabella Ritchy, on premises; architect, Graham M. Polley, 1510 Fulton st. Plan No. 2328.

WASHINGTON ST, No. 281, new moving picture booth, etc.; cost, \$200; owner, H. Weil, 192 Broadway, N. Y.; architect, N. Y. Fireproof Constn. Co., 43 East 21st st, N. Y. Plan No. 2325.

WYCKOFF ST, No. 185, new plumbing, etc.; cost, \$150; owner, Hugo G. Wachachloger, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 2417.


WEST 3D ST, No. 3000, new sign, etc.; cost, \$100; owner, Chas. F. Morson, on premises; architect, Walter H. Taxon, 2376 3d av. Plan No. 2440.

12TH AV, w s, 40 n 75th st, new plumbing, etc.; cost, \$150; owner, Emil Johnson, 7412 12th av; architect, White & Lath, 6323 New Utrecht av. Plan No. 2311.

15TH ST, s s, 104 w 8th av, new plumbing; cost, \$150; owner, Rosa Trackman, 415 7th av; architect, Ben Trackman, same address. Plan No. 2423.


17TH ST, n w cor Surf av, new electric sign; cost, \$150; owner, Paster Bros, on premises; architect, Valentine Elec. Sign Co., Atlantic City, N. J. Plan No. 2397.

36TH ST, s w cor 3d av, new plumbing, etc.; cost, \$200; owner, Daniel Ryan, 723 3d av; architect, John J. Jones, 310 Flatbush av. Plan No. 2297.



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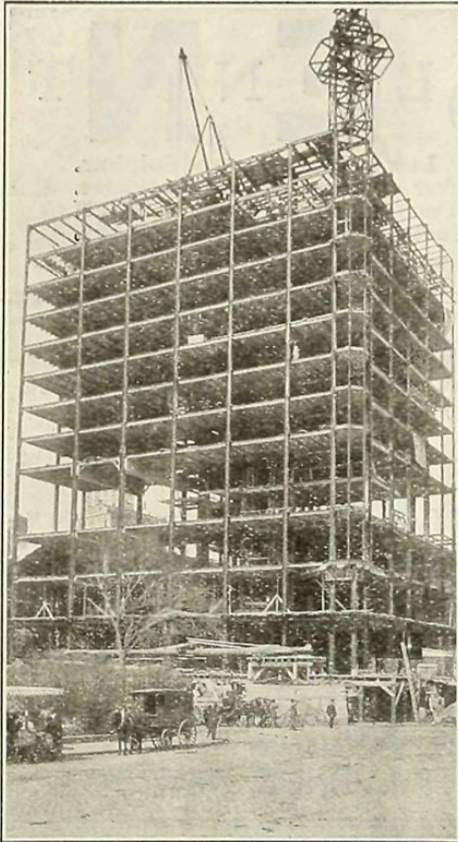
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42D ST, n s, 255 w 13th av, new extension, etc.; cost, \$240; owner, Louis Brettschneider, on premises; architects, Eisenla & Carlson, 3d av & 51st st. Plan No. 2400.

48TH ST, n s, 280 w 14th av, raise building, etc.; cost, \$543; owner, Segmund Stiern, 1343 48th st; architect, Harry Olsen, 1627 51st st. Plan No. 2418.

62D ST, s s, 150 e 16th av, new extension; cost, \$150; owner, Kath Hoppe, 1621 60th st; architect, Harry Olsen, 1627 51st st. Plan No. 2413.

69TH ST, s s, 240 w 14th av, new plumbing, etc.; cost, \$200; owner, Mrs. A. Hines, 1356 69th st; architects, White & Lath, 6323 New Utrecht av. Plan No. 2237.

BROADWAY, No. 134, new stairway, etc.; cost, \$120; owner, Nassau Trust Co., on premises; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2242.

BROADWAY, No. 1198, new plumbing; cost, \$250; owner, Mary Pratt, 267 Ryerson st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2291.

BEDFORD AV, w s, 150 n Snyder av, new walls, etc.; cost, \$500; owner, Schira Tora, 2252 Broadway. Plan No. 2448.

BUSHWICK AV, No. 2709, new extension, etc.; cost, \$500; owner, Max Levy, 709 Bushwick av; architects, Nast & Springstein, 21 West 45th st, N. Y. Plan No. 2341.

BROADWAY, No. 1514, new bath room, etc.; cost, \$275; owner and architect, Gustave Ouslander, 8 Saratoga av. Plan No. 2391.

BEDFORD AV, s w cor Willoughby av, rearrange seats, etc.; cost, \$300; owner, T. J. McMahon, 904 Union st; architect, W. E. Flanagan, 15 Kosciusko st. Plan No. 2373.

CHESTER AV, n e cor Church av, new plumbing; cost, \$75; owner and architect, Charles R. Ward, 134 Chester av. Plan No. 2300.

DIVISION AV, s s, 324 w Wilson st, new plumbing; cost, \$150; owner, Thomas Richard, 166 Division av; architect, Harry Quartlander, 187 Clymer st. Plan No. 2224.

DRIGGS AV, s s, 165 w Humboldt st, fireproof school, etc.; cost, \$30,000; owner, St. Stanislaus Koska Church, 602 Humboldt st; architect, F. J. Schwarz, 113 Ellison st, Paterson, N. J. Plan No. 2395.

FLATBUSH AV, No. 40, moving picture hall, etc.; cost, \$550; owner, DeKalb Co, 176 Remsen st; architect, Electric Ad Lite Co., 160 8th av, N. Y. Plan No. 2269.

FLUSHING AV, No. 658, new partitions; cost, \$50; owner, Louis Kurtz, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2351.

FLATBUSH AV, No 40; new plumbing, etc.; cost, \$200; owner, Albert Blum, 238 4th av, N. Y.; architect, R. H. McChesney, 86 Fort Greene pl. Plan No. 2241.

FLUSHING AV, No. 665, new windows, etc.; cost, \$300; owner, Sarah Zuzemakpe, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 2404.

FLATBUSH AV, w s, 20.6 s State st, alter toilet compartment; cost, \$150; owner, S. H. Cutting, 1721 Av J; architect, —. Plan No. 2317.

GRAVESEND AV, e s, 60 n Av Q, new frame extension, 20.6x20; cost, \$600; owner, Louise Virona, 11881 Gravesend av; architects, White & Lath, 6323 New Utrecht av. Plan No. 2240.

GRAHAM AV, n w cor Siegel st, new partitions, plumbing, etc.; cost, \$2,500; owner, A. L. Kass, 122 Essex st; architect, Shampian & Shampian, 772 Broadway. Plan No. 2256.

GRAHAM AV, No. 20, new extension, 25x60; cost, \$2,500; owner, David Tucker, 41 Graham av; architect, Tobias Goldstone, 27 Fayette st. Plan No. 2318.

GRAHAM AV, No. 453, exterior and interior alterations, etc.; cost, \$400; owner, Margt. L. Becker, 407 Westminster rd; architect, Christian Baum, Jr., 6 Bedford av. Plan No. 2381.

HUDSON AV, e s, 65 n Concord st, new store front, etc.; cost, \$300; owner, Luigi Sena, 227 Johnson st; architect, Thomas Neely, 5 East 167th st, N. Y. Plan No. 2275.

HARRISON AV, No. 139, exterior and interior alterations; cost, \$500; owner, Max Swatsky, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2350.

HARRISON AV, No. 139, exterior and interior alterations; cost, \$250; owner and architect, Peter Cooper's Glue Factory, 111 Broadway, N. Y. Plan No. 2352.

HARRISON AV, No. 159, new store front; cost, \$500; owner, Dorothea Gieberich, 695 Flushing av; architect, Chas. W. Heine, 338 East 82d st, N. Y. Plan No. 2386.

JOHNSON AV, s s, 34 e East 8th st, new plumbing, etc.; cost, \$250; owner, Charles H. Stollgy, 806 Johnson av; architect, Henry J. Samuel, 178 East 5th st. Plan No. 2252.

KNICKERBOCKER AV, w s, 25 s Stanhope st, new extension, etc.; cost, \$3,500; owner, Herman Levy, 390 Knickerbocker av; architect, Louis Almendinger, 920 Broadway. Plan No. 2331.

KNICKERBOCKER AV, n w cor Willoughby av, exterior and interior alterations; cost, \$800; owner, David Super, 262 Knickerbocker av; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 2348.

LIVINGSTON AV, n e cor Throop av, new toilet, etc.; cost, \$1,000; owners, Fraser & Beran, 749A Macon st; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 2321.

LIBERTY AV, w s, 100 n Stone av, new moving picture booth, etc.; cost, \$200; owner, A. H. Woods Production Co., Longacre Bldg, N. Y.; architect, N. Y. Fireproof Const. Co., 43 East 21st st, N. Y. Plan No. 2323.

MARCY AV, No. 550, new stairs; cost, \$150; owner, D. Mayer, 14 Maiden la; architect, S. Glicksman, 831 Myrtle av. Plan No. 2439.

MANHATTAN AV, n e cor Scholes st, new toilet compartment; cost, \$200; owner, Louis Fishman, on premises; architects, Louis Dananher & Co., 7 Glenmore av. Plan No. 2371.

NOSTRAND AV, No. 1774, new extension, 20x45; cost, \$1,400; owner, Rudolph von Bastel, 1083 Rogers av; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 2235.

RUTLAND RD, s s, 80 e Schnectady av, move building, etc.; cost, \$1,500; owner, Jas. Smith, on premises; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 2349.

SURF AV, s s, 140 w 30th st, new toilet compartment, etc.; cost, \$500; owner, Margt. A. Clemency, 343 Sumner av; architect, Geo. H. Suess, 2985 West 28th st, C. I. Plan No. 2344.

SURF AV, s s, 140 w West 30th st, new toilet extension, etc.; cost, \$400; owner, Margaret A. Clemency, 343 Sumner av; architect, Geo. H. Suess, 2985 West 28th st, C. I. Plan No. 2272.

SURF AV, s w cor West 35th st, alter front of building; cost, \$200; owner, Chas. E. Churchill, on premises; architect, Geo. H. Suess, 2985 West 28th st. Plan No. 2426.

SURF AV, No. 2201, new sign, etc.; cost, \$100; owner, Chas. F. Morson, 3,000 West 3d st; architect, Walter H. Taxon, 2376 3d av. Plan No. 2441.

SUTTER AV, n s, 25 e Snedeker av, new toilet compartment, etc.; cost, \$150; owner, Harris Polis, 370 Sutter av; architect, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2282.

SURF AV, n s, 120 e 12th st, new sky sign, etc.; cost, \$150; owner, Sea Beach Land Co., 60 Wall st, N. Y.; architect, O. J. Gude Co., 935 Broadway, N. Y. Plan No. 2393.

SHORE RD, n e cor Oliver st, exterior and interior alterations; cost, \$1,000; owner, Wm. F. Kenny, on premises; architects, Snee & Bryson, 133 Montague st. Plan No. 2259.

WASHINGTON AV, No. 330, new porch, etc.; cost, \$125; owner, Mina Samenfeld, on premises; architect, Lee Samenfeld, 741 McDonough st. Plan No. 2333.

WASHINGTON AV, w s, opposite Montgomery and Crown sts, new extension, 45x103; cost, \$20,000; owner, City of N. Y.; architects, McKim, Mead & White, 160 5th av. Plan No. 2408.

6TH AV, n w cor Prospect av, new show windows, etc.; cost, \$1,200; owner, Annie Wiley, 325 West 34th st, N. Y.; architects, Buchman & Fox, 11 East 59th st, N. Y. Plan No. 2409.

7TH AV, No. 149, remove bay window, etc.; cost, \$1,200; owner, Stanley Rule, 149 7th av; architect as above. Plan No. 2428.

WOODRUFF AV, s s, 120 e St. Paul's pl, new enclosure to extension; cost, \$250; owner, Fredk. H. Kuhstroter, 78 Woodruff av; architect, G. Larson, 336 Rutland rd. Plan No. 2392.

3D AV, No. 226, alter moving pictures, etc.; cost, \$200; owner, Emilio Lombardi, on premises; architect, Albert Ullrich, 371 Fulton st. Plan No. 2236.

3D AV, w s, bet 5th and 6th sts, new windows and partitions; cost, \$600; owner, D. Allen's Sons Rope Co., 386 3d av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 2289.

3D AV, No. 5024, exterior and interior alterations; cost, \$1,000; owner, Philip J. Reilly, 7324 10th av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2369.

4TH AV, No. 648, new store front; cost, \$300; owner, John Rentz, on premises; architect, Jos. Hartung, 548 2d st. Plan No. 2261.

7TH AV, Nos. 66 and 68, new plumbing, etc.; cost, \$100; owner, Newstate Co., 686 Broadway, N. Y.; architect, Henry H. Holly, 39 West 27th st, N. Y. Plan No. 2243.

8TH AV, s w cor 5th st, new bath room; cost, \$400; owner, Chas. J. Obermayer, 502 8th av; architect, J. Sarsfield Kennedy, 44 Court st. Plan No. 2398.

13TH AV, s w cor 40th st, new show windows, etc.; cost, \$100; owner, Max Helman, on premises; architects, Eisenla & Carlson, 3d av & 51st st. Plan No. 2399.

PLOT, 250 s Surf av & 100 w West 17th st, Steeplechase Park, move amusement device; cost, \$300; owner and architect, Robt. C. Barris, 2238 No. 29th st. Plan No. 2384.

INTERIOR PLOT, 100 n Pike st, 300 e Railroad, alter grandstand, etc.; cost, \$550; owner, Brighton Beach Development Co., 41 Park Row; architect, Wm. H. Gompert, 2102 Broadway, N. Y. Plan No. 2251.

Queens.

RIDGEWOOD.—Grandview av, n e cor Harman st, 2-sty frame extension on rear and side, 13x29, new plumbing, tin roof; cost, \$2,400; owner, John Kearney, 495 Grandview av, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 357.

RIDGEWOOD.—Grandview av, e s, 13 w Harman st, 2-sty frame extension on side and rear, 6x17, tin roof, new plumbing; cost, \$1,400; owner, John Kearney, 495 Grandview av, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 358.

MASPETH.—1st st, n s, 232 e Broad st, raise building and erect new brick foundation; cost, \$300; owner, Charles Dochrahl, 3d st, Maspeth. Plan No. 359.

GLENDALE.—Cooper av, n s, 79 w Lafayette av, cut 2 windows; cost, \$20; owner, John Bartenhoch, 324 Cooper av, Glendale. Plan No. 360.

WINFIELD.—Maurice av, n s, 150 e Columbia av, general repairs; cost, \$100; owner, Peter Cameron, 31 Maurice av, Winfield. Plan No. 361.

CORONA.—National av, e s, 140 s Smith av, 1-sty frame extension on rear, 13x10, tin roof; cost, \$200; owner, Rocco Ciffone, 316 National av, Corona. Plan No. 362.

LONG ISLAND CITY.—Broadway, n w cor 17th av, remove porch close up doorway and provide new one; cost, \$50; owner, Augustave Winand, on premises. Plan No. 363.

ROCKAWAY BEACH.—Oceanus av, e s, 750 s Boulevard, general interior alterations, outside to be shingled; cost, \$500; owner, Anna E. Rosenbrook, Bond av, Rockaway Beach. Plan No. 364.

BAYSIDE.—Bay 3d st, n s, 220 w Columbia Boulevard, alteration to extension on rear, cement foundation; cost, \$150; owner, J. W. Starckie, Bay 3d st, Bayside. Plan No. 365.

ROCKAWAY BEACH.—South Fairview av, No. 15, inclose upper porch with glass to provide for sun parlor; cost, \$100; Louis E. Bliss, 5 East 42d st, N. Y. C. Plan No. 366.

JAMAICA.—Fulton st, No. 341, erect new steel electric sign; cost, \$50; owner, Barnstein & Sapport, premises. Plan No. 367.

SOUTH OZONE PARK.—Leahey av, n e cor Atley av, repair barn and construct new stairs; cost, \$500; owner, J. H. Chapman, 45 Kaiser av, South Ozone Park. Plan No. 369.

LONG ISLAND CITY.—Borden av, No. 77, take out old and erect new store front; cost, \$200; owner, Post Mortgage & Land Co., 51 Fulton st, N. Y. C. Plan No. 368.

FLUSHING.—Sandford av, s e cor Central av, 2-sty frame extension on side and rear, 6x12, tin roof, new bay window; cost, \$1,500; owner, Frank McCork, Sandford av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 370.

Richmond.

BROAD ST, n s, 25 w Targee st, Stapleton, porch to dwelling; cost, \$25; owner, Louis Wintermeyer, Jr., 293 Broad st. Plan No. 120.

GORDON ST, e s, 78 n McKeon st, Stapleton, extension to tenement; cost, \$100; owner, Eliz O'Rourke, Gordon st, Stapleton; owner builds. Plan No. 119.

RICHMOND TERRACE AND SHORE RD, Elm Park, frame saloon; cost, \$450; owner, Monroe Eckstein Brewery, W. N. B.; architect, A. Clubb, Jr., 320 5th av, N. Y. C.; owner builds. Plan No. 122.

WINHAM AV, e s, 300 n New Dorp la, New Dorp, frame dwelling; cost, \$200; owners, C. and A. Cannon, New Dorp; builder, Wm. Hennessey, Grant City. Plan No. 121.

WATCHOGUE RD, s s, 126 e cor. Neal Dow av, Westerleigh, 2-sty frame extension, to 1-sty dwelling; cost, \$2,500; owner, J. Wm. Bennett, Woodridge pl, W. N. B.; architect, Jos. E. Grunert, Richmond rd, New Dorp; builder, S. M. Alexander, Dongan st, W. N. B. Plan No. 118.

Government Work.

CHARLEROI, PA.—Bids will be received until May 31, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), of the United States post office at Charleroi, Pa. This building is to have 2-stys and basement of approximately 4,156 sq. ft. ground area; stone faced, slate roof, and fireproof construction except the roof. James Knox Taylor, Supervising Architect, Washington, D. C.

Personal and Trade Notes.

JAMES F. EGAN, general contractor, is moving from 5 East 42d st to his new building at 152 West 20th st.

PAUL J. EXNER CO.—The offices of this firm of builders have been moved to 103 Park avenue.

CHARLES VOLZ, architect, successor to James Brown Lord, has moved his offices from 160 5th av to 2 West 45th st.

NATIONAL TUBE COMPANY of Pittsburgh, Pa., announces the sudden death March 13 of John Dickey Culbertson, second vice-president and treasurer of the company.

FRANK STRAUB and JOHN B. FRANKLIN, associate architects, formerly of 122 Bowery, southwest corner Grand st, will hereafter be located at 25 West 42d st, Central Building.

THE WALTER H. STORM COMPANY, 1182 Broadway, N. Y. City, has been appointed exclusive agents by the Antihydrine Company for the sale of its dampproof paint, known to the trade as Antihydrine.

THE ATLAS PORTLAND CEMENT CO. has bought a river fleet for its use, comprising the steamer Josh Cook and several barges of from 800 to 1,000 tons capacity, to be operated along the Mississippi River from St. Paul to New Orleans.

WILLIAM BAUMGARTEN & CO. have moved to their new building, 715 5th av, N. Y. C. This business was founded in May, 1891, by William Baumgarten. Present members of the firm are as follows: Emil Baumgarten, senior member, and Paul J. and Robert B., junior members. The new building contains about 50,000 feet of floor space.

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There was a time when the doors, window sash, blinds, and other mill work were confined to a comparatively limited number of sizes and designs. Any special design or size was made a special order, and was paid for accordingly. The number of such cases was rather small, and it did not pay an operator to arrange in advance for such demands. He could make up any amount of customary sizes in the same stock, and could be reasonably certain of selling them.

To a great degree this condition has undergone a change, and the man who gives all his attention to the ordinary sizes in made-up mill work is running a risk that may prove costly to him later. Where formerly there was a demand for mill work that varied in no great particular as to size, style and quality, now the orders are so general as to often require a special design for much of the work that is to be turned out, and he will have on hand only a limited supply of those kinds that are known to be staples.—"National Builder."

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TRADE LITERATURE

Electric Heating and Cooking.

Electric heating and cooking is rapidly being taken out of the sphere of luxury and is being placed within the reach of those whose means are limited.

Bulletin No. 4921, just issued by the General Electric Company, shows the application of electric heating and cooking appliances to the home, office and factory. The work is printed in de luxe style in two colors on heavy coated paper with embossed covers and two-tone photo prints. The publication contains also a section devoted to wiring plans and wiring devices for the home.

It is one of the handsomest catalogues that has ever come before this department; its value to an architect is best described by saying that it is a treatise that all those engaged in the business of laying out homes and electric wiring in all kinds of buildings should at least read very carefully. The bulletin has a supplement dealing with the cost of electric heating and cooking appliances. Copies may be obtained by addressing the General Electric Company, 30 Church street.

Electrically Operated Brick Plants.

The General Electric Company, 30 Church street, New York, has just issued bulletin No. 4929, which is especially interesting to brick manufacturers who contemplate installing electric power in their

plants. In this bulletin is shown the electric motor as used in the various operations of brick manufacture. It contains a description of a representative electrically operated plant and contains data relative to the cost of electric operations.

"Tanex Glass."

Those who contemplate building will be interested in knowing that a "new process" glass has been produced, known as Tanex glass, for the manufacture of vault and sidewalk lenses.

Glass used in sidewalk light construction is subjected to abnormal strains on account of temperature changes. Because of this fact it has been almost impossible to produce a glass tough enough to withstand these changes of temperature, and the accompanying contraction of the cement of the glass in cold weather without going to pieces, yet Tanex stands the test.

While tougher and stronger it costs no more than other glass of a similar kind, and has all the brilliancy of a first-class glass.

Tanex glass is the result of many years of honest painstaking tests and experiments at very great expense, but the results that have been obtained have more than offset the time, bother and expense incurred.

It is sold at the same price as the old brittle glass that has given so much trouble on account of chipping and crazing. The Berger Mfg. Co., Canton, Ohio, is using this superior glass in all its vault and sidewalk light construction.

Cement Floor Dressing Specifications.

The department of technology of The Glidden Varnish Company, Cleveland, O., has recently prepared special specifications for the treatment and finishing of concrete floor surfaces, and for the damp-proofing, uniforming and decorating of cement and stucco surfaces, cost data being included in each set of specifications, both of which are just off the press, and we understand that the Glidden Varnish Company would be very glad to mail copies of both or either upon request.

Veneered Work.

Veneers are now entering largely into the finish of much of our modern mill work, and the selection of the veneer has much to do with the finished job. If an operator is to do his own veneer finishing, that is, if he is to glue up his stock and do the part of the work that is sometimes done by the veneer plants, then he must be able to understand the importance of the work, and in this way avoid many serious errors. He will require for this certain equipment and intelligent help, so that his efforts will be fruitful and his labors count for more than experiments. It is sometimes a safe plan to have this work done by the veneer plant, because this is a branch of the mill work industry that rightfully comes under a separate head and should be done in a way that will not prove a series of costly blunders.—"National Builder."

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WHOLESALE PRICES.

Slightly Lower Last Year Than in 1910—
Food Products An Exception.

Wholesale prices during 1911 showed a slight decline from those of 1910, according to the annual report on wholesale prices just sent to the Printing Office by the Bureau of Labor, Department of Commerce and Labor, to appear as Bulletin No. 99. The fluctuation from month to month was small, with a slight upward tendency during the latter half of the year. The most important features in the movement of prices during the year were the advance in the prices of food products and the noticeable decline in those of metals and implements. Measured by the 257 commodities included in the Bureau of Labor's recent investigation, wholesale prices in 1911 declined 1.7 per cent. from prices in 1910, and with this decline were only 0.2 per cent. below the high average of 1907, the year of highest prices within the period 1890 to 1911.

Wholesale prices in 1911 were 17 per cent. higher than in 1900; 44.1 per cent. higher than in 1897, the year of the lowest prices from 1890 to 1911; 14.5 per cent. higher than in 1890; and 29.3 per cent. higher than the average price for the ten years 1890 to 1899.

The upward movement of prices which began in the latter part of 1905 reached its highest point in 1907 in October, from which month there was a general decline until August, 1908. Beginning with September, 1908, there was a steady increase.

Assessment of Suburban Lands.

One of the difficult problems of assessment is presented by the sale of lots on the installment plan by development companies. A letter of instruction addressed to the deputy tax commissioners by the Board of Tax Commissioners contains the following upon this subject:

"A percentage of the price obtained for lots sold on the installment plan is regarded as the cost of making the sale. Under some circumstances it is said to

cost forty per cent. of the price, and sometimes even sixty per cent. The market value of such lots is not ordinarily the price paid to the development company, but the sum for which the development company could sell the lots within reasonable time upon ordinary terms of payment. When land adjoins such developed land and streets have not yet been run through it, but it is otherwise topographically as good and is as favorably located, it should be assessed as much as the developed lots, after deducting the expense of streets, sidewalks and other improvements. Great care should be exercised not to be misled by asking prices into assessing developed lots for more than their full value, and as much care should be exercised in not assessing the undeveloped but otherwise equally valuable land, for less than its market value.

One of the evidences of value in the case of lots being sold by development companies is the proportion of lots which have been already sold, and of still more importance is the number of lots on which suitable buildings have been erected and occupied. At the commencement of such an enterprise the market value is likely to be a smaller fraction of the asking price than when more than half of the lots have been sold. Another element should be carefully considered, namely, that in some cases part of a tract of land is improved with streets, sidewalks, curbs and sometimes sewers. The remaining part is in practically its virgin state. Nevertheless, the price list for lots may cover the whole territory, and lots may be sold on the undeveloped part, subject to a contract for the grading, paving and curbing of streets and the laying of sidewalks. The purchaser of lots in the undeveloped part is to pay a certain sum for land and a certain sum for a contract right."

Changes in House Planning.

"If you can find two houses in the same neighborhood now that are of identically the same style outside and inside, you can put it down that those structures were erected at least fifteen or twenty

years ago," said a veteran builder to a young architect. "The modern policy of builders is originality, and with the introduction of the numerous household conveniences, time and space savers, the building interests certainly lose nothing by the latter-day notion. It naturally involves more time, trouble and expense to handle a thousand and one details when you are finishing a job, but the additional expenditure is something that the modern owner is willing to pay for, and in addition a man who takes pride in his work derives a lot of satisfaction from turning out an original job.

"The finish of a modern residence, both exterior and interior, requires more time now than it used to take to erect and complete an old-time home. When you have the roof on, the plastering done and the glass in, you are just beginning on the minute features, for then you have to watch the sub-contractors who are handling the woodwork, the men who are doing the wiring and the plumbers, steam fitters and other workmen who are installing the multifarious incidentals in the modern home.

"There was a time when the same wood finish extended through the entire house. In fact, a man considered himself pretty lucky to have a stained wainscoting or a hardwood floor at all. Nowadays the finishes are indispensable, and, furthermore, they all have to be different. In view of the fact that people live all over a house, as the saying is, and do not confine themselves to the sitting-room, bedrooms, dining-room and kitchen, leaving the halls and parlors in bleak frigidity except when there is a special occasion, the public is demanding something different in every room.

"The drawing-room, reception hall and library, possibly the dining-room, will be finished as richly as the owner can afford. The more public portions of his residence which are open for inspection all the time have to put up the best possible appearance. Accordingly, the parquetry in these apartments will probably be of mahogany and white maple, in fancy figures, and even the picture molding will harmonize with the effect."—"National Builder."

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Borough of Manhattan.

April	
22 Adler, Mary E gdn—J A Adler	70.51
22 same—same	70.51
22 Allen, Wm,* & Mary E—N Y Importation Co	63.62
24 Altieri, Jos, Alfred De Foret* & Jos Jaradisb*—J Mendelson	663.77
24 Allen, Wm H—City of N Y, costs	118.45
24 Amabile, Thos—N Y Tel Co	32.06
24 Allenson, Saml—L Scheingold et al	31.80
24 Avidan, Jacob, & Federal Union Surety Co—W W Farley	1,820.97
24 Allan, Thos—Degnon Contr Co	108.18
25 Arnold, Henry K—Francis H Leggett & Co	85.12
26 Alper, Adolph—J E Austrian	189.08
26 Abeles, Edw—O F Bernnor	27.41
26 Abell, Allen—H D Tenny	1,745.85
26 Aufrecht, Gustave A—A Slocum	323.58
26 Appro, Frank—Interborough Rapid Transit Co, costs	109.88
26 Albers, Henry F—Rubber Trading Co	3,115.88
20 Brown, Jno—W Thorburn et al	243.24
20 Eastable, Lawrence—J J Renn	210.32
20 Bayne, Emily—P Ryan	123.03
20 Benson, Nels admr—H C Whitehead	99.28
20 Breslauer, Sol—M Stern, et al	351.85
22 Baar, Sigmund—M D Ancel	71.41
22 Boylston, Edw S—E Waldron	71.90
22 Baldwin, Louis F—D F Eldrege	41.06
22 Beach, Ralph H—P J O'Donohue	490.97
22 Bernstein, Jacob A—H Frank	99.64
22 Breslin, Lillie by gdn—O'Neill Adams Co	120.64
22 Brown, David—Biddle Purchasing Co	108.06
22 Brigante, Michl, & Saverio Ursetti—Kleinert & Rosenbluth, Inc	683.73
22 Baron, Herman—R J McKinnon et al	27.65
22 Binney, Eleanor—City of N Y	148.73

23 Baron, Moe H, Saml Kohen, Morris Talsky—L Goldstein	61.00
23 Baker, Francis E—W B Stewart	2,193.93
23 Bracco, Alfonso, & Bridget Prisco, extrx—M Spera	519.41
23 Bond, Alfred H—Atlantic Terra Cotta Co et al	100.03
23 Boyd, Jno—L Goldstein et al	64.41
23 Blau, Philip—M B Fareira	1,984.55
23 Bergman, Jos, & Bernhard S Brody—A Kogut	198.65
24 Boniface, Anna, Jr—N Y Edison Co	15.16
24 Bloomenthal, Adolph—F Bigrisch, Jr	32.72
24 Blumenthal, Morris—N Y Edison Co	11.63
24 Barenkovsky, Mayer—I Goldman et al	12.66
24 Beltschman, Abram, & Herman Prager—N Y Tel Co	28.42
24 Banning, Chas H—N Y Tel Co	15.86
24 Benton, Earl L—O'Neill Adams Co	79.92
24 Boyd, Howard M—same	49.65
24 Beer, Mattie—N Y Tel Co	15.78
24 Boobie, Louise—same	26.36
24 Bunimowitz, Sol—same	16.06
24 Baxter, Jno W, & Chas B De Moulin—same	29.35
24 Brembos, Geo N—L M Vassilski	119.41
24 Bracken, Wm R—S E & M Bernheimer	172.76
24 Batts, Jas H—Security Bk of N Y	1,774.21
24 Barker, Alfred K, Alfred K Barker Inc & Chas O Barker—Audobon Nat Bank	1,249.14
24 Bird, Peter B—Royal Bank of N Y	861.38
24 Blay, Saml—Deutsch & Co	48.34
24 Bunyan, Chas A—A S Bornstein et al	217.41
25 Breunner, Ralph—J C Foster	281.14
25 Bullard, Harold—F T Moynan	103.52
25 Benesch, Adolph B & Elias J Beach—Securities Advertising Agency	941.91
25 Blumenson, Hyman A, Louis J Blumenson & Elias S Mines—H B Clafin Co	1,749.33
25 Barnett, Louis & Florence—American Woolen Co of N Y	144.91
25 Breen, Peter C—Pettit & Reed Inc	99.11
25 Beesmer, Alice V—Butler Bros	275.85
25 Borofsky, Wm—Burton-Pierce Co, costs	108.40
25 Bretschneider, Paul G—S T Sobel et al	436.41
25 Blank, Chas—L Rosenberg	59.91
25 Bevana, Nelle or Nellie B Van Slimgerland—N Y Tel Co	59.86
25 Benline, Harry C—W L Phelan	3,562.23
26 Brown, Andw—N Y Tel Co	24.00

26 Brown, Henry & J Harry Tierman exrs—K Kopf	899.14
26 Brown, Cecilia P—same	17.63
26 Baker, Wm F Comm—H A Flood, costs	105.67
26 Bingiorno, Salvatore & Frank*—J E Bates & Co	198.70
26 Boyd, Evelyn—Jordan, Moriarty & Co	168.79
26 Boyd, Evelyn R—Meyer & Bridehoff	30.17
20 Cooney, Michl J—J Palisi et al	106.06
20 Cohn, Albert L—A Kubler	70.15
20 Caccese, Ernest & Max Teitelbaum or Max Tannenbaum—People, &c	500.00
20 Chinnick, Alvah L—H L Sandford et al	76.18
20 Cimotti, Walter—S Hess	53.48
22 Cooper, Wm H—J W Keewing	2,644.59
23 Cherkass, Richard—S Kandel	98.40
24 Celluzzi, Giacomo—L Lee	57.77
24 Cameron, Jno—M Henry	82.52
24 Conover, Edwin K—Glass Journal Co	39.81
24 Cunningham, Myles—H W Vogel et al	73.48
24 Contello, Mike—J Willner	26.00
24 Conti, Paolo—A Cairone	342.21
24 Chace, Chas G—Chas W Hoffman Co	57.77
24 Coar, Wm—N Y Tel Co	22.29
24 Cohen, Morris—Associated Co	185.45
24 Coleman, Florence—N Y Tel Co	70.93
24 Cotter, Jno—F Harrington	51.72
24 Ceuser, Bernard—W Borland et al	354.16
24 Collins, Cornelia P—Lehigh Sales Co	118.85
25 Craig, Alberta—J S Stone	249.91
25 Comstock, Chas M—D C Odell	84.10
25 Ciscone, Giovanni & Rosie—Geo Ringler & Co	258.03
25 Cuffe, Esra J—Brilliant Sign Letter Co	14.53
25 Carroll, Jas C—O D & H V Dike	59.81
25 Collins, Peter A—I Busshire	96.67
25 Corn, Robt—C Zabin	195.31
25 Coemey, Chas M—S Kahn	471.17
25 Conen, Bernard & Max Dere—A Ackerman	35.41
25 Cassinelli, Peter—George Ringler & Co	348.61
26 Connolly, Patk—C Messler	175.21
26 Chase, Chas G—West Disinfecting Co	38.41
26 Connolly, Jno A—M C Sayward	145.07
22 Davies, David—C M Rosenthal et al, costs	38.24
23 Draeger, Michl—E Hecht et al	17.65
23 Dailey, Robt L—E E Hess et al	133.48
23 Deschamps, Frank, & Peter J Grotty—People, &c	1,000.00
24 Dempsey, Arthur J—F Wise	45.60
24 Davern, Edw J—N Y Edison Co	9.76
24 Delaney, Thos H—H R Rampone	255.41

24 Dennehy, Alex—A Abraham et al.	226.19	24 Gillis, Thos J—E C Podvin	190.48	22 Klatzkie, Isidore—Edw Thompson Co.	371.67
24 Dixon, Kate L—N Y Tel Co.	27.22	24 Goldsmith, Puline or Pauline—same.	21.83	22 Klein, Jos S & Herman P—same.	133.54
24 Dicker, Louis—Butler Bros.	52.63	24 Granieri, Nicola—C E Heyman	609.49	22 Kleinman, Hannah—W Levin	80.95
24 Dwyer, Matthew—E A Houghton.	1742.83	24 Gasparini, Frank—Klein Bros.	93.43	22 Klein, Isaac—H Levine	69.02
24 Derby, Jno N—M J Echeverria.	136.81	24 Gover, Danl A—N Y Edison Co.	13.21	22 Kaiser, Anna M—City of N Y	106.85
25 De Glass—Jeanette—W Staats.	116.30	24 Groll, Chas—C Hutwelker et al.	81.91	22 same—Jersey City Trust Co.	108.22
25 De Harde, Anna M—Century Holding Co.	222.98	24 Goll, Jacob—same.	24.77	23 Kohn, Walter J—L B Miller & Son.	186.71
25 Di Fiore, Cosimo & Rosalia Ciancamino—A P Fasola	424.94	24 George, Lizzie L—Lichtenstein Millinery Co.	258.21	23 Kutner, Robt H—H F Kaufman	70.67
25 Dahlmeyer, Eleanor F—M Baer et al.	27.46	24 Guile, Walter A Jr—U S Worsted Co.	690.16	23 Kulker, David—M Davidson	36.75
25 Dixon, Thos I & Stephen A Emmons—John A Roebings Sons Co of N Y	142.81	24 Gottfried, Jacob S—A A Haas et al.	564.65	23 Kemmler, Fredk—H Van Lubken et al.	410.16
25 Darantia, Frank—Robinson Rodgers Co.	62.83	25 Glickstein, Abr—L Jahncke	64.41	24 Knight, Pauline K—G B Glover	104.40
25 Doherty, Patk exr—W J Elliott	3,087.57	25 Gorodiz, Max—E M Schwarz & Co.	36.46	24 Kalfon, Emma I—N Y Tel Co.	44.12
25 Duncan, Jacob & Abe Jacobs—N Y Tel Co.	33.50	25 Goldberg, Saml—C Fuhs	47.00	24 Kirkland, Jno F—same.	29.60
26 Dolorie, Alfred J—same.	19.50	25 George, Wm R—Lord & Taylor	280.18	24 Kunzig, Wm—N Y Edison Co.	26.34
26 Dodd, Chas—same.	18.01	25 Gradt, Gus & Freda—Geo Ringler & Co.	160.41	24 Korn, Geo W—same.	11.70
26 Delynski, Henry—Kerin & Dunn	134.40	25 Gross, Julius—H Edelman	62.37	24 Knopf, Sol, & Saml Orbach—Value Realty Co.	34.41
26 Dukeshire, Wm F—J K Larkin & Co.	37.43	25 Graubard, Moritz—A Rugoff et al.	24.41	24 Keener, Chas L—De Laval Separator Co.	273.39
26 Dempsey, Arthur J—Rapid Safety Filter Co of N Y	28.41	25 Govers, Albt—H F Gundrum Co.	200.56	24 Kupferman, Leopold—M Rochmes	136.84
20 Eaton, Jno J—Klein Bros.	360.45	25 Geller, Nathan—I Rosen	217.65	24 Kirshner, Regina—P A O'Loughlin	89.71
30 Evers, Fredk W—Muskegon Valley Furniture Co.	787.44	26 same—N Y Tube & Spool Cotton Co.	344.06	25 Kidder-Pierce, May—N Y Tel Co.	23.61
20 Same—F Hollister	873.78	26 Griffiths, Danl—T & E Casselman	51.18	25 Krook, Jos—same	27.73
22 Eisman, Amalie—W Brunner	117.97	26 Garvin, Janet D—C D Folson et al.	1,966.67	25 Kling, Chas L—J M Fisher	290.57
22 Eschai, Jacob—A Nitke et al.	66.81	26 Goodstein, Wm L—Record & Guide Co.	120.01	25 Konopolsky, Louis—M Davidson	432.47
22 Emerich, Sandor—Imperial Curtain Co.	69.65	26 Gearge, Anna M—N Y Tel Co.	23.84	25 Kahl, Mary—Jas Rowland & Co.	72.67
23 Epter, Ben, & Abraham Levy—Germania Bank of the City of N Y	141.61	26 Goldman, Israel, or Israel Kutzowitz—Jos Stern & Sons Inc.	49.82	25 Klein, Jos & Moritz—Jas H Roberts Elevator Co.	136.88
23 same—same	142.25	26 Gartland, Hugh—Indian Refining Co.	14.91	25 Krauss, Aug—Sloss Flanagan Mfg Co.	44.40
23 same—same	205.66	26 Greenberg, Jacob—J E Bates & Co.	163.51	25 Kowski, Henry, Jno Jexter or Jacob Jentzen—B Gordon	27.52
23 Epter, Ben, & Livingston Trading Co—Germania Bank of City of N Y	183.91	26 Glassman, Saml—I E Raymond	189.19	25 Kuhn, Charlotte M—Bronx Natl Bank of City of N Y	2,969.36
24 Ellsworth, Sarah—N Y Edison Co.	17.17	26 Greenlief, Louis D—F Jordan	30.91	25 Kligman, David—R Cohn	27.78
24 Errico, Saml, & Gondolfo Siraquso—N Y Tel Co.	16.39	20 Hallen, Jas D, & Illinois Surety Co—People, &c	2,500.00	25 Knabenbuh, Henry S—J Kaufmann et al.	354.60
24 Epstein, Sarah R—G Hall Jr et al.	115.02	20 Heinrich, Chas—Consumers' Brew Co of N Y, Ltd.	2,750.82	25 Kean, Wm E—L Killian	104.96
25 Edmunds, Ralph—Jas McCreery & Co.	131.34	20 Harris, Davis—L Reichenbach, Jr.	104.40	26 Kaffka, Chas gdn—Huylers, costs	112.13
27 Emanuel, Jonas F—Gorham Co.	77.20	20 Harker, Jno, & Elbert M Wiley—Southern Natl Bank of Wilmington, N C	852.48	26 Kalmus, Philip—Reliance Bldg Co.	121.91
25 Evans, Richd D—Sloane & Moller, Inc.	173.66	22 Hayden, Julia—Bieh Estate Corp.	79.41	26 Koppel, Saml or Koppel Ross—N Y Butchers Dressed Meat Co.	148.44
25 Edgar, Thos C—Maximilian Zipkes, Inc.	320.81	23 Hastings, Edith—Title Ins Co of N Y	21.72	26 Klug, Bernhard B—P Arzberger.	4.76
26 Eldredge, Frank M—Lord Mfg Co.	432.41	23 Hailey, Robt L—Anderson & Price Co.	22.41	26 Kotler, Meyer—Jos Stern & Sons Inc.	381.63
26 Erskine, Geo C & Archibald—Henry Lindenmeyer & Sons.	101.91	23 Harrison, Jos—A A Bernstein	93.15	26 Kestbaum, Victor—L Frucht	41.46
26 Epter, Ben & Louis Richmond—Germania Bank of City of N Y	167.21	23 Holly, Willis & Borated Specialty Co—R W Spillane	2,693.03	26 Kanno, Lia—I Blumenfeld	53.99
26 Einhorn, Harry—N Y Tube & Spool Cotton Co.	19.94	23 Horenburger, Herrman—A L Ericson et al.	109.35	26 Katlin, Abr L—J Rosenberg et al.	74.45
22 Foy, Frank—L A Ledwith	129.23	23 Hasbrouck, Malinda, & Frank Forman—W V Ditcher	107.78	26 Kraus, August—C McGregor	128.73
22 Fanto, Jas—F M Wallace	6,513.35	23 Halperin, Saml—I Feit	113.55	26 Kotter, Philip—Jos Stern & Sons Co.	81.62
22 Feinblatt, Abr—I Unterberg et al.	79.47	23 Herfield, Kalman—B Heinrich et al.	21.33	20 Loughran, Anna—J W Thompson	60.06
22 Finnerty, Jno J—M A Kuh et al.	27.31	23 Hotchkiss, Walter B, & Jos H Stipan—E G Des Jardins	131.05	20 Logan, Helen M—Higgins & Seiter.	445.67
22 Ferrari, Jos—W W Farley	200.00	24 Hopper, Thos T—Batavia & N Y Woodworking Co.	2,789.62	20 Legnite, Angelo—C Moser	110.53
22 Foley, Thos H—Bway Bldg Co.	84.41	24 Horn, Wm A—A M Horn	79.35	20 Lippman, Israel—B Kimler et al.	79.52
22 Finkelstein, Jacob—M Finkelstein et al.	106.16	24 Huf, Valentine—M Kann	66.91	22 Lefkowitz, Louis—A Brawer	118.23
22 Flagg, Wm H—W L Rockwell	179.87	24 Hazen, Minard—H Menier et al.	124.19	22 Lippman, Wm J—Sheppard & Co.	106.60
22 Ferony, Antnie—J Follini	50.00	24 Heilbrunn, Fanny—N Y Tel Co.	43.84	22 Lewis, Saml, & Saml, Jr—Natl Surety Co.	318.81
22 Finney, Chas E—Hanover Natl Bank of City of N Y	11,708.19	24 Hendee, Charlotte L—N Y Tel Co.	16.95	22 Leier, Geo—Richardson & Boynton Co.	166.46
22 Field, Cornelius J—K J Rice	338.66	24 Haviland, Jas T—same.	104.21	22 Lamb, Chas E—T R McMann Co.	136.48
22 Felton, Sonny—J M Butler	519.67	24 Haverstick, Wm C—same.	63.66	22 Lengel, Jos—M Goldberg	5,019.75
22 Feaser, Wm—E Hecht et al.	37.80	24 Hahn, Edw E—same.	16.99	22 Lovins, Fay O—Waldorf Astoria Hotel Co.	13.25
23 Fromen, Margt—Fuchs & Stulsky	80.23	24 Hawthorne, Robt W—Equitable Trust Co of N Y	99.01	23 Lynch, Frank—E Hecht et al.	49.53
23 Fischer, Wolf & Blume—S Thau	101.85	24 Heine, Frank—F F Youngs	108.18	23 Lowenhaupt, Walter J—American Newspaper Pub Assn.	402.06
24 Flaherty, Margt E—Katz & Somerich.	351.87	25 Hamilton, Fredk—M Harris	61.17	23 same—same	415.45
24 File, Eugene F—N Y Tel Co.	27.28	25 Hirshman, Max—Berg & Osterweil et al.	175.34	24 Loyd, Geo E—N Y Edison Co.	17.39
24 Fetcher, Herman—J M Ide et al.	36.67	25 Hamlin, Jno A—J Querrolo	274.48	24 Lord, Nathan H—G S Nicholas & Co.	112.61
24 Friedman, Robt—W W Kastner	659.20	25 Heilbrumm, Louis—David K Clements	632.35	24 Levins, Wm J—U S Radiator Co.	1,563.59
24 Fischel, Thos G—Musical Courier Co.	27.31	25 Herrlein, Geo—Geo Ringler & Co.	88.61	24 Levine, Max, & Saml Berman—N Y Edison Co.	23.94
24 Fox, Thos J—Patent Scaffolding Co.	199.07	25 Hammer, Louis—Morris Nagel & Co.	68.98	24 Lenhart, Edw B—Whitehouse Co.	47.61
25 Farrelly, Patk—N Y Tel Co.	43.57	25 Huneke, Henry J—C Bernstein et al.	500.52	24 Liebman, Morris—J Holtz	175.58
25 Franke, Herman—Johnson Bros.	1,141.37	26 Hasey, Wm H—N Y Tel Co.	16.99	24 Lauer, Lillian W—D Tkotch	232.62
26 Fried, Julius & Chas—N Y Tel Co.	48.32	26 Homler, Sam & Brans—H Lewkowitz	185.11	24 Luce, Henry D W—Equitable Trust Co of N Y	147.67
26 Fritz, Jacob—M Alpert	45.58	26 Hudson, Walter T—McElreavy & Hauck Co.	380.72	24 Lowenthal, Benj—J C Dowd et al.	76.04
26 Fega, Saml—Loose Wiles Biscuit Co.	60.48	26 Hagerty, Peter B—Reid, King & Co.	257.65	24 Learnard, Geo E—Taylor Realty Co.	272.54
26 Fitzpatrick, Wm—M Tesler	7.40	26 Howard, Van S—H & A Cohen	119.06	24 Levy, Marion—A C Zentgraf et al.	3,987.73
26 Fink, Wm B—Orth & Hastings	130.41	26 Hart, Max M—Standard Damp Proofing & Roofing Co.	44.72	25 Levy, Mortimer F—N Y Tel Co.	34.46
26 Finkelstein, Max J—Chulds Co.	12.41	26 Heiger, Noa—S T Johnson	31.01	25 Leibholz, Martin—same	62.16
26 Fischel, Jacob—C Parish	552.50	26 Huneke, Henry J—M Wertheimer et al.	750.55	25 Leras, Anthony—same	14.66
26 Friedman, Sigmund—A Friedman	136.26	26 Heller, Adolph & Julius Newberger—I Medlin	178.91	25 Leichten, Abr—West Pub Co.	42.01
26 Fisher, Fred T—H L Sandford et al.	201.80	26 Hemming, H G—W Applegate	31.31	25 Lewis, Thos A—Watson Stillman Co.	257.07
26 Flood, Wm E—M V Bisland	1,560.25	23 Israelsky, Max—Utopia Land Co.	66.63	25 Laufenberg, Jean—Geo Ringler & Co.	360.87
26 Fallik, Jos—J Funk	95.19	20 Jones, Geo—K Troeber	112.92	25 Lerner, David—M Blum	44.28
20 Guzzetta, Antonio—S Hoffman	31.16	20 Jacobson, Harry—Miller Ellman & Co.	150.96	25 Lazarowitz, Emanuel—Western Electric Co.	67.68
20 Goldaber, Morris—E C Gardiner	284.41	22 Jordan, Frank—R Hertzberg	59.74	26 Lincoln, Estelle or Stella, Estelle or Stella Kramer—J Klugman	395.71
20 Grosky, Osias—B Aarons	425.38	22 Joseph, Jacob—L Burstein	118.51	26 Lee, Edw E—N Y Tel Co.	36.95
22 Gottlieb, Nelson A—J Ehrlich & Sons.	39.75	23 Johnson, Valentine, & Peter Sjoberg—American Slicing Machine Co.	121.90	26 Lazarus, Sol & Robt M Nudelman—H B Clafin Co.	81.71
22 Gere, Harry G—E Bennett	587.63	23 Jones, Clara—A S Goldstein	1,639.57	26 Laing, Chas J—Maxims Hotel & Restaurant Co.	84.62
22 Gold, Hyman—M Parreck et al.	240.02	24 Jacobson, Adolph J, & Bernard Kalk—N Y Belting & Packing Co.	17.61	26 Leonard, Jos—Gibson Distilling Co.	100.35
22 Galbally, Jos admr—City of N Y	145.35	24 Jacobs, Jonas—S F Stappler	112.09	26 Levine, Jos—J Rosenberg et al.	25.05
22 Goorabian, Krikor & Matthew—W A Schutz et al.	319.79	24 Jackson, W A—C Berlin	74.41	26 Licht, Jonas & David Roemer—H Scherl et al.	518.10
22 Goodman, Bernard—Simon Strauss, Inc.	147.19	24 Joseph, Peter—N Y Edison Co.	15.55	20 McDonald, Danl G—S Mayer	114.81
23 Gould, Thos C—Fisk Rubber Co of N Y	197.11	24 Jennings, Herbert T—T M Hodgens	10,375.74	20 Morgan, Jno D trste & American Planograph Co—W J Smith	117.65
23 Garcia, Eliz by gdn—Interborough Rapid Transit Co.	69.88	25 Jones, Louis—J H Werbelovsky	103.15	22 Morse, Jamin S—J B Witkins Co.	82.49
23 George, Wm R—G M Shaw	45.93	26 Jacob, Wm J—H B Clafin Co.	60.34	22 Murphy, Wm J—N Smith	248.91
23 Goldberger, Benj M, Caledonia Golf, Cleek & Mfg Co, Isaac Glassman* & Morris Stolar—R Gruber et al.	96.21	26 Jacobs, Tobias—L Bergman	316.91	22 Manick, Saml—R Tkotch	538.64
23 Grider, Covey F—Waldorf Astoria Hotel Co.	13.35	26 Jacobs, Volney J—Indian Refining Co.	143.89	22 Malone, Olivette B—Frank Dept Store	102.64
23 Gaffney, Michl P—D C Whiting	49.01	20 Kalin, Edw—Overland Sales Co of N Y	35.67	22 Maher, Edw A, Jr—A J Elias et al.	2,595.05
23 Gartelman, Barney*, & Chas Sichel—Delancey & Eldridge Realty Investing Co.	153.81	22 Kahl, Mary—Magee & Crosbie Co.	91.51	22 McCarthy, Patk—Norcross Bros Co.	420.65
24 Greene, Saml, & Hulet C Hornbeck—N Y Tel Co.	89.76	22 Kreisberg, Aaron—I Schlanger	80.65	22 Munns, Geo F, Jr—Lawyers' Title Ins & Trust Co.	104.41
24 Glick, David—I Lampert	454.31	22 Kelly, Lawrence J—Richardson & Boynton Co.	105.25	22 Moran, Jos B—F T Chandler et al.	9,448.90
24 Gorman, Benj N & Percy B—N Y Tel Co.	32.37	22 Kukler, David, & Philip Newman—F A Newfeld et al.	91.80	22 Mirzesheimer, Blanche S & Chas S extrx—E Sternberger	6,121.68

22 Moses, Abr H—W T Hance et al.135.21	26 Pope, Wm L—Hermann & Sons..103.41	24 Schaefer, Rudolph L—H Hirsh et al.
22 Miller, Jos—H C Phillips.....90.96	26 Perrare, Jos—N Y Tel Co.....27.44	24 Steinberg, Louis—City of N Y....47.58
22 McCormack, Edw J—M M Robertson.	26 Powell, Eugene—Rice & Hutchins	24 Seidel, Wolfert or Mae Wolfert—
147.32	N Y Co.....202.41	same.....317.37
22 Mahar, Edw A, Jr—Edw Thompson	26 Perine, Harry—O F Taussig.....1,482.57	24 Schenkel, Jacob—H N Thayer Co.
Co.....179.80	22 Quimby, Fredk J—G O Redington	2,187.88
22 May, Winston L—H F Keil.....77.40	et al.....87.59	24 Sneden, A Durant—Twenty-Eighth St
23 Muss, Isaac—M Folbe.....140.21	26 Quell, Jno A—White Tar Co.....14.56	Co.....147.39
23 McWade, Ada S—J C Berdell.....275.92	20 Rider, Herbert E—G C Masemann.25.05	24 Schulz, Max—H Ungar.....64.41
23 Morey, Danl H—S H Hamberger...126.66	20 Rogers, Saml N—Natl Nassau Bank	24 Schuster, Frank—Canton Steel Ceil-
23 Martin, E Theo—S H Hill et al..370.41	of N Y.....523.06	ing Co.....184.75
23 Milsky, Sam or Saml—H Kriegel.	20 same—same.....523.06	24 Schwab, Mathaus—Equitable Trust
61.05	22 Robert, Henry J—M Harris.....125.01	Co of N Y.....46.11
23 Mahon, Agnes G—M Michael et al.	22 Rosen, Harry—H Toplitz.....96.56	24 Skidmore, Gertrude, Marie, A C Erb,
294.90	22 Rosenthal, Jos—Wiener Prager Co.	Irish & Geo Gueutal—F S Meyers.
23 Mestanz, Emma M S—H Herrmann	106.40	costs 67.65
Lumber Co.....2,123.93	22 Rosenblatt, Herman P, & Jos S Klein	24 Serviss, Walter Jr—Pratt & Lambert.
23 Muir, Jos—J Coonan.....112.95	—E Thompson et al.....133.54	192.31
23 McMahon, Jno—N Y Produce Ex	22 Roland, Carl, & Adam Adreal—C	24 Sobel, Joe—J Fisch.....12.91
Bank.....1,150.66	Pushc.....40.06	24 Schryver, Maurice—David Van Gelder.
23 McCarton, Edw F admr—City of N Y.	22 Regan, David J—W W Porter.....57.00	682.30
134.89	22 Ryan, Danl J—Rutzler Co.....421.97	24 Spengler, Nettie—A V Barnes et al.
23 Murphy, Robt P—F Monterom.....	22 Reynolds, Hiram—S J Reynolds.131.01	345.92
costs 93.35	23 Riffenburg, Wm J—J Koplod.....215.92	25 Schwartz, Julius M—W Gelbard.134.00
24 Mason, Sarah—C McAvoy.....costs 108.18	23 Riley, Elwyn G B—U S Title Guar	25 Starr, Louis—M A Stier.....461.78
24 McLoone, Francis—Kevin & Dunn.	anty & Indemnity Co.....costs 115.91	25 same—same.....461.78
661.15	23 Rando, Domenico—Fidelity Phenix	25 Sturgis, Manley—J O'Brien.....175.50
24 Macomber, Walter S—H M Smith.107.16	Ins Co of N Y.....costs, 69.00	25 Sofranski, Newman—M Levy.....126.18
24 Mosher, Carroll L—C E Miller.....33.34	23 same—Hartford Fire Ins Co.	25 Schwartz, Joel—S Stein.....65.65
24 McQuade, Jno J—Central Trust Co.	costs 69.00	25 Sault, Chas F—McFarland Clothing
43,946.65	23 Riss, Eugene, & Gould H Taylor—	Co.....22.48
24 McQuade, Edw A—same.....61,243.82	L W Taylor.....504.23	25 Sullivan, Jas M—Union Library
25 Moorehead, Frank admr—N Y Edison	23 Rogers, Fredk C—C F Kastenhuber.	Ass'n.....37.02
Co.....costs, 145.83	1,799.01	25 Smith, Fred H—G Slocovich.....1,550.37
25 McMurtrie, Douglas C—B O Chisholm	23 Rosenthal, Isaac—H Spiegell et al.	25 Steinwender, Julius Chas Stoffregen
Co.....215.32	119.05	& Christian Arndt—Philadelphia
25 Markowitz, Saml—P S Halpern.....12.00	23 Rhomoser, Louis—Greason Mfg Co.	Casualty Co, costs 561.40
25 Mestanz, Emma M S—N Y Tel Co.	125.58	25 Silberman, Emanuel—D Felber.....121.09
151.88	23 Roden, Saml, & Winfred A Roden—	25 Spector, Morris—O Goldberg.....38.76
25 Mamok, Arthur—F Doerrhoefer.258.78	E Fleisher.....99.41	25 Sharp, Geo H—E M Bickerstaff..758.56
25 Mahru, David—N Y Tel Co.....19.66	23 Rosenthal, Isaac—H Spiegel et al.	25 Schuldiner, Abraham—B Schotland
25 McAfee, Robt—J A Delatour.....191.47	119.05	217.47
25 Machor, Saml—A Davis et al.....	24 Ribak, Elias—N Y Edison Co.....32.82	25 Sneden, Arther D or A Durant
costs, 218.04	24 Robinson, Frank B—Maresi Co. 245.06	Snedden—A A Levi.....1,032.07
25 Murrett, Nicholas—G Solomon..283.81	24 Roth, Celia—N Y Edison Co.....14.11	25 Selis, Abraham—M Davidson.....234.71
25 Mulvey, Peter—Hollywood Co.....420.26	24 Rosen, David—N Y Edison Co.....12.26	25 Smith, Fitzhugh—L Squires, costs.27.41
25 same—same.....154.70	24 Rotella, Rosina admr—J D Brockway.	25 Spanback, Hyman—M Young.....225.01
26 Moore, David—Hobart Electric Mfg	Co.....237.37	25 Schmier, Phillip—N Y Butchers
Co.....161.91	24 Reitz, Henry J—Equitable Trust Co	Dressed Meat Co.....136.17
26 Maggio, Benj & Antonio—New Prague	of N Y.....88.71	25 Shapiro, Sam—E M Schwarz & Co.30.16
Flouring Mill Co.....costs 27.41	25 Rosenberg, David—M Reber.....69.46	25 Southwarth, Ellis B—N Y Tel Co.54.01
26 same—same.....204.41	25 Richman, Moe L—N Y Tel Co.....25.44	25 Smith, Etta—same.....41.22
26 Marin, Louis—I Greenbaum et al.65.59	25 Robinson, Ida S—N Y Tel Co.....21.21	25 Sire, Meyer L—same.....31.86
26 Mach, Jos—J Stein.....127.95	25 Roberts, Alfred W—Lillibridge.	25 Shanley, Wm—same.....53.46
26 Miller, Sol—N Y Tube & Spool Cot-	Weeks, Thurlow Co.....142.90	25 Schenega, Wm—same.....46.91
ton Co.....40.65	25 Rothstein, Jacob—H Selinger.....329.13	26 Steckler, Jno & Jas Urbach—H B
26 Masurers, Jno—H Friedman et al.22.50	25 Racosin, Fannie—Lehn & Fink.176.62	Davis Co.....82.61
26 Norton, Eliot—Windsor Trust Co.	25 Rishill, John D—W C Schroeder.226.41	26 same—L H Fehsenfeld.....130.83
4,352.84	25 Rochman, Moses L—Summit Realty	26 Seabury, Lawrence—D Darke.....169.16
22 Nugent, Thos J—Bonwit Teller & Co.	Co.....115.81	26 Simon, Morton—Carpenter Corcoran
91.41	25 Rabiero, Albt—H Edelman.....51.05	131.91
23 Newman, Rudolph M—Fidelity & De-	25 Roach, John—J Englander et al.32.00	26 Strauss, Albert H—D C Thomas.
posit Co of Maryland.....65.92	26 Riffenburg, Wm J—N Y Tel Co.....35.72	1,133.91
23 Ness, Frank L—Rudolph Wuchtzer	26 Rogers, Philip—H J Hube.....70.56	26 Strumsky, David & Morris Zimmer-
Co.....65.72	26 Rosenzweig, Isidor—E Rothschild	man—B H Clafin Co.....59.55
23 Norris, Fredk J—D Beckerman et al.	costs 93.56	26 Scanlon, Wm B—S Weil.....153.42
96.41	26 Ross, Nathan & Henry Beerman—	26 Shapeen, Issy, Thos & Geo—Ameri-
24 Nagle, Percival E—J Feldbrill.....432.40	P B Hance.....38.09	can Garter Co.....52.75
24 Nichols, Jno C—Maze Realty Co.172.22	26 Richards, Edw E—Rapid Safety Fil-	26 Shea, Jas—M Shea.....65.52
24 Noethiger, Jno A, & Jas Foley—	ter Co of N Y.....68.41	26 Schenkel, Jacob—Doty & Saringeur.
Eastman Kodak Co.....1,053.12	26 Rafsky, Abr—J Coleman.....775.43	382.66
24 Nicholas, Saml A—Equitable Trust Co	26 Rosenstein, Wilfred L—C E Abbott.	26 Smith, Irving T—J J Johnson.....59.41
of N Y.....188.99	178.70	26 Smart, Jas H—M J Gardner et al.
25 Napolitana, Carmine—G Aquino..84.46	26 Radler, Sam—N Y Hollow Ware Co.	costs 37.17
25 Nutting, Wm W—C S Nutting.....	63.79	26 Schencker, Annie—S Hodas.....40.90
costs, 64.95	20 Schumsky, Julius—Adler Theatre Co.	26 Shapiro, Isaac & Jno B Garifalos—
25 Nelson, Jno—N Y Tel Co.....18.75	costs 68.53	Decker & Son Inc.....592.41
25 Noble, Jno W—same.....24.66	20 Schmidt, Jno—Consumers' Brew Co	20 Tobin, Jas—L Vogler.....77.17
25 Nichols, Wm E—W A Miller.....6,671.70	of N Y, Ltd.....66.02	26 Tucker, Chas H—G T Gwilliam..834.79
26 Negro, Charlotte & Amedeo—L Ber-	20 Scheer, E Geo—Stephen Whitney Es-	26 Teschner, Arthur—G Cohn et al..49.66
nasconi.....1,308.36	tastes Co.....325.81	22 Tannenbaum, Max, Max Weingarten,
26 Neal, Roswell A—M H Ornstein.46.65	20 Silverstein, Louis S—W O'Sullivan.	Max Durst & Henry Durst—S Hudes.
26 Nass, Sam—W W Farley.....1,820.97	32.80	121.97
26 Neaman, Robt H—S V Cohen.....121.93	20 Solotoroff, Saml—M McNamara.138.92	22 Tolchinsky, Jos—J Seeman et al.62.61
26 Ostby, Oscar—W B Hall.....167.15	20 Shatz, Hyman, & David Cantour—M	22 same—H H Palmer.....34.29
20 O'Brien, Jos—J Polisi et al.....40.75	McNamara.....267.62	22 Taylor, Gove S—Brookfield Constr Co
22 Owens, Geo A—American Bonding Co	22 Scanlon, Jno gdn—City of N Y.	Co.....328.66
of Baltimore.....21.91	costs 108.57	23 Thorne, Bertha E—James E John-
22 Oliver, Anthony J—S R Fee.....381.29	22 Shapiro, Mollie—City of N Y.....	son Co.....423.46
22 Orleans, Jacob—M Margolies, costs 12.41	costs 115.73	23 Tower, Chas P—T M T Raborg.....350.65
24 O'Malley, Francis J—Board of Edu-	22 Smith, Eliz admr—same.....146.35	24 Toback, Jacob, & Julius Kaplan—F
cation City of N Y.....costs 57.35	22 Stuchiner, Dora L—same, costs 118.39	Sturm.....122.72
25 Oakes, Chandler A—N Y Tel Co.88.16	22 Sullivan, Michl A—W Greenfield..37.41	24 Thorner, Frank—N Y Tel Co.....26.23
25 Ottenheimer, Alfred—same.....22.84	22 Schulman, Sam—I Spitalnik et al.94.41	25 Tomko, Stephen—same.....18.21
25 Ovens, Jas—H L Ovens.....costs, 78.65	22 Silverman, Jos, & Morris Goldstein—	25 Thacker, Emma W—A E Fleischer..
26 Orr, Robt P & Agnew—A B Wil-	R Hamburger.....27.72	182.76
mink.....5,197.41	22 Simon, Alfred M—Edw Thompson Co.	25 Thompson, Frederic—C W Banker
26 O'Flaherty, Jennie—J Reilly.....865.10	414.17	45,622.80
26 O'Day, Patk H—A F Brenner..1,070.64	22 Snedecor, Anna G & Luther O—O	25 Townsend, Mary V & Frances B
26 Oehler, Fredk C—F Wilensky.....50.00	Horton.....2,202.13	Baury—Prestonia M Martin.....136.06
20 Pluemer, Adolph—E J Berwind.....	22 Struter, Wm E—Myron C Clark Pub	26 Tenenbaum, Harry & Noime—H B
costs 143.36	Co.....91.31	Clafin Co.....244.59
22 Person, Geo W—E Link et al.....478.20	22 Sobel, Beckie & Saml—B Silverman.	26 Turner, Jesse F—A E Cory.....933.34
22 Payne, Harry L—J J K O'Kennedy.	149.15	22 Unger, Melanie—A Wolf.....151.07
496.51	22 Skolnik, Gregor—A J Bastine.1,308.72	22 Ullman, Harry H, & Sam B Horsfall
22 Pedowitz, Elias—American Felt Co.	22 Sumpf, Isak—C Frank.....271.42	—A H Sohl.....25.35
152.84	22 Springer, Jno H—W C Gilday.....821.38	25 Unterman, Edward—M Fabricant.350.00
22 Patterson, Harold D—Bowman Wilk-	22 Shenfeld, Max—M Zinn et al.....225.41	26 Ubelmesser, Chas R & Wm Wender-
ing Electric Co.....645.87	23 Sroka, Louis & Nathan Engelhardt—	hold—W S Pfsiter.....2,730.23
23 Parker, Chas H—E Deckelmeier et al.	People, &c.....1,000.00	22 Von Clausen, Ida—F Fahn, costs 171.13
19.41	23 Slutsky, Harry—Inter Rapid Transit	22 Vogel, Annie—W T Phelan, costs 106.25
23 Peet, Jno I—A I Baum.....249.26	Co.....costs 68.88	23 Von Raitz, Feodor—M O Sage.....79.41
23 Plockockigo, Anthony J, & Winfried	23 Sandler, Sam—J Spector.....520.40	23 Vigorita, Domenica—T Bruni et al.
Chausse—Liquid Carbonic Co.....102.40	23 Stern, Sarah—City of N Y, costs 144.85	50.65
23 Procaria, Rudolph & Veincenzo—De	23 Schreiner, Arthur—I Heidelberg.	24 Vass, Geo F—Equitable Trust Co of
Lezie & Co, Inc.....151.22	4,163.79	N Y.....52.25
24 Prager, Jos—Edw Thompson Co.523.57	23 Sichel, Chas—Delancey & Eldridge	24 Virgilio, Paolo, & Philip Mattola—N
24 Panther, Wm—C Colasunno.....62.12	Realty Investing Co.....153.81	Y Edison Co.....10.88
24 Prager, Leo—M T & C Ernst.....118.56	23 Stephenson, Jno T—T A Bingham.	24 Verity, H Sidney—N Y Edison Co.12.19
24 Phillips, Benj & Fanniie—J L Zoeltl.	costs 107.75	25 Voxman, Wm—N Y Tel Co.....39.51
92.97	23 Shaw, Walter H—Jno W Masury &	25 Vaughn, Chas J—M R Vaughn, costs
24 Prince, Jno A—Hanlon & Goodman	Son.....99.89	70.65
Co.....132.31	23 Schmidt, Carl—Tweedle Trading Co.	26 Voss, Edw S—Turtill & Lloyd.....85.83
24 Poluhoff, Stephen A—F J Lang..261.65	6,096.32	20 Wormser, Saml—J Rice.....102.82
25 Picciano, Pasquale—Cosale Import Co.	23 Seidler, Herman—H Sirotta.....89.65	20 Wells, Fullerton—Lawyers' Co-oper-
81.65	23 Shapira, Barnet—N Y Butchers'	ative Pub Co.....25.16
25 Phillips, Chas S—C J Lennartz..34.75	Dressed Meat Co.....196.12	20 Weiss, Annie & Louis Cohen—People,
25 Phelan, Chas J—S Phelan.....719.87	23 Southworth, Ellis B—G M Brooks	&c.....500.00
25 Pollock, Harry—American Press As-	et al.....701.84	22 Watz, Henrietta gdn—J Thom, Jr.69.25
sociation.....201.96	23 Sieling, Harry W—A Schwarz.....83.73	22 Wedderein, Albert—United Lead Co.
25 Proctor, Wm—W W Hall et al.....	23 Sonn, Leonard—M White.....422.41	313.45
costs, 107.75	24 Shapiro, Morris & Harris Tuman—N	22 Walsh, Jatk, & James G Taylor—F
25 Pincus, Morris—R L Shulhof.....97.51	Edison Co.....28.22	Koberlein.....90.16
25 Price, Jos—Wm Morris & Co.....977.08	23 Sternberg, Wolf—H Gordon et al.59.65	22 Wadler, Jos, & Pinkus Burger—Peo-
25 same—same.....620.48	24 Siegler, Nathan—Mutual Alliance	ple, &c.....1,500.00
25 same—same.....620.48	Trust Co of N Y.....375.16	23 Wenderhod, Wm, & Chas R Ubel-
25 Pestilove, Jos or Sam Cohen—Jos	24 Sampter, Martin M—M Levy et al.25.17	messenger—W S Pfister.....191.99
Stern & Sons Inc.....50.26	24 Stetson, Thos R—F L Jennings.....75.41	23 Whiting, Robt M—Fidelity Mutual
26 Perry, Geo H & Jacob W Binder—	24 Stoops, Marie—J F Bragg.....1,166.09	Life Assn of Phila, Pa.....costs 103.50
N Y Tel Co.....35.23	24 Schult, Gus—Hochstadter Co.....144.87	

22 Winter, Herman—A Breslauer...	36.66
23 Williams, Ezra F—Michelin Tire Co.	177.03
23 Weisbrot, Isidor, & John Simon—L Goldstein	85.98
23 Walz, Henrietta gdn—J Thom, Jr.	costs 69.25
23 Wenderboldt, Wm—J Coonan...	115.65
23 Williams, Alice N—H N Jenkins et al.	costs 94.85
24 Weinbaum, Emanuel—J McMartin.	costs 80.97
24 Weissel, Henry—N Y Tel Co.	25.21
24 Warner, Jno—H Schrank...	64.45
24 Walter, E Richard—Personalty Liquidating Co	68.54
24 Wolf, Milton—H Kramer...	859.15
24 Warner, Seldon W—Equitable Trust Co of N Y	85.85
24 Wald, Saml, & Saml Kaltz or Keltz—M Perlmutter	495.76
24 same—same	207.24
24 Wald, Saml—M Perlmutter	238.20
24 Weinstein, Julius—H L Raymond et al	4,921.87
24 Winchester, Edw H—De Laval Separator Co	costs 92.22
25 Weissman, Hyman—M Lederfeind	39.65
25 Werner, Henry W—Harlem Supply Co.	294.28
25 Wenderhold, Wm—F L Harding.	87.57
25 White, Gilbert—L C Weinstock.	225.55
25 Walker, Wm W—S W Johnson.	117.91
25 Weiss, Herman—Bernheim Distilling Co.	142.32
25 Wolfe, Max J—Western Electric Co.	76.87
25 Wollner, Henry—W C Turner	78.00
26 Wittstock, Aaron—W Steinbuch.	22.41
26 Wechsler, Jos gdn—S Sossna.	costs 67.88
26 Weidenfeld, Chas O—Lewandos French Dyeing & Cleaning Co.	103.80
26 Woodward, Ralph F—E H Smith.	427.67
26 Whalen, Jas J—A H Joline et al.	costs 77.78
26 Weisberg, Saml—S Schenberg.	191.81
23 Young, Harold L—B Heinrich et al.	13.31
25 Young, Neal—H J Wilson	27.31
22 Zeman, Rose—S J Levy & Son.	90.98
25 Zimmerman, Fred E & Jas A Gray—Hotel Astor, Inc.	306.08
26 Zabriskiel, Gertrude L—M A Phillips.	333.01

CORPORATIONS.

20 Croatian Printing & Pub Co & Frank Zotti—W G Brown	162.92
20 Edward Weiss Co—City of N Y	39.34
20 Furrer Constn Co—Reliance Fireproof Door Co	119.91
20 Gerald B Wadsworth Co—City of N Y	28.70
20 H P Wall & Co—City of N Y	118.25
20 Herbert A Willmott, Inc—same	28.70
20 Kerr & Cook Constn Co—E S Pepper et al	126.11
20 Lip Clothing Co—D D Friedman	220.01
20 Mazza Constn Co—Reliance Fireproof Door Co	44.41
20 Martin, Bing & Co—C S Hirschfeld et al	204.87
20 Richmond County Agricultural Society—B Shackman Co.	325.46
20 Saxon Lamp Co—G W Percy.	449.36
20 Wayne County Securities—City of N Y	168.56
20 Ward & Gates—same	34.67
20 Waldorf Novelty Co—same	38.56
20 Wentworth Lunch Co—same	38.65
20 West India Trading Co—same	38.65
20 West Shore Stone Co—same	118.25
20 Whitmore-Lyden Dressmaking Co—same	118.25
20 Westner Newfoundland Lumber Co—same	118.25
20 Wood Mantel & Pier Mirror Co—same	38.65
20 Wood Realty Co—same	118.25
20 White Chief Co—same	37.65
22 Richard Deeves & Son, Inc—J Ford.	392.42
22 A B Wadsworth Co—City of N Y	68.50
22 E T Willigan Co—City of N Y	58.55
22 George Washington Stocking Co—same	38.65
22 John Schroeder & Co—same	22.92
22 E E Von Seyfried—same	26.70
22 Wage Earners' Legal Aid Assn—same	38.65
22 Wagner Press—same	68.50
22 Walther Real Estate & Mang Co—same	38.65
22 Wayburn Sales Co—same	38.65
22 Washington Pleating & Binding Co—same	38.65
22 West Side Laundry Storage & Trucking Co—same	118.25
22 Weisberg, Inc—same	38.65
22 Weisman's Dental Office—same	38.65
22 Whitehall Contrg Co—same	38.65
22 Woodbury & McGrath Co—same	217.76
22 Worth Realty Co—same	38.65
22 Terminal Bldg Co—same	69.92
22 Thompson Ave Realty Co—same	337.17
22 Twombly Goggle Co—same	217.76
22 M Weiss Hardware Co—same	38.65
22 Spears Realty Co—same	128.20
22 Vulcan Cement Constn Co—same	49.64
22 Victor Electric & Mfg Co—same	30.08
22 Economical Constn Co—E Blue-stone	89.65
22 U S Dental Assn—City of N Y	214.38
22 Utica Amusement Co—same	39.34
22 United Mfg Trimming Co—same	46.60
22 United Firms—City of N Y	44.62
22 Universal Electric Welding Co—same	316.77
22 Universal Fireproof Constn Co—same	25.71
22 Tangiers Manors Corp & Tangiers Development Co—Redington & Stillman	271.40
22 same—same	519.41
22 same—same	461.27
22 same—same	456.35
22 same—same	491.21
22 Tangiers Development Corp—Redington & Stillman	304.96

22 Universal Express Co—same	42.62
22 Tangiers Development Corp—Redington & Stillman	827.16
22 Coney Island & Bklyn Ry Co—G Trafansky	350.00
22 Ridgway Supply Co—A H Sohl.	73.49
22 Yerkes Mfg Co—I Tuttmann.	71.41
22 Wearforever Stocking Co—H D Levy.	158.15
22 Fullers Express Co—H Barnstein.	500.54
22 Beth David Hospital—M Israel.	86.32
22 Allegro & Spallone Constn Co & Michl Allegro—Patent Scaffolding Co	221.16
23 Homesborough Realty Co—Pittsburgh Water Heater Co	86.26
23 Kalils Restaurant & Gabriel Abukahl—C A Drucklish	203.74
23 Nappi Contracting Co—J Lotito.	61.66
23 Safferson & Weisberg Co—J R Tyler.	181.09
23 Union Hatters Co-operation—A Berkowitz	519.41
23 United Dairy Co—Shuttleworth Keil-ler & Co.	76.59
23 N Y City Ry Co—H A Clinton	750.00
23 Grossman Wutton Co—Cloak & Suit Supply Co.	36.39
23 Heller Bros—B C Samuel et al.	100.83
23 F P Fisher Co—L A Chapin	520.88
23 Kalils Restaurant & Gabriel Abukahl—Jno Newton Porter Co.	530.31
23 O'Connor Constn Co—Royal Eastern Electrical Supply Co.	72.37
23 Musical Courier Co—T G Fischel.	245.89
23 Willner Co, Inc—State Bank.	costs 27.41
23 Luce Holmes Fisheries Co—C J Luce	2,652.30
23 Dennett Surpassing Coffee Co—S S Swain	4,196.13
23 Sun Constn Co—Robt Graves Co.	293.59
23 A F Lawrence Coal Co—J Brandt.	costs 17.67
23 N Y City Ry Co—W Sinberg	100.00
23 same—G Friedland et al.	100.00
23 same—S Herbert	50.00
23 Jas Dempsey Co—Jas A Stevenson Co.	121.91
23 C H Goodfield Co—B Gunsten.	64.82
23 Borden's Condensed Milk Co—J Lucid.	891.73
23 Hudson Woolen Co—American Credit Indemnity Co of N Y	costs 134.89
23 N Y Terrain Bldg Co—A Seklir et al	1,176.97
23 Joe H Kreuruch Commission Co, Inc—G Schult	costs 17.41
23 Title Ins Co of N Y—I A Hopper.	4,791.08
23 Benj Bleier Import Co—Allen Day Co	347.91
24 Electric Illuminating Co of N Y—N Y Edison Co.	84.17
24 F T Constn Co—same	15.31
24 Krulowitch Realty Co—same	29.66
24 G E Walter Co—City of N Y.	257.56
24 Alfred Allen Watts Co—same	26.70
24 L E Watkins Co—same	50.59
24 Universal Attraction Co—same	20.86
24 U S Addressing & Printing Co—same	30.69
24 Tepico Candy Kitchen—same	100.34
24 Brown Realty Co—N Y Tel Co.	91.81
24 Crene De Mohr Co—same	25.05
24 Picone Realty Co—N Y Edison Co.	16.70
24 Raymond Homes—Alex Hamill Iron Works	65.67
24 Veterinarians Specific Co—N Y Tel Co.	51.94
24 Queens Borough Bldg Co—City of N Y	39.20
24 Vedder Underwriter Co—same	92.07
24 Schickerling Mfg Co—same	110.28
24 Waldorf Steam Laundry Co—same	42.62
24 Williamsburg Merchants Realty Co—same	59.93
24 Willis Realty Co—same	78.45
24 Whitehall Cafe Co—same	22.72
24 Whitson Autopress Co—same	416.77
24 Wearbest Co—same	66.50
24 Yorkville Central Garage—same	38.65
24 Yorkville Theatre Co—same	118.25
24 York & Jersey Real Estate Improvement Co—same	30.69
24 Zwing, Joy & Co—same	38.65
24 Zipkes Constn Co—same	48.60
24 Zig Zag Match Co—same	23.72
24 Z & R Mfg Co—City of N Y	38.65
24 Cody Motors Co & Louis C Howard—E Berlin	113.61
24 National Film Distributing Co, Jacob Ablowich & Israel Ullman—A McCole	380.17
24 W Axelrod Realty Co—N Y Edison Co.	87.70
24 Reinitz Imperial Laundry—McWhir-ter Chemical Co.	209.31
24 X L Machine & Electric Co—City of N Y	38.65
24 Brown Realty Co—N Y Tel Co.	94.21
24 Henry Cawthorne & Co—N Y Tel Co.	25.34
24 Stevenson Constn Co—same	52.44
24 Seaboard Air Line Ry—S H Davenport et al	234.90
24 City of N Y—F T Youngs	costs 108.18
24 same—S J P Gill	425.91
24 Penn Amusement Co—A List	356.34
24 Columbia Typewriter Mfg Co—J Kamofsky	15,144.88
24 American Mfg Co—Mackenzie Quarrier & Ferguson Inc	costs 118.50
25 Imperial Repair & Brazing Co—H Leschen & Sons Rope Co	234.61
25 Messuri & Lauria Co—Lachman & Jacobi, of N Y	136.11
25 Star Starter Co—Rudder Pub Co.	247.31
25 Grand Union Co, Hasbrouck Piano Co, Geo Hasbrouck & J E Davis Mfg Co—First National Bank of Tully	491.41
25 City of N Y—H J Fredericks	costs 70.22
25 National Cooperage Co—Brodhead Garrett Co.	2,287.86
25 N Y City Ry Co—S Dayton.	832.54
25 Sterling Smelting Co—J McCue.	641.42
25 American Hungarian Pub Co—Oliver Typewriter Co	114.91

25 Seed & Co—J P Carroll	198.18
25 Thirty Union Sq Co—Willett & Co.	344.00
25 McLeer Elec Mfg Co—A Carloon.	3,143.97
25 Lithographic Fine Arts Co—Litho-graph & Mfg Co of the U S.	343.99
25 N Y Central Realty Co—R B Boud.	549.41
25 Hope Constr Co & Abraham Frankel—Thomas & Son	114.81
25 Bergen Building Co—C A Feidenberg	1,229.70
25 Pelham Impr Co, Albert A Finkelstein & Benjamin Gainsburg—A J Hamilton, Jr	509.16
25 King Elizabeth System—J Schwarz-kopf et al	101.65
25 F W Crane Realty & Constr Co & Frederick E Vossnack—Smyth, Donegan Co	192.03
26 Alexander Printing Co—B Zipert.	781.32
26 Agricultural Ins Co of Watertown, N Y—D L Breisacher	1,145.36
26 Chas S Staples Co—N Y Tel Co.	22.38
26 Elck Realty Co—A Aronowitz.	182.70
26 Greenpoint Paper Mill—"Wateso"	35.91
26 Nassau Electric R R Co—M Raeder.	174.57
26 Greenwich Cold Storage Co—Jenkins Bros	12.63
26 Sproessig Storage & Warehouse Co—I Levy	59.72
26 Ben Straus Co—J Hech et al.	1,815.06
26 Manhattan Mutual Realty Co—F Nicoll	65.37
26 Gordon & Stein Mfg Co—V Silvester.	7.76
26 Jay St Cold Storage Co—H P Skelly.	869.34
26 Van Dyck Gravure Co—W Grass.	1,383.91
26 H G Realty Co—Mutual Coal Co.	costs 74.70
26 City of N Y—J W Gartner.	687.61

Borough of Brooklyn.

April	
18 Almquist, Gustav—J Meister.	115.55
18 Appelt, Gustave & Lena—C Weil.	119.40
18 Auditore, Frank K & Jos—J Y Hite & Co.	1,241.42
18 Adams, Lee P—P L Pfalzgraf & ano.	118.38
23 Abel, Louis R—G W Burns.	95.35
23 Alexe, Frank—F W Wunderlick.	725.76
23 Abraham, Lawrence—Annie M Creigh-ton	2,631.05
24 Arthur, Danl B—Geo Lockett's Sons.	39.92
24 Ames, Paul K—same	114.85
18 Belfer, Chas J—Bklyn Bank.	2,294.20
19 Bennett, Wilbur K—C K Hubbs & Co.	39.75
18 Bloom, Isidor—Bankers Surety Co.	116.86
18 Beile, Chas—Fletcher Stanley Co.	127.77
18 Brownstein, Saml—Pease Piano Co.	34.40
20 Baker, Chas R—N Y Tel Co.	21.81
20 Beitchman, Abram—same	18.45
20 Brazill, Wm R—same	21.61
20 Beitchman, Abram—N Y Tel Co.	28.42
20 Barber, Jas L—Bowker Fertilizer Co.	65.00
20 Baudon, Louis A—Hardman, Peck & Co.	82.91
20 Bonacci, Domenick—Clinton Point Stone Co.	108.77
20 Briggs, Wm J—Smyth-Donegan Co.	34.21
22 Bolt, Katie—Annie Field	205.45
22 Beinbeck, Chas—S Rich & ano.	75.39
23 Beldock, Bernard—A Langer.	184.76
23 Bulkley, Harris—A Hunter.	311.23
23 Blum, Edw'd C—Annie M Creighton	2,631.05
23*Berger, Louis—K Polishook	135.40
24 Bicharach, Jos—W B Greenbaum & ano	248.83
24 Berkoff, Jacob H—W Lieberman.	90.90
24 Braffett, Wm J—Bklyn, Queens Co & Sub R R Co.	165.40
24 Brown, Jno H V—Ehler Constn Co.	476.75
24 Ball, D Edw—D Murphy.	300.00
24 Baar, Sig W or Sigmund W—H Gold-stein	80.40
18 Cullen, Agnes—Gertrude Costello.	12.40
18 Cullen, Agnes—Martin Evans Co.	95.05
19 Cohen, Nathan—United Dressed Beef Co.	65.34
19 Condon, Patk—J Wachner.	86.33
19 Cianimino, Rosalie—E Mariani Co.	378.33
19 Cianimino, Rosalie—G Costa.	784.53
19 Crudo, Louis M—Eastern Bwg Co.	501.05
20 Cox, Eliz—N Y Tel Co.	15.02
20 Converse, Jerry L—same	16.24
22 Caccese, Ernest—State of NY	500.00
23 Chausse, Winfield—Liquid Carbonic Co.	132.40
23 Collins, Jas A—Geo Alexander Co.	335.97
24 Comstock, Chas H—D G Odell.	84.10
24 Coogan, Jno—E H Litchfield.	147.30
24 Cunningham, Myles—H W Vogel & ano	73.78
24 Curran, Edw T—B Brown.	33.05
18 Di Martine, Frank—G Di Pietro.	313.00
18 De Movi, Luigi—R Gingliano & ano	107.40
18 D'Amato, Giuseppe—same	107.40
19 Di Fiore, Cosimo—E Mariani Co.	378.33
19 same—G Costa.	784.53
20 Downey, Ada—Bklyn Furn Co.	343.69
20 Dietrich, Chas—J J Sullivan.	50.80
20 Di Giovanna Castenzia as exr of Chas Di Giovanna—Edgar C Bryan Inc.	44.48
20 Dubroff, Jacob N—Title G & T Co.	36.16
22 Duncan, Geo J—W R Hendricks.	143.17
23 Dickson, Alfred C—J D Berkowitz.	204.64
24 Donlan, Wm J—W B Greenbaum & ano	220.77

24 Doyle, Harry B—W H Rich & ano. 682.66	19 McCarren, Anastasia—Jas T White Co. 290.76	24 Sturtevant, Jane L—Appoloma K Martens 449.05
24 De Zego, Carmine—Frank Tousey, publisher 242.22	20 Martin, Edmund P—Gabanotype En- gineering Co 108.77	19 Tanzheim, Isaac—A H Joslin & ano as receivers. 107.75
24 same—same 348.60	20 Mitchell, Robt B—C T Willard Co. 69.64	20 Thorner, Frank—N Y Tel Co. 26.23
18 Edelman, Eliz—M Gordon. 32.30	20 Marcus, Isadore—G Hirsch. 203.51	22 Teitelbaum or Tannenbaum, Max— State of NY. 500.00
18 Eckhoff, Jno H—L Bermcker, an in- hard. 99.50	20 Masterson, Sadie J—N Y Tel Co. 15.76	23 Tisdale, Geo A—W A Barnes. 3,028.43
22 Eaton, Jno J—S & J D Klein. 360.45	22 Meyers, Michael—Minnie Goldsmith 8,137.02	24 Tolchinsky, Jos—J Seeman et al. 62.61
22 Eschai, Jacob—P Netke & Son. 66.81	22 McGarry, Wm H—Barr Bros. 47.35	24 same—H H Palmer. 34.29
23 Everhard, Edwin E—Sarah G Ever- hart 99.50	22 Meagher, Hattie—H L Lewin. 108.30	20 Ubelman, Jno—Minnie Reifschneider. 44.40
23 Ennis, Lawrence & infant by Hattie, as guardian—N Straus et al. 107.94	22 Melville, Rich—Robt Graves Co. 37.82	22 Uberall, Jos V—Cath Bibiak & ano. 688.05
24 Egan, Chas E—D McClure. 1,944.62	23 Meyer, Ernest—Crandall Pettee Co. 70.49	18 Vandetti, Jos—Emilie C Thole. 78.41
24 Ehlers, Henry—Producers Sales Co. 26.61	23 Muel or Meyel, Joe & Jennie—M Harneck 48.70	18 Valentine, Benj T—Mechanics Bank. 1,049.30
19 Felmtan, Chas—J J Shanahan. 13,177.96	23 Moss, Louise—D J Coffey. 68.22	18 Verio, Frank—C E Shaw. 32.40
18 Flash, Saml J—Bklyn Bank. 2,294.20	23 Mosher, Raymond L—Agnes L Kim- berly 74.91	20 Van Kampen, Peter H—State N Y. 28.00
19 Finlayson, Henry W as exr—Chanty E & R T—Merchants Natl Bank, Jersey City 612.20	23 Meyer, Louis—Mechanics' Bank. 12,207.01	22 Vigorito, Domenico—T Bruni. 50.65
19 Field, Taney & Morris—I F Golden- horn 401.20	24 McLoone, Francis—Kerin & Dunn. 661.15	23 Vossnack, Fred'k E—Smyth, Donegan Co. 192.03
19 Forsburgh, Susie E—Minna Phillips. 885.10	24 McGrath, Jno—I Kazdem. 105.94	23 Vogt, Jos—M Hereth. 154.42
20 File, Eugene F—N Y Tel Co. 27.28	24 Muss, Isaac—M Folbe. 140.21	24 Valentine, Benj E—Bay Dredging & Contr Co 4,154.63
22 Falvey, Jno—Robt Graves Co. 39.89	19 Nielson, Oscar—L I Charcoal Co. 25.90	19 Woodhull, Jessie C—W Flinn. 306.81
22 Flagg, Wm H—W L Rockwell. 179.82	20 Nielson, Violet—N Y Tel Co. 20.70	19 Woodhull, Jesse C & Ann M—Natl City Bank. 3,042.31
23 Forman, Alex A, Jr—W A Barnes. 3,028.43	24 Newbery, Fanny B—J D Sullivan & Co. 167.16	19 Woodhull, Jesse C—same. 1,125.50
24 Frank, Herman—Johnson Bros. 1,141.37	24 Newbery, Fanny B—J D Sullivan 1,217.09	20 Weissel, Henry—N Y Tel Co. 25.21
24 Forrest, Kate—W F Strauss. 32.23	24 same—M Schaffner. 128.70	23 Wald, Liebe—J Rubin. 26.40
24 Friedlund, Albert—Anna Friedlund. 77.10	24 Nagle, Percival E—J Feldbrill. 432.40	23* Weiss, Sam—J Spector 520.40
18 Garvin, Edw D—C Fellows Jr & ano. 218.44	24 Nesbit, Jno—D Murphy. 300.00	24 Willins, Saml—L Liebergall. 32.76
18 Graeser, Maud C—Germania Savgs Bank. 1,456.88	18 Osterman, Isaac—Martin Evans Co. 95.05	24 White, Oscar—L Arnowitz. 69.40
18 Greenberg, Jacob—Burns Bros. 63.80	19 Ostbry, Oscar—W B Hale. 167.15	24* Warshawsky, Abr—M Folbe. 140.21
18 Goldberg, Jacob & Rose—S Diamond & ano. 116.41	20 O'Donnell, Michael L—J J Sullivan 158.95	24 Woodbury, Cora—Sarah T Woodbury. 111.55
19 Greenberg, Ida—Sarah La Rue. 340.08	20 Osborne, Carl—J 2e. bb	18 Yerkes, Harry A—H Rohde. 458.41
19 Gerow, Anna—J E Sheppard & ano. 116.32	23 O'Connor, Jas & Jessie—M Rosenblitt 50.00	19 Yuzzilins, Nicola—G Yacovetta. 3,398.98
19 Grady, Jos F—H Herrmann Furn Co. 114.25	18 Posner, Sara B—Beth Israel Hospital Assn. 534.72	20 Young, Wm B—Humphreys Co. 154.46
20 Green, Sam'l E—N Y Tel Co. 89.76	18 Perry, Frank S—W H Taylor. 119.99	19 Zerrenner, Randolph F—J F Hinckley. 68.20
22 Golding, Jno—J Bloch. 54.40	18 Phillips, R Oliver—Jackson Bros Realty Co. 89.89	20 Zeluff, Arthur P—M McQuade & Co. 359.46
22 Gordon, Ike—M Pollack. 28.40	18 Person, Geo W—Emma Link et al as exrs. 487.20	23 Zubrine, Saml—S Rubin. 30.00
22 Greenberg, Aron—J Landau. 52.26	18 Palmer, Wm L Winfield S & Geo W —Germania Savgs Bank. 1,456.88	23 same—R Levinson. 30.00
22 Gurski, Jos—Schluchtner Bros. 57.50	18 Presprich, Henri—Burns Bros. 87.10	23 Zipkin, Morris—same. 30.00
23 Garven, Edw'd G—C Athanasakos. 48.20	19 Pinkiert, Herman—Hattie E Pinkiert. 149.90	23 same—S Rubin. 30.00
23 Galitzka, Herman—Newburgh Svgs Bank. 5,925.23	20 Prenkshat, Gustav—R Tiebout & ano 175.59	
23 Gross, Julius—H Edelman. 62.37	20 Pickholtz, Max—Jno H Mahnken Co 190.95	
23* Gaster, Joseph—M Harnick. 48.70	20 Prague, Herman—N Y Tel Co. 28.42	
24 Gitterman, Edw—Ethel Bruno & ano. 103.40	22 Pflaumer, Victor W—F Hagenbacher 99.66	
24 Groll, Chas—Hutwelker & Briggs Co. 81.91	22 Pierce, Harry—N Y & Bklyn Bwy Co 585.40	
24 Gibber, Harry—K Sachs. 37.40	22 Peter, Chas F—W C Wood & ano. 63.42	
18 Hollowczak, Henry—Vasily Senuk. 108.25	23 Pochockiego, Anthony J—Liquid Car- bonic Co 132.40	
18 Harley, Mary—Nora Carroll. 100.00	24 Parker, Rebecca S—N Langler & Sons. 29.48	
18 Helprin, Dr Benj E—King Tire Co. 41.67	22 Quirlwan, Thos F—N Y & Bklyn Bwy Co. 585.40	
19 Harding, May M—Consolidated Natl Bank. 11,426.25	18 Rubin, Saml—A Forsberg. 345.42	
19 Hudson, Walter T—Geo R Weed. 50.00	19 Rowland, Edw P—Leather Goods Specialty Co. 139.64	
20 Heffron, Richard J—C Tisch. 60.70	18 Reinhardt, Wm—C Allen. 110.53	
20 Hanan, Jno H—M J Sinnott. 2,257.57	22 Rickard, Jacob—G Selner. 22.61	
22 Herbert, Geo R—Jacques & Co. 152.36	22 Rikart, Augusta—G Selner. 22.61	
22 Hemleb, Henry—Ryan & Miller. 46.33	22 Reggio, Antonia—J Herman. 43.90	
23 Herman, Sam'l—Nelson & Levine. 86.64	23 Rawitz, Lazar & Morris—J P Schmitt 1,183.29	
23 Holly, Willis—Rowena W Spellane 2,693.03	23 Rzesewicz, Deonizy, or Jno Rush— J Magnuson as admstr. 159.14	
24 Hess, Gottlieb & Elise—C W Pfuller & ano. 3,054.67	23 Richman, Louis L—Julia Robinson. 28.00	
24 Ingram, Harry B—A J Truitt Whip Co. 37.75	23 Rubinstein, Sam'l—S Schneir. 25.96	
20 Jenkins, Frank & J G, Jr—L Koempel 6,203.79	23 Remsen, Austin F—F A Wedell. 194.04	
19 Junge, Fredk W—H & H Reiners. 106.73	23 Rabiero, Albert—H Edelman. 51.05	
19 Jones, S Seaman—N A Sachs. 123.42	23 Rothschild, Simon F—Annie M Creighton. 2,631.05	
20 Jenkins, Frank, & Jno G, Jr—L Koempel 3,130.31	24 Rieves, Hyman—Bklyn Heights R R Co. 110.22	
22 Johnson, Valentine—Amer Slicing Mach Co 121.90	24 Rubin, Saml—S Fosberg. 478.65	
24 Jesberger, Otto—A F H Smith. 51.76	24 Reiss, Emma—Camella Salling & ano. 1,344.11	
24 Jordan, Frank—R Heitzberg. 59.74	24 Rosenzweig, Nathan—Lillian Rosenz- weig. 165.40	
18 Konigsberg, Max—City of N Y. 127.33	24 Ribas, Jos B—First Natl Bk. 697.60	
18 Kindler, Wm—Martin Evans Co. 95.05	18 Scanlon, Wm B—C F Moran. 1,578.36	
19 Kutner, Rudolph H—Blumenthal & Beckart, Inc. 108.92	19 Seitz, Michl & Michl Jr—J Behrmann & ano. 4,581.28	
19 Kutnel, Rudolph H—same. 120.48	19 Sokerinski or Cohen, Harry—D Zip- pin. 126.75	
19 Kunemann, Henry—Antosales Gum & Chocolate Co. 116.02	19 Schumer, Geo—Cohn Cut Stone Co. 199.78	
19 Kalish, Herman—D Zippin. 126.75	19 Siebold, Yetta—Sarah La Rue. 340.08	
20 Kirkland, Jno F—N Y Tel Co. 29.50	19 Spector, Max—Bell Fireproofing Co. 77.40	
20 Kalfon, Jno F—same. 44.12	19 Shapiro, Harris—V Loewers Gam- brinus Bwg Co. 1,848.37	
20 Kerrigan, Cath—H Gross. 69.31	19 Stamm, Ernest—Realty Associates. 100.55	
20* Kaplan, Mortimer—A W Dryfoos et al. 159.81	19 Seitz, Philip—H Meyer. 41.42	
22 Krenkel, Fred—E A Hecht Co. 37.41	20 Sabine, Geo—N Y Tel Co. 20.78	
22 Kenny, Thos—City of N Y. 89.57	20 Schlitz, Henry—same. 24.28	
22 Kaplan, Harry—Robt Graves Co. 21.62	20 Sakler, Jos—same. 19.03	
23 Kutner, Robt H—H F Kaufman. 70.67	20 Singer, Jos—same. 16.62	
23 Kalnetz, Jacob—L Senderowitz. 377.30	20 Simon, Morris—F G Mintram & ano 118.90	
24 Kirshner, Regina—P A O'Loughlin. 89.71	22 Snedico, Anna G & Luther O—O Harton. 2,202.13	
24 Knight, Pauline K—G B Glover. 104.40	22 Schlitz, Jno—Natl Casket Co. 510.86	
18 Leventhal, Saml E—Bauer & Black. 24.18	22 same—same. 152.71	
18 Lynch, Anna T—E J Sylvester. 255.80	22 Shaw, Walter H—J W Macury & Son 99.89	
18 Lundy, Fred—Martin Evans Co. 95.05	22 Sioberg, Peter—American Slicing Machine Co 121.90	
19 Levy, Henry P—Blumenthal & Beck- art, Inc. 120.48	23 Sandler, Sam—J Spector. 520.40	
20 Lowenhaupt, Walter J—A W Dryfoos et al. 159.81	23 Schencker, Annie—S Hodas. 40.90	
22 Lagonsky, Koppel—Eastern Clearing Co. 172.66	23 Siegler, Otto—Excelsior Meat & Produce Co. 266.41	
22 Levin, Jos J—W C Wood & ano. 79.74	23 Shipley, Lewis L—F J Johnson et al 120.67	
23 Lefkowitz, Louis—A Brawer. 118.23	23 Straus, Nathan—Annie M Creighton 2,631.05	
23 Lawrence, Wm E—N Hutkoff et al 992.49	24 Schiff, Max—Nassau Electric R R Co. 29.22	
23 Levy, Louis—K Polishook. 135.40	24 Silverman, Sam & Nathan—W Lieb- erman. 90.90	
24 Lindenger, Fritz—F Hagenbacher. 42.57	24 Smith, Whitmel H—Smyth—Donegan Co. 128.41	
24 Lehmann, Chas F—First Natl Bk. 697.60	24 Sargent, Cassie S—Standard Fire- proof Sash & Door Co. 208.79	
18 Murphy, Thos J—Mechanics Bank. 1,049.30		
18 Miller, Phillip M—Sonnenblick Bros. 121.90		
18 Meehan, Thos J—Frances S Boulton. 158.08		
18 Mangam, Bertha—J Armstrong. 63.17		
18 Moran, Chas F Jr—C F Moran. 1,578.36		
19 Meizinger, Mike—V Loewers Gam- brinus Bwg Co. 963.48		

CORPORATIONS.

18 Calleson Motor Co—C G Nixon & ano. 125.90
18 Belfer & Flash—Brooklyn Bank. 2,294.20
18 Sterling Smelting Co—J McCue. 253.40
18 Seward Republican Club—G P Bursch. 70.77
18 Welfare Realty & Constn Co—Burns Bros. 99.25
19 American Athletic Assn—F Kellar. 118.92
19 American Clock Co—Fairbanks Co. 112.46
19 Cobern Constn Co—Fulton Land & Mtg Co. 858.02
19 C De Fiore & Co—E Mariani Co. 378.33
19 same—G Costa. 784.53
19 Interstate Pneumatic Tube Co—Eck Dynamo & Motor Co. 80.13
19 Kutner & Levy—Blumenthal & Beck- art, Inc. 120.48
19 State Bank—I Albert & ano. 206.47
19 Sakwa Constn Co—Bell Fireproof- ing Co. 77.40
19 Uncle, Sams Magazine—W G Hewitt. 547.15
20 Brown Realty Co—N Y Tel Co. 91.81
20 Creme De Mohr Co—N Y Tel Co. 25.05
20 Classon Constn Co—J Nueske. 95.70
20 Hornbeck, Hulet Co—N Y Tel Co. 89.76
20 Beck (Jno F) Co—N Y Tel Co. 21.15
20 Robt T McMurray & Bro—Bklyn Union Coal Co. 62.40
20 Veterinarians Specific Co—N Y Tel Co. 51.94
22 Araho Constn Co—Minnie Young. 2,312.51
22 F W Carlin Constn Co—N Y & Bklyn Bwg Co. 130.29
22 Reinitz Imperial Laundry Co—A J & J J McCollom. 541.83
23 Abraham & Straus—Annie M Creigh- ton. 2,631.05
23 Borated Specialty Co—Rowena W Spillane. 2,693.03
23 E Goldman & Co, Inc—I S Hagen- bacher. 1,082.90
23 Forman Realty Co—W A Barnes. 3,028.43
23 F W Crane Realty & Constn Co— Smyth Donegan Co. 192.03
23 Meers Auto Co—Bway Auto Accesso- ries Store. 30.75
23 Peter Muller Constn Co—A Schwabe. 1,957.00
23 same—same. 1,961.32
23 Sam Weiss & Co—J Spector. 520.40
23 Sakwa Constn Co—B Steinfeld et al. 4,405.63
23 Sun Constn Co—Robt Graves Co. 293.59
23 Silver Land Impt Co—Linda L Steph- enson. 429.23
23 Vennette F Pelletreau & Co—Bklyn Daily Eagle. 575.72
24 Edmond, Schaeffer & Co—P Ducker. 4,218.11
24 J B Ribas Cork Co—First Natl Bk. 697.60
24 N Y Evening Journal Pub Co—Lillian G De Saverinus. 96.30
24 Sterling Smelting Co—J McCue. 641.62

SATISFIED JUDGMENTS.

Manhattan and Bronx.

APR. 20, 22, 23, 24, 25, 26
Astheimer, Henry E & Johanna C—L Kaplan; 1908. 121.06
Astheimer, Henry E, Johanna C Asthei- mer—F Finkel; 1910. 275.65
Adams, Daisy K & Louis B—C B Bum- ford; 1909. 3,673.10
Appelbaum, Mat—Hall's Safe Co; 1902. 184.49
Brenner, Fred H—L Marmar et al; 1911. 67.41
Bieber, Gerson—L Goldberg; 1908. 188.39

Benson, Jas J—J Kushakow; 1911. 100.65
 Berman, Chas. Wolf Messing, Henry Messinger & Harry Brown—State Bank; 1909. 7,303.68
 Bove, Angelo—Croton Falls Co; 1912. 77.60
 Boeckeler, Louis—A Nerf; 1912. 405.51
 *Boell, Edgar C—D A Russell; 1911. 66.53
 Bartelstone, David B, Barney Abromowitz, Jos Scull & Max Rothberg—S Liberman; 1912. 250.00
 Becker, Sol & Jos T—H Lottman; 1908. 88.35
 Blank, Harry—W H Eaton; 1911. 480.65
 Bepler, Louisa D—J W Birss; 1911. 285.23
 Benedetto, Angelo—A J Romagne; 1912. 64.72
 Same—C Vetrano et al; 1911. 335.72
 Same—same; 1912. 27.72
 Bogardus, Carola—Malhearn & Co; 1910. 73.32
 Blair, Wm C—C Bonyne; 1911. 739.03
 Brenner, Saml—Title Guarantee & Trust Co; 1910. 26.40
 Brenner, Saml—J S Saper; 1902. 30.00
 *Borys, Alex & Jos Letauche—L E Baird, 1910. 521.41
 *Courtney, Bernard—W Chapman; 1912. 625.86
 Cohen, Chas—R Cohen; 1912. 2,095.77
 Clarke, A S Gregg—Jordan Marsh Co; 1912. 69.41
 Coulter Dry Goods Co—D E Oppenheimer; 1912. 127.24
 *Cipriano, Stephen & Jacob Grohusko; Franchi; 1902. 258.52
 *Cipriano, Stephen & Jacob Brohusko; 1902. 157.00
 *Daly, Robt—V Hess; 1911. 133.48
 *Doktor, Benjamin—M Littmann; 1911. 1,614.88
 Dornbush, Leon & Hyman Portnoff—H Rosenberg; 1911. 31.50
 Daives, Hamilton M—Jos E Freeman—W M Jackson; 1907. 92.28
 Eaton, Herbert A—C C Edmonds; 1911. 8,814.80
 Ellingwood, Grace M—D C Goodman; 1912. 596.38
 Falk, Harry & Joseph—J Hauser; 1912. 241.76
 Friedeck, Adolf & Nineteenth Ward Bank—W W Farley; 1912. 1,820.97
 Feeny, Edw R—N Y Tel Co; 1910. 30.57
 Goldstein, Simon & Hyman Ellender—J Rogsr; 1911. 44.41
 Grouse, S Mitchell—M Lehman; 1911. 28.06
 Godesky, Frank—G C Cutler et al; 1908. 350.61
 Guinness, Benj A—P Bantzhoff; 1912. 38.66
 Grossman, Newman & Frank Feldman—C F Minor; 1910. 1,272.95
 Hynds, Jno G—Federal Ins Co; 1911. 96.31
 Hynds, Jno G—Co-operative Garage Co; 1910. 375.35
 Hilliard, Mary—F Cluzelle et al; 1912. 37.77
 Hatfield Rail Joint Mfg Co—Garvin Machine Co; 1912. 286.05
 *Halpin, Wm & Harold S Mann—People, etc; 1912. 500.00
 Hansen, Hans R & Wm Shackleton—L Schwartz; 1911. 303.56
 Herman, Saml & Louis—L N Adler; 1912. 30.17
 Joline, Adrian H & Douglas Robinson—L K Lewis; 1912. 200.00
 Same—S L Frank; 1911. 591.03
 Same—City of N Y; 1912. 528.69
 Same—W Stabiner; 1912. 272.15
 Karp, Michl—Empire State Pickling Co; 1910. 643.09
 Ludwig, Theo—G L Gower, Jr; 1912. 35.91
 Liberman, Simon—H M Cohen et al; 1912. 68.39
 *Loeb, Herman A—J D Herlotz et al; 1910. 26,530.21
 Lonigan, Thos J—J O'Shea; 1912. 600.00
 *Leichter, Al—A A Somerville; 1912. 352.54
 Levine, Annie—M Kunitz; 1908. 51.88
 Lannon, Frank A—A Lannon; 1912. 105.20
 Levine, Herman—R Isaacs; 1912. 100.77
 Leitner, Jacob—M Kirsch; 1912. 1,646.15
 More, Chas A—L E Moeller; 1912. 348.07
 Meyerhoff, Jacob—H B Claffin Co; 1894. 178.32
 *Mumms, Geo F, Jr—Lawyers Title Ins & Trust Co; 1912. 104.41
 Mills, W Judson B & Berkley H Merwin—M P Johnstone; 1912. 253.30
 Marks, Nathan—M S Johnson; 1910. 317.72
 Miller, Jno L—C H Bliss; 1911. 2,179.48
 Malamed, Benj—S Fishkin; 1911. 29.31
 Mills, W Judson B & Berkley H Merwin—M P Johnstone; 1909. 2,699.51
 *Marcus, Simon—A Thompson; 1908. 219.41
 *National Automatic Weighing Machine Co—F J Appel; 1912. 80.17
 *Penfield, Wm W—O I Mayer; 1910. 2,171.00
 Palmer, Louis S—Chelsea Exchange Bk; 1912. 647.87
 Preston, Mary C—J McDonald; 1912. 218.96
 Rockwell Motor Transportation Co—P Koeller; 1912. 176.40
 Ryan, Mary T—R T Irwin; 1911. 426.84
 Rudinger, Julius—E Hamilton; 1909. 735.35
 Ringelstein, Chas, Jr—Unionport Lumber & Mfg Co; 1912. 862.10
 Rauch, Saml & Rose Rosen—People & Co; 1912. 1,000.00
 Rudinger, Julius—E Hamilton; 1912. 424.31
 Schavrien, Isaac V—A Bachrach; 1912. 1,080.33
 Stephens, Wm B & Ida—Rockland, Rockport Lime Co; 1911. 173.46
 Shea, Cornelius F—F Brodie; 1911. 42.18
 Swartz, Julia, Benj & Adolph—M B Loeb; 1911. 643.20
 *Straub, Geo & Frank J Schwarz—People, & Co; 1912. 1,000.00
 Smith, Fitzhugh—L Pettinati; 1912. 109.40
 Stephens, Wm B—Simpson, Handee & Co; 1910. 750.96
 *Schumsey, Julius—Adler Theatre Co; 1912. 68.53
 *Scharlach, Sally—B Schienberg et al; 1909. 5,069.50
 Shankey, Vincent A—N A Farrand et al; 1912. 109.46
 Sellaro, Salvator F—F Cirotta; 1912. 419.23
 Tealdi, Mary—G L Gower, Jr; 1912. 35.91

Taw, Joseph—A B Hall; 1902. 610.05
 Van Valkenburgh, Nevada—W B Kaempffert; 1912. 2,345.68
 Wegelin, Casper & Margaret—Swift & Co; 1911. 180.14
 Wegelin, Casper—Swift & Co; 1911. 180.14
 Winn, Thos F—H Smyrk; 1912. 94.72
 Same—same; 1911. 343.16
 Werner, Aug—A S O'Brien; 1911. 27.01
 Wolf, Saml—American Ice Co; 1906. 210.75
 Wilcox, Alice P & H Lyon Smith—D G McConnell; 1911. 1,479.20
 *Wolf, Morris & Angelo Greco—People, etc; 1912. 1,000.00
 Watson, Jesse—American Credit Indemnity Co of N Y; 1911. 153.06
 Same—same; 1912. 109.35
 Ward, Geo M—158 West 58th Street Co; 1912. 179.90
 Walsh, Jno—A Sullivan; 1912. 677.76
 Yost, Marie E—B Traubner; 1911. 159.31

CORPORATIONS.

Machson Richmond Dairy Co—T H Bennett; 1912. 1,136.85
 Trenton Whisk Broom Works—F Netter; 1912. 11,767.56
 W H Coverdale & Co—City of N Y; 1911. 79.40
 *City of N Y—B Moynahan; 1910. 96.25
 *Same—same; 1910. 414.76
 Faust Co & Fidelity & Deposit Co of Md—W H Farley; 1912. 1,820.97
 Franzblau Le Bow Co—Sea Island Mills Inc; 1912. 73.99
 South Shore Constn Co, Abr Schreiber & Saml Zimmet—L Stand; 1910. 92.62
 Title Guaranty & Surety Co—M Fried; 1911. 27.41
 Same—same; 1911. 202.41
 Wendover Bronx Co, Abr Silverson & Julius Nueller—Jno A McCarthy & Bro; 1912. 526.80
 M Morgenthal Jr Co—M Friedlander; 1912. 119.33
 South Shore Constn Co & Jas A Lane—H Cohen et al; 1910. 113.56
 Same—same; 1910. 120.66
 Brooklyn Heights R R Co—G Schiffer; 1911. 2,139.37
 Central Brewing Co of N Y—F W Neuweller; 1907. 107.07
 Same—same; 1906. 3,150.62
 Interborough Rapid Transit Co—L Prince; 1912. 393.73
 Interborough Rapid Transit Co—J Dale; 1912. 1,212.50
 *Bowling Green Trust Co—G H King; 1910. 3,616.49
 Fidelity Mutual Life Ass'n of Phila, Pa—R M Whiting; 1911. 609.02
 Vredenberg & Co—Bamforth & Co; 1910. 141.28
 Central Brewing Co—C Hone; 1906. 100.00
 Illinois Surety Co & Jas D Hallen—People, & Co; 1912. 2,500.00
 Law Union & Rock Ins Co of London, Eng—O Kelsey; 1912. 3,841.35
 Peoples Natl Fire Ins Co of Phila—O Kelsey; 1912. 3,861.35

Borough of Brooklyn.

APR 18, 19, 20, 22, 23 & 24.

Alpert, Jacob—I Reich; 1912. 205.76
 Abelman, Jno—Minnie Reifschneider; 1912. 44.40
 Baracco, Jno & Teresa—J Murray; 1912. 150.00
 Same—Rachel Murray; 1912. 250.00
 Baldwin, Thos St J—M J Moroney; 1911. 1,289.98
 Benson, Jas J—J Kushakow; 1911. 100.65
 Bertsch, Alfred—Benj Stearns & Co; 1908. 167.90
 Brenner, Saml—Title Guarantee & Trust Co; 1910. 26.40
 Blumenstock, Margt—W Sherman & ano; 1912. 118.06
 *Birnkrant, Saml—Mary Vollmer; 1909. 4,243.22
 Bernstein, Annie—Congregation Sons of Abraham; 1908. 683.03
 Same—same; 1909. 93.70
 Bershadsky, David—Beckie Moscovitz; 1912. 161.90
 Bernstein, Annie—S Yudin; 1908. 32.15
 Carlin, Robt—G K Day; 1910. 105.40
 Chertoff, Nathan—S Yudin; 1908. 32.15
 Clancy, Theo F—P G Lavery; 1909. 240.31
 Duffy, Jas G—D W Kaatz; 1911. 732.10
 Drucman, "Jacob"—S Weisglass; 1908. 267.61
 Davella, Pietre—Leonhard Michel Brew Co; 1908. 208.39
 Falk, Harry & Jos—J Hauser; 1912. 241.76
 Goldman, David—State Comr of Excise; 1912. 1,819.97
 Hartigan, Mary—Macy J McClain; 1912. 120.15
 Herzig, Carrie—S Hoffman; 1912. 327.14
 Hansen, Hans R—L Schwartz; 1911. 303.56
 Haenlein, Ferdinand—A McKeever as com; 1909. 220.32
 Israellwich, Saml & Ziriell—F Fischer; 1908. 111.90
 Joseph, Chas & Jeanette—S Hoffman; 1912. 327.14
 Kantrowitz, Morris—Schiff Bros; 1912. 214.80
 Keyes, Wm E—T Corrigan; 1910. 218.03
 Kissam, Ella—Miranda F Hough; 1911. 621.51
 La Clicotte, Walter B & Henry A—N Niles; 1910. 109.28
 Levin, Minnie—Congregation Sons of Abraham; 1908. 683.03
 Same—same; 1909. 93.70
 Lenkowsky, Saml—Congregation Sons of Abraham; 1908. 683.03
 Same—same; 1909. 93.70
 Lane, Jas A—H Cohen & ano; 1910. 113.56
 Same—same; 1910. 120.66
 Lannin, Jos—J E Doyle infant & Co; 1907. 742.05
 Missimer, Raymond H—Equitable Trust Co; 1911. 69.35
 Meistrell, Henry F—H G Martin; 1911. 66.40

Mayersohn, Maurice—Smyth Donegan Co; 1911. 210.51
 Meyer, Geo—H C Ibbotson; 1911. 174.77
 Muller, Jno F, Jr—J De Witt et al; 1911. 115.07
 Moghewsky, Bessie R, David, Fannie & Benj—Congregation Sons of Abraham; 1908. 683.03
 Same—same; 1909. 93.70
 Ougheltree, Chas S—A Kauer; 1912. 27.40
 O'Connell, Edw J—McElreavy & Hauck Co; 1912. 237.40
 Romanelli, Vittoria—J C Danzilo; 1912. 115.40
 Same—U S Carriage Co; 1911. 231.65
 Same—same; 1911. 244.46
 Romanelli, Vittoria & Giovanni—S Gallo; 1909. 98.65
 *Rudiger, August—T Ellender & ano; 1910. 71.20
 Smith, H Lyon—D G McConnell; 1911. 1,479.02
 Schreiber, Abr—L Stand; 1910. 92.62
 Shackleton, Wm—L Schwartz; 1911. 303.56
 Schiff, Saml—A Solowitz et al; 1912. 107.74
 Schmutz, Louis—W B Lewis; 1905. 108.04
 Stein, David A—W J Doesch; 1912. 60.40
 Strobel, Jno G—A Kluepfel; 1909. 112.14
 Same—same; 1909. 113.34
 Stern, Simon—L Senft; 1905. 37.58
 Stein, David A—Cyrus Rheims & Co; 1911. 204.25
 Same—A H Bloch; 1912. 519.40
 Same—S Price; 1912. 477.18
 Same—W J Boesch; 1911. 59.92
 Tyson, Mary—Elsie K Easton; 1908. 202.74
 *Weisinger, Jacob—Mary Vollmer; 1909. 4,243.22
 West, Geo W—N Y Tel Co; 1911. 21.15
 Wegel, Julius W—same; 1911. 21.15
 Weber, Hyman—Schiff Bros; 1912. 214.80
 Weglin, *Casper & Margt—Swift & Co; 1911. 180.14
 Weglin, Casper—same; 1911. 180.14
 Wilcox, Alice P—D G McConnell; 1911. 1,479.02
 *Weintraub, Max—S Frankenheim; 1911. 3,508.45
 Zemet, Saml—L Stand; 1910. 92.62

CORPORATIONS.

Wilson, Jas—J Zahn & ano; 1911. 284.12
 Anstey Constn Co—McElreavy & Hauck Co; 1912. 237.40
 J Tarantous & Co—J De Witt et al; 1911. 115.07
 South Shore Constn Co—H Cohen & ano; 1910. 113.56
 Same—same; 1910. 120.66
 South Shore Constn Co—A L Fogel; 1911. 163.90
 Same—E Gentile; 1910. 219.90
 Autocar Sales Co—J McGuire; 1911. 2,338.89
 Same—same; 1912. 87.61
 South Shore Constn Co—J J Sullivan as exr; 1910. 460.29
 South Shore Constn Co—L Stand; 1910. 92.62

*Vacated by order of Court. *Satisfied of appeal. *Released. *Reversed. *Satisfied by execution. *Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

APR. 18.
 No Judgment in Foreclosure Suits filed this day.
 APR. 19.
 *Timpton pl, nws, 258.3 sw 149th, 25x100; Edw Robitzek agt Mary Pitterer et al; Harry Robitzek (A), Jas Foley (R); due, \$1,870.10.
 APR. 20.
 No Judgment in Foreclosure Suits filed this day.
 APR. 22.
 *Old Broadway, 2376-78; Emily Wagner agt Jas A McDonald Hymes, Woytisek & Schaap (A); due, \$15,917.50.
 *Madison av, nec 66th, 100.5x100; Barney Estate Co agt Parkview Co; Masten & Nichols (A), Edw D Dowling (R); due, \$169,365.82.
 APR. 23.
 *127TH st, 229 E; Italian Savgs Bank of City of NY agt Columbus & Dorfan Construction Co; Wayland & Bernard (A), Henry F Unger (R); due, \$17,860.94.
 APR. 24.
 *175TH st, ns, 27 w Clinton av, 30.8x90; Michl E Von Schoening agt Wiedhopf Construction Co; Wolf & Kohn (A); Arthur W Weil (R); due, \$3,047.96.
 *Morningside av, nwc 117th, 100.11x100; Edw Hyams agt Margt Morison et al; Gross & Sneudaira (A); Edmund E Wise (R); due, \$25,675.44.

LIS PENDENS. Manhattan and Bronx.

APR. 20.
 *116TH st, 75-79 E; Leon Katz agt Dages Contrg Co et al; action to impress trust; L & J Weinberger, attys.
 *65TH st, 418-24 E; Jno J Armstrong agt Wm Lowe; notice of levy; E M Clancy, atty.
 *133D st 12 W; Emil F Lumpe agt Rachel Hattenbach et al; action to declare deed void; F C Hirlleman, atty.

APR. 22.

19TH st, 22-28 W & 18th st, 19-23 W; Rockwood Sprinkler Co agt N Y Pennsylvania Real Estate Assn et al; action to foreclose mech lien; Huntington, Rhineland & Seymour, attys.

Amundson av, es, 300 s Randall av, 50x100; Morris L Johnson agt Nellie Nelson; notice of levy; G Frey, atty.

APR. 23.

University pl 88 & 12TH st, 24-6 E; Oriental Fireproof Sash & Door Co agt Middleboro Realty Co et al; action to foreclose mech lien; Krakower & Peters, attys.

39TH st, ss, 275 w 9 av, 25x98.9; also 10TH AV, es, 74.1 s 39th, 24.8x100, 1/2 pt; also 31ST ST, ss, 141.8 e 10 av, 50x104.3; 1/2 pt; Henry Siegel agt Henry Nechols et al; action to set aside conveyance; M Salomon, atty.

Convent av, es, 52 n 148th, 16x85; David Lippmann agt Adolf Fanto et al; amended foreclosure of tax lien; S H Schwarz, atty.

APR. 24.

5TH av, 548; Harris, Silvers, Baker Co agt Matilda Alexander et al; foreclos mechanics lien; W H Kinnear, atty.

21ST st, 47 E; also WATER ST, 3; also 44TH ST, 559 W; also 73D ST, 207 E; Jno T Nagle agt Thos Ford et al; partition; C G Koss, atty.

APR. 25.

100TH st, 222 E; Simon Cyge et al agt Harry Rosenwasser et al; action to declare conveyance void; Arnstein, Levy & Pfeiffer, attys.

Holland av, es, 98.11 n 214th, 1.04x95x1.05x95; Gerardo Di Genova et al agt Mary R Dolan et al; action to recover possession; A Ferme, atty.

151ST st, ns, 300 e Ams av, 25x99.11; Isabelle Jex agt Jno E Stark et al; action to set aside conveyance; S Hoff, atty.

45TH st, ns, 210 e 3 av, 16.8x100.5; Chas O Robitaille agt Alice J Robitaille et al; partition; L E Warren, atty.

APR. 26.

148TH st, ss, 121.5 w 3 av, 25x93x irreg; Renz-Von Schoen Concreting Co agt Geo W Markey Jr; action to foreclose mech lien; S Simmons, atty.

111TH st, 75-79 E; Nathan Hochron agt Abr Rothstein et al; action to cancel deed &c; J M Roeder, atty.

111TH st, 63-67 E; Saml Schneider agt Abr Rothstein et al; action to cancel deed &c; J M Roeder, atty.

Broadway, es, 51.2 s Spring, 50x100; also CONVENT AV, swc 141st, 99.11x95; Natl L McCready agt Jos Guinet; specific performance; R K Prentice, atty.

Borough of Brooklyn.

APR. 18.

Flushing av, ss, 297 w Bway, 20x100; Jno H Ives & ano as trstes agt Saul Rosenberg et al; E R Vollner, atty.

Livonia av, ss, 20 w Bristol, 20x75.3; Home Life Ins Co agt Nathan Cornman et al; J L Goodwin, atty.

Thatford av, ws, 75 n Belmont av, 25x100; New York Investors Corporation agt Beckie Sosnovitch et al; J L Goodwin, atty.

5TH av, swc 10th, 25x100; Saml Winkel agt Adolph Ohlbaum et al; to foreclose mech lien; H O Patterson, atty.

E 3D st, ws, 180 s Av D, 20x100; Annie Levy agt Rachel Kantor & ano; to set aside deed; F B Bailey, atty.

Stone av, 490, ws, 225 s Sutter av, 25x100; Jacob Gralla agt Solomon Gralla et al; to set aside deed; A Goodstein, atty.

Sutter av, nec Hinsdale, 50x100; Mrs Frank Leslie agt Nevin Realty Co et al; J L Goodwin, atty.

Dean st, ns, 415 w Franklin av, 20x110; Ephraim Bass as exr agt Emma Gude et al; J Brenner, atty.

Rogers av, es, 79.5 n Church av, 20x95; Trust & Deposit Co of Onondaga agt Helen M Knickerbocker et al; E Kempton, atty.

Clarkson st, ss, 115 e Flatbush av, 20.2x114.9x13.2x115; Elijah W Sells as trste agt Wm A A Brown et al; E Kempton, atty.

S 3D st, ns, 34.8 e Havemeyer, 40x100; Natl Savings Bank of the City of Albany agt Philip Leizerkowitz et al; J L Goodwin, atty.

Clarendon rd, ss, 25 w East 32d, 25x100; Wm Green agt Gleason S Ellsworth et al; J P Reilly, atty.

APR. 19.

Bristol st, ws, 292.11 s Pitkin av, 25x100; Franklin Trust Co agt Jos Friedman et al; J L Goodwin, atty.

Alabama av, es, 70 n Glenmore av, 80x100; also CLARENDON RD, ss, 45 e East 29th, 75x100; Jos Giacalone & ano agt Foon Constn Co et al; to set aside deeds; I Solomon, atty.

Columbia st, ses, 20 ne Woodhull, 20x80; also CORNELIA ST, sws, 179 ne Evergreen av, 19x100; Emma L Hueschober agt Jno H Schumacher et al; partition; Wood, Cooke & Seitz, attys.

Pitkin av, nec Wyona, 50x100; Margt M Hendrickson agt Louis I Katze et al; Wykoff, Clarke & Frost, attys.

Pacific st, 2334-38, sws at the intersection of the ss Eastern pkwy ext, runs e 43.7xsw107.2xnw58.6 to Stone av, xne89.11

to pkwy, xe29.10 to beg; Edw Butcher Jr as trste agt Vincenzo Rubbo et al; to set aside deeds; Pratt, Koehler & Russell, attys.

Chester st, es, 100.3 n Livonia av, 150x100; Interborough Sash & Door Co agt Pauline Const Co et al; to foreclose mech lien; Simon & Weinstein, attys.

Chauncey st, ns, 214 e Lewis av, 19x100; Rosanna Curley agt Blanche T Schlitz; T J Farrell, atty.

Bay 14th st, ses, 90 ne Benson av, 160x108.4; Arthur Pinover et al agt Bon Ton Constn et al; C C Suffren, atty.

East New York av, ss, 26.5 e Stone av, 52.9x90.4x50x73.4; Title Guarantee & Trust Co agt Nathaniel Segaiowitz et al; J L Goodwin, atty.

Flatbush av, es, 55.1 s Fenimore, 32.1x112; Clementina S Wing agt Wm A A Brown et al; E Kempton, atty.

Bay 34TH st, ses, 680 sw Benson av, runs sw91.2 to Bath av, xse96.10xne97.5xw96.8 to Bay 34th, the beg; Alfred B Potterson & ano as trstes agt Max Schock et al; Brewster & Farries, attys.

E 12TH st, ws, 382.11 n Av R, 80x100; Maude T Schoonmaker agt Marie A Schneidewind et al; Thornton Earle, atty.

9TH st, sws, 95.9 nw 6 av, 20x92.6; Maude T Schoonmaker agt Mattie T Roman et al; Thornton Earle, atty.

Coney Island av, es, 400 n Av R, 80x100; Maude T Schoonmaker agt Albt Laub et al; Thornton Earle, atty.

Hinsdale st, ws, 100 s Belmont av, 16.8x100; Frank Gens agt Abr Mintzer et al; Leo Lerner, atty.

21ST st, ss, 260.6 e 6 av, 25.6x100.2; Peter Alexander agt Geo W Heatley et al; Easton & Bailey, attys.

Lefferts av, 183; Frederick Opolinsky agt Howard J Koehn & ano; J M Peyser, atty.

Belmont av, ns, 50 e Thatford av, 25x100; Title Guar & Trust Co agt Natl Segalowitz et al; J L Goodwin, atty.

Bergen st, ns, 380 e Saratoga av, 40x107.2; Rebecca J Seidman agt Irene G Paskow et al; J A Seidman, atty.

York st, nwc Main, runs w39.9 to Garrison, xnw35.4xe64.11 to Main, xs24.6 to beg; an undivided one half; Eliz Amrheim agt Jno J McClean et al; Milton Hertz, atty.

Metropolitan av, ns, 53.3 w Driggs av, runs w20.9 to N 3d, xnw30.6xne97.7xse90xsw 89.10; Kings Co Savgs Inst agt Jos Newmark et al; Coombs & Wilson, attys.

Snediker av, es, 100 n Glenmore av, 20x100; Bank for Savgs of Ossining agt Abr Corn et al; J L Goodwin, atty.

APR. 20.

44TH st, sws, 22.5 nw West, 20x100.2; Adolph Fox agt Raymond Homes et al; Lewkowitz & Schaap, attys.

Stone av, ws, 125 s Dumont av, 25x100; Title Guar & Trust Co agt Saml Klein et al; J L Goodwin, atty.

Columbia Heights, nec Clark, 101.4x101.1x101.3x101.1; Atlantic Dock Co agt Leizerkowitz Realty & Constn Co et al; G G Dutcher, atty.

Driggs av, ns, 50 e Humboldt, 25x95; Henry Buchsbaum agt Jno Jarzembowski et al; M F McGoldrick, atty.

Rockaway av, 221; 89 Thompson St, a corpn agt Marcus Mandelbaum as comm et al; F E M Bullowa, atty.

St Johns pl, ss, 100 e 5 av, 21.3x120; Winifred Egan agt Andw Egan et al; partition; W J Bolger, atty.

Ames st, ws, 317.11 s Pitkin av, 20x100; Bond & Mtg Guar Co agt Ray Lefkowitz et al; E Kempton, atty.

Snediker av, es, 106.5 s Atlantic av, 25x100; Title Guar & Trust Co agt Edw E Pabst et al; J L Goodwin, atty.

APR. 22.

E 95th st, ws, 280 n Linden av, 20x100; Chas Sokolovitch agt Timofey Horodowicz et al; ejectments; F E Gartz, atty.

Degraw st, nwc Ralph av, runs n44.7xw 100xn94.2xw102.4xse145.3 to Degraw, xe 180 to beg; Fredk W Holmes agt Solomon Lashinsky et al; C A Clayton, atty.

Amboy st, es, 90.11 n Sutter av, 75x100; Bond & Mortgage Guarantee Co agt Jeanette Burstein et al; J L Goodwin, atty.

Bremen st, nc Monteith, 25x75; Citizens Trust Co of Bklyn as trste agt Sophie Cash et al; Jonas Lazansky & Neuburger, attys.

Liberty av, ss, 131.5 e Thatford av, 23.10x100x23.8x100; Title Guarantee & Trust Co agt Saml Katz et al; J L Goodwin, atty

Lots 463 & 464, in blk No 15 on map of property belonging to Wm Ziegler & filed in the Registers office as map 1264; Julia Nolan agt Jos Coots et al; J J Meagher, atty.

Lincoln av, ws, 190 s McKinley av, 29.6x100; Annie Rosenthal agt Chas E Becker et al; J J Meagher, atty.

Douglas st, es, 361.8 s Pitkin av, 18.9x100; Oswego City Savings Bank agt Sol Finkelstein et al; J L Goodwin, atty.

McDonough st, ss, 245 w Tompkins av, 40x135; Reuben Goldsmith agt J D Ranck Realty Co et al; H E Lewis, atty.

McDonough st, ss, 285 w Tompkins av, 40x135; same agt same; same atty.

Av Q, ss, 20 e E 8th, 20x100; Barnett Goodman agt I W Constn Co et al; J M O'Neill, atty.

Av Q, ss, 80 e E 8th, 20x100; same agt same; same atty.

Av Q, ss, 100 e E 8th, 20x100; same agt same; same atty.

Snediker av, es, 131.5 s Atlantic av, 25x100; New York Investors Corpn agt Edw E Pabst & ano; J L Goodwin, atty.

13TH av, ws, 20.2 s 42d, 20x80; Mary B Francisco agt Enrica Boccasecca et al; J J Hood, atty.

Columbia Heights, ws, 75 s Clark, 25x103; Sarah L Morgan agt Gregory Gannon & ano; F W Wright, atty.

Herkimer st, ss, 25 e Bancroft pl, runs s 98xe21xn56.10xw8 ins, xn41 to st, xe20.10 to beg; Louise M Underhill & ano agt Marcus Liss et al; B Le Munyan & ano, atty.

N 6TH st, ns, 100 e Kent av, 25x100; Annie Ahrens agt Maria L Kluckeck; to impress a trust; H Weismann, atty.

Bay Ridge av, nes, 390 nw 19 av, 25x100; Marietta Cadmus agt Madison Bldg Co et al; F B Bailey, atty.

APR. 23.

Irving av, nes, 25 se DeKalb av, 25x100; Caroline Schauf agt Nicolaus Bonnlander et al; Jacob Schauf, atty.

Christopher av, es, 175 n Belmont av, 25x100; North River Savings Bank agt Max Feldman et al; J L Goodwin, atty.

73D st, ns, 220 e 10 av, 30x100; also 57TH ST, ss, 160 e 2 av, 40x100; Jas A Lane agt South Shore Constn Co et al; for the cancellation of deeds & mtgs; G M Moskowit, atty.

Caton av, ns, 200 w St Pauls pl, 13.4x140x33.5x141.6 also PLOT bounded n by salt meadows of Henry J Wyckoff, e by Flatlands Bay, & a certain creek, s by salt meadows of Wm Bennett & w by a certain ditch; PLOT bounded n by salt meadows of Mr. Garrison, e by a certain ditch, s by salt meadows of Wm Bennett & w by uplands of Albt Emmens; Frank E Johnson agt Ellen A Robert et al; partition; A A Hovell, atty.

Watkins st, ws, 40 s Blake av, 20x75; Polhemus Memorial Clinic agt Mordechai Guland et al; J L Goodwin, atty.

13TH st, ns, 236 w 3 av, 280x100; Albt C Aubery & ano as exrs agt Anna Cohn et al; E L Collier, atty.

78TH st, nes, 420 nw 14 av, 20x100; Wm J Howard agt Levy & Baird & ano; J C McLeer, atty.

Stone av, es, 175 n Pitkin av, 25x100; I K Realty Co agt Lottie Ratner; I F Greene atty.

Thatford av, ws, 175 s Glenmore av, 25x100.1; I K Realty Co agt Rebecca Spigelgass et al; I F Green, atty.

E 13TH st, es, 320 n Av H, 40x100; Anna Brady agt Ainsworth Realty Co et al; W K Platner, atty.

Monroe st, ns, 250.8 e Throop av, 17x100; Merchants Cooperative Mortgage Co agt Richd W Vanderbilt et al; H Weismann, atty.

Jefferson av, ns, 72 w Marcy av, 18x100; Merchants Cooperative Mortgage Co agt Abram Thomson et al; H Weismann, atty.

Chester st, es, 400 s Sackett, 50x100; Title Guarantee & Trust Co agt Anna Browning et al; J L Goodwin, atty.

Marcy av, ws, 80 s Putnam av, 20x90.4; Abr J Rosen agt Bessie Chaut; partition; M Radeloff, atty.

Troutman st, ns, 225 e Knickerbocker av, 25x100; Isaac Symons agt Morris Manson et al; J B Fenwick, atty.

Lombardy st, ss, 165 e Kingsland av, 26.3x100.4x34.9x100; Emma Wulbern & ano agt Annie E Baussmann et al; Gross & Surplus, attys.

E 35TH st, ws, 200 n Av K, 20x100; Minnie Kouwenhoven agt Flatlands Bldg Co et al; J Siegelman, atty.

E 35TH st, ws, 220 n Av K, 20x100; same agt same; same atty.

E 35TH st, ws, 260 n Av K, 20x100; same agt same; same atty.

E 35TH st, ws, 280 n Av K, 20x100; same agt same; same atty.

E 35TH st, ws, 240 n Av K, 20x100; same agt same; same atty.

Snediker av, es, 122.6 s Sutter av, 15x100; Title Guarantee & Trust Co agt Jacob Fishoff et al; J L Goodwin, atty.

Pacific st, 2336 & 2338, sc Eastern pkwy ext, runs se43.7xsw107.2xnw58.6 to Stone av, xne89.11 to pkwy, xe22.10 to beg; Poppe & Son agt Agostano Adessio et al; to foreclose mech liens; G F Alexander, atty.

APR. 24.

Hooper st, ec Harrison av, 20x70; Jos L Farrell agt Margt L Farrell et al; partition; Seley & Levine, attys.

Blake av, sec Christopher av, 50x100; Title Guarantee & Trust Co agt Rachel Melnick et al; J L Goodwin, atty.

44TH st, sws, 42.5 nw West, 20x100.2; Ida Reichard as trste agt Raymond Homes et al; Lewkowitz & Schaap, attys.

44TH st, sws, 62.5 nw West, 20x100.2; David Ullman & ano agt same; same attys

78TH st, nwc 6 av, runs w126.3 to Stewart av, xn92.4xe83 to 6 av, xs118 to beg; also 78TH ST, nec 6 av, runs n137xe323 to 77th, xe202xs100xw194xs48 to 78th, xw 260 to beg, excepting certain premises; Melvin Brown agt Arthur J Waldron & ano; A A Hovell, atty.

3D st, 496; Julianna Mehling agt Frank Mehling & ano; specific performance; Watson & Kristeller, attys.

Chester st, es, 340.3 n Riverdale av, 20x100; New York Investors Corpn agt Israel Geltman et al; J L Goodwin, atty.

Snediker av, nwc Blake av, 20x75; Title Guar & Trust Co agt Chas Goell et al; J L Goodwin, atty.

Beverly rd., nec E 21st, runs n100xe118.2 xs64.8xw12.1xs35.6 to Beverly rd, xw109 to beg; Fundy Co agt Brown Realty Co et al; Jones, Lazansky & Neuburger, attys.

Raleigh pl. ws, 39.6 s Martense, 19.6x100; Knickerbocker Trust Co agt Harry C Partridge et al; C C Suffren, atty.

Emerson pl. ws, 86.4 s Flushing av, 25 x94x25x95.5 (1/2 interest); Rose A McMahon agt Charlotte R McMahon; to compel reconveyance; Kiendl, Smyth & Gross, attys.

Ridgewood av. ss, 20.2 w Grant av, 20.2 x87.4x20x90.2; Title Guar & Trust Co agt Augusta P Price & ano; J L Goodwin, atty.

20TH st. ss, 300 e 3 av, 25x100; Anton Klarick & ano agt Antonio De Falco et al; V J Kowalski, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

APR. 20.

Clay av, 1325; Benj W B Brown agt Ida Abelman et al; B W Brown, atty.

121ST st, 345 E; Henry E Jones agt Angelica Coleman et al; Strong & Cadwalader, attys.

Lots 15, 16, 47 & 48, map of prop of David B Cocks at Woodlawn Heights; Anne Pyne agt Cath Curran et al; Olcott, Gruber, Bonyng & McManus, attys.

Water st, 653; American Mtg Co agt Wm Frieder et al; M S Borland, atty.

116TH st, 11-13 W; Josephine Marshall agt Mitral Realty & Constn Co et al; F de P Foster, atty.

4TH st, ns, 200 w Av A, 25x96.2; leasehold; Jos Horner agt Michl Handzes et al; M G Wildnauer, atty.

APR. 22.

119TH st, ss, 265 e Park av, 20x100.11; Edw Roesler et al agt Middle Town Realty Co et al; M S Borland, atty.

Old Boston rd, nec Baychester av, 230.6x57.11x irreg; Crawford Real Estate & Bldg Co agt Isedor Phillips et al; Carl & Crawford, attys.

150TH st, ss, 125 w Bway, 130x99.11; Jacob Strauss agt W 139th St Realty Co et al; W L Levy, atty.

Franklin av, es, 38.1 n Jefferson pl, 37.6 x100; Jas T Barry agt Paul C Uhlig et al; T F Gilroy, Jr, atty.

84TH st 3 W; Annie Davis agt Jennie M Beattie et al; Ferriss, Roeser & Storck, attys.

Forest av, 756; Alwold Realty Co agt Adolph Lowy; specific performance; M Robinson, atty.

8TH av, 2545; Sarah Kitt agt Edw Vacey et al; M Cooper, atty.

Vermilyea av, nws intersec nes Isham, 91.6x75; Max Marx agt Corn Exchange Realty Co et al; Goldsmith, Cohen, Cole & Weiss, attys.

APR. 23.

Grove st, ns, 222.6 w Grove, 25x100; Jno R Stolsenberger agt Cath B Schmitt et al; E Hermanni, atty.

91ST st, 166 E; Lina Ettlinger agt Mary E McCormack et al; W F Peacock, atty.

121ST st, 345 E; Henry E Jones agt Angelica Coleman et al; Strong & Cadwalader, attys.

Convent av, 451; Caroline J Wells agt Alfred K Barker et al; L W Thompson, atty.

Colonial pkwy, ws, 100 s 159th, 40.5x113.9; Burns Bros agt Sun Constn Co et al; H W Griffiths, atty.

144TH st, 469 W; Henrietta L Ungrich extrx agt Mario C y Aldama adm et al; Johnston & Johnston, attys.

Lafayette st, 184; Emma Ziegel extrx agt Michl Brigante Co et al; amended; Eisman, Levy, Corn & Lewine, attys.

121ST st, 225 E; Archdeaconry of N Y agt Sol B Tur et al; C A Clark, atty.

3D av, ws, 92.9 n 134th, 23.9x100; Corporate Mortgage Co agt Alexander J Scott et al; H D Patton, atty.

Murdock av, ws, 150 n Jefferson av, 50x100; Mary E Monaghan agt Regina Moskiewitz et al; amended; R B Alling, atty.

APR. 24.

51ST st, ns, 256.3 e 2 av, 18.9x100.5; Robt B Johnston agt Saml G Goldsmith et al; amended; Fetztrech & Seybel, attys.

113TH st, ss, 200 w 7 av, 50x100.11; Josephine E Carpenter trste agt M R L Bldg Co et al; W B & G F Chamberlin, attys.

107TH st, ss, 75 w Park av, 25x100.11; Harris Harris et al agt Jeanette Herbst et al; A Cohen, atty.

54TH st, ns, 200 w 9 av, 25x118.1; Genevieve Skelly et al agt Jos S Acker et al; amended; G B Hayes, atty.

10TH st, 111 E; Sarah Hamill et al agt Anthony Masset et al; Powell Bros, attys.

Forest av, nws, 172.6 s 161st, 25x100; Ellis V Levy et al agt Saml Friedman et al; L L Levy, atty.

APR. 25.

Sheriff st, 98-100; also STANTON ST, 257; Geo R Smith agt Sarah Konovitz et al; J M Rider, atty.

162D st, ns, 260.5 e Prospect av, 22x100x irreg; Mary A Jacobs agt Anna McCarthy et al; Cary & Carroll, attys.

Madison av, nec 120th, 17.9x83; Eversley Childs agt Jacob Potsdam et al; E E Mercelis, atty.

Union av, sec 167th, 40x100; Amelia Orth agt Lombardy Realty Co; Wager & Acker, attys.

136TH st, 200 W; also 7TH AV, 2312; Morris Lederman agt Mary W Dunlop et al; J L Bernstein, atty.

99TH st, 260 W; Simson Wolf agt Hearn J Power et al; S Kohn, atty.

2D av, 2491; Jessie Gillender agt Wm J Suhr et al; C A Runk, atty.

100TH st, ns, 260 e 2 av, 40x100.11; Max Hirsch et al agt Sigmund Morgenstern et al; Rosensky & Goldberg, attys.

Taylor st, ws, 250 s Morris Park av, 25x100; Mary Plunkett agt Magdalena Nebeling et al; G Squires, atty.

160TH st, ss, 375 w Bway, 50x125; Arnold H E Schram agt Kiva Sapiro et al; Man & Man, attys.

APR. 26.

Broadway, swe 163d, 157.5x100; Waunegan Realty Co agt Henry T Bulman Co et al; Wolf & Kohn, attys.

Lots 5 & 6, map of Allen Estate, Bronx; Westchester Investing Co agt Jno C Heisler et al; J H Cavanaugh, atty.

Broadway, 692-94 & Lafayette pl, 9-13; City Real Estate Co agt Six Hundred & Ninety Four Broadway Co et al; amended H Swain, atty.

3D av, 1409; Jos B Rylance agt Celesta M Bozeman et al; S G Gibboney, atty.

222D st, ns, 230 e White Plains av, 25x114; Anna R Crossin agt Abr Mogilesky et al; H Swain, atty.

15TH st, 612-14 E; Jas J Larkin agt Peter Callan et al; Wilson, Barker & Wager, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

APR. 20.

Webster av, es, 357.10 s 182d, 37.6x103.10; City Mortgage Co loans Jno J Tully Co to erect a 5-sty bldg; 12 payments. 18,000

Webster av, es, 432.10 s 182d, 37.6x104.7; same loans same to erect a 5-sty bldg; 12 payments. 18,000

Webster av, es, 395.5 s 182d, 37.6x104.3; same loans same to erect a 5-sty bldg; 12 payments. 18,000

Webster av, es, 320.5 s 182d, 37.6x103.5; same loans same to erect a 5-sty bldg; 12 payments. 18,000

109TH st, ns, 375 e Bway, 55.8x100.11; same loans Paterno Constn Co to erect a 9-sty apartment; 8 payments. 110,000

Seton av, ws, 200 s Jefferson av, 25x100; Eastchester Savings Bank loans Signhild Hagman to erect a —sty bldg; 3 payments. 4,000

Gleason av, nec Beach, 25x100; Eliz K Dooling loans Thomas J Gallagher & Winifred Gallagher to erect a 2-sty dwelling; 6 payments. 5,500

APR. 23.

169TH st, ns, 95 e Audubon av, 50x81.7; Manhattan Mortgage Co loans Fair Deal Realty Co to erect —sty bldg; — payments. 37,000

235TH st, ns, 210 w Katonah av, 50x100; Hamilton Gregory & Freeman, attys, loan Building Assn of the Woodlawn Club to erect a — sty bldg; — payments. 4,000

APR. 24.

Hughes av, ws, 245 n 188th, 50x87.6; Greenwich Mortgage Co loans Sole Realty & Constn Co to erect a 4-sty tnt; 11 payments. 23,000

Gifford av, ss, 258.2 w Swinton av, 25x100; Eliz K Dooling loans Rudolf Hall to erect a 2-sty dwg; 4 payments. 3,500

Aqueduct av, sec Brandt pl, 125x100; Chelsea Realty Co loans Morell Realty Co to erect a —sty bldg; — payments. 102,000

APR. 25.

173D st, sec Minford pl, 100x120.3; Title Guar & Trust Co loans Foxville Realty Co to erect three 5-sty apartments; 6 payments. 75,000

APR. 26.

So Boulevard, ws, 395 n 172d, 40x100; City Mtg Co, loans Reville-Siesel Co to erect a 5-sty apartment; 6 payments. 28,000

So Boulevard, ws, 355 n 172d, 40x100; same loans same to erect a 5-sty apartment; 6 payments. 28,000

So Boulevard, ws, 315 n 172d, 40x100; same loans same to erect a 5-sty apartment; 6 payments. 28,000

So Boulevard, ws, 275 n 172d, 40x100; same loans same to erect a 5-sty apartment; 6 payments. 28,000

So Boulevard, ws, 435 n 172d, 40x100; same loans same to erect a 5-sty apartment; 6 payments. 28,000

Claremont av, es, 475 n 122d, 150x100x irreg; Germania Life Ins Co loans Tomahawk Realty Co to erect a —sty bldg; 4 payment. 225,000

Jerome av, ws, 162.7 s Kingsbridge rd, 100x114.2; Gertrude Oberbeck loans Magda Operating Co to erect two 5-sty tnts; 8 payments. 10,000

7TH av, nwc 115th, 100.11x100; Sender Jarmulowsky loans R & A Realty & Construction Co to erect a 6-sty apartment; 10 payments. 85,000

ATTACHMENTS.

Manhattan and Bronx.

APR. 18 & 19.

No Attachments filed these days.

APR. 20.

Tuetsonia Bank & Trust Co; Federal Sign System (electric); \$5,200; Paine & Harrison.

APR. 22.

No Attachments filed this day.

APR. 23.

Cage, Jas H, Day Cage, Jno Cage, Jessie White & Frank S White; Jos L Royre; \$10,032; E. D. Brown. Pecoraro, Filippo; Fruit Auction Co; \$1,-360.73; McElheny, Bennett & Sicher. Simms Mfg Co, Ltd; Erwin H Smith; \$15,-652.25; J Tobey.

APR. 24.

No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

APR. 18, 19, 20, 22, 23, 24.

Ernst & Cahn, 1901 Lex av..Consolidated Gas Co. Ranges. 51
Hoe Realty Co. 1200 Hoe av..Central Union Gas Co. Ranges. 57
Hoe Realty Co. 988 Home..Central Union Gas Co. Ranges. 60
Marx, Max & Ludwig. N e cor Riverside dr & 149th..Consolidated Gas Co. Ranges. 226
Robinson, Isidor, 1987-93 Wash av..Northern Union Gas Co. Ranges. 168
Schuck Realty Co. 127th st, ns, 35 e Ranges. 125
Convent av..Consolidated Gas Co. Weller-Meeker Realty Co. Lafontaine av bet 178th & 179th..Hudson Mantel & M Co. Mantels. 200

Borough of Brooklyn.

AFFECTING REAL ESTATE.

APR. 18, 19, 20, 22, 23, 24.

Howard Investing Co. Sterling pl nr Ralph av..Hudson Mantel & Mirror Co (Inc). Mantels. 144
L B C Const Co. 58th st nr 9th av..Colonial Mantel & Refrigerator Co. (R) 180
Partridge H C & Co. Rochester av cor St Johns pl..Colonial Mantel & Refrigerator Co. Mantels. 212

MECHANICS' LIENS.

Manhattan and Bronx.

APR. 20.

236TH st, ss, 105 e Carpenter av, 25x114; Burton & Fenton agt Koellsted Constn Co & E J Koellsted (131). 862.62

23D st, 115-17 E; Collins Lavery & Co agt One Hundred and Fifteen East Twenty-third Street Corporation, Amsterdam Bldg Co & Simplex Constn Co (132). 460.64

61ST st, 58-60 E; Jas D Leary agt Brearley School Ltd & Simplex Constn Co. (133). 1,524.00

236TH st, ss, 130 e Carpenter av, 25x114; Burton & Fenton agt Koellsted Construction Co & E J Koellsted (134). 901.27

23D st, 115-17 E; Hull, Grippen & Co agt No 115 East 23d St Co & Simplex Constn Co (135). 249.31

APR. 22.

236TH st, ss, 105 e Carpenter av, 100x114; Paul Schrul agt Koellstead Constn Co & Edw Koellstead (137). 262.35

29TH st, 327-33 E; Bligh & Engel agt Bush Terminal Co, Fredk C Farnsworth & Co & Lippe & Co (138). 260.00

Belmont av, es, 160 n 181st, 28x140; Antonio Spadaccino agt Crotona Park & Realty Co & Jno J Bentz (139). 963.00

174TH st, ns, 100 w Wash av, 50x100; Kalman M Goldner agt Eitar Realty Co. (140). 740.00

Same prop; Hahn & O'Reilly agt Eitar Realty Co & Kalman M Goldner (141). 455.00

Ludlow av, ss, 280.3 w Castle Hill av, 108x108; Christian Vorndrans Sons agt Wm Becker (142). 75.00

Fox st, ws, whole front bet Westchester av & 165th, 52x55x84x63; Waldhauer Stevens Co agt Jas Butler, Geo J & Wm Martin (143). 545.00

45TH st, 17-21 W; Bayer-Garber-Himes Co agt Midville Realty Co, & White Van Glahn & Co (renewal) (144). 196.17

12TH st, 24-6 E; Oriental Fireproof Sash & Door Co agt Borough Investing Co & Middleboro Realty Co. (145). 900.00

204TH st, ns, 75 e Villa av, 25x81; Nathan Yoerga agt Pasquale Fusco & Antonia Natali (146). 83.20

Clark st, 16-18; Ludowici Celadon Co agt Jas C Kuhn & Julius Mueller (147). 119.00

APR. 23.

Ludlow av, ss, 280.3 w Castle Hill av, 108x108; Hugo C Cook agt Wm Becker (148). 150.00
82D st, 120 E; Frontenac Realty Co agt Jas McGuire & Agnes McCahill (149) 574.18
Fox st, ws, whole front bet Westchester av & 165th, 52.1xirreg; Consolidated Roofing Co agt Jas Butler Inc, Geo J Martin & Wm Martin (150). 461.30
Northern av, es, whole front bet 178th & 179th, —x100; Martha Manassa agt Birch Realty Co & H Raabe & Sons (151). 144.50
2D av, 317-19; Morris Goldstein agt Freida Hart & M Hart (152). 25.00
Aqueduct av, 1492-4; Hyman Fleisher agt Towanda Constn Co (153). 300.00
108TH st, 222-24 W; Frank Nahodyl agt Church of the Ascension, M & M Collieran & P J Brennan & Son (154) 129.00

APR. 24.

4TH av, 261-265; Miller, Daybill & Co agt J H & C K Eagle; Simplex Constn Co; (155). 2,232.50
23D st, 115-17 E; J L Keating & Co agt One Hundred & Fifteen East 23d St Corp; Simplex Constn Co (156). 75.00
56TH st, 321-3 W; Commonwealth Roofing Co agt Young Mens Christian Assn; Cauldwell, Wingate Co (157). 325.00
Chisholm st, es, 175 s Jennings, 25x100; Consolidated Chandelier Co agt Henry Roth; Lorenz Weiher (158). 55.00
Webster av, es, 25 n Anna pl, 50x90; Noonan & Price Co agt Manderkin Bldg Co; Theodore F Hahn (159). 918.39
126TH st, 66 W; Frank E Martin agt Harry C Birdsall (160). 53.16

APR. 25.

4TH av, 257-65; Miller, Daybill & Co agt J H & C K Eagle, Inc & Simplex Construction Co (161). 2,232.50
3D av, see 175th, 138x113; Colonial Mantel & Refrigerator Co agt Codae Realty Co (R) (162). 209.00
37TH st, 20-24 W; Jno Mandel agt Sternfeld Bldg Co & F C Farnsworth & Co, Inc. (163). 220.00
Fox st, ws, whole front bet 165th & Westchester av, 52.1x70xirregx55; Herman Schaeffer agt Jas Butler Inc & Geo J & Wm Martin (164). 975.00
5TH av, 1045; J L Mott Iron Works agt Russell Hopkins (165). 848.68
155TH st, 322 E; Jos Espaumberger & Co agt 155th St Constn Co of N Y City (166). 1,735.00
22D st, 38 W; Jos M Weinstein et al agt Mary L Laden & Epstein & Levine (R) (167) 202.65
111TH st, 27 W; Ignatz Greenfield agt Jos Hoffman (168). 80.50
Vermilyea av, ss, 100 w Isham, 150x104; Michl Gerussi agt Allen Constn Co (167). 1,575.00
Irving pl, 21; Coleman & Krause Inc agt Kops Realty Co & Jno McKeefrey (170). 900.00
10TH av, nec 207th, 99.11x50; Jas H Walsh agt Estate of Wm H Potter & Regan Collender Co (R) (171). 5,645.00
Broadway, 715; Edw M Gardner agt Randolph Guggenheimer & Henry Clausen Jr & Geo Costello (172). 21.50

APR. 26.

121ST st, 315 E; Jacob M Seidenberg agt Wm Collins Contrg Co (173). 84.60
Goerck st, 71-73; Dunn Elevator Co agt Wyler Constn Co; Cohen & Levine Constn Co (174). 2,000.00
20TH st, 309 W; Hirsh Greenberg et al agt Cath C Brady (175). 263.10
Greenwich st, 402-4; Harris Joseph agt Wm J Amend & Greenwich Stores, Inc (176). 393.00
Essex st, 108; Louis Kucharsky agt Max Schaefer & Rachel Landsman (177). 96.75
West st, whole front bet Cortlandt & Liberty, —x—; Winter D Garrett agt Pennsylvania R R Co & Geo E Rinkenberger (178). 148.00

Borough of Brooklyn.

APR. 18.

Hopkinson av, 758; Abr Aronoff agt Max Musinger & Markus Heker. 20.00
New Lots av, ns, 26.6 e Stone av, 17.6x 90; Jacob Rothstein agt Sarah Levy. 76.00

APR. 19.

New York av, es, from Park pl to Sterling pl, 200x200; Northwestern Electric Equipment Co agt Brooklyn Methodist Episcopal Church Home & Steuerwald Electric Co. 708.70
Bergen st, ss, 235.6 e Hopkinson av, 40 x127.9; Cohn Bros agt Jos Malkin. 75.00
Schenectady av, es, 100 n Park pl, 52.9x 100; Cohn Bros agt Johanna Grafton. 75.00
Eastern pkwy, ns, 209.3 e Schenectady av, 150x120; Steinberg Steam Cut Stone Co agt Penn-Liberty Co & Nathan Topol. 1,125.00
Prospect pl, 720; Prospect Electric Contracting Co agt Christopher Siems & R Mazzarrella. 30.00
Hopkinson av, 758; Morris Zaches agt Marcus Hecker. 45.00

APR. 20.

Bergen st, ss, 424.6 w Rockaway av, 40 x127.9; Cohn Cut Stone Co agt Jos & Harry Malkin. 650.00

APR. 22.

Newkirk av, nwc Rogers av, 100x100; Geller Floor & Wall Tile Co Inc agt Geo J & Wm Martin. 244.50
Lincoln pl, 1136 & 1138; Jno M Hayes agt Renton Bldg Co & Thos Brown. 48.00
New Lots rd, ss, bet New Jersey & Vermont avs, —x—; also NEW LOTS RD, ss, bet Vermont av & Wyona, —x—; Louis Tannenbaum & ano agt Vermont Building Co. 60.00
New Lots rd, ss, bet New Jersey & Vermont avs, —x—; also NEW LOTS RD, ss, bet Vermont av & Wyona, —x—; same agt Vermont Bldg Co & East New York Mason Material Co. 50.00
Av P, 1411; Milton H Johnson agt Lewis A & Marion C Christian. 78.83
48TH st, 445; Jas O'Hara agt Arbuckle Realty Co & P Cicone. 49.25
Barbey st, ws, 100 n Dumont av, 25x 100; Jos Turkish agt Harry S Schneider. 225.00

APR. 23.

E 7TH st, 424; A F Lewis agt Ruth L Griffiths. 32.00
Leonard st, nec Scholes, 100x100; Beni F Kelley & Son agt Hayton Co & J C McQuarrie Co. 150.00
Columbia st, 156; Kane Const Co agt Margt E Sullivan & Mary L Murnand. 180.00
West st, ws, 50 n 40th, —x—; Harry L Hoobs & ano agt Jos B Thomson Real Estate Co & Jos B Thomson. 140.00
New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; Barnett Weinstein agt Purdy Constn Co & Hochmans Sons Iron Works. 600.00
Church av, nec E 2d, 106.10x80; Szemko & Gaydica agt Meyer Realty Co & Wm F Meyer. 390.00
74TH st, ns, 166.6 e 6 av, 200x100; Wm Robb agt Lipman Realty Co & Harry W Lippman. 400.00
E 7TH st, es, 360 n Av M, 40x120.6; Annie Schultz agt Esther Litwak & Jacob Zommick. 83.50
Bay Parkway, 8708; Pinover Constn Co agt Bernard Kaplan & Herman Senner. 788.00
Bristol st, nwe Lott av, 60x100; Hyman Wolovitz agt Julius Taft, Bristol Constn Co & "John" Moore. 203.72
Columbia st, 76; Jno Esposito agt Gui-seppi Rapisarda & J Guffrie. 10.00

APR. 24.

Washington av, es, 36.7 n 182d; Nathan Hopin agt Hadden Realty Co et al; Mar20'12. 1,550.00
Fordham rd, sec Aqueduct av; Begon Bros agt Juliette Constn Co et al; Apr19 '12. 500.00
5TH av, 331; McGowan & Connolly Co agt Harrison G Dyer et al; Nov16'11. 536.00
Same prop; J H Drew & Bro Inc agt same; Nov28'11. 450.00
37TH st, 20-24 W; Federal Terra Cotta Co agt Sternfeld Bldg Co et al; Mar28'12. 4,220.00
Same prop; Walter Contracting Co agt same; Apr18'12. 332.00
Same prop; N Y Asbestos Mfg Co agt same; Apr19'12. 177.00
Same prop; American Radiator Co agt same; Apr20'12. 189.70
Aqueduct av, 2370; Henry A Von Dietch agt Juliette Constn Co et al; Apr1'12. 369.00
Same prop; Jas Simpson & Sons agt same; Apr3'12. 140.00
Same prop; Thos E Edmunds agt same; Apr4'12. 270.50
Same prop; Richd E Thibaut Inc agt same; Apr9'12. 267.11
Av B, 93 & 6TH st, 601-601 1/2; Julius M Schwartz agt Hugo Realty Co et al; Dec27 '11. 10,098.50

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

APR. 20.

151ST st, ss, 75 w Morris av; Michl W Henrich agt Semplicio Saviano et al; Nov21'11. 128.50
Morris av, 603; Tozzini & Co agt same; Jan26'12. 100.00

APR. 22.

Washington av, es, 36.7 n 182d; Nathan Hopin agt Hadden Realty Co et al; Mar20'12. 1,550.00
Fordham rd, sec Aqueduct av; Begon Bros agt Juliette Constn Co et al; Apr19 '12. 500.00
5TH av, 331; McGowan & Connolly Co agt Harrison G Dyer et al; Nov16'11. 536.00
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Same prop; Thos E Edmunds agt same; Apr4'12. 270.50
Same prop; Richd E Thibaut Inc agt same; Apr9'12. 267.11
Av B, 93 & 6TH st, 601-601 1/2; Julius M Schwartz agt Hugo Realty Co et al; Dec27 '11. 10,098.50

APR. 24.

232D st, sec Private dr; Country Home Bldrs agt Huntington W Merchant et al; Sept1'11. 6,124.94
Same prop; Robt W Gardner agt same; July6'11. 896.92
Same prop; Louis Guerr agt same; Sept 7'11. 3,384.32
5TH av, 331; American Bar Lock Co agt Jno W Martin et al; Oct10'11. 335.20
5TH st, es, 10.11 s tracks of N Y Westchester & Boston Ry Co; Hudson Woodworking Co agt Fine & Falk, Inc, et al; Apr12'12. 2,100.00

APR. 25.

Lexington av, 1861; Greater N Y Tin & Tar Roofing Co agt Adolph Baum et al; Dec21'11. 150.00

APR. 26.

Franklin av, 1390; Louis Seidman agt Esther A Wheaton et al; Apr1'11. 118.00
Harrington av, ns, 150 e Mayflower av; Clyde R Howes agt Anna Vogel et al; Apr 13'12. 555.00

Fordham rd, sec Aqueduct av; Murray & Hill Co agt Juliette Constn Co et al; Apr5'12. 663.00
169TH st, ns, 122 w Fox; Robt E La Velle agt Nora Constn Co et al; Apr16'12. 250.00

Borough of Brooklyn.

APR. 17.

Hopkins st, 84; Gellert & Glatter agt Max Nussbaum; Dec2'11. 6.00
New York av, ws, 20 n Sterling, —x—; Candelora V De Meo agt Vincenzo & Maria Blanco & Michl Fox; Mar25'12. 40.00

APR. 18.

Pitkin av, 1721; Saml Ginsburg agt Mamie & Harris Newblatt; Apr10'12. 225.00

APR. 19.

Lake st, ws, 480.2 n Av S, 96x100 also LAKE ST, es, 462.7 n Av S, 100x100; Rebecca Stock agt International Metal Ceiling Co; Apr9'12. 350.00
Hopkinson av, ws, 100 s Hegeman av, 400x200; Jannace & Severine agt Jas Moore Constn Co; June14'10. 157.95
21ST st, 217-19; Hartung & White agt Michl A & Raffaele D Angolina; Feb6'12. 60.00
Nassau st, ss, bet Jay & Flatbush av, —x—; N Ryan Co agt Cary Mfg Co & Hennebique Constn Co; Apr17'12. 412.88
Chester st, es, 102 s Dumont av, 150x100; Rabinovitz Bros agt Pauline Constn Co. Apr12'12. 1,170.00

APR. 20.

Grand st, 811; Acme Metal Ceiling Co agt Mary A Schwendel & L Saboe; Jan18 '12. 65.00

APR. 22.

Baltic st, 311-19; Levin Kronenberg & Co agt Hartman Constn Co; Apr6'12. 1,000.00
Bushwick av, nec Scholes, 259xirreg & extending to Stagg; De La Vergne Machine Co agt New York & Bklyn Bwg Co; Oct6'06. 7,826.29
Carroll st, 172; McMann & Taylor Co agt Scandanavian Sailors' Temperance Home & Harry McComb; Apr4'12. 60.03

APR. 23.

Washington av, swc Prospect pl, —x—; Constn Material & Coal Co agt Howard-Degraw Co & Abr Fuchs; Apr13'12. 422.06
Neptune av, ss, 220 e Highland av, 40x 100; Cropsey & Mitchell agt Laura B Zell & W H Quailey; Feb9'12. 537.42
Hamburg av, ws, 50 n Willoughby av, 50x82; Wm Schwenn agt Antonio Cacioppo, Gaspare Puccio, Giuseppe Flasci & Walter Ryan; Dec28'11. 707.80
Hamburg av, 116-18; Walter Ryan agt Antonio Cacioppo, Gaspare Puccio, Vita Passalacqua, Ignazio Butera, Eliz & Eliz H Meltzer; Jan16'12. 2,536.00
Gravesend av, es, 378 n Kings Highway, 50x100; Domenico Mangino agt Federico Moste; Mar21'12. 180.00
Hamburg av, ws, 50 n Willoughby av, 50x70; Leonhard Guckenberger agt Antonio Cadoppo, Caspare Puccio & Walter Ryan; Nov13'11. 167.00
3D av, 7903; Wm Hopewell agt "Jane" Keeling; Apr16'12. 15.00
6TH av, es, from 53d to 54th, 200.4x100; David Waxman agt Harbor View Constn Co; Mar4'12. 55.00
Chester st, es, 100 n Livonia av, 150x 100; Interborough Sash & Door Co agt Pauline Constn Co; Apr12'12. 405.82

APR. 24.

Blake av, 317; Isaac Kahn agt Rebecca Horowitz; Jan24'12. 480.00

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ORDERS

Borough of Brooklyn.

APR. 18.

Schenectady av, es, 100 n Park av, —x —; Johanna Grafton on Home Title Ins Co to pay Gowanus Wrecking Co. 180.00
Same prop; same on same to pay same. 250.00

Bergen st, ss, 180 e Hopkinson av, 40x 127; Malkin Constn Co on I Marshall to pay Hyman Wolovitz. 400.00

APR. 19 & 20.

No orders filed these days.

APR. 22.

Amboy st, es, 100 n Dumont av, —x—; Crystal Constn Co on J Lehrenkrauss & Sons to pay Abr Sacks Inc. 550.00

Prospect pl, ns, 100 w Saratoga av, 80x 100; Klepper Constn Co on Title Ins Co to pay Estate of S Weinstein. 875.00

APR. 23.

57TH st, ss, 160 from 2 av, 40x100; Margarite Constn Co on Title Ins Co of N Y to pay Leon Stand. 25.00

APR. 24.

Bergen st, ss, 424.6 w Rockaway av, 40 x127.9; Jos Malkin on Isaac Marshall to pay Hyman Wolovitz. 400.00

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

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

Vol. LXXXIX No. 2302

New York, April 27, 1912

(42) 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.

14-32	634-54	1139-14-16 & 51	1618-63	1955-20
24-6, 7 & 11	643-36	1143-24-26	1621-45-47	1958-39
29-29	676-6, 11, 14 & 16	1155-41-43	1625-47-48	1978-61
37-23	701-1 & 33-35	1196-31	1647-11 & 48	1994-49
39-24	716-35 & 37	1207-1-3	1653-7	2011-16
41-8-9	728-71	1210-39	1663-44	2012-49
66-3	737-20	1216-16	1667-40-41	2028-2
70-28	744-12	1237-5 & 52	1687-38	2030-8, 12 & 14
95-28	746-71	1244-8	1688-39	2036-22
96-8	753-52	1245-86	1694-43-45	2045-2-3
98-17	766-75-76	1271-62	1701-39-40	2050-66½
154-21	768-12-13	1272-6	1720-36	2070-23
161-53	773-11 & 42	1274-24	1725-61	2090-40-41
206-28-30	776-1-3 & 68	1287-62	1728-14	2108-pt Lt 18
230-32	783-55	1289-8	1729-21½	2109-101
238-40	784-5	1290-41½	1757-66	2111-83
250-54 & 66	788-13	1326-2 & 43	1752-23 & 67	2115-17
258-37	802-31	1350-19-21	1758-43	2124-11
260-5	806-51	1377-31	1770-53	2166-73-77
265-65	818-18	1397-5	1792-27	2172-41
266-61	828-64	1398-45½	1795-29	2174-105-107
287-41	829-16	1404-25	1801-31	2242-26
328-52	832-34-35	1405-64	1802-15	
335-78	839-60	1414-8	1807-23	
348-10	857-18	1417-30	1810-41-43	
350-69-70	858-6	1436-4½	1812-47-48	470-37 & 60
358-64	859-37-43	1481-42	1817-31	507-41-42
395-34	860-63	1493-56	1840-35 & 52	741-26
396-25	867-31	1508-41-42	1861-42-45	742-54-55
399-40	921-59	1509-31½ & 33-33½	1876-24	892-58
400-19	999-10	1511-60	1885-7	1293-15
432-52	1002-35	1515-61½-62	1888-74	1306-26-26½
440-43	1004-33-35	1522-16	1896-36	1331-7-9
450-36	1005-31	1525-28½-29	1901-29	1398-50
451-14	1006-33-35 & 37	1527-17	1911-48½-49	1412-27
507-1	1008-29 & 29½ & 36½	1563-19	1912-48½-50	1500-55
508-47	1009-32-33	1578-9	1915-42-43	1676-9-10
595-61	1023-55	1594-42	1921-17½	1640-48
602-pt Lts 37-38	1059-pt Lt 28	1599-11	1929-19	1785-32
615-90	1074-16	1607-44	1939-51	2023-22
616-41-42, 44 & 52-53	1075-23	1611-23		

WILLS

470-37 & 60
507-41-42
741-26
742-54-55
892-58
1293-15
1306-26-26½
1331-7-9
1398-50
1412-27
1500-55
1676-9-10
1640-48
1785-32
2023-22

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
AT—all title
ano—another
av—avenue
admr—administrator
admtrix—administratrix
agmt—agreement
A—assessed value
abt—about
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
atty—attorney
bk—brick
B & S—Bargain and Sale.
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company

constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
lt—lot
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pt—part
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

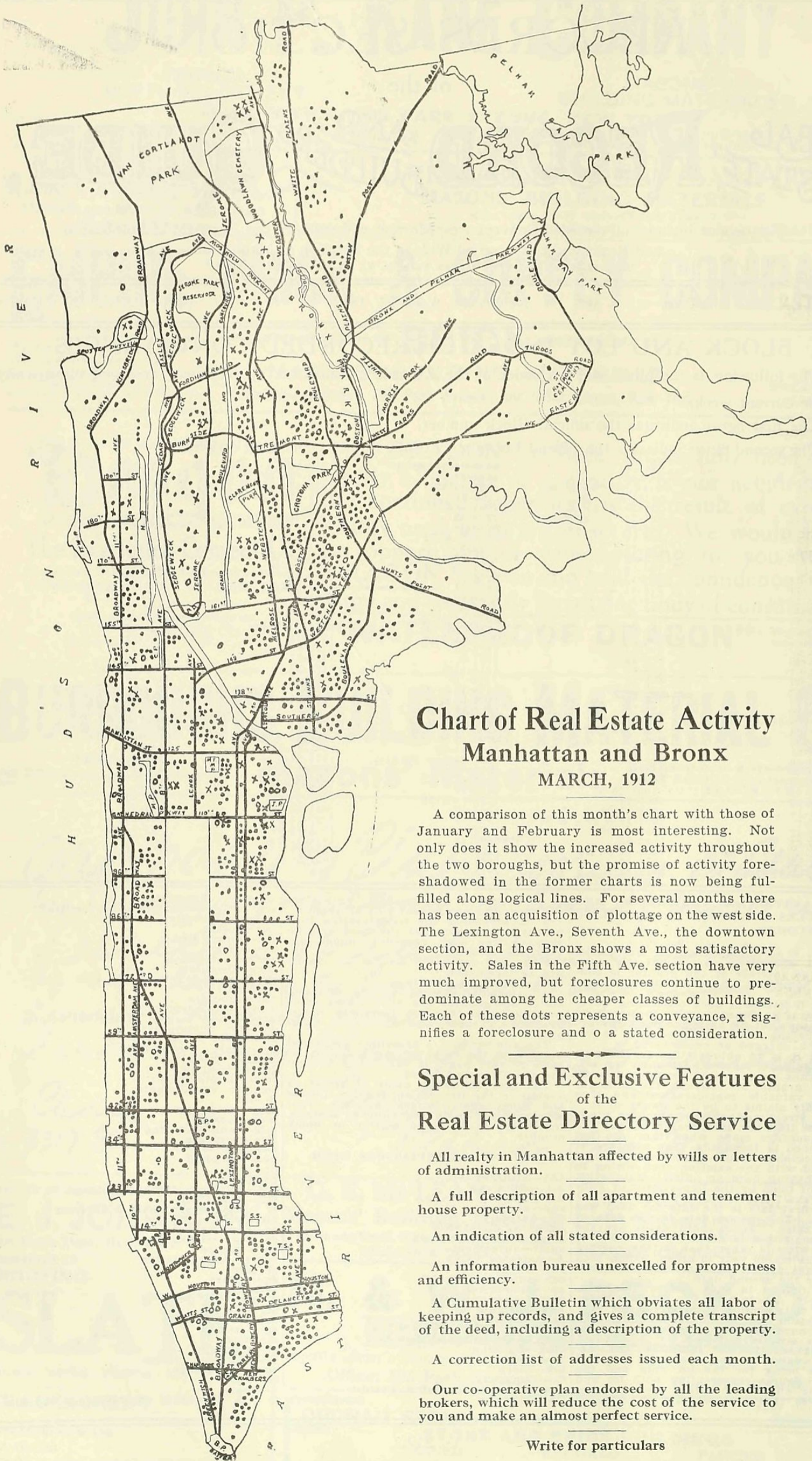


Chart of Real Estate Activity Manhattan and Bronx MARCH, 1912

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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- _____ A full description of all apartment and tenement house property.
- _____ An indication of all stated considerations.
- _____ An information bureau unexcelled for promptness and efficiency.
- _____ A Cumulative Bulletin which obviates all labor of keeping up records, and gives a complete transcript of the deed, including a description of the property.
- _____ A correction list of addresses issued each month.
- _____ Our co-operative plan endorsed by all the leading brokers, which will reduce the cost of the service to you and make an almost perfect service.

Write for particulars

26TH st, 109-15 W; David Bandler to Henry W Boettger & Pauline his wife at 254th, bet Independence & Palisade avs, as tenants by entirety; B&S & C a G; mtg \$165,000; Jan16; Apr23'12. nom

27TH st, 28-32 W (3:828-64), ss, 291.6 e 6 av, 58.6x98.9, 12-sty bk loft & str bldg; Thos A Sperry to Sperry Realty Co, 2 W 45; B&S; Mar29; Apr23'12; A\$180,000-400,000. nom

27TH st, 31-7 W (3:829-16), ns, 325 e 6 av, 100x98.9, 12-sty bk loft & str bldg; Henry W Boettger to David Bandler, 321 W 92; mtg \$570,000; Jan16; Apr23'12; A\$330,000-728,000. nom

27TH st, 31-7 W; David Bandler to Henry W Boettger & Pauline his wife at 254th, bet Independence & Palisade avs, tenants by entirety; B&S & C a G; mtg \$570,000; Jan16; Apr23'12. nom

28TH st, 315 E (3:858-6), ns, 125 e 5 av, 50x98.9, 2-sty bk loft & str bldg; Isaac M Getskay to Three & Five Co, 110 5 av; mtg \$110,000 & AL; Apr22; Apr23'12; A\$143,000-150,000. O C & 100

29TH st, 49-51 E, see 4 av, 424-32.

30TH st, 549A-57 W, see 30th, W, ns, 275 w 11 av.

30TH st, 501-9 W, see 30th W, ns, 275 w 11 av.

30TH st W (3:676-16), ns, 275 w 11 av, 175x31.6, vacant; A\$22,000-22,000; also 11TH AV, 318 (3:702-1), nec 30th (Nos 549A-57), 31.6x128.4, 3 & 4-sty bk loft & str bldg; A\$23,500-P30,000; also 10TH AV (3:702-33-35), nwc 30th (Nos 501-9), 67.6x—x52.4x175, 1-3 & 1-4-sty bk loft bldgs & several 1-sty bk & fr bldgs; A\$54,000-57,000; Marie M I de Courval heir &c; May R de Courval to N Y State Realty & Terminal Co at swc 45th & Lex av; B&S; AL; Apr6; Apr19'12. O C & 100

30TH st W (3:676-6 & 11), ns, 500 w 11 av, 200x31.6, vacant; Nathalie F Baylies to N Y State Realty & Terminal Co, swc Lex av & 45th; B&S; AL; Apr15; Apr19'12; A\$24,000-24,000. O C & 100

30TH st, 316 W (3:753-52), ss, 224 w 8 av, 22x98.9, 4-sty & b bk dwg; Jennie E wife Hubert B McLellan to Martha McLellan, 268 W 19; mtg \$15,000; Apr10; Apr19'12; A\$13,000-17,000. O C & 100

30TH st, 316 W (3:753-52), ss, 224 w 8 av, 22x98.9, 4-sty & b bk dwg; Martha McLellan to Robt S McLellan, 268 W 19; mtg \$22,000; Apr10; Apr19'12; A\$13,000-17,000. O C & 100

30TH st W (3:676-14), ns, 450 w 11 av, 50x31.6, vacant; Gertrude R & Violet L Hamilton to N Y State Realty & Terminal Co, swc Lex av & 45th; B&S & C a G; AL; Apr17; Apr19'12; A\$6,000-6,000. O C & 100

30TH st, 7-9 W (3:832-34-35), ns, 175 w 5 av, 50x98.9, 1 4 & 1 5-sty stn loft & str bldgs, 1 & 2-sty exts; David Sussman to Wm Lesser, 122 W 25; mtg \$220,000; Apr9; Apr24'12; A\$190,000-220,000. nom

31ST st, 114 W (3:806-51), ss, 183.4 w 6 av, 20.10x107.3x21.4x103, 3-sty & b stn dwg; Edw J Adler to Rodisi Holding Co, 59 Wm; mtg \$40,000; Apr12; Apr20'12; A\$53,000-55,000. O C & 100

34TH st, 216 W (3:783-55), ss, 599.5 e 8 av, 16.5x98.9, 4-sty stn tnt; Harold T Leake to Oakwood Bldg Co, a corpn at Jersey City, NJ; mtg \$33,000; Mar23; Apr19'12; A\$46,000-49,000. O C & 100

37TH st, 33 E, see Pearl, 93.

38TH st, 267 W (3:788-13), ns, 141 e 8 av, 20.6x98.9, 4-sty bk tnt & str; Margt T Albus to Louise E Albus, 600 W 169; Q C; Apr20; Apr22'12; A\$32,500-34,000. nom

38TH st, 22-4 W (3:839-60), ss, 295 w 5 av, 50x98.9, 12-sty bk loft & str bldg; Harvard Realty Constn Co to Arthur Frankenstein, 105 Bruce av, Yonkers, N Y; mtg \$350,000; Apr25'12; A\$—\$. O C & 100

39TH st, 425 W (3:737-20), ns, 325 w 9 av, 25x98.9, 4-sty bk tnt & str & 3-sty bk tnt in rear; Elisa Firnbach EXTRX Peter Firnbach to Elisa Firnbach, 425 W 39; Apr20; Apr23'12; A\$10,000-13,000. nom

42D st, 51-3 E (5:1277-27), ns, 42.9x200.10 to ss 43d; also 42D ST (5:1277), ns, adj & e of 53 E 42d, 25.8x200.10 to ss 43d; also 42D ST (formerly Dewep pl) (5:1277), ns, 50x— to 45th; also 42D ST (5:1280-1), ns, 34.4x— to 45th; also 42D ST, 119-29 E (5:1297-7), ns, 150x200.10 to 43d; consent to Steinway tunnel; N Y C & H R R Co, N Y, & Harlem R R Co & N Y State Realty & Terminal Co to Public Service Commission, 1st District; Apr11'12; Apr25'12.

44TH st, 110 W (misc), the business, &c; power of atty; Theo Liebler, Jr, of Riverdale, Conn, to Jos Kornhauser, 2196 Valentine av; July13'10; Apr25'12.

45TH st, 529 W (4:1074-16), ns, 375 e 11 av, 18.9x100.5, 4-sty bk tnt; Pietro Capellino to Edw A Miller, 325 W 56; mtg \$5,000 & AL; Apr25'12; A\$6,500-8,500. O C & 100

46TH st, 511-3 W (4:1075-23), ns, 200 w 10 av, 50x100.5, 2-sty bk & fr tnt & 3-sty bk rear bldg; Sophia M Phillips to Mathilde Bouthin at Clifton, NJ; AT; QC; Apr10; Apr22'12; A\$18,000-21,000. nom

46TH st, 511-3 W; Mary L Phillips to same; AT; QC; Apr10; Apr22'12. nom

46TH st, 151 W (4:999-10), ns, 227 e 7 av, 23x100.4, 3-sty & b stn dwg; Lucia D Haubner to Magdalena C Baettenhausen, 421 W 154; B&S; Apr23'12; A\$46,000-48,000. nom

49TH st, 407-9 W (4:1059-pt lt 28), ns, 80.6 w 9 av, 50.2x76.3, 2-5-sty bk tnts; Aaron Buchsbaum to Edw M Hyde-man, 350 W 88; AL; Apr18; Apr19'12; A\$—\$. O C & 100

52D st, 12 E (5:1287-62), ss, 210 e 5 av, 30x100.5, 6-sty stn dwg, 4-sty ext; M Emma Weir to Clara J Keech, 14 E 65; Apr19; Apr22'12; A\$110,000-200,000. 185,000

52D st, 229 W (4:1024-17), ns, 399.6 e 8 av, 13x100.5, 3-sty & b stn dwg; CON-TRACT; Walter Keys to Aug Dreyer, 154 Nassau; mtg \$18,000; Feb16; Apr24'12; A\$23,000-24,000. 24,000

52D st, 246 W (4:1023-55), ss, 225 e 8 av, 20x100.5, 4-sty & b stn dwg; Wm F Donnelly to Wm W McLaughlin, 60 E 83; ½ pt; mtg ½ of \$20,000; Nov27'11; Apr24'12; A\$25,000-29,000. O C & 100

53D st, 9 E (5:1289-8), ns, 188 e 5 av, 20x100.5, 4-sty & b stn dwg, 2-sty ext; Almy G Gallatin to Jean B wife Geo P Cammann, 9 E 53; B&S; Apr17; Apr19'12; \$70,000-79,000. nom

53D st, 212 E (5:1326-43), ss, 143.4 e 3 av, 16.8x100.5, 3-sty & b bk dwg; Katy Limmer to Benj Hattenbach, 72 W 118; mtg \$4,000; & AL; Apr22'12; A\$7,000-8,000. O C & 100

54TH st, 102 W, see Pearl, 93.

55TH st, 72 E, see Mercer, 29.

55TH st, 103 W, see Pearl, 93.

55TH st, 101 W, see Pearl, 93.

56TH st, 102 W, see Pearl, 93.

56TH st, 44 W (5:1271-62), ss, 295 e 6 av, 25.6x100.5, 4-sty & b stn dwg; Robt B Kerr & ano EXRS Serena B Kerr to Mary A Thompson, 34 E 22; Apr19; Apr22'12; A\$65,000-74,000. 77,500

56TH st, 44 W; Robt B Kerr et al to same; B&S; Apr19; Apr22'12. nom

56TH st, 59 W (5:1272-6), ns, 122.2 e 6 av, 22.9x100.5, 4-sty & b stn dwg; Sol H Kohn EXR, &c, Henry Herrman to Robt T Oliver, 142 W 13; Apr22'12; A\$46,000-53,000. O C & 100

57TH st, 343-5 E (5:1350-20), ns, 121 w 1 av, 39.6x100.4, 6-sty bk tnt & str; Saml Fleck, Sr, to Minnie Brandt, 61 Hamilton pl; mtg \$43,000; Apr10; Apr22'12; A\$22,000-57,000. O C & 100

57TH st, 347-9 E (5:1350-21), ns, 81.6 w 1 av, 39.6x100.4, 6-sty bk tnt & str; Saml Fleck, Sr, to Bessie Pekelman, 568 W 149; mtg \$43,000; Apr10; Apr22'12; A\$22,000-57,000. O C & 100

57TH st, 339-41 E (5:1350-19), ns, 160.6 w 1 av, 39.6x100.4, 6-sty bk tnt & str; Saml Fleck, Sr, to Sadie Sandler, 140 W 112; mtg \$43,000; Apr10; Apr22'12; A\$22,000-57,000. O C & 100

58TH st, 5 W (5:1274-24), ns, 125 w 5 av Plaza & at pt 325 w 5 av, 20x100.5, 7-sty bk office & str bldg, 2-sty ext; Wm F Donnelly to Wm W McLaughlin, 60 E 83; 1-3 pt; mtg 1-3 of \$75,000 & AL; Nov27'11; Apr23'12; A\$70,000-110,000. O C & 100

59TH st, 215 E (5:1414-8), ns, 180 e 3 av, 25x100.4, 4-sty bk tnt & str & 4-sty bk rear tnt; Sumner Gerard ref to Emma Esselborn, 402 W 43; Wm Ev, 552 W 51 & Theo Ey, 215 E 59; PARTITION, Feb15; Apr19'12; A\$14,000-19,000. 24,000

61ST st, 303 E (5:1436-4½), ns, 75 e 2 av, 25x75, 5-sty bk tnt; Maria Mayer to Jno A Shnaible, 1043 College av; mtg \$16,550; Apr17; Apr19'12; A\$7,500-18,000. O C & 100

62D st, 111 E (5:1397-5), ns, 95 e Park av, 16x66.1x16x65.2, 3-sty & b stn dwg; Thos H Baskerville ref to 563 Park Av, a corpn, at 563 Park av; PARTITION, Mar21; Apr22'12; A\$15,000-19,000. O C & 100

62D st, 47-9 E (5:1377-31), ns, 100 w Park av, 50x100.5, 4-sty bk stable; Thos H Baskerville to Ranald H Macdonald, 139 Riverside dr; mtg \$20,000; PARTITION, Mar21; Apr22; Apr23'12; A\$80,000-95,000. 100,000

63D st, 234 E (5:1417-30), ss, 130 w 2 av, 25x100.5, 5-sty bk tnt & str; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; Apr3; Apr20'12; A\$12,000-30,000. O C & 100

64TH st, 212-6 W (4:1155-41-43), ss, 200 w Ams av, 75x100.5, 3 5-sty bk tnts, str in 216; Henry S Glover TRSTEE Martha A Fitch decd for Annie G Montgomery to Henry E Montgomery at Rhinebeck, NY, & Henry E Montgomery 2d, 232 Lincoln, Flushing, B of Q, TRSTES Martha A Fitch decd for Annie G Montgomery; QC; Apr19; Apr22'12; A\$21,000-48,000. court order

64TH st, 174 E (5:1398-45½), ss, 212.6 w 3 av, 20.10x100.5, 3-sty & b stn dwg; Agnes L Dart to Laura d'O Roosevelt, at Oyster Bay, NY; mtg \$18,000; Apr24; Apr25'12; A\$19,000-23,000. O C & 100

65TH st, 138 E (5:1399-47), ss, abt 145 e Lex av, —x—, 3-sty & b stn dwg; gen re of dower; Pauline Poor former wife of Henry E Holt to said Henry E Holt; AT; QC; Apr19'12; A\$17,000-26,000. nom

67TH st, 121-7 W, see Bway, 1981-7.

67TH st, 219-21 W, see Ams av, 168-74.

67TH st, 207-13 W, see Ams av, 168-74.

68TH st, 200-20 W, see Ams av, 168-74.

69TH st, 137 E (5:1404-25), ns, 125 e Lex av, 25x100.5, 3-sty bk garage; Jas Gayley to Stephen C Clark at Coopers-town, NY; mtg \$21,000; Apr8; Apr19'12; A\$20,000-40,000. O C & 100

70TH st, 510 E (5:1481-42), ss, 249 e Av A, 37x100.5, 6-sty bk tnt; Norbert Heimsheimer ref to Julius Bacharach, 32 W 87; mtg \$27,000; FORECLOS, Apr16; Apr23'12; A\$10,000-38,000. 5,000

71ST st, 120 E (5:1405-64), ss, 200 e Park av, 16.8x100.5, 4-sty & b stn dwg, 1-sty ext Operating Realty Co to Chas H Strong, 123 E 78; mtg \$20,000; Apr19'12; A\$21,000-27,000. O C & 100

71ST st, 117-21 W (4:1143-24-26), ns, 150 w Col av, 75x102.2, 3-5-sty bk & stn tnts; A L Mordecai & Son to Allendale Bldg Co, 135 Bway; mtg \$95,000; Apr19'12; A\$63,000-110,000. O C & 100

72D st, 102 E, see Park av, 751-7.

77TH st E, swc Lex av, see Lex av, swc 77.

79TH st, 307-13 W (4:1244-8), ns, 100 w West End av, 100x102.2, 10-sty bk tnt; Brody, Adler & Koch Co to New & Beaver St Corp, 60 New; mtg \$325,000; Apr22; Apr23'12; A\$95,000-400,000. O C & 100

80TH st, 181 E (5:1509-31½), ns, 116.8 w 3 av, 16.8x100, 3-sty & b stn dwg; Fred-ericka J Bohling to Mary Duckworth; A L; Dec1'04; Apr24'12; A\$8,500-13,500. nom

80TH st, 108 W (4:1210-39), ss, 620.6 e Ams av, 20x102.2, 4-sty & b stn dwg; Jno M O'Connell to Jas J Reilly, 518 W 135; AL; Apr19; Apr22'12; A\$13,000-25,000. O C & 100

80TH st, 185 E, see 3 av, 1410.

80TH st, 185 E, see 3 av, 1410.

80TH st, 176-8 E (5:1508-41-42), ss, 90 w 3 av, 44x102, 2-4-sty bk tnts; Henry Bormann to Edmund A Kolb, 994 2 av; mtg \$29,000; Apr15; Apr19'12; A\$23,000-38,000. O C & 100

80TH st, 242-4 E (5:1525-28½-29), ss, 86.10 w 2 av, 40.3x102.2, 2 4-sty bk tnts & str; Geo H Orange to Magdalena Orange individ & as GDN Jno A Orange et al, 1086 Tinton av; QC & confirmation deed; Apr24; Apr25'12; A\$17,000-26,000. 1,000

81ST st, 235 E (5:1527-17), ns, 175 w 2 av, 24.11x102.2, 6-sty bk tnt & str; Leo Borkenfeld to Wave Impt & Constn Co, 150 Nassau; mtg \$30,000; Apr22; Apr24'12; A\$11,000-32,000. O C & 100

81ST st, 513 E (5:1578-9), ns, 198 e Av A, 25x102.2, 5-sty bk tnt; Fanny Gruen to Sophia Mayer, 41 E 72; mtg \$16,000; Apr22; Apr24'12; A\$8,000-18,500. O C & 100

82D st, 22 W, see 8 av, 322-6.

82D st, 26 E (5:1493-56), swc Mad av, 35x102.2, 4 & 5-sty & b bk dwg; Lulu Benedict to Edw A Hannan, 345 E 17; B & S; mtg \$145,000; Apr18; Apr24'12; A\$100,000-210,000. O C & 100

83D st, 126 E (5:1511-60), ss, 301 e Park av, 28.11x102.2, 5-sty bk tnt; Minnie Fin-kestein to All-Over Realty Co, 165 Bway; mtg \$32,500; Apr19; Apr23'12; A\$18,500-37,000. nom

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; AL; Apr8; Apr19'12; re-recorded from Apr9'12; A\$8,500-22,500. O C & 100

83D st, 447 E; Louis Cohen to David E Freudenberg, 192 Nassau av, Bklyn; mtg \$24,000; Apr19'12. 500

84TH st, 320-2 E (4:1245-86), ss, 200 w West End av, 50x102.2, 6-sty bk tnt; Hop-kins Holding Co to Hyman Cohen, 43 W 87; mtg \$80,000; Apr24'12; A\$42,000-103,000. O C & 100

85TH st, 135 W (4:1216-16), ns, 413 w Col av, 18x97.6, 4-sty & b stn dwg; Archi-bald M Stewart to Wm F Randolph, 303 W 85; Apr19'12; A\$12,500-23,000. O C & 100

87TH st, 120-2 E (5:1517-61½-62), ss, 235.7 e Park av, 34.7x100.8, 2 4-sty & b stn dwgs; Jacob Anstett to Katholischer Gesellen Verein, NY, 122 2 av; mtg \$19,000; Apr4; Apr23'12; A\$19,000-27,000. nom

89TH st, 267 W (4:1237-5), ns, 100 e West End av, 75x100.8, 8-sty bk tnt; North Holding Co to Frank M Zittel, 412 West End av; mtg \$210,000 & AL; Mar19; Apr19'12; A\$65,000-P70,000. nom

90TH st W, swc Broadway, see Broad-way, 2435.

93D st, 69 W, see Col av, 681-9 (on map 681-7).

93D st E, nwc Lex av, see Lex av, 1424-8.

97TH st, 217 E, (6:1647-11), ns, 262.6 e 3 av, 24.6x100.11, 5-sty bk tnt & str; Philip Krauss to Lazarus Weil, 127 E 72; QC; AL; Apr19'12; A\$9,000-19,000. O C & 100

98TH st, 142-6 E (6:1625-47-48), ss, 95 e Lex av, 75x100.11, 2 6-sty bk tnts & str; Rebecca Goldberg to Isabella Sarasohn, 110 St Nich av; mtg \$72,000; Apr22; Apr23'12; A\$27,000-86,000. nom

100TH st, 300-4 W, see West End av, 815-7.

101ST st, 406-10 E (6:1694-43-45), ss, 100 e 1 av, 100x100.11, 2 6-sty bk tnts & str; Chelsea Realty Co to Peter S Rigney, 1575 Union, Bklyn; AL; Dec8'11; Apr25'12; A\$28,000-108,000. O C & 100

101ST st, 406-10 E; Peter S Rigney to Chelsea Realty Co, 135 Bway; mtg \$70,000; Apr25'12. O C & 100

102D st, 60 E (6:1607-44), ss, 151 w Park av, 30x100.11, 5-sty bk tnt; Leo H Klugherz ADMR &c David May et al to Lazar Baumgarten, 9 E 117; AL; Apr23; Apr24'12; A\$13,000-28,000. \$250 over all incumbrances

103D st, 209 E (6:1653-7), ns, 147.6 e 3 av, 37.6x100.11, 6-sty bk tnt & str; Mar-shall B Clarke ref to Wm L Raymond, 307 Webster av, New Rochelle, NY & Alex P Knapp, — Club rd, Baltimore, Md, as TRSTES Thos McMullen; FORECLOS Apr18; Apr23; Apr24'12; A\$15,000-45,000. 34,000

104TH st, 217 W, see Mercer, 29.

105TH st, 2 W, see Central Park W, 447-8.

105TH st, 53 E, see Mad av, 1555.

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

16TH av, 747 (4:995), 19.10x80; asn Ls; Ernest F Eble & ano to Edw Berger, 141 W 121; Apr24; Apr25'12. 11,000
17TH av, nwc 50th, see Bway, nec 50.
18TH av, 672 (4:1014), 1st fl over str; Gustav & Polansky to Harry Wozar, 328 E 78; 3yf Dec1'11; Apr25'12. 360 & 420
18TH av, 914 (4:1026), small str; Lorenzo A Cuneo to Wm E Podesta, 229 W 12; 3yf May1; Apr23'12. 720
10TH av, 524 (3:737), n str & b; Albt L Schwartz to Christian Bauman, on premises; 5yf May1; Apr22'12. 780

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.

APRIL 19, 20, 22, 23, 24, 25.

Attorney st, 116-S, see Rivington, 180.
Bleecker st, 273-273 1/2 (2:590), es, 50 s Jones, 24.9x80.1x24.10x83.2; Apr19'12; due &c as per bond; Robt Lee Morrell to Title Guar & Trust Co. 10,000
Bleecker st, 212 (2:527), swc Downing (No 2), 76x75.9x87x75; Apr18; Apr19'12; 3y5%; Church of Our Lady of Pompeii to Emigrant Indust Savgs Bank. 55,000
Bleecker st, 212 & Downing st, 2; sobrn agmt; Mar19; Apr19'12; Mission of the Immaculate Virgin for the Protection of Homeless & Destitute Children with same. nom
Christopher st, nec 4th, see 4th, 215 W.
Charles st, 130 (2:631), ss, 67.6 w Greenwich, 29x—x19x42.6; pr mtg \$—; Apr25'12, 1y6%; Chas E Springstern heir Jno Springstern to Myron Straus, 600 W 183. 1,000
Clinton st, 240-2 (1:258); ext of \$37,000 mtg to May 1'15 at 5%; Apr23; Apr24'12; Jennie Ginsberg with Sol H Kohn, 334 W 72, exr Henry Herrman. nom
Cherry st, 428 1/2, see Cherry, 428.
Cherry st, 428 (1:261), ns, 136.6 w Jackson, 13.6x107x12.6x107; also CHERRY ST, 428 1/2 (1:261), ns, 125 w Jackson, 11.6x107; Apr20; Apr22'12, 3y5 1/2%; Mary A Gorman, 1761 Popham av, to Cayuga Corpn, 111 Bway. 1,500
Coenties sl, 20, see Coenties sl, ns, 87.8 e Front.
Coenties sl (1:34), ns, 87.8 e Front, 20.4 x51x20.9x51; also FRONT ST, 41 (1:34), se c Coenties sl (No 20), 25.3x50; 1-8 pt; Apr13; Apr22'12, 3 mos, 6%; J Geo Stacey of Geneva, NY, to Geneva Natl Bank at Geneva, NY. notes, 3,306.79
Cleveland pl, 19 (2:481), es, 192.3 s Spring, 27x99.3x26.2x99.3; pr mtg \$28,000; Apr20; Apr22'12, due June'12, 6%; Michl Brigante, 218 Lafayette, to Crescent Star Realty Co, 211 E 55. 4,000
Cannon st, 101 (2:334); ext of \$40,000 mtg to Apr22'15, at 5%; Apr20; Apr22'12; N Y Life Ins & Trust Co trste Louis C Hamersley with Henry Edelmuth, 249 W 73. nom
Cleveland pl, 19, late Marion st, 19 (2:481); two sobrn agmts; Apr17; Apr23'12; Michl Brigante & Clementine Merzbach, 520 8th, Bklyn, indiv & as legatee & extrx Louis Merzbach, & Rachel Jonas, 127 W 112 & Max L Schallek, 145 W 111 with Crescent Star Realty Co. nom
Cannon st, 97-9 (2:334), ws, 275 n Rivington, —x—; ext of \$40,000 mtg to Apr22'15 at 5%; Apr20; Apr23'12; Geo G Kip with Henry Edelmuth, 247 W 73. nom
Downing st, 2, see Bleecker, 212.
Delancey st, 192 (2:343), ns, 66.10 w Ridge, runs n125.2xw33.8xs25.2xe8.1xs100 to Delancey xe25.6 to beg; pr mtg \$25,000; Apr22; Apr23'12; 4y6%; Maurice Gordon & Saml Cohen to Bennet Gordon, 25 E 99. 10,000
East Broadway, 105 (1:282); ext of \$19,000 mtg to Apr19'17, at 4 1/2%; Apr19; Apr20'12; Union Sq Savings Bank with Wolf Bomzon. nom
Elizabeth st, 222-6, see Prince, 13-5.
Front st, 41, see Coenties sl, ns, 87.8 e Front.
Front st, 226 (1:97), nws, abt 100 w Peck sl, 25.2x72.10; Apr19'12; due &c as per bond; Robt L Morrell to Title Guar & Trust Co. 9,000
Front st, 226; sobrn agmt; Apr15; Apr19'12; Chas W Coleman with same. nom
Hester st, 46 (1:297); ext of \$12,000 mtg to Oct25'15, at 5%; Apr19; Apr20'12; NY Trust Co with Clara & Sarah L Banks & Ella V Eadie, West New Brighton, SI. nom
Hester st, 46 (1:297), ss, 62.7 e Ludlow, 25x50; pr mtg \$12,000; Apr19; Apr20'12, due Oct25'15, 6%; Clara Banks, Sarah L Banks & Ella V Eadie, at West New Brighton, SI, to Cornelius D Du Bois, at Montclair, NJ. 2,500
Horatio st, nec Washington, see Washington, 799.
Irving pl, 67-9 (3:874), ws, 23 n 18th, 46 x85.6; Apr18; Apr19'12; 3y4 1/2%; Chas Hirschhorn, 16 E 52 to Columbia Trust Co, 135 Bway. 145,000
James st, 93 (1:111), ws, 25x118; estoppel certf; Apr22; Apr24'12; Augusta P Fowler to whom it may concern. nom
Monroe st, 49 (1:274), ns, 112.4 e Market, 25.3x100; Apr24'12, 1y5%; Pierce Brennan to Emigrant Indust Savgs Bank. 10,000
Manhattan st, 50, see 125th st, 451-5 W.
Monroe st, 233 (1:266), ns, 143.6 e Scammel, 24x96; ext of \$20,500 mtg to Apr16'17 at 5%; Apr16; Apr23'12; Good Samaritan with Fanny Gruen. nom
Marion st, 19, see Cleveland pl, 19.
New st, 49-57, see Bway, 36-42.
Prince st, 13-5 (2:507), nec Elizabeth (Nos 222-6), —x—; PM; Apr19'12; 5y4 1/2%; David Baum to Citizens Savgs Bank, 56 Bowery. 42,000
Park pl, 14-S (1:123); asn two Ls by way of mtg; Apr10; Apr23'12; Kalil's Catering Co to Merchants Exchange Natl Bank of City of NY, 257 Bway. nom
Prince, 26, see Prince, 24.

Prince st, 24 (2:493), ss, 71.6 se Mott, 23.6x104x22.9x109.9; also PRINCE ST, 26 (2:493), ss, 47.6 e Mott, 24x109x23.1x114.7; pr mtg \$—; Mar11; Apr22'12, 5y6%; Antonino Franzese & Vincenza Cicio to Carlo Taibbi, 25 Monroe. 5,500
Prince st, 19 (2:508), ns, 20.10 w Mott, —x—; PM; Apr24; Apr25'12, due, &c, as per bond; Hannah J Miller to Title Guarantee & Trust Co, 176 Bway. 8,000
Rivington st, 25 (2:420); ext of \$16,500 mtg to Apr16'15, at 4 1/2%; Apr18; Apr22'12'12; Charlotte A, Lillian M, Fanny A, & Mabel V V Day & Ella D Endicott with Bowery Savings Bank. nom
Riverside ter (8:2177), es, 126.2 s Riverside ter, 200x124.8x154x120.11; also HAVEN AV (8:2177), ws, 112 s Riverside ter, 93.3x105.3x127x100; Apr23; Apr24'12; 5y 4 1/2%; Constantin Riegger to German Savings Bank, 157 4 av. 60,000
Rivington st, 180 & Attorney st, 116-S (2:344); ext of \$45,000 mtg to Mar10'14 at 4 1/2%; Mar28; Apr19'12; Davis Rosenkrantz with Jno A Brown Jr, Newtown Township, Pa. nom
Scammel st, 59, see Water, 630.
Suffolk st, 134 (2:349); ext of \$22,000 mtg to Apr16'15, at 4 1/2%; Apr18; Apr22'12; Moritz Neuman with Bowery Savings Bank, 128 Bowery. nom
St Marks pl, 77 or 8TH st (2:450), ns, 75 w 1 av, 25x85.11; ext of \$1,750 mtg to Nov1'15, at 6%; Apr22; Apr24'12; Adam Trillich with Lena Weinstock & Lizzie Brown. nom
St Nicholas ter, 1-3 (7:1954), nwc 127th, 56x106; Apr25'12, 5y4 1/2%; Schuck Realty & Constn Co to German Savings Bank, 157 4 av. 45,000
St Nicholas ter, 1-3; certf as to above mtg; Apr25'12; same to same. nom
St Nicholas ter, 5-7 (7:1954), ws, 56 n 127th, 43.11x106; Apr25'12, 5y4 1/2%; Schuck Realty & Constn Co to German Savings Bank, 157 4 av. 33,000
St Nicholas ter, 5-7; certf as to above mtg; Apr25'12; same to same. nom
Water st, 630 (1:260), nwc Scammel (No 59), 24.1x68x24.8x68; PM; Apr22; Apr23'12; 2y6%; Wendover Bronx Co, 34 W 96 to Amelia Haines & Florence H Gauthier, 464 Willow, Waterbury, Conn. 7,000
Washington st, 801, see Washington, 799.
Washington st, 799 (2:643), nec Horatio, 24.2x89.1x24.1x90.2; also WASHINGTON ST (801), (2:643), es, 24.2 n Horatio, 18.1x—x18.1x89.1; Apr19; Apr20'12, 5y5%; Geo A Macdonald to Brooklyn Savings Bank, 141 Pierrepont, Bklyn. 50,000
Waverly pl, 156 (2:592); ext of \$10,000 mtg to Apr2'15, at 4 1/2%; Apr19; Apr25'12; Kate Warner with Mary Becker, 533 W 152. nom
4TH st, 215 W (2:610), nec Christopher, 25x86; Apr25'12, due, &c, as per bond; Geo A Hedden, Jersey City, NJ, to Title Guarantee & Trust Co. 2,500
5TH st, 526 E (2:400), ss, 301.4 w Av B, 19.8x96.2; PM; pr mtg \$—; Apr19; Apr20'12, 5y6%; Jos Fishman to Nathan Sadowsky, 526 E 5. 6,000
6TH st, 509 E (2:402), ns, 150 e Av A, 25x90.10; leasehold; Apr22; Apr24'12, installs as per bond, 6%; Otto J Haslinger to Charlotte Geissler, 175 W 95. 2,500
10TH st, 79 E (2:556); estoppel certf; Apr19'12; Margt Jaeger to whom it may concern. nom
12TH st, 433 E (2:440), ns, 172.9 w Av A, 24.3x103.3; pr mtg \$—; Apr22; Apr23'12; due Oct22'12; 6%; Louis & Benj Sherman to Lewis Leavy, 1439 E 17, Bklyn. 4,000
14TH st, 607 E (3:982), ns, 131.9 e Av B, 21.10x103.3; pr mtg \$—; May19; Apr25'12 1y6%; Meyer Goldberg & Abr Greenberg to Saml J Littenberg, 945 E 163d. 2,500
15TH st, 432 E (3:946), ss, 144 w Av A, 25x103.3; pr mtg \$33,900; Apr20; Apr22'12, due Apr1'15, 6%; Jennie L Schmidt, 209 E 69, to Mary M Bergener, Munich, Germany. 1,500
16TH st, 31 W (3:818), ns, 575 w 5 av, 25x92; Apr18; Apr19'12; 3y5%; Sol L Pakas to Title Ins Co of N Y. 32,000
17TH st, 524-S E, see St Nich av, 258-64.
17TH st, 254-6 W (3:766), ss, 152 e 8 av, 34.8x70.10x34.10x74.6; PM; Apr25'12, 2y 5%; St Johns Park Realty Co to Lawyers Mtg Co, 59 Liberty. 15,000
18TH st, 348 W (3:741), ss, 225 e 9 av, 25x92; pr mtg \$11,000; Apr19'12; 2y6%; Carrie A Miller to Isaac Haft, 86 W 119. 2,000
19TH st, 328-30 E (3:924) ext of mtg for \$45,000 to Apr19'17, at 5%; Apr6; Apr25'12; Thos T Sherman with Chas Jacobs. nom
19TH st W, ns, 253.6 w 6 av, see 20th W, ss, 153.6 w 6 av.
19TH st, nwc 6 av, see 20th W, ss, 153.6 w 6 av.
20TH st W (3:795), ss, 153.6 w 6 av, 100.8x— to 19th; fee; also 6TH AV (3:795), nwc 19th, 63.8x153.6, leasehold; also 19TH ST W (3:795), ns, 253.6 w 6 av, 122.10x 92, fee; ext of three mtgs aggregating \$1,050,000 to May1'17 at 5%; Jan2; Apr19'12; Equitable Life Assur Soc of U S with Simpson Realty Co, 309 6 av. nom
20TH st, 50-2 E, see 4 av, 242-50.
21ST st, 421 W (3:719), ns, 262.8 w 9 av, 21.11x104; Apr17; Apr23'12; 3y5%; Louise E Croly, Cornish, NH to Lawyers Mtg Co, 59 Liberty. 12,000
23D st, 265 W (3:773), ns, 156.3 e 8 av, 18.9x98.9; PM; pr mtg \$20,000; Apr1; Apr19'12; 1y6%; Martha McLellan, 268 W 19 to Maria S Simpson, 362 W 30. 6,500

LEASES

Borough of the Bronx.

133D st E, nwc Lincoln av, see Lincoln av, nwc 133.
134TH st, 573 E (10:2547); str & c; Lina Masur to Carmelo Gioffri, 573 E 134; 5yf May1; Apr19'12. 180
135TH st, 417 E (9:2280), all; Adelbert R Nichols to Annie Colman, 417 E 135; 5yf May1; Apr22'12. 600
149TH st, 378-80 E, see 3 av, 2835.
149TH st, 374-6 E (9:2327), ss, 154.7 w 3 av 50x106.6, all; J Clarence Davies to Eugene H Sichel et al firm D Baumann & Co, 57 W 89; 18y & 1/2 mo from Apr15; Apr23'12. taxes, &c, & 8,000 to 15,500
156TH st E, nec 3 av, see 3 av, 3042.
160TH st E, sec Union av, see Union av, sec 160.
165TH st, 845 E (10:2679), str, & c; Christian Brune to Gustav Blank, 859 Home; 4yf May1; Apr25'12. 780 & 900
167TH st, 833 E, see Prospect av, 1131.
169TH st, 905 E (10:2719), str pt cellar & 2d fl; Jos Wild to Danl Stein, 911 E 169; 3yf May1; 2y ren at \$600; Apr22'12. 540
177TH st E or Tremont av, swc 3 av, see 3 av, 4213.
Lincoln av (9:2317), nwc 133d, cor str, 3 str adj & all of 2d & 3d floors & parts c; Chas Dertech to Bartholomew Delea, 2486 3 av; 5yf May1; Apr24'12. 2,400
Prospect av, 877 (10:2677), double str & b; Henry Acker to Morris Brown, 783 Prospect av; 4 11-12yf Oct1'14; Apr24'12. 2,300
Prospect av, 1131 & 167TH st, 833 (10:2680); 1/2 part of cor str; Louis Rabinowitz to Emanuel Manfredi, 877 E 165; 3yf May1; Apr25'12. 276 & 330
Tremont av, swc 3 av, see 3 av, swc Tremont av.
Union av (10:2666), sec 160th, 39x172; all; Minnie Cook & ano to Nathan Cohn, 1431 5 av & ano; 10yf May1; Apr19'12. taxes, Int on mtgs &c & 4,800 & 5,000
Westchester av (10:2714), ss, 4th str & b w of Fox; Usona Constn Co to Mitchell Silverstone, 894 E 163; June30'11; from completion of bldg, about Oct1'11, to Sept30'21; Apr23'12. 3,750 to 4,250
Washington av (11:2909), ws, 89.7 s Tremont av, —x—; sobrn of Ls to mtg for \$11,000; Michl Gleason, 2092 Wash av & David Jacobson, 1893 Wash av with County Holding Co, 128 Bway; Apr2; Apr24'12. nom
Willis av, 218 (9:2281), str fl; Adolph Steiner to Morris Levin, 218 Willis av; 3 yf June1; Apr22'12. 600
Webster av, 2759 (12:3278), str fl, part cellar & all 2d floor; Henry Tiedemann to Rudolph Proester, 1952 Park av; 5yf Oct 1 (5y ren at \$2,406); Apr19'12. 2,100
Webster av, 2759 (12:3278); asn Ls; Rudolph Proester to Arthur Jost, 159 W 129; Apr17; Apr19'12. nom
3D av, 3042 (9:2364), nec 156th, str fl, part c & two apartments above str; Matthias Haffen to Peter Rothermel, on premises; 10yf May1; Apr25'12. 2,880 & 3,000
3D av (11:2924), swc Tremont av; agmt as to extension of Ls for 2 yrs at \$5,000 from expiration of Ls dated Mar8'06; Caroline A Boss with Michl J Brown; Nov24 '09; Apr24'12. nom
3D av, 4213 (11:2924), swc 177th or Tremont av; asn Ls; Michl J Brown to Peter G Larkin, 778 E 179; Apr23; Apr24'12. nom
3D av, 2835 (9:2327), swc 149th (Nos 378-80), runs w141.7xs88.1xe50xns53.3xe67.1 to ws 3 av xne42.11 to beg, all; Lewis Morris to Eugene H Sichel et al, firm D Baumann & Co, 57 W 89; from Apr15 to Apr30'30; Apr23'12. taxes, &c, & 19,000 to 31,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see

162D st, 426 E (9:2383) ss, 314.5 w Elton av, 25x100; Apr18; Apr19'12; due, &c, as per bond; Chas Kronenthal to Title Guar & Trust Co. 10,000

166TH st E, sec Wash av, see Wash av, sec 166.

166TH st E, sec Forest av, see Forest av, sec 166th.

167TH st E (9:2388) ss, 149.3 e Park av, 25x100; PM; Apr18; Apr19'12; 2y6%; Robt Schwarzler to Saml & Sam Rubin, 1025 Boston rd. 1,000

169TH st E, nwc Prospect av, see Prospect av, sec Freeman.

170TH st E, nwc 3 av, see 3 av, nwc 170.

171ST st E, nwc, 100.1 e 3 av, see Webster av, 2099.

173D st E (*), es, 181.8 s Gleason av, 25 x100; Apr24'12, due Jan1'14, 6%; Mary Connors to Bertha Wells, 403 McDonough, Bklyn. 500

173D st E (11:2977-2978), sec Minford pl, 100x98.11x102x120.3; bldg loan; Apr24; Apr25'12, 1y6%; Foxcale Realty Co to Title Guarantee & Trust Co. 75,000

173D st E (11:2977 & 2978; same prop; certf as to above mtg; Apr24; Apr25'12; same to same.

173D st E (11:2977 & 2978); same prop; PM; pr mtg \$75,000; Apr24; Apr25'12, due Oct24'14, 6%; same to American Real Estate Co, 527 5 av. 12,000

178TH st E, sec Bathgate av, see Bathgate av, sec 178th.

179TH st E, nec Vyse av, see Vyse av, nec 179.

180TH st, 930 E (11:3127), ss, 91.8 e Daly av, runs s100xe14.2xs10xe25.9xn110 to st x w40 to beg; Apr22; Apr23'12, due, &c, as per bond; Krabo-Ernst Realty Co to Babette Erdman, 1215 Mad av. 31,000

180TH st, 930 E; certf as to above mtg; Apr22; Apr23'12; same to same.

180TH st E, nwc Belmont av, see Belmont av, nwc 180th.

181ST st, 61 W (11:3207), ns, 100 w Grand av, 50x100; Apr19; Apr20'12, due Jan1'13, 6%; Taxpayer Realty Co to Jos M Delaney, 106 W 77. 3,000

181ST st, 61 W; certf as to above mtg; Apr19; Apr20'12; same to same.

182D st E (11:3157), ss, 124.3 w Ryer av, 25.7x146x25x—; Apr18; Apr19'12; 3y6%; Alex Wilson to Edith V Field, 442 E 176. 1,500

184TH st, 58 W (11:3209-3212), ss, 90 w Grand av, 20.2x59.10; Apr22; Apr23'12, installs, 6%; Emma Caven to Tremont Bldg & Loan Assn, 1931 Wash av. 4,500

184TH st, 58 W; sobrn agmt; Apr17; Apr23'12; Esther Hamburger with same. nom

184TH st E, nec Washington av, see Washington av, nec 184th.

186TH st, 466 E (11:3039), ss, 260 e Park av, 20x100; PM; pr mtg \$8,750; Apr22; Apr23'12, due, &c, as per bond; Michl T Donnelly, Norwalk, Conn, to Benenson Realty Co, 407 E 153. 700

188TH st W (11:3219), ns, abt 195 w Aqueduct av, 25x54.10x25x95.7; pr mtg \$5,000; Apr18; Apr16'12; 1y6%; McLernon Realty & Constn Co to Robt Ellis, 2280 Sedgwick av. 1,000

188TH st W (11:3219), same prop; certf as to above mtg; Apr18; Apr19'12; same to same.

198TH st E (12:3315), ss, 75 e Creston av, 25x98; Apr19'12; 5y5%; Mary S Ryan 108 E 198 to Eliz Rippel, 1822 Crotona av. 5,000

205TH st E, nec Lisbon pl, see Lisbon pl nec 205.

218TH st E (*), ss, 205 w Barnes av, 50x114, Wakefield; Jan3; Apr25'12, due May1'12, 6%; Geo Livingston & Nathan Turk to Simon Halperin, 364 Hopkinson av, Bklyn, & ano. 2,000

221ST st E (*) ss, 80 e White Plains av, 100x114, Wakefield; Apr23'12, 5y5%; Jos Letanche to Emigrant Indus Savgs Bank. 5,000

Beaumont av (11:3090), ws, 50 n 187th, 25x80; given as collateral security for all notes, &c, endorsed by party 1st pt; pr mtg \$—; Apr22; Apr23'12, due Oct22'12; 6%; Coucci Realty Co to Bronx Borough Bank, 440 Tremont av. 2,500

Beaumont av (11:3090), same prop; certf as to above mtg; Apr22; Apr23'12; same to same.

Barker av (*), es, 125 s Mace av, 50x100; PM; Apr22'12, due, &c, as per bond; Maxwell C Lewis to Domestic Realty Co, 28 W 22. 1,890

Beach av, nec Gleason av, see Gleason av, nec Beach av.

Belmont av (11:3081), nwc 180th, 70.8x160.3x46.11x160.2; pr mtg \$40,000; Apr22'12 2y6%; Kovacs Constn Co to Decemia R Monk, 857 Beck. 8,000

Belmont av (11:3081); same prop; certf as to above mtg; Apr22'12; same to same.

Bracken av (*), ws, 125 n Randall av, 25x100; Apr23; Apr24'12, due, &c, as per bond; Thos A Larkin, 369 W 35, to North Side Mtg Corpn, 391 E 149. 2,000

Bracken av (*), ws, 175 n Randall av, 25x100; Apr23; Apr24'12, due, &c, as per bond; Thos A Larkin, 369 W 35, to North Side Mtg Corpn, 391 E 149. 2,000

Barnes av, 1883 (*), plot begins 940 e White Plains rd at point 820 n along same from Morris Park av, runs n25xw100xs25 xe100 to beg, with right of way over strip to Morris Park av; pr mtg \$3,500; Apr19; Apr24'12, due, &c, as per bond; Rose Genitis, 864 E 164, to Louis Epstein, 422 Brook av. 800

Bathgate av (11:3043), sec 178th, 60.6x93.5x61.6x91.3; ext of mtg for \$55,000 to Apr23'17, 5%; Apr23; Apr24'12; Reliable Constn Co a corp with Green-Wood Cemetery, 170 Bway. nom

Bathgate av (11:2913), ws, 143.4 s 172d, 16.8x120; pr mtg \$—; Apr25'12, 1y6%; Emma Rowe to Myron Straus, 600 W 183d. 350

Beaumont av, 2432 (11:3105), es, 325 n 187th, 25x100; Apr25'12; 10 y installs, 5½%; Ernest Schepeler to Titlè Guarantee & Trust Co. 2,000

Bainbridge av, 2845 (12:3296), nws, 93.1 ne 198th, 25.2x142.5x25x139.6; ext of mtg for \$3,750 to May3'15 at 6%; Apr24; Apr25'12; Leopold Haidegger with Henry Miller, 2845 Bainbridge av. nom

Carter av (11:2892), es, bet 175th & 176th sts, lot 80 on tax map; transfer tax lien for year 1899; May1'11; Apr22'12, 3y 12%; City of N Y to Gilbert Francklyn, 4 Irving pl, or 48 E 26. 8,900.40

Cornell av (*), sec Birch, 100x100; PM; pr mtg \$2,500; Apr18; Apr19'12, due &c as per bond; Otto Lemke to Sarah Lake, 757 E 217. 2,500

Clason's pt rd, sec O'Brien av, see O'Brien av, sec Clasons pt rd.

Crotona pkwy, es, abt 600 s Tremont av, see Daly av, ws, 555.10 s Tremont av.

Creston av, 2015 (11:2807-2808), ws, 346.2 s Burnside av, 28x100; Apr19'12, due &c as per bond; Tillie E wife Arthur H Sigler, 2015 Creston av to David A Tower, 151 W 79. 5,500

Decatur av, 3080 (12:3331), es, 325 s Woodlawn rd, 25x120; PM; Apr22'12, due, &c, as per bond; Nicholas Eckert to Jas B Kilsheimer trste, 2173 Bway. 7,000

Daly av (11:2985), ws, 555.10 s 177th or Tremont av, 116.10x182.10 to Crotona pky x113.8x212, bldg loan; Apr19'12; demand; 6%; Defender Constn Co, 35 Nassau to Atlantic Mtg Corp, 20 Nassau. 170,000

Daly av (11:2985), same prop; certf as to above mtg; Apr19'12; same to same.

Evergreen dr, nws, see River dr, es, 120.8 s of pt of curvature, etc.

Eagle av, 563 (10:2616), ws, 74.7 n 149th, 25x100; pr mtg \$13,000; Apr22; Apr23'12, due, &c, as per bond; Johannah wife of & Jno W Wienke to Geo J Shapiro, 696 Elton av. 2,000

Fulton av, 1202 (10:2611), ses, 167.8 sw 168th, 16.8x100, except part for av; pr mtg \$3,000; Apr20; Apr22'12, 3y6%; Jacob Liss, 1202 Fulton av, to Nathan Fass, 1524 Brook av. 500

Fieldston rd (13:3406), es, 550 s 238th, 82.7x100.3x76.3x100; Apr23; Apr24'12; 3y5% Chas S Kohler to Susan M W Holmes at Yaphank, LI. 2,000

Forest av (10:2652), ws, 67.4 n Home, 19.7x96.11; Apr25'12, 5y5%; Jno F Murphy to Conrad J Kellenberg, 804 E 166. 5,000

Forest av, es, 50 s 166th, see Forest av, sec 166th.

Forest av (10:2660), sec 166th, 50x102.7; also FOREST AV (10:2660), es, 50 s 166th, 50x102.7; pr mtg \$85,000; Apr25'12; due, &c as per bond; Amolsky Constn Co to Sol Hyman, 486 14th, Bklyn. 12,000

Forest av (10:2660); same prop; certf as to above mtg; Apr25'12; same to same.

Grant av, ws, abt 110.5 s 162d, see Morrisania av, es, 110.5 s 162.

Gifford av (*), ss, 258.2 w Swinton, 25x100; Apr20; Apr24'12, demand, 5½%; Rudolf Hall to Eliz K Dooling, 179 E 80. 3,500

Gleason av (*), nec Beach av, 25x100; Apr22'12, 3y5½%; Thos J Gallagher to Eliz K Dooling, 179 E 80. 5,500

Haviland av, nec Pugsley av, see Pugsley av, nec Haviland av.

Hughes av (11:3073), ws, 200 s 186th, 75 x87.6; PM; Mar15; Apr19'12; 1y6%; Angelo Di Benedetto, 541 E 182 to Meehan Constn Co, 165 Bway. 7,600

Havemeyer av (*), swc Powell av, runs w280xs108xe175xn25xe105 to Havemeyer av xn83 to beg, except part taken by city; Apr10; Apr23'12, 2y6%; Wm A Mallett to Geo E Herold, 2417 Valentine av. 3,000

Holland av (*), es, 35.9 n 211th, 25x100; Apr20; Apr23'12, due, &c, as per bond; Francesco Bilotto, 194 10 av, to North Side Mtg Corpn, 391 E 149. 4,000

Hoe av, 1178 (10:2752), sec Home, 79.1 x25x82x25.2; ext of \$22,000 mtg to Marl 17, at 5%; Feb21; Apr17'12; Augusta E Reese with Wm Sinnott Co, 967 E 165; Corrects error in last issue when first line read Hoe av, 1178, see Home st, sec Hoe av. nom

Hughes av (11:3077), ws, 245 n 188th, 50 x87.6; bldg loan; Apr23; Apr24'12, 1y6%; Sole Realty & Constn Co, 641 E 183, to Greenwich Mtg Co, 391 E 149. 23,000

Hughes av (11:3077), same prop; certf as to above mtg; Apr23; Apr24'12; same to same.

Hunt av (*), es, 797.11 s Bronxdale av, 25.2x100; PM; Mar14; Apr20'12, 3y5½%; Our Realty Co to Louise Kausen, 5 Leighten av, Bronx; re-recorded from Mar15'12. 3,500

Jackson av, 338-42 (10:2573), es, 176.8 n 141st, 53.4x100; Apr19'12, due &c as per bond; Frank Scolaro to Sophie C Mannheim, 69 E 92 & ano trstes Abr Cohen. 10,000

Marion av (12:3286), ws, 351 n Fordham rd, 101x155.3x101x152.6, except part for Marion av; Apr22; Apr23'12, 3y5½% for 1st yr & 6% thereafter; Geo S Daniels to Louise Neidlinger trste Adam Neidlinger, 423 E 50. 15,000

Mapes av, 2157 (11:3110), ws, 108.11 s 182d, 30.5x145.3; Apr19'12; 3y5½%; Jno Violante Realty Co to Mary E Hopkins, Leonia, NJ. 22,500

Mapes av, 2157, certf as to above mtg; Apr19'12; same to same.

Mapes av, 2157, sobrn agmt; Apr19'12; same & Prospect Investing Co with same. nom

Morris Park av (*), ns, 20 w White Plains rd, 75x95; Apr22; Apr23'12, due, &c, as per bond; Anton Landgrebe to Title Guarantee & Trust Co. 20,000

Morris av, 603 (9:2440), swc 151st, 33.7x100; Apr23'12, installs, 5%; Giovanni Saracino & Giovina Saviano to Dollar Savings Bank, 2808 3 av. 4,000

Morris av, 603; sobrn agmt; Apr23'12; State Bank with same. nom

Maclay av (*), es, 175 n St Peters av, 25x128x25x127.9; Apr22'12, 5y5%; Nettie Andersen to Amalie Schaaf, 830 Elton av. 4,000

Morrisania av (9:2444), es, 110.5 s 162d, 52.6x98, to ws Grant av, as proposed x50x105.5; Apr23; Apr24'12, 3y5½%; Frieda Pinchbeck to Mathilde Vianest, 1261 Bedford av, Bklyn, extrx Francis Vianest. 6,500

Morrisania av (9:2444), same prop; pr mtg \$6,500; Apr23; Apr24'12; 3y6%; same to Mathilda Boettcher, 2159 Blackrock av. 2,000

Marion av (11:3022), ws, 172.10 n 184th, runs w68.4xs1.10xw10.6xn26.10xe81.3 to av xs25 to beg; pr mtg \$—; Apr19; Apr20 '12, installs, 6%; Max Borsuk to Frank Gens, 204 W 119. 500

McGraw av (*), ns, 50 w Saxe av, 50x100; Apr19; Apr20'12, 3y5½%; Emma Hilbring to Amalie Schaaf, 830 Elton av. 6,000

Newbold av (*), ss, 155.1 w Olmstead av, 25.7x108, Unionport; Apr23; Apr24'12, 3y5½%; Wm Greithe to Frank Gass, 2248 Powell av. 3,000

O'Brien av (*), sec Clasons Pt rd, 41.2x106.9x36x105.6; Apr18; Apr19'12; 3y6%; Caroline wife Edmond Huerstel, 653 E 20, Bklyn, to Albt Taubert, 3221 Cruger av. 2,000

Powell av, swc Havemeyer av, see Havemeyer av, swc Powell av.

Pelham av, 617 (12:3273); agmt as share ownership in mtg; Apr17; Apr23'12; Nathan J Packard & ano with Fredk W Heinzer, 888 Prospect av. nom

Prospect av (11:2968), swc Ffeeman, runs s245.7 to 169th, xnw84.6xn181 to ss Freeman, xne88.4 to beg; PM; Apr19; Apr22'12, 1y6%; Marmay Realty Co, 52 Wm, to Noah James, 1165 Fox. 1,350

Pugsley av (*), nec Haviland av, 108x51.3, Unionport; Jan1; Apr19'12, due &c as per bond; Martha F wife of & Chas W Kurz to Henry Kurz, 373 E 152. 3,850

Prospect av, nwc 169th, see Prospect, swc Freeman.

Pelham rd (*), ns, 50 e Pilgrim av, 50x108x50x95; Apr22; Apr25'12, due May1'15, 5½%; Ellen wife Jos J Gerard to Clarissa L Ferris, 535 E 142. 3,000

Pelham rd (*); same prop; sobrn agmt; Apr22; Apr25'12; Katharina Gass with same. nom

Quimby av (*), ss, 305 w Zerega av, 50 x108, Unionport; PM; Apr19; Apr20'12, due, &c, as per bond; Lina wife Chas Kuntze to Harriet Cochrane, 332 E 17. 1,000

Quimby av (*), ss, 355 w Zerega av, 50 x108, Unionport; PM; Apr19; Apr20'12, due, &c, as per bond; Lina wife Chas Kuntze to Eliz Gleason, 352 E 17. 1,000

Ryer av (12:3144), es, 332.3 n Burnside av, 25x98.11x25x98.9; Apr12; Apr20'12, due, &c, as per bond; Chas Emanuel to Maimonides Benevolent Society, 245 W 135. 6,500

Ryer av, es, abt 100 s 182d, see Valentine av, ws, 76 s 182d.

River dr, (13:3411), es, 120.8 s of pt of curvature of intersection of said River dr & Evergreen rd, runs ne108.8xne29.9xn w125.3 to Evergreen rd xsw116.7x—7.2x— on curve, 120.8 to beg; pr mtg \$22,500, Apr24'12, installs, 6%; Huntington W Merchant to Along-the-Hudson Co, 84 Wm. 5,296.96

Southern blvd, (10:2591), nec 139th, 115.6x86.6x100x144.4; Apr23; Apr24'12, 3y 5%; D H McLaury Marble Co to Henry Iden, 460 W 15th, Pelham Manor, NY, & ano trstes Henry Iden. 16,000

Southern blvd (10:2591), same prop; certf as to above mtg; Apr23; Apr24'12; same to same.

Southern blvd (11:2977), ws, 275 n 172d, five lots, ea 40x100; five bldg loans mtgs, ea \$35,000; Apr24'12, demand, 6%; Reville-Siesel Co to City Mtg Co, 15 Wall. 175,000

Southern blvd (11:2977), same prop; five certfs as to above mtgs; Apr24'12; same to same.

Sedgwick av (11:3237), ws, 431.4 n from ws Sedgwick av & ns of an unnamed st 20 ft wide, which forms the n boundary of a public pl, situated at junction of Sedgwick & Bailey avs, runs w85xn37.7xe85 to Sedgwick av xs37.7 to beg, being e85 of n ½ lots 16, 17 & 18, blk 3237, map (1187) Bailey Est; Apr23; Apr24'12, 5y5%; Fordham Realty Co to Mrs Frank Leslie, 2039 Bway. 7,500

Sedgwick av (11:3237), same prop; certf as to above mtg; Apr23; Apr24'12; same to same.

Sedgwick av, (11:3237) ws, 393.10 n from ws Sedgwick av & ns of an unnamed st 20 ft wide which forms the n boundary of a public pl situated at junction of

Sedgwick av & Bailey av, runs w85xn37.7 xe85 to Sedgwick av xs37.7 to beg, being e 85 ft of s 1/2 lots 16, 17 & 18, blk 3237, map Bailey Est; Apr23; Apr24'12, 5y5%; Fordham Realty Co to Mrs Frank Leslie, 2039 Bway. 7,500

Sedgwick av, (11:3237), same prop; certf as to above mtg; Apr23; Apr24'12; same to same.

Southern blvd (11:2978), ws, 155.5 n 173d, 50x84; PM; pr mtg \$27,500; Apr19; Apr20'12, demand, 6%; Trask Bldg Co to Ekin Holding Co, 103 Park av. 7,500

St Lawrence av, 1412 (*), es, 25 n Tacoma, 25x100, except part for av; Apr 19; Apr20'12, due, &c, as per bond; Delia Gray, Larchmont, NY, to B Adams Burnett, 208 W 136. 3,000

Seton av (*), ws, 200 s Jefferson av, 25 x100; Apr17'12; 3y6%; Signhild wife of & Jno Hagman to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon, NY. 4,000

Southern blvd, nec Elsmere pl, see Elsmere pl, nec Southern blvd.

Union av (10:2666), sec 160th, 39.2x172.8, pr mtg \$59,300; Apr19'12; 1y6%; Minnie Cook, 9 Seymour av, Newark, NJ to David Cohn, 1431 5 av. 6,000

Vyse av (11:3132), nec 179th, 119.11x 101.2x116.8x103.4; bldg loan; Apr18; Apr 19'12; 1y6%; Jacob Streiffer Co to Greenwich Mtg Co, 391 E 149. 90,000

Vyse av (11:3132), same prop; certf as to above mtg; Apr18; Apr19'12; same to same.

Vyse av (11:3132), same prop; sobrn agmt; Apr18; Apr19'12; Jas T Barry with same. nom

Valentine av (11:3149), ws, 76 s 182d, 200x200 to Ryer av; PM; Apr19; Apr20'12, 3y5 1/2%; Fannie M Wallace to Benj Lichtenstein, 1990 7 av. 11,000

Villa av (12:3321), es, 209.11 n So blvd; also 202.8 from nwc Villa av & 200th as legally opened June 28'98, runs w100xn 50xe100 to av xs50 to beg; Apr24'12, 3y6%; David Prime, 54 W 140 to Clara T Van Steenbergh, 20 W 82. 500

Western av (*), nec Westchester av, 100x100; also Western av (*), es, 125 n Westchester av, except part for Briggs; Jan30'11; Apr23'12, 3y5 1/2%; Maria Urbansky to Anna M McCollough, 227 Waverly pl. 1,500

Western av, es, 125 n Westchester av, see Western av, nec Westchester av.

Westchester av, nec Western av, see Western av, nec Westchester av.

Washington av, nec Westchester av, see Westchester av, nec Washington av.

Washington av (11:3053), nec 184th, 27.6 x88.5x19.9x88.6; pr mtg \$17,500; Apr20; Apr22'12; 3y6%; Albt Henrich to Francesca R Forneica or Fornuica, 436 W 45. 2,000

Westchester av (*), nec Washington av, 100.1x170.11x100.1x169.2; also MAIN ST (*), es, 100 s Halperin, 32.6x100.11x17x 102.10; pr mtg \$10,000; Apr20; Apr22'12, due, &c, as per bond; Zerega Realty Co to Theo J Chabot, 1208 Wash av. 20,000

Westchester av & Main st (*); same prop; certf as to above mtg; Apr20; Apr22'12; same to same.

Webster av, 2099 (11:3043), ws, 229 n 180th, 33x100; also 171ST st (11:2928), ns, 100.1 e 3 av, 55x117.4x55x120; certf as to mtg for \$3,310; Oct10'11; Apr19'12; Chas Bjorkegren Inc to Esther McNiece. nom

Webster av (11:3030), es, 320.4 s 182d, 4 lots together in size, 150x105x150x103.5; 4 bldg loans, ea \$23,000; Apr17, Apr19'12; demand; 6%; Jno J Tully Co a corpn to City Mtg Co, 15 Wall. 92,000

Webster av (11:3030), same prop; certf as to above 4 bldg loans; Apr18; Apr19'12; same to same.

Washington av (9:2370), sec 166th, runs e136.9x100xw55xn28.8xw81.6 to av xn71.3 to beg; Apr23'12, 3y5%; Methodist Episcopal Centenary Church, Morrisania, to Franklin Savings Bank, 656 8 av. 3,000

Washington av (11:2909), ws, 89.7 s Tremont av, 29.6x90.7; Apr23'12, 3y5 1/2%; Michl Gleason to County Holding Co, 128 Bway. 11,000

Washington av (11:2909), same prop; pr mtg \$11,000; Apr23'12, 1y6%; same to Bronx Investment Co, 128 Bway. 200

Westchester av, 971 (10:2715) ns, 100 e Kelly, 40.1x85.7x48.8x113.4; PM; pr mtg \$35,000; Apr22; Apr24'12, 5 y6%; Wm Sherwood at New Rochelle, NY, to Putnam Realty Co, a corpn, 391 E 149. 7,000

Woodlawn rd (12:3328) ws, 370.5 n Gun Hill rd, 150 x 103.7; PM; Apr19'12; 3y 6%; Geo Jones, 422 E 239 to U S Realty & Impt Co, 15 Exchange pl, Jersey City, NJ. 4,250

3D av (11:2911), nwc 170th, 57.10 x91.7x—x87.9; PM; pr mtg \$—; Apr22; Apr23'12, 2y6%; Amelia Haines & Florence H Gauthier, 464 Willow, Waterbury, Conn, to Wendover-Bronx Co, 34 W 96. 7,000

Plot (*), begins 590 e White Plains rd at point 1,295 n along same from Morris Park av, runs e100xn50xw100xs50 to beg, with right of way over strip to Morris Park av; PM; Apr23; Apr24'12, due, &c, as per bond; Anna Vogel to Chas A Lau-meister, 1715 Holland av & ano. 1,150

East 85 ft (11:3237) of lot 18 & n 1/2 lot of East 85 ft of lot 17, map (1187), Bailey Est; sobrn agmt; Apr23; Apr24'12; Kings-bridge Real Estate Co with Mrs Frank Leslie, 2039 Bway. nom

East 85 ft (11:3237), of lot 16 & s 1/2 of East 85 ft of lot 17 map (1187) Bailey Est; sobrn agmt; Apr23; Apr24'12; Kings-bridge Real Estate Co with Mrs Frank Leslie, 2039 Bway. nom

Plot (*), begins where land hereby intended to be conveyed intersects on n with land now or late Captain Watson & on w with land laid out as a Park, abt 404 w from main rd leading from Eastchester to Westchester, runs sw217xe485 to said rd, xnw210.6 to land Capt Watson, xw300xnw104 to beg, contains 2 acres; Apr19, Apr20'12, 3y5 1/2%; Thos B Watson to Diedrich Behrens, Eastern blvd, Unionport. 6,000

Plot (*) begins 395 w White Plains rd at point 550 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Apr18; Apr19'12; installs; 6% Adolph W Goldgeier to Grace L Horton, 2881 Bway. 350

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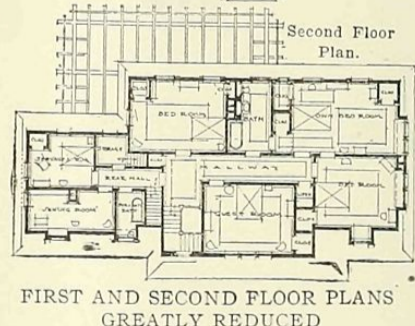
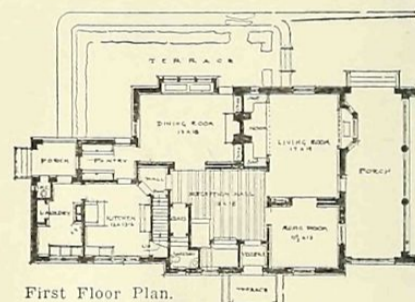
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