

REAL ESTATE BUILDERS RECORD AND GUIDE.

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RIGHTS OF REALTY OWNERS IN THE STREETS

Who Owns Cortlandt Street, the City or the Abutting Owners?—An Injunction Sought Under the Claim That the Fee Was Never Vested in the City.

PROPERTY owners and their legal counsel have not been convinced that, as maintained of late years by the city authorities, they have no special rights—at least no right of possession in any case—in the streets fronting their premises. They have been waiting for some determination by the high courts to settle the question in their minds. William W. Appleton and Col. Daniel Appleton, as trustees for the owners of the premises at 173 Broadway, northwest corner of Cortlandt street, have applied to the courts for an injunction to restrain the City of New York from encroaching upon their property, particularly the vault space under the sidewalk on the Cortlandt street side.

They claim to own this vault space, and the city disputes their claim. The case is pending in the Supreme Court before Justice Greenbaum. The answer to a number of important questions depend upon the final decision in these proceedings. So far as Cortlandt street is concerned, the decision is expected to determine what the rights of abutting owners are in the street beyond the building line.

The Issue.

Briefly stated, the contention of the Messrs. Appleton is, as the Record and Guide has learned from their counsel, J. Hampden Dougherty, Esq., of 27 William street, that the fee in Cortlandt street has never passed to the city. Cortlandt street was opened as a forty-foot street, in 1733. Upon the widening of the street, in 1784, by the addition of a strip of five feet on each side, which took place under an act of the Legislature, the city acquired only an easement and not the fee of the added strips.

The vaults lie under the sidewalks and extend a few feet beyond the added strip. In pursuance of a policy recently adopted, the city, through the president of the Borough of Manhattan, is calling upon occupants of vault space to take out permits and pay rentals. The claim of the Messrs. Appleton is that the fee of Cortlandt street has always remained in the adjoining owner and that the owners of 173 Broadway have a title to the land under the street and sidewalk occupied by their vaults.

In the present case the title is traceable back for nearly two hundred years. Cortlandt street did not become a thoroughfare during the Dutch occupancy of Manhattan Island nor was it opened under any act of the Colonial Legislature. It may be conceded, Counselor Dougherty says, that while New Netherlands constituted a province of the

If the courts should decide that the land covered by Cortlandt Street does not belong to the City of New York, but to the abutting owners, the policy of the municipality in important particulars will have to be changed. In a number of other instances in Manhattan, it is also alleged that the fee ownership to the streets never passed to the municipality. If this contention is affirmed, it follows that the proprietors have the right to the use of the land under the sidewalks and in the streets in front of their buildings for vault purposes, so long as that use does not conflict with the use of the street by the city for street purposes, and that these vaults cannot be entered for any purpose without due process of law.

States-General of Holland, the fee of all the streets actually opened during the Dutch administration passed to the sovereign power. But Cortlandt street was not opened until 1733, at which time New York was an English colony, and the street was not opened pursuant to any act of the Colonial Legislature.

A Little Real Estate History.

The premises in question, together with other lands lying north of the latitude of Wall street, between Broadway and the Hudson River, belonged in or about 1730 to Catherine Phillipse. The title came to her through one of the Van Cortlandts, whose daughter, was Mrs. Phillipse. The executors of her estate, in unison with other owners, "staked and laid out" Cortlandt street through their lands. They then notified the Common Council that they had laid out the street in like manner as other public streets and that it would forever continue a public street. They asked to have the dedication accepted and recorded. The prayer of the petition was granted, and the declaration was entered in the minutes.

The contention of the plaintiffs is that this action of the owners and the city authorities constituted a dedication of the street by the owners of the land embraced within and an acceptance of the dedication by the city, and that the legal result was the vesting in the city of an easement, while the title in fee to the

street did not pass to the municipality. They allege that the words "staked and laid out" have repeatedly been held to imply the conveyance of an easement only, as no proceedings were taken to vest title in fee in the city.

The present building with the vaults in Cortlandt street was constructed by James E. Cooley in the year 1868, and ever since that date it has remained in the possession of Cooley and the trustees under his will. Admittedly the present legal proceedings have a bearing on the city policy of eliminating architectural projections beyond the building line. It has been claimed that there are a number of other streets in Manhattan, as well as in Brooklyn, where the fee is not vested in the city but in the owners of the abutting premises.

Text of the Dedication.

The dedication in the case of Cortlandt street reads as follows:

"The petitioners and others concerned in the said lands by mutual consent and agreement have laid and staked out a certain new street from the Broadway aforesaid to Hudson's River of forty foot in breadth and called the name thereof Cortlandt street, which begins upon the Broadway aforesaid," etc. The document goes on to say:

"The petitioners declare and make known that the said new street so laid out, of forty-foot English measure in breadth through lands aforesaid and called Cortlandt street shall forever remain, continue and be a public street and highway in like manner as the other public streets of the city now are or lawfully ought to be; and therefore pray this their declaration and petition may be recorded in the record of the common council of the corporation."

No condemnation proceeding was ever instituted and no compensation was ever paid to the owner for the land taken. The original street was laid out by the proprietors of the land adjoining and embracing the street, who presented to the Common Council their petition, asking that their action in dedicating the street be recorded. In other words, whatever title or interest the city received was the result of a dedication by private owners and the city's acceptance of it. It was a dedication made in accordance with the common law which then prevailed in the State of New York, and the Counselor Dougherty claims that the Common Council's acceptance of it gave the city merely an easement in the street, and he supports this claim by citations from numerous authorities.

NINETY-NINE YEAR LEASEHOLDS

Their Advantages to Both Parties Explained—They Provide a Sure Income Through Generations—An Old English Custom Revived.

By ALEXANDER V. C. TAYLOR.

A NEW interest is being taken here in long-term leaseholds. At the late National Convention of Real Estate Exchanges this form of lease was strongly recommended. New York is the only State which makes any attempt to tax, as personal property, the ground rents represented by leases that have a term of more than twenty-one years. Because of this tax, and because, further, the rights of lessors are not sufficiently protected under existing laws, legislation has been introduced at Albany by the Allied Real Estate Interests of the State of New York to remove these objections and make leases for terms longer than twenty-one years merchantable in this State.

Alexander V. C. Taylor, of the real estate firm of V. C. Taylor & Son, of Cleveland, is a strong advocate of ninety-nine-year leaseholds. He believes that for the lessor it is the safest and surest way of providing an income for himself and his descendants; and that, on the other hand, it is the safest form of speculation in real estate for lessees whose means are limited. Mr. Taylor's views on the subject were expressed in a paper read by him before the National Convention of Real Estate Exchanges, and a portion of the paper was reproduced in the Record and Guide of September 14, 1912, attracting wide attention. In view of the evidence of growing interest in the subject, further remarks from the same source are timely.

The Safest Form of Investment.

"The purpose of ninety-nine year leaseholds on the part of the lessor is the entailing of his property rights and interest through leaseholds, as the safest and surest way of providing an income for himself and the generations to follow. It is a matter of history that this old English custom has provided a sure income for heirs through many generations. The lessor on making his will often provides that the fee shall not be sold, but held in trust by some responsible trustee, with authority to pay over to designated heirs certain sums from ground rents sufficient to provide them with a comfortable maintenance. Many trustees of estates and investors seek the fee under ground leasehold, believing that it is the safest form of investment where the property has been improved by the lessee with care and due consideration to the section.

"I believe that an option-to-purchase clause, at an agreed figure, during a fixed term of years, adds greatly to the value and negotiability of the leasehold, it being easier to secure a loan on the lessee's interest if such a clause is embodied in the lease; while a fixed purchase price is generally placed at an amount in advance of the present market value of the land. It is proven that the improvements placed thereon and the changing of the property by improvements to a higher class has stimulated an advanced land value which will accrue to the lessee under his purchase clause, but which would be of no advantage unless this clause was available.

"A straight term leasehold at an agreed rent is the safest and has proven the best. Reappraisal leaseholds having

proven cumbersome and unsatisfactory. The improvements placed on the land vary in accordance with the ideas and requirements of the lessee, but should be from one-fourth to one-half the value of the land. Liquor clauses are both beneficial and detrimental. My experience tells me that liquor privilege clauses should not be inserted in a leasehold where the property is in the best retail section, the keeping out of such clauses enhances the value of the land and, if generally adopted by all property owners in that section, retains its high-class retail possibilities and value for a longer period.

In Their Infancy.

"The natural growth of cities with increasing land values has made the conservative operations in leaseholds in the business section the safest form of speculation in real estate, for those of limited means. In many of our larger cities, where leaseholds are in effect, a large percentage of the business section is under lease. That this percentage will grow is evidenced by its success, and I believe that 99-year leaseholds are really in their infancy. I contend that there is as much science in the study and operation of land and its development as in medicine and other professions. Scientific land development is in its beginning, and scientific principles should be adapted to land development and operation as they are applied to any other valuable commodity.

"By studying carefully the marked path of business expansion, the lessee can always be safe in his investment. I have always been impressed with that well thought out statement of Richard M. Hurd in his book, 'The Principles of City Land Values,' where he states that the 'growth in cities consists of movement away from the point of origin in all directions except as it may be topographically hindered, this movement being due both to aggression at the edges and pressure from the center. Central growth takes place both from the heart of the city and from each sub-center of attraction, and axial growth pushes into the outlying territory by means of railroads, turnpikes and street railroads.

Builds Up Cities.

"All cities are built up from these two influences, which vary in quantity, intensity and quality, the resulting districts overlapping and interpenetrating, neutralizing and harmonizing as the pressure of the city's growth brings them in contact with each other, the fact of vital interest being that despite confusion from the intermingling of the utilities the order of dependence of each definite district on the other is always the same. Residences are early driven to the circumference, while business remains at the center, and as residences divide into very social grades, retail shops of corresponding grades follow them, and wholesale shops, in turn, follow the retailers, while institutions and various mixed utilities irregularly fill in the intermediate zone, and the banking and office section remain at the main business center. Complicating this broad outward movement of zones, axis of traffic project shops through resi-

dence areas, create business sub-centers where they intersect and change circular cities into star-shaped cities.'

"Bearing this in mind, you can, with safety, advise the lessee in the selection of property, knowing that if a definite plan is followed on a location within the pathway of business expansion and the lessee keeps within his financial ability, he will be successful.

"One of the most satisfactory liquor clauses that I have ever seen embodied in a lease provides against the sale of intoxicating liquors, at retail, except as the same may be sold in connection with a hotel, restaurant, drug store, or other kindred business, to which such sale of liquors shall be incidental merely, and shall not, in any case, suffer or permit such liquors to be sold or dispensed over a bar, except in connection with the use of the premises for the purposes of a hotel as the principal business, and that no main entrance to such place shall be located upon the street on which the property fronts.

Legal Advice.

"I am indebted to Mr. J. M. Henderson, one of Cleveland's representative and foremost real estate lawyers, for legal advice in the preparation of this article. He advises me that one of the most beneficial provisions of a lease is the one which secures a very full measure of payment to the lessee for buildings which are on the premises at the expiration of the lease. Many lessors are in this respect short-sighted and unwilling to assume that kind of an obligation for full payment for buildings, which is absolutely necessary if the buildings are to be kept in the best possible condition throughout the term, or replaced if they are out of date. Nothing will depreciate the value of a city lot more rapidly than to have an old, out-of-date building upon it, or in its vicinity, and so long as the landlord is unwilling to make the full payment for the structures on the land at the expiration of the lease, it will generally be to the tenant's interest to let the buildings run down and never to replace old ones with new during the latter years of the term.

"The effect of allowing old and ruinous or out-of-date buildings to remain on the land, is to depreciate the value, not only of the particular lot, but of the adjacent or contiguous lots by driving business into more attractive sections, and if there are a number of buildings in any particular section which are thus allowed to become unattractive as business places, it is very certain that business will go elsewhere.

"Summing up all the possibilities of revenue derived from the general real estate brokers' business, I believe that the largest compensation will be derived from the leasing of properties for the 99-year term. Greater financial benefits come to the broker and to the community at large through the upbuilding of cities through this effort.

"Many of us do not accomplish more in our business life because we do not attempt more, and I suggest to you to strike out in this line of operation and you will be astonished at the results to you as an individual and to the city."

MODEL THEATRE BUILDING CODE APPROVED

Salient Points of Difference Between National Board of Fire Underwriters' Suggested Ordinance and the Theatre Section of the Present Building Law.

A MODEL code designed to regulate the construction and equipment of theatres in all cities in the country has just been approved by the National Board of Fire Underwriters co-operating with the National Fire Prevention Association. It differs in some important particulars from the theatre section of the existing New York city code and it therefore may be considered as having a possible influence upon the final revision of the code now in operation here.

Following the Iroquois theatre fire in Chicago, a universal demand for more comprehensive building codes relating to theatre construction arose. Among other organizations which took up the subject were the National Board of Fire Underwriters and the National Fire Prevention Association. Exhaustive laboratory tests and careful investigations have been carried on since that time by these interests as well as by the city of Chicago. The underwriters prepared the first tentative ordinance, in co-operation with a committee of the National Fire Prevention Association in May 1912. This ordinance was later approved by the latter organization, whose membership consists of architects, builders and engineers throughout the country. It made provisional modifications. These were later adopted by the National Board of Fire Underwriters and is being promulgated by it as a substitute for the theatre section in its model building code.

In general the provisions of this ordinance are in accord with the requirements of the new building code prepared for this city last year by the Joint Committee of Architects, Builders and Engineers. Some, however, are innovations as compared with the existing code for New York city, although similar requirements have been exacted by the theatre code in Chicago since the Iroquois theatre fire.

Provisions Not Prohibitive.

The fire-prevention and fireproofing experts who have been at work on this code for the last few years say these provisions are not as prohibitive as they might appear to be on first reading. Several theatres in this city, notably, the Gaiety, the New Theatre and others, including the new Jefferson theatre in East 14th street, recently opened, have voluntarily included such features as the new model ordinance requires; as, for instance, the rigid curtain, stage ventilation system and safety courts.

In the matter of fire exits most of the theatres in this city have ample exit facilities, owing to the rigid requirements of the existing code; but in the matter of stage ventilation, the ultimate theatre code, if finally patterned at all on the model submitted by the National Boards of Fire Underwriters and Prevention, will, in a measure be changed to conform to the Freeman idea of what good stage ventilation is and which idea is illustrated in the accompanying plates.

In this connection it might be stated that the stage ventilation system used at the Jefferson theatre is very similar to that indicated in the illustration, which system was endorsed by John R. Free-

man in his presidential address before the December, 1905, meeting of the American Society of Mechanical Engineers. The Freeman plan is in accord with the requirements of the Underwriters code.

For the uninitiated it might be stated that stage ventilation is in reality a form of construction which mechanically converts a stage into a chimney in the event of a fire breaking out behind the curtain. To quote from Mr. Freeman's paper, "On the Safeguarding of Life in Theatres," these designs illustrate the plan of stage ventilation which obviates any possibility of failure of automatic operation due to the presence of snow, ice or any other cause:

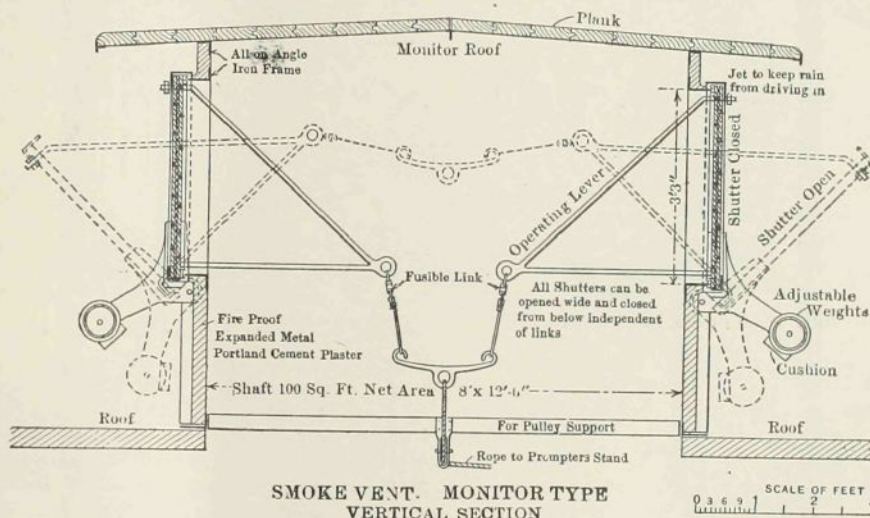
The opening, 8 by 12½ feet, of which four would be needed over the stage of ordinary size, as a roof for protection from rain (which may be of wood or sheet metal) and has vertical sides that contain four small windows for admitting abundant daylight to the rigging loft, and which can be closed by ordinary window shades for dark scenes. All necessity for wire screen is avoided (although in the case of the Jefferson Theatre wire glass is used). The vertical shaft may well be 3 to 5 feet taller than shown. The four shutters fall outward lest the pressure of the updraft tend to hold them shut, and are pulled open by force of gravity (note counterweights in cut), opening to the full area

dences of this consideration of the economical side of fire prevention in construction and equipment is in the change of court areas which give back to the owner considerable valuable stage room which existing ordinances covering theatre construction in large cities now set aside for emergency exit purposes.

One more important change is conspicuous in the suggested theatre ordinance. It has to do with the ways and means of scientifically calculating and determining just how many exits shall be provided in a theatre. The engineers who worked upon this code determined that they would set aside the haphazard method of fixing the number of exits, width of stairways and substitute for it a mathematically perfect theory.

Figuring Exit Capacities.

The engineers assumed that human beings in a crowd were comparable to units of coal, wheat or water passing through a conduit. Following out this idea, the statistical archives of the Public Service Commission were consulted and then the trail led to the library of



SOME THEATRES IN THIS CITY HAVE VOLUNTARILY ADOPTED VENTILATORS OF SIMILAR PRINCIPLE.

called for. The pull on the rope holds them against their seat, which, if made with a thin edge pressing loosely against fibrous material, as shown, will be more tight against cold-air drafts than a common window sash or house door. Fusible lengths are inserted in each of the four branches of the cord. Sprinklers are never placed up within the monitor containing these lengths and care is taken that the lengths are of a thin, quickly sensitive type.

This is considered to be an improvement over the old sliding roof method required by the present city code.

In the new code considerable stress is laid upon this feature and in the illustration showing Freeman's idea of an ideal theatre this device positively keeps smoke and fire out of the auditorium.

In the drafting of this model theatre construction code the engineers have taken great care not to recommend anything that will make the cost of installation in any sense prohibitive. It has been the purpose of its drafters to establish a minimum standard so far as it is commensurable with positive safety, eliminating as far as possible the human element in making theatres proof against fire.

One of the most conspicuous evi-

the American Institute of Architects. There the engineers discovered that a large number of actual counts made by reliable authorities (see paper entitled "A Terminal Station," presented by Messrs. J. Vipond Davis and J. Hollis Wells before the American Institute of Architects at Washington, D. C., December, 1909) showed that with freely moving crowds going in one direction, an average of thirteen (13) people per foot of width per minute will pass down a stairway. This figure was accordingly selected as the basis for estimating the combined width of entrance and exit stairs, allowing a period of two minutes in which to empty each tier.

Considering the probability of unfavorable conditions due to a panic or other causes, the width of entrance and exit stairs is figured on the assumption that two-thirds of the audience may pass out at either side of the auditorium.

The calculation under the above conditions for determining the necessary total width for entrance and exit stairways, for any given number of people

such for example as 500, would have this form:

$$\frac{2-3 \times 500}{2 \times 13} \times 2, \text{ or in reduced form } 500:19.5.$$

For further simplification, the derived number is assumed as 20 instead of the actual 19.5. This will give stairs but slightly narrower than those which would be obtained by applying the formula in detail, and makes the calculation extremely simple.

It is further specified that the width of the entrance stairs shall be at least fifty per cent. of the total stairway capacity provided by this calculation.

To encourage the audience to divide and thus offset in part at least the instinctive tendency to escape by way of the most familiar entrance, the aggregate width of exit doorways opening from each gallery shall be at least 60 per cent. wider than the exit stairs to which they lead; persons after reaching the exit stairs and balconies required in this ordinance are comparatively safe when they have passed beyond the exit doorways opening from any tier under consideration.

Calculation Scientifically Correct.

Attention is also called to the minimum requirements for both stairways and doorways which must always obtain. The code reads: "The width of entrance stairs shall be at least 50 per cent. of the combined width of the entrance and exit stairs, and the aggregate

width of exit doorways opening from each gallery shall be 60 per cent. more than the stairs to which they lead."

Whether the actual figures employed in this computation are ultimately proved correct in some future panic or fire stampede, the engineers are not inclined to say at present, but of this they are positive; that the method of computation is scientifically correct and

gives a much greater measure of safety to the individual in a place of public assembly than did the arbitrary and unscientific method heretofore generally employed.

May Erect Buildings Over Auditoriums.

Another concession granted builders in this model code is that fireproof buildings may be erected over auditorium, but under no circumstances may this building ascend above the stage. The section permitting this follows:

Nothing herein contained shall prevent the construction of a thoroughly fireproof building above a fireproof theatre, opera house or motion picture show, providing no part of such fireproof building shall be placed above that portion of any such building which is known as the stage section. The portion containing the theatre, opera house or motion picture show, including all passages, lobbies and other accessories connecting therewith, shall be cut off vertically from such fireproof building by unpierced fire walls of solid masonry not less than 12 inches thick and horizontally by unpierced fireproof floors of strength to safely sustain a live load of 150 lbs. per sq. ft. on every superficial foot thereof.

This is what the existing code has to say on this subject:

"No portion of any building hereafter erected or altered, used or intended to be used for theatrical purposes as in this section specified, shall be occupied or used as a hotel, boarding or lodging house, factory, workshop or manufactory, or for storage purposes, except as may be hereafter specially provided for. Said restriction relates not only to that portion of the building which contains the auditorium and the stage, but applies also to the entire structure in conjunction therewith."

Smokeproof Exits.

The Underwriters' code recommends the use of smokeproof towers for gallery exists in accordance with approved methods of taking care of emergency conditions in this part of the house. If they are not used, however, the code stipulates only that open-air stairways be employed. While the extra cost of installing smoke-proof stairways might prove burdensome, it was said, the lower rate of insurance that possibly might be obtained for a theatre thus equipped would tend to compensate for the additional initial expense.

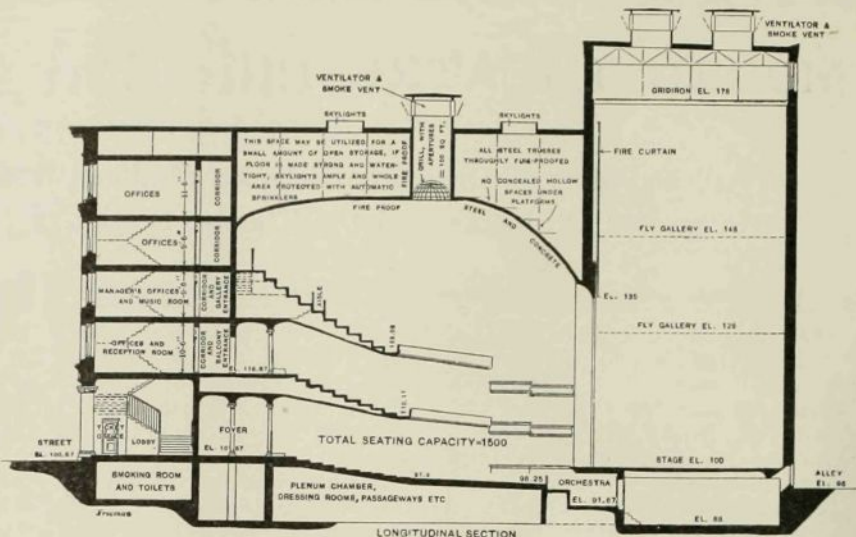
Referring to emergency courts in this connection the model code says:

There shall be reserved for exit purposes an open court or space on the side or sides of the building as follows:

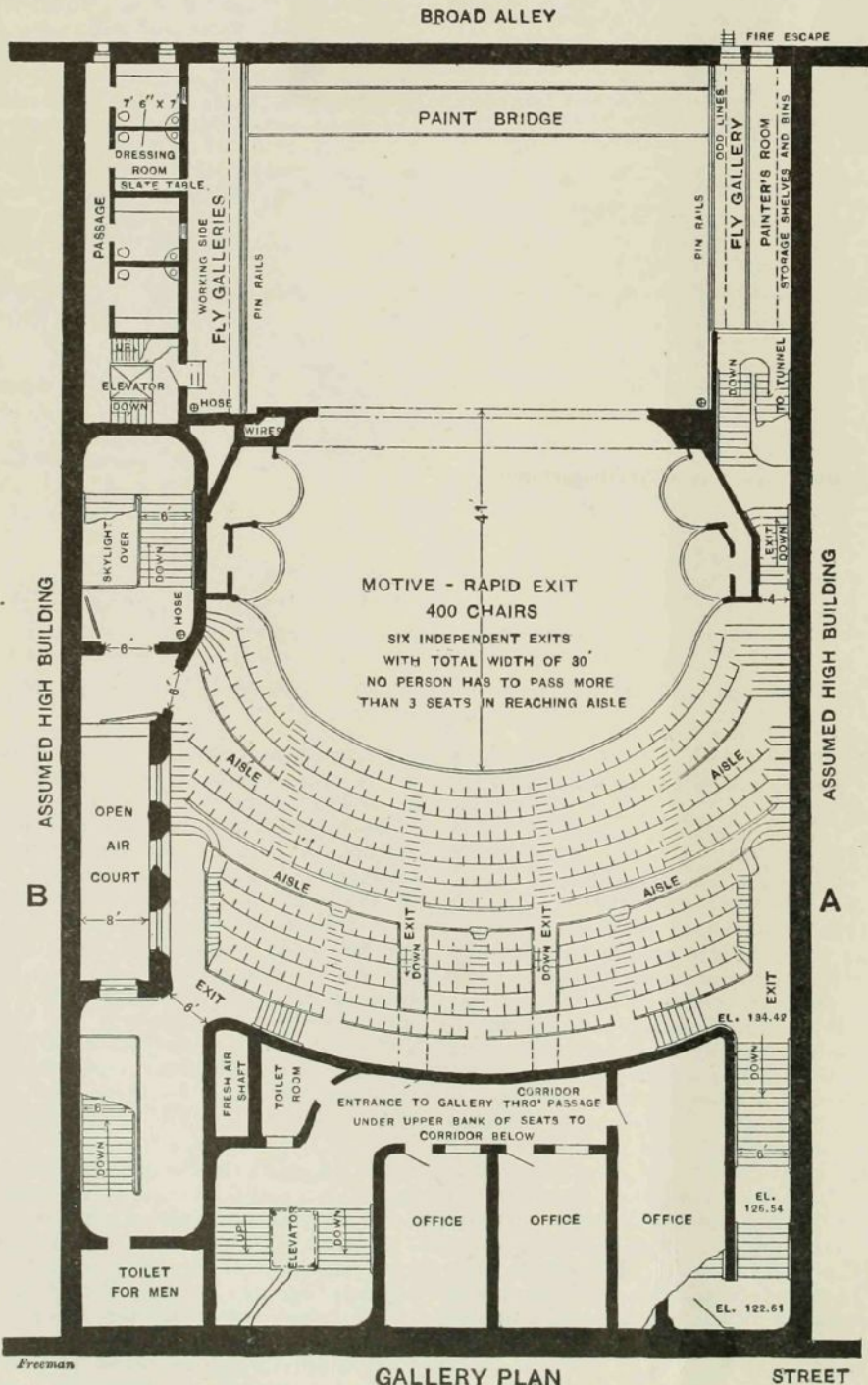
In the case of a plot with streets on front, rear and both sides, or in the case of a double corner plot where both sides of the theatre border on streets, no courts will be required. On a double corner, single corner or inside plot when one side only of the building borders on a street, one court will be required located on the opposite side. On an inside plot where only the building front borders on the street, courts will be required on both sides.

In buildings used for motion picture shows and having no stage, the exits and courts above required may be replaced by equivalent exits and courts at the rear if consistent with the adequate distribution of the entire entrance and exit facilities.

The minimum width of open courts shall be eight feet when the total capacity is 750 or less; ten feet when the capacity is between 750 and 1,000; and when the capacity exceeds 1,000 people the width of the courts shall be increased one foot for each additional 500 people or fraction thereof in excess of 1,000.



PLAN FOR MODEL THEATRE AFTER FREEMAN. SUGGESTED IN THE N. B. F. U. CODE.



GALLERY PLAN SHOWING THE FREEMAN PLAN OF SAFE EXITS IN DIFFICULT SURROUNDINGS.

The existing code says:

The width of such open court or courts shall not be less than seven feet where the seating capacity is not over one thousand people, above one thousand and not more than eighteen hundred people, eight feet in width, and above eighteen hundred people, ten feet in width.

Fireproofing the Stage.

A great deal of attention is given in the new code to fireproofing the stage. The type of ventilator recommended has already been described. The chief difference is that the new code requires a counterbalanced window opening, while the existing code calls for a sliding sash roof. But the curtain is the main point of difference between the existing and the suggested code. Following are verbatim reports of the so-called curtain section of both codes. The Underwriters' code says:

The proscenium opening shall be provided with a rigid fireproof curtain, built in conformity with the following specifications, or their equivalent in efficiency when approved by the Building Inspector.

The curtain shall have a rigid, rivet-jointed, steel framework. The front or audience side of the frame shall be covered with sheet steel of a thickness not less than No. 16 U. S. gauge. The back shall be covered with vitrified cellular asbestos boards at least one inch thick, or other material equally fire resisting. Both coverings shall be securely attached to the framework and the joints properly sealed. The curtain shall be designed to resist a wind pressure of ten pounds per square foot of surface without flexure sufficient to interfere with its closing.

The thickness of the curtain shall be not less than 3 inches where the width of the proscenium wall opening is 30 feet or less, and curtains for larger openings shall increase in thickness in proportion to the increase in width of opening they cover.

An asbestos roll of a diameter not less than one-half the thickness of the curtain, shall be securely attached to the bottom of the curtain to form a smoke seal between the curtain and the stage.

The curtain shall overlap the proscenium wall opening at least 12 inches at each side of the opening and not less than 2 feet at the top.

The guide members at the sides shall be rolled steel shapes, none of which shall be less than $\frac{3}{8}$ inch thick, and shall be of such character as to conform a continuous smoke stop from top to bottom, with a clearance of not over $\frac{3}{8}$ inch, except that one inch shall be allowed at each edge of curtain to provide for lateral expansion. They shall be installed in such manner that in case of fire on the stage the pressure of heated gases against the curtain will act to close the guide joints tightly. Provisions shall be made to prevent the curtain from getting out of the guiding channel into which it shall project at least 2 inches. The proscenium wall shall have an offset at each side of the opening, so located and of such thickness and height as to be suitable for the attachment of the curtain guides.

The wall over the proscenium opening shall be smooth and plumb to approximately the top of the curtain when it is down, and shall then offset at least 4 inches for the rest of its height, thus leaving a bench along the line of the top of the curtain between which a smoke seal shall be formed. Such a seal may conveniently be provided by arranging for the edge of a rolled steel shape attached to the curtain to dip into a trough of sand resting on the bench.

No part of a curtain or any of the curtain guides shall be supported by, or fastened to, any combustible material.

The hoisting apparatus for the curtain shall be designed with a factor of safety of 8.

The points for curtain suspension shall always be an even number, but never less than four. Two of the suspension points shall be located at the extreme ends of the curtain, and the others may be placed at such points as best suit the design, but in no case shall the distance between any two points of support exceed 10 feet.

Half of the cables attached to these points shall lead to one set of counterweights and half to another. The curtain shall be operated by hydraulic or other mechanism approved by the Building Inspector. If hydraulic mechanism is used, the water may be taken from either the house tank or sprinkler tank supply. If from the latter, the supply pipe for curtain mechanism shall be so located in the tank that it cannot reduce the quantity of water below the amount necessary to fulfil the sprinkler requirements.

The device for controlling the curtain shall be simple in design, and capable of convenient operation from both sides of the stage and from the tie galleries.

The drop speed of the curtain shall be uniform and not less than 1 foot per second, but when the curtain is about 2½ feet from the stage it shall automatically slow down so as to settle on the stage without shock. In addition to the regular operating mechanism, there shall be an emergency device which will cut off the power and allow the curtain to drop by gravity. This device shall be so arranged that it can be easily operated by hand from each side of the stage, under the stage, and in the tie galleries. The device shall also be so designed that its operation will be controlled by fusible links located at each of the above named points.

The audience side of the curtain may be decorated with a paint in which no oil is used. No combustible material shall be applied or attached to the curtain.

Drawings for every such curtain shall be submitted to the Building Inspector, and be approved by him before it is erected.

This is how the existing code reads:

The proscenium opening shall be provided with a fireproof metal curtain, or a curtain of as-

bestos, or other fireproof material approved by the Department of Buildings, sliding at each end within iron grooves, securely fastened to the brick wall, and extending into such grooves, to a depth of not less than six inches on each side of the opening. Said fireproof curtain shall be raised at the commencement of each performance and lowered at the close of said performance, and be operated by approved machinery for that purpose. The proscenium curtains shall be placed at least three feet distant from the footlights at the nearest point.

No doorway or opening through the proscenium wall, from the auditorium, shall be lowered above the level of the first floor and such first floor openings shall have fireproof doors on each face of the wall, and the doors shall be hung so as to be opened from either side at all times. There shall be provided over the stage metal skylights of an area or combined area of at least one-eighth the area of said stage, fitted up with SLIDING SASH and glazed with double-thick sheet glass not exceeding one-twelfth of an inch thick, and each pane thereof measuring not less than three hundred square inches, and the whole of which skylight shall be so constructed as to open instantly on the cutting or burning of a hempen cord, which shall be arranged to hold said skylights closed, or some other equally simple approved device for opening them may be provided. Immediately underneath the glass of said skylights there shall be wire netting, but wire glass shall not be used in lieu of this requirement.

The rigid curtain idea approved by the new code differs considerably from the generally accepted idea of the old steel fire-proof curtain. Where the former was merely a connected series of heavy steel plates, the modern rigid curtain is not only fireproof, but smoke-proof and is not a patented article. It consists, as in other curtains of this kind, of a framework of structural steel members, rigidly riveted together and covered on the auditorium side with sheet steel and on the stage side with sheets of cellular asbestos one inch thick forming an air space of two to three inches between the two coverings. It is raised and lowered exactly as a heavy fire door is made to slide up and down and may be operated either automatically by means of a fusible link or by a rope connected to the prompter's box or from the fly gallery.

In the illustration showing the Freeman model theatre ventilator the position of this fire curtain is shown, as well as the position of the courts where the theatre is located on an inside lot with tall buildings on either side. The short court is shown permitting the extension of the stage to the entire width of the lot.

More Sprinklers Recommended.

A slight difference in wording of the sprinkler sections of the two codes makes it entirely possible that more sprinklers will have to be put in theatres of the future. The model code says:

A standard wet-pipe system of approved automatic sprinklers shall be installed throughout the theatre, except in the auditorium, foyers and lobbies. Sprinklers will not be permitted over dynamos and switchboards or above the fusible links immediately under the automatic ventilators over stage.

This is how the existing code treats this part of the ordinance:

A separate and distinct system of automatic sprinklers, with fusible plugs approved by the Department of Buildings supplied with water from a tank located on the roof over the stage and not connected in any manner with the standpipes shall be placed on each side of the proscenium opening and on the ceiling of the roof over the stage at such intervals as will protect every square foot of stage surface when said sprinklers are in operation. Automatic sprinklers shall also be placed whenever practicable in the dressing rooms, under the stage and in the carpenter shop, paint rooms, store rooms and property rooms.

The Importance of this Code.

The importance of this code lies in the fact that some of the experts who have, in the past worked on the revision of the existing code, have collaborated on this one which, having the approval of the insurance interests of the country, makes its recommendations of sufficient importance to cause future revisors to give at least some consideration to the suggestions it contains. The model code is available to those interested and copies will be provided to those of our readers who are interested.

BUILDING REGULATION.

Steel Construction and the Elevator Removed Old Limitations.

It is hoped that the committee appointed this week to investigate and report on the advisability of limiting the height or bulk of buildings will not fail to have real estate represented on its advisory subcommittee by practical real estate men. The discernment which characterizes Mayor Gaynor did not fail him when he chose the members of this important committee. The Borough Presidents of Manhattan, The Bronx and Brooklyn, Messrs. McAneny, Miller and Steers, are particularly well situated and informed to weigh the economic and legal questions interwoven with the subject at issue.

Old-Time Stair Limitation.

In the past, New York City has had either natural or economic limitations upon building height. Before the elevator era the unwillingness of the public to climb more than five or six flights of stairs constituted a limitation on the height of buildings and caused a steady outspreading and fairly even distribution of population. It was a limitation, furthermore, which compelled a more regular distribution of real estate values and consequently of rents and taxes, as well as of business opportunities, than obtains now.

The Masonry Limit.

Before the era of steel construction there was a limit to the height which a building might rise, owing to the impossibility of making masonry walls heavy enough to support a taller structure. Beyond this it was unprofitable to go.

For twenty years or more we have had no limit, either natural, mechanical or economic, except upon tenement house construction. With the facilities afforded by the steel frame, thinly veneered with masonry, buildings have been raised to a height of seven hundred feet or more. Perpendicular expansion, succeeding horizontal spreading, has kept the business of Manhattan Island within its former narrow limits. The skyscrapers have created comparatively few new business sections, but they have intensified old ones. They have multiplied land values and rents in the old spots.

After the committee has satisfied itself as to the constitutionality of the proposed limitation, the most important decision will turn upon the nature and method. Under some of the proposed architectural schemes the city may still have beautiful towers—but less bulkier buildings. The fire and building authorities seem to favor, on the whole, an arbitrary horizontal deadline. Chief Kenlon says he will promise to get everybody safely out of an eight-story building in case of fire, but he fears dreadful consequences from flames in taller buildings. Assistant Superintendent of Buildings Ludwig affirms that fireproof skyscrapers are merely stoves in which the stairways and elevator shafts are the flues and the non-fireproof contents the fuel. The stove itself may not burn, but the fuel will.

Transit Improvement on Staten Island.

The Public Service Commission for the First District has ordered the Richmond Light and Railroad Company to construct and operate such extra tracks as may be necessary to provide a complete double track of its entire Castleton avenue or Brighton Heights route between St. George, New Brighton and Broadway, West New Brighton. Work must begin by June 1 and the double track completed and ready for operation by November 1, 1913.

A THEORY OF VALUE.

Unearned Increment Not Confined to Land—It Is Created by the Community, but so Is All Value.

THE unearned increment tax is advocated not on the ground of municipal protection afforded and benefits derived, but on the ground that the community produced such increase in value, and not the individual, and that the community should receive a percentage of, if not all of, such increase.

There is no inherent value in anything. In the first and last analysis, value is created solely by the desire of possession; and the community alone creates the value of all things, whether lands, buildings, crops, hotels, theatres, stores, factories. The greater the congestion of population, the greater the demand and the greater the value.

If, therefore, the community is entitled to any percentage of the increased value of realty, it is equally entitled to 100 per cent.; and if so entitled, it is equally entitled to any or all the increased value of all things. The logical outcome of this is state ownership and operation of all things, the people to be employed by the state.

Further, the community does not create land values as land. It creates the value of the products of the land, whether they be stomach crops, housing crops, or clothing crops. There is no difference between a crop of wheat, oats, etc., and a crop of bricks and mortar; both are essential to the wants of man.

Why is it that the unearned increment tax advocate confines his theories to realty? If he advocated its application to all human endeavor, its fallacy would be exposed.

Every New York City wage and salary earner receives more than he would outside New York, due to congestion of population; why not tax these increased earnings as unearned increment?

The congestion of population increases the profits of the purveyors of food, clothing, luxuries, amusements and the good will of their business; why not tax this unearned increment?

Why should not the farmer be taxed on the unearned increment due to the increased demand for food stuffs in consequence of the more rapid growth of the urban than of the rural population?

If the farmers of the United States have a stock of wheat or other produce, and by reason of the failure of like crops elsewhere or by reason of war in Europe prices go up, why should the farmer be entitled to such increase in price? He did nothing to create or produce it; why should not such increased value, being unearned increment, be confiscated to the community?

A railroad is built in a farming country where none previously existed, thereby increasing the value of the farmers' crops for all time; why should not such increase in price be annually confiscated to the community, as the farmer did not produce such increase in price? Growing food crops on land are not different from growing hotel, dwelling, theatre, office or factory building crops on land.

Every person in every country, from the monarch or president down to the tramp, derives profits due to individual efforts and also profits due to community efforts; the man does not live that can differentiate between the active and passive activities and the resulting profits.

To tax "unearned increment" when earned may be folly, but to tax it before it is earned is a crime, and yet "unearned increment taxers" would tax realty's unearned increment before it is earned, the process being as follows: The assessor guesses (because that is all he does) the value of certain real estate to be

say \$1,000,000. The next year he guesses it to be \$1,050,000, and so on. The owner pays the tax rate on a guessed up valuation, which is bad enough, but he is now asked to pay a tax also on the guessed difference in value between the one year and another.

STEWART BROWNE.

THE SUBWAY CONTRACTS.

Eight Different Instruments, Providing for an Expenditure of \$300,000,000.

It is hoped that "next week" will really see the consummation of the negotiations for the building and operation of the Dual System of rapid transit which will stimulate the real estate market and give to New York City a subway and elevated system having 629 miles of single track and costing, for new work and new equipment, upwards of \$300,000,000. The Public Service Commission for the First District, having adopted the contracts with the operating companies on March 4, sent them to the Board of Estimate and Apportionment, which gave a public hearing upon them on Tuesday of this week. Final action was then postponed until next Tuesday.

The only contract not included was the certificate for the third-tracking of the elevated railroads in Manhattan and The Bronx. This certificate originally was made out to the Manhattan Railway Company, owner of the elevated roads, which refused to accept it. The commission thereupon made out a new certificate to the Interborough Rapid Transit Company, as lessee of the roads. A public hearing on this certificate will be held to-day, March 15, and after this hearing it is expected the certificate will be approved by the commission and forwarded to the Board of Estimate.

Excluding the assignments of Contracts Nos. 1 and 2, covering the existing subway, for which the new contracts will be substituted, there are eight different instruments involved in the new agreement. These are as follows:

What the Contracts Are For.

Operating contract with Interborough Rapid Transit Company, covering the existing subway, the proposed extensions thereof, and the equipment and operation of the enlarged system.

Operating contract with the New York Municipal Railway Corporation (Brooklyn Rapid Transit), conveying to new subway system to be operated by that company and its existing elevated lines, to be operated in conjunction therewith and the reconstruction of those lines, and the equipment and operation of all.

Certificate to the Interborough Rapid Transit Company for extensions of the elevated railroads in Manhattan and The Bronx, the equipment and operation thereof.

Certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit), for various extensions of the elevated railroads in Brooklyn and Queens, the equipment and operation thereof.

Certificate to the Interborough Rapid Transit Company, for the construction and operation of additional tracks on the Second, Third and Ninth avenue elevated railroads.

Certificate to the New York Municipal Railway Corporation (Brooklyn Rapid Transit), for the construction and operation of additional tracks on the Brooklyn elevated railroads.

Agreement between the Interborough Rapid Transit Company and the New York Municipal Railway Corporation (Brooklyn Rapid Transit), conveying to the latter trackage rights over the Queens rapid transit lines.

Agreement with the Interborough Rapid Transit Company, giving that company, as grantee under the elevated certificates, trackage rights over the Jerome avenue, White Plains road and Steinway Tunnel extensions of the subway system.

When all these contracts are signed, the Public Service Commission will push the work of letting construction contracts on such portions of the new system as have not been already awarded. The most important of these are the proposed extension of the existing subway from Times Square down Seventh avenue to Park place and under the East River to Brooklyn, and the Broadway-59th street subway, running from the Queensboro Bridge to Seventh avenue and down Seventh avenue and Broadway to lower Manhattan and a tunnel under the East River to Brooklyn. There are also the tunnel under the East River at 14th street and its extension through the Eastern District of Brooklyn, and the cut in 38th street, Brooklyn, and the new tracks in Flatbush avenue necessary to connect the South Brooklyn lines of the Brooklyn Rapid Transit system with the Fourth avenue subway and Centre street loop subway, now about completed.

The Board of Estimate and Apportionment has approved the construction contracts awarded by the commission for the building of the main portions of the new rapid transit lines in Queens. These are the elevated roads projected from the Queensboro Bridge to Astoria and Corona, over which both the Interborough and Brooklyn companies will operate trains. The contractor for the Astoria line is Cooper & Evans, and the contractor for the Corona line is the E. E. Smith Contracting Company.

Tenement Legislation.

Prominent speakers urged tenement house reform in this city and recommended legislation to that effect, at a meeting conducted last Wednesday evening at the Madison Avenue Presbyterian Church under the auspices of the Tenement Economics Society of New York. The proposed legislation seeks to encourage more building of open-stair tenements.

Henry Atterbury Smith, the architect who designed the Vanderbilt Model Tenements on East 77th street, pointed out, with the aid of stereopticon views, the advantages derived from this kind of construction. All available floor space is utilized, resulting in more light, more air, the prevention of contagion and greater facilities for escape in case of fire.

Dr. William Shannon endorsed the proposed legislation. The Academy of Medicine, he said, was aiding in the work to change the present law.

Prof. Charles F. Chamber, who was president of the Board of Health from 1873 to 1884, when it was within the jurisdiction of the health authorities to approve or disapprove any tenement built in the city, declared that he had watched with great interest the gradual improvement in tenement house construction, to be finally perfected in the Vanderbilt Model Tenements.

—The stock transfer tax bill having been recalled from the Legislature by Governor Sulzer, there remains some hope that the rights of property in New York City will yet be reasonably respected by the State Legislature. The times have been hard enough for stock brokers and consequently for real estate owners in the financial district without having the State drive any more tenants out of business.

PARK AVENUE'S BREAK.

**To Be Mended By a Change of Grade—
Two Plans Presented.**

The city authorities have long had a plan for improving the grades at the intersection of 34th street and Park avenue. It involves changing the grade of Fourth avenue, from East 32d street to East 34th street; of Park avenue, from East 34th street to East 35th street; of East 33d street, from Fourth avenue to a point 256 feet easterly therefrom, and of East 34th street, from Madison avenue to a point 238 feet east of Park avenue, Borough of Manhattan.

The break in the roadway of Park avenue between 32d and 34th streets, caused by the opening of the old Harlem River tunnel now used by the surface cars, leaves only one narrow ramp for the passage of vehicles on the westerly side, and compels all passengers transferring from the crosstown car line to the lines north and south to climb a series of steep steps in order to make their connection. The line at 33d street east and west is broken abruptly.

A Great Thoroughfare of the Future.

The improvement of Park avenue north of the Grand Central Station, and the connection of the north and south section of the avenue by means of the 42d street viaduct soon to be built by the city, will make of Park avenue, with its natural extension southward through Fourth avenue, one of the principal north and south thoroughfares of the city. With its broad and boulevard-like approach to the Grand Central Station from the north, and its extension around the new station and across the viaduct to the south, it will offer, says Chief Engineer Nelson P. Lewis, immediate relief for the rapidly increasing congestion of Fifth avenue, and will serve as a noble approach to the station from either direction. The one break in its physical continuity continues to be that at the 34th street crossing.

The plan presented for the consideration of the Local Board, although prepared by the borough engineers, was based almost wholly upon a scheme advocated by the Fourth Avenue Association, and originally devised and elaborated by Mr. Lloyd Collis, its Consulting Engineer. The Fourth Avenue Association is a body of property owners, chiefly recruited from those located and doing business on Park or Fourth avenue, south of 34th street. Their plan contemplated the lowering of the surface of 34th street 6.22 feet at its intersection with Park avenue, with consequent reductions of grade on 34th street east of Park avenue for a distance of 238 feet from 4.54 per cent. to 1.86 per cent.; and on the block to the west, between Madison and Park avenues, from 2.13 to 0.79 per cent. The grades on Park avenue were also to be readjusted.

The re-arrangement proposed will also make it possible to carry 33d street across Fourth avenue, where it is now interrupted, thus securing a considerable betterment of crosstown traffic conditions; the incidental relief of 34th street, and the very material improvement of surrounding property. Heavy damages will doubtless be claimed by property owners on both Park avenue and 34th street; but the value of the improvement as secured, it is believed, will much more than outweigh these adverse considerations.

The Wetmore Plan.

The substitute plan, which is referred to commonly as the Wetmore Plan, is supported by certain property owners on Park avenue north of 34th street, and by others in 34th street—some as far west as Sixth avenue. Mr. Wetmore represents chiefly the Vanderbilt

Hotel, which, if the regrading plan is adopted, will lose the use of a considerable amount of vault space held under temporary permits from the City, and which would be damaged in certain other respects. Mr. Wetmore suggests that the present grade of 34th street be not disturbed, and that the tunnel portal also remain as it is. As a relief for the north and south traffic, he proposes the building of a vehicular ramp at the easterly side of the ascent between 32d street and 34th streets, corresponding to the present ramp on the westerly side, though necessarily of narrower width. In order to leave the open cut approach to the tunnel in its present condition, and to gain the space to the east necessary for the proposed new ramp, he would reduce the sidewalk width to ten feet for the entire distance between 34th and 32d streets.

The cost of the general solution he advocates would be, according to his own estimates, about \$138,000, while there would be practically no cost for damages. The principal opponents of this scheme did not at first arrange for or believe in the eventual necessity for a crosstown 34th street subway. It would be physically impossible to run a standard type tube between the roof line of the present Interborough and the tracks of the Fourth avenue-Madison avenue surface line, carried at their present levels. Mr. Wetmore has, however, more recently suggested that room for a subway structure might be provided through raising the grade of 34th street an additional ten (10) inches above the present grade. The borough engineers believe that this would produce an impossible surface traffic condition and have given this solution, therefore, no support. They have come to the conclusion that the so-called Collis Plan, notwithstanding the somewhat greater scale of cost that it would involve, offers the best solution. A hearing will be held by the Board of Estimate on March 27.

Theatre Claimed to Be Fireproof.

The Gold Theatre, which has recently been opened for vaudeville on the northwest corner of Broadway and Varet street, Brooklyn, has a seating capacity of 1,000. Erected on a plot 69x100x62,



GOLD THEATRE, BROOKLYN.
Shampan & Shampan, Architects.

the building has two balconies and an interior finished in a modern French Renaissance style of architecture, richly decorated. The predominating colors are green and gold. Statuary groups top out the boxes and proscenium opening.

A special equipment of electric lighting has been installed with concealed lamps at ornamental decorations to offset various shadows and details of the statuary work. The draperies, curtains and seats have been carefully designed to conform to style and color of the interior finish. A mural painting entitled, "The Oriental Dancer," surmounts the sounding board.

THE NUMBER OF SKYSCRAPERS.

Not So Many Proportionately as Generally Supposed—Statistics from Supt. Miller.

It depends upon what one denominates a skyscraper whether such buildings are numerous or not, but in all New York there are no more than 117 buildings over sixteen stories in height. If we are to include in this classification only those which are higher than it was possible to go with the old forms of masonry construction, before the era of steel-frame construction, then the list is not so very long.

After you rise above the thirteenth story you will find but forty-four fourteen-story buildings, only twenty-seven fifteen-story buildings and only twenty twelve-story ones, while there are no less than 389 in the thirteen story class.

No. of Stor-ies.	No. of Build-ings.	No. of Stor-ies.	No. of Build-ings.
10	179	23	3
11	181	24	4
12	191	26	4
13	389	27	2
14	44	31	1
15	27	32	1
16	28	33	3
17	31	38	1
18	13	41	1
19	13	45	1
20	12	55	1
21	15		
22	11	Total	1,156

This list includes all buildings irrespective of occupancy and those rated as semi-fireproof.

Basements also are included in this list where the floor of the first story is above grade and there is an entrance into the basement from the street. And roof structures or pent houses when actually occupied for janitors' dwellings or some purpose other than for housing elevator machinery, stair exits and the like are considered as an additional story by the building department.

If all the buildings in the foregoing list were piled one upon the other the tower thus constructed would be nearly 35 miles high, or equal to more than 180 Eiffel towers.

From this table it appears that the average height of the skyscrapers in Manhattan (assuming anything ten stories or more in height as a skyscraper) is thirteen stories. Superintendent Miller estimates the total number of buildings in Manhattan is 120,000.

—With the operating contracts for the Dual Subway system signed, as they will be next week, more construction contracts for the Broadway-Lexington avenue line will immediately be let. Then will follow in due course contracts for the construction of the various other lines composing the Dual system. Three hundred and forty-five million dollars will be spent for construction and equipment. Good times are ahead for mechanics and laborers, and let us hope the real estate market will soon come to life again.

—And still it is "next week" when the subway contracts will be signed.

The facade of the building is designed in a Florentine style of architecture with constituting materials of buff colored tapestry brick laid up in a Flemish bond with raked joints and matt glazed polychrome terra cotta and granite trimmings. The structure has been erected under the most rigid regulations of the Fire and Building Departments, and is reputed to be an absolutely fire-proof building, not containing a particle of wood. The Gold Theatre was designed and erected under the supervision of Shampan & Shampan, architects, 772 Broadway, Brooklyn.

BUILDING MANAGEMENT

Conducted by Raymond P. Roberts, Building Manager for the American Real Estate Company.

RENTAL PROPERTY ACCOUNTS.

How to Keep Income and Maintenance Accounts So as to Afford Useful Data.

By R. Kinniburgh,

Auditor American Real Estate Company.

THE investor in income producing real property who desires to obtain the fullest return from his investment will endeavor not only to fill all rentable space in his buildings with the best class of tenants and at the highest rents obtainable, but must also watch expenses closely. Only by analysis of expense and frequent comparison can he hope to secure the best results, and it is therefore important that his accounts should be so arranged as to readily afford useful data.

It is proposed to outline herein a system of accounts suitable for the business of an owner and operator of office and loft buildings, stores and apartment houses and other rentable property. Whether he be owner on a large scale or on a small one, he must provide accounts that will record as to each property:

- (1) The book value.
- (2) The amount of mortgage, if any.
- (3) Gross income from rents.
- (4) Operating expenses.
- (5) Rents accrued and rents received.
- (6) Expenses incurred and expenses paid.

Before going into detail it might be well to make a few general suggestions. All available information concerning the properties should be in the possession of the accountant, and all leases, insurance policies and other contracts be filed with him. He should have in handy form such information regarding each property, as:

- Location, street number, block and lot as shown on city map.
- Area and dimensions of land.
- Full description of the building; cost and kind of construction, cubic feet capacity, height and number of stories, rentable area by floors, number of stores, lofts, offices or apartments, number and make of elevators, if any, etc.
- Assessed value of land and of building.
- Amounts and rates of each class of insurance.
- Owner's equity.
- Rentable value of vacant space.

The above items are statistical and do not enter into the actual books of accounts.

Laying Out the Accounts.

If we now introduce a form (Fig. 1), which is to be filled out each month for the guidance of the owner or manager, it will serve as a basis for laying out the accounts. The system should be such as will give the information called for by the form readily and accurately immediately after the close of the books for the month.

Note that the form contains six columns for figures (not ruled for dollars and cents because intended to be filled out on the typewriter). The two columns on the left hand are for the results of the month just ended; the two middle columns for results from the beginning of the fiscal period to the end of the month just closed, and the remaining two columns to provide an estimate for the operations of the current fiscal year based partly on the experience to date and partly on conditions expected during the remaining months of the year.

column on the debit side for Rents Receivable and on the credit side one column for Accounts Payable, and another for Discounts, in which any discount deducted from a bill upon its payment is noted, while at the same time the gross amount of the bill is entered in the "Accounts Payable" column.

An Accounts Payable account is provided in the General Ledger, to the credit of which each month's total of bills is posted from the Register and which is debited with the total of the Accounts Payable column in the Cash Book.

When these postings have been made, the balance of the account will equal the total of the unpaid bills, which would not be the case if the account were debited with net instead of gross payments. A subsidiary Accounts Payable Ledger containing individual accounts and controlled by the General Ledger account will be found useful in many respects.

The books so far mentioned are common to all kinds of business, and we will now pass to the books and accounts required in the particular business we are dealing with.

Books with Special Forms.

Whatever consideration may be given for a piece of rental property, whether cash, mortgage or value in other property, is to be charged to the rental property account of that property, as also any expenses in connection with the purchase, such as lawyers' fees, surveys, title insurance, etc. To this account should also be charged betterments and assessments. The balance of the account at any time is called the "book value" of the property and would appear as an item in any statement of the owner's assets.

If there be only a few individual rental properties owned, a separate account for each may be opened in the General Ledger. If there are sufficient units to warrant it, the individual accounts should be kept in a subsidiary ledger; one ruled in the usual way will suffice. This ledger will be controlled by a "Rental Property" account in the General Ledger; that is to say, all amounts entering into the book values of the properties are posted both into the Control account in the General Ledger and into the individual accounts in the subsidiary ledger, so that at any time the combined balances of the individual accounts will equal the balance of the Control account.

The amounts of all mortgages on the properties are credited to a "Mortgage Payable" account in the General Ledger, and the mortgages are recorded individually in the "Mortgage Register" (Fig. 2). Payments reducing the principal of mortgages are debited to the account; payments on account of interest are charged to operating expense. The difference between the balances of the "Rental Property" and "Mortgage Payable" accounts is the book equity of the owner in his properties, and it is on

REPORT OF PROPERTY

(FIGURE 1)

For	Month Ending	Month of			
		January 1 to	On Annual Basis		
Book Value					
Mortgage					
Equity					
Average Equity over Year					
Rental Capacity					
Vacancies					
Commissions					
Rent Received					
EXPENSE					
HEAT, LIGHT, POWER AND HOT WATER					
Fuel					
Lamp					
Light					
Paper					
Engine Room Supplies					
Repairs to Boilers and Engines					
Saline					
Boiler Insurance					
LESS Receipts from Tenants					
ELEVATORS					
Power					
Wages (Starter and Runners)					
Repairs and Replacements					
Supplies					
Insurance					
TELEPHONE SERVICE					
Rent and Toll Charge					
Wages of Operators					
Supplies					
LESS Receipts from Tenants					
REPAIRS-GENERAL					
Stores					
Offices					
Apartments					
Beds and Dressing					
Baths and Entrances					
Sinks and Arches					
Furnishings					
Miscellaneous					
JANITORS' SUPPLIES					
PAYROLLS-GENERAL					
Janitors					
Porters					
Hall boys					
Superintendents					
Watchmen					
Footmen					
SUPERVISION					
Renting Office Expense					
Salaries of Superintendents					
Commissions to Brokers					
MISCELLANEOUS EXPENSE					
GENERAL					
Taxes					
Water					
Insurance					
Fire					
Rent					
Liability					
Flow Glass					
Advertising					
MORTGAGE INTEREST					
MORTGAGE EXPENSE					
TOTAL EXPENSE					
NET RETURNS					
PERCENTAGES OF NET RETURNS TO EQUITY					

It would be cumbersome, even if practicable, for a large business to keep all its accounts in one book. The General Ledger should, therefore, contain for the most part controlling accounts and the details of these accounts be recorded in subsidiary books.

The Accounts Payable Register.

By means of an Accounts Payable Register, bills for expenses are brought into the accounts as soon as received and without reference to the time of their payment. This book may be kept open for a few days after the end of the month if desired, to accommodate bills that are late in arriving. As much as possible all bills should be included in the operations of the month to which they belong. The Accounts Payable Register is also used for classifying expenses under general heads.

Some expenses foreseen, but not due, are brought into the accounts through the General Journal, and the distribution of certain expenses over the fiscal year, so that no month will be charged with more than its pro rata share of the same, is also made through this book.

The Cash Book should contain a col-

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In a letter to Borough President Miller, Mr. N. Serracino suggests that the proposed Bronx Civic Center be established on the north side of 180th street, near the Bronx Park subway station. That location, he points out, is virtually the geographical center of the borough and is readily accessible from all quarters of the Bronx or Manhattan, while property there is inexpensive.

The campaign conducted by Borough President McAneny to relieve congestion in the crowded districts by removing encroachments in front of the building lines has brought up a question which is to be settled by the courts. The test case to be litigated will determine whether the landlord or the lessee shall sustain the losses, resulting from the removal of floor space and shortening of show windows. The Peckham Estate, whose property at Fifth avenue and Twenty-third street has been affected by the removal of several feet, appears as plaintiff in the action commenced recently in the Supreme Court.

When the present laws relating to leaseholders in the State of New York were adopted, the Legislature thought it wise to discourage leases running for more than the life of one generation. Double taxation was, therefore, resorted to in the case of leases extending beyond twenty-one years. Thus, the rents are taxed as personalty and the land and its improvements as real estate. Furthermore, the right of the holder of a mortgage on a leasehold to official notification of dispossession proceedings brought by a freeholder against his lessee is not recognized by law. These obstacles to investing in long-term leases will be removed, if the Stilwell bills introduced into the Legislature on the initiation of the Allied Real Estate Interests are enacted.

The Cause of the Real Estate Depression, and the Remedy.

No one who watches closely the condition of public opinion among New York taxpayers can fail to be impressed by the gathering alteration in their attitude toward their own troubles. Until recently they did not exhibit any very lively and omnipresent interest in the effect which the tax policy of the city government was having upon the condition of the real estate market. Of course they grumbled at the increase of taxes, and their discontent was sufficiently obvious and expressive to play a certain part in the last municipal campaign. But still they were not thoroughly in earnest.

They did not take the prevailing depression very seriously. They did not attribute it chiefly to causes connected with the policy of their city government. They had been familiar with periods of depression in the past, and they remembered that after some years of agitation a sudden revival of prosperity supervened and their grievances were swallowed up in the beneficial effects of enlarged business activity and a return of confidence. They have anticipated that the present prevailing period of depression would vanish in the same way and that nothing which they could do as citizens and voters would contribute much either to the acceleration of the return of prosperity or to its retardation.

Recently, however, they have begun to evince a more serious and responsible interest in the situation. General business prosperity has in a large measure returned without benefiting real estate in New York City. The number of transfers recorded are smaller than they were during the past two dull years. The amount of building is on the decrease. Very little money is being invested in real estate. Speculation is at a standstill. The general condition is worse than ever, while at the same time there can be no doubt as to the cause of the depression. Real estate is almost unsalable, except in a few favored locations or at a sacrifice, not because the city is not increasing in population and business, not because its general prospects and situations are not as flattering as they ever have been in the past, but largely because of the effects of past increases in taxation and the threat of future increases.

The growing public understanding of the real cause of the existing depression has increased the prevailing sense of responsibility among property owners as to the adoption of an active, protesting and remedial policy. They are beginning to realize that conditions will not substantially improve until something is done to make them improve—until something is done, that is, to remove the threat which is now hanging over the future of real estate values in New York City. This action must be taken by the municipal authorities and it must assume either one or both of two forms.

Either new sources of revenue must be discovered and tapped that will provide for the increase in the city budget, or else a policy of the most rigid economy must be adopted. In truth a combination of these two methods of meeting the difficulty will be necessary, and it will not be taken without the exercise of active pressure on the municipal authorities by the property owners of New York. The time has come when it is necessary for the property owners to exercise their latent political power. Even in the matter of votes a large proportion of the taxpayers of the city would be in a position to exercise a great deal of pressure, and their indi-

rect influence, if properly mobilized and executed should be still more powerful.

In this connection, however, property owners should remember one important fact. In New York municipal elections take place only once every four years and the possible political influence they possess cannot be exercised oftener than that. An election takes place next fall and that election will provide the taxpayer with the only opportunity to make himself felt that he will enjoy for a long time. It promises to be a very interesting election, during which questions of municipal policy will receive an unusually fine and enlightening discussion. It will be the fault of the property owners of New York and their organizations in case if this discussion does not emphasize the real needs of the existing situation and the real grievance of taxpayers. They should take care that the discussion turns chiefly upon methods of economic administration and the problems of taxation. Every candidate of all the parties should be pledged, if possible, to a definite program of economy and of tax reform, and preparations looking in the direction of effecting these results should not be left until after the summer vacation, but should be begun during the spring and pushed just as far as the general situation will permit.

Public Opinion and Building Restriction.

It looks very much as if public opinion will finally be prepared to sustain a modification of the Building Code looking toward a regulation of the height of buildings. The matter has been frequently agitated in the past, but nothing could be accomplished because of the prevailing opinion that any vigorous regulation would hurt the business development of New York. The idea has been that if a property owner were free to build as high as he wanted to build, property values would be increased while at the same time rents would be kept down. Hence it was argued that in this respect the interest of the individual property owner coincided with that of the city as a whole.

An argument of this kind could be plausibly made during those years in which skyscrapers were few in number, not over eighteen stories in height, and when their erection was confined practically to the financial district. But now that skyscrapers are built in so many different locations, now that an eighteen-story building is considered an example of moderation on the part of its builder, and now that the city has had enough experience to understand the practical working of the lack in this respect of restrictive regulation, it can no longer be urged that the city has the same interest as the individual property owners in permitting buildings to be run up to any mechanically and economically practicable height.

In fact, it can be urged with very much more reason, as Mr. Lawson Purdy pointed out with great force in a recent number of the Record and Guide, that both public and private interests are really injured by the want of effective regulation. Its only desirable effect is to add to the early increase in the value of very desirably situated property, particularly on corners, but in every other respect its effect is injurious both to property owner and public. It encourages mere speculation and promotes the convulsive appreciation and depreciation of real estate values, and it hinders that normal, steady, widely distributed increase in property values and new construction, which is beneficial to the largest number of people. The increase in real

estate value, instead of being spread over a large area and of being participated in by many people is concentrated in a few favorably situated locations.

Rents are just as high, public convenience is not promoted, many thousands of people are deprived of proper light and air, and a condition of congestion is created, which in an emergency might be really dangerous. All these effects have been much more conspicuous of recent years. New York has been passing through a period of activity in building accompanied by depression in real estate. The increase in taxation has encouraged the erection of costly buildings by making it expensive for the owners of under-improved property to continue to hold their parcels. They have, consequently, had them improved and they have had to offer exceptional inducements to prospective tenants. The over-building, which resulted, has rendered the depression in other parts of the city more acute, which in turn has increased the burden of taxation elsewhere and tended still further to accelerate building. It is seriously proposed in the Legislature to swell this whole train of causation by encouraging building still further and by adding to the depression of real estate values. But the proposal is not likely to prevail. There is every probability, however, that as a result of the existing condition property owners will wake up to the necessity of imposing some legal restriction upon the height to which buildings can be erected.

THE WEEK IN REAL ESTATE.

A strong tone characterized the real estate market during the week, and it is very likely that the coming week will witness interesting sales. There were notable instances this week of lessees buying the properties they occupy, namely, the Hotel Collingwood and the parcel at 323 Sixth avenue adjoining the northwest corner of 20th street. Private dwellings and sites for similar buildings in the streets adjacent to Fifth avenue, north of 59th street, were in good demand. Henry D. Babcock, who for many years lived on Fifth avenue south of the Cathedral, bought for improvement with a fine home for himself the plot 45x100.5 in 71st street adjoining the southwest corner of Madison avenue. Dr. Walter B. James bought a plot in 70th street that originally was part of the Lenox Library site and which he will improve with a fine home for his own use. Reimprovement of all of this old site will in all probability be witnessed this year. Already thirteen fine homes have either been built upon it or are in contemplation. Only six lots of the total block which the library and grounds occupied are now vacant. Recent indications point to the fact that high-class property is in good demand. A plot in West 79th street, between Columbus and Amsterdam avenues, changed hands for improvement with high-grade apartment houses. Another plot was sold on Fourth avenue, and that will undoubtedly be improved along modern business lines before another year has passed.

That a great transition is taking place in the character of commercial neighborhoods is indicated by the leasing of an entire building in the old silk district in Green street to a firm of metal manufacturers from South street, particulars of which will be found in our real estate news columns. Dommerich & Company, who were in the neighborhood for fifty years, have followed the uptown movement of their line of business, the silk trade. It may be that this lease of the old Dommerich building will establish a precedent for an influx of new lines of business to the lower West Side.

The section of Broadway between Times and Herald Squares will soon witness a big improvement if the terms of a lease made during the week are carried out. The Hobart estate leased the northeast corner of Broadway and 37th street, for a long term of years, and the lessees intend to improve the plot with a 12-story office building, work upon it to begin next May. It is understood that the Hobart estate is interested in the improvement to the extent of \$500,000. The property is known as 1372 to 1380 Broadway and 107 to 117 West 37th street. There are eleven old structures on the site now. The plot fronts 129.3 feet on Broadway and 154.10 feet in 37th street. The building is to contain a theatre with a seating capacity of 1,200 persons.

Wages of Sheet Metal Workers.

Editor of the Record and Guide:
The schedule of wages paid in the building trades issued in January by the United Board of Business Agents, and reproduced in the Record and Guide, as the prevailing rate of wages, is in error as far as the wages of sheet-metal workers in our employ are concerned. The rate is given in the list as \$4.75 a day, whereas the employers in our association pay their men at the rate of \$5 a day. In order that correct estimates may be made by architects and builders, we desire to have it understood that the real prevailing rate of wages for sheet-metal workers, tin-smiths and metal roofers is \$5 a day.

HERMAN WEINBERGER, Sec.

Employers' Association Roofers & Sheet Metal Workers of Greater New York.
New York, March 12.

Hot Air Heating Defended.

Editor of the Record and Guide:
In Mr. Herbert's admirable article on suburban houses is a misleading statement, viz.: "The old hot-air furnaces are too dirty," etc.

When a hot-air furnace is properly designed and not cheaply installed, it will heat the house better and not "burn" the air we breathe, as is the case with steam or hot-water. The latter can be installed without ventilation, but it is almost impossible to heat with a hot-air furnace without introducing healthful and pleasantly warmed air.

The complaint about dusty inlets and the system a dirty nuisance is not the fault of the system but because the fresh air inlet is improperly constructed.

GEORGE MARTIN HUSS.

New York, March 12.

The New Civic Center.

Congress having appropriated \$3,000,000 for a new site for the Federal Building, the new civic center project is a step nearer realization. The condemnation proceedings for the site of the new County Court House have reached the stage where the present owners of the premises to be taken have finished submitting evidence. Charles D. Olendorf, Assistant Corporation Counsel, who is in charge of the city's case, says he expects to prove that the values claimed by the owners are far too high. The city will not take title to the property until the Court House Board is ready to award the contracts for the building. As yet, the architects have not been chosen.

—Plans for Lord & Taylor's new building on Fifth avenue provide for ten stories. Once it was said that six stories was the proper economic height for store buildings, but later-day experience discovers no great objection on the part of the buying public to going higher.

EMPLOYERS' LIABILITY.

For Accidental Injuries—Two Legislative Measures Compared.

Much interest has been manifested in industrial and insurance circles in the workingmen's accident compensation bills which are pending in the New York State legislature. One of the bills, the McDonough bill (also called the Murtaugh-Jackson bill), if enacted into law, would create a radical change in the legal position of employer and employee as regards the liability of the employer for damages by reason of industrial accident. The measure creates new conditions in this State in that it makes the employer responsible for practically all industrial accidents, irrespective of cause, provides for a State fund to meet claims for industrial accidents. The fund will be raised by assessments upon the employers who come within its provisions, and it will be administered by State officials.

Under this bill the employer will have the alternative of contributing to the fund to meet his liability for accidents to his workmen, or will be subject to suit for damages for such accidents as occur with all common law defenses removed. The compensation provisions of this bill are excessive, and, while the employer has an elective right of coming under this feature, should he decide not do so, he will be liable for all accidents with the amount of damage to be determined by a jury.

Another bill, known as the Foley-Walker bill, provides for free competition regarding the manner in which the employer shall insure his employes. He may either carry the insurance in a mutual company or in a stock liability company, or he may carry it himself if he be of sufficient ability to do so; or he may file sufficient security with the Superintendent of Insurance to permit him to carry his own insurance, or he may contribute to a State fund under the administration of the Insurance Department.

Under the Foley-Walker bill it is claimed that the employe is absolutely secured. He may feel sure that he or his dependents will receive the compensation once it is awarded to them. All of the insurance plans are under the absolute jurisdiction of the Superintendent of Insurance. He will supervise all of the associations and companies and see that they have sufficient assets before they are permitted to carry the risk.

The McDonough bill was opposed and the Foley-Walker bill favored by the Building Trades Employers' Association and the various associations of contractors of this city, and also by most builders and contractors up-State.

The latest advices state that the abandonment of practically all the workmen's compensation bills, pending in the Legislature, and the substitution of a so-called compromise measure embodying features of the Murtaugh-Jackson, Foley-Walker, McClellan-Esquirel, Carswell and Argetsinger bills, has been agreed to by the Senate Insurance Committee.

Do You Really Know Queens?

"Few people realize how great a city the Borough of Queens considered by itself would be," says Walter I. Willis of the Queens Chamber of Commerce. "Queens to-day ranks nineteenth in population, seventeenth in value of its manufactured products and fourth in its building development, among the principal cities of the United States. It includes forty per cent. of the land area of the City of Greater New York and has 196 miles of natural waterfront and

twenty miles of docks. There are more churches per capita than in the Borough of Brooklyn. Many millions of dollars are to be expended this coming year within the borough on new homes, factories, rapid transit, waterfront developments, etc."

An Old-Time Lease.

At No. 12 Chambers street there stood until the site was cleared to make room for the Municipal Building a row of three-story buildings which for many years were used as a school under the auspices of the General Society of Mechanics and Tradesmen. The land was held by the society under a sixty-year lease from one William Mooney and the corporation of the city of New York, for which the sum of \$1,000 was paid, plus an annual rental of only \$125. The buildings were erected as one, on two lots, at a cost of \$7,000, in the year 1821, and the lease expired in 1881.

The society now has a beautiful building in 44th street, where it trains boys in architectural, mechanical and sheet-metal drafting, estimating for builders, decorative designing, modeling, industrial electricity, applied mechanics, physics and mathematics. Over two thousand students are enrolled in the various classes. The society has a great library, a long membership roll and a fine history.

Once there was in every city a few select societies to which our daddies were proud to belong. A membership certificate from any one of them was considered a badge of honor. The Society of Mechanics and Tradesmen is one of the sort. Its membership roll of the present and past is the best list extant of the men who since the year 1785 have been the foremost builders, master mechanics and supply men of the city.

Commendation for Register Grifenhagen.

Register Max S. Grifenhagen has received special commendation from the citizens' commission appointed by the Mayor to advise the Board of Estimate and Apportionment on new sources of city revenue. The commission consisted of former Deputy Comptroller Edgar J. Levey, Joseph French Johnson, William Jay Schieffelin, F. S. Tomlin, Robert S. Binkerd and Robert McIntyre.

In the report of the commission the frequent contention of Mr. Grifenhagen that a public office conducted to safeguard property interests should be self-sustaining, is fully approved. Discussing this topic the commissioners said:

"In no other county office visited by the commission's representative did it appear possible to procure such exhaustive data as was obtained here—and particularly worthy of mention when extended in a manner most accommodating, frank and courteous, hence the adoption of the records of this office as a basis of computation for the Register's offices in general."

Legislative Matters.

Assemblyman Walker of New York, chairman of the Assembly Insurance Committee, introduced a bill prohibiting the State Underwriters' Association from charging a fee for inspecting electrical installations in this State and prohibiting insurance companies from raising rates of insurance to cover these inspections. At present the builder, owner or contractor pays for such an inspection for the protection of the insurance company, and by this system the underwriters' association employs a staff

REAL ESTATE STATISTICS OF THE WEEK

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1912. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.
Conveyances.

	1913		1912	
	Mar. 7 to 13	Mar. 8 to 14	Mar. 7 to 13	Mar. 8 to 14
Total No.	154	149	154	149
Assessed value	\$8,146,700	\$7,962,000	\$8,146,700	\$7,962,000
No. with consideration	11	14	11	14
Consideration	\$849,750	\$597,950	\$849,750	\$597,950
Assessed value	\$759,500	\$523,500	\$759,500	\$523,500
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
Total No.	1,655	1,841	1,655	1,841
Assessed value	\$105,926,912	\$174,163,745	\$105,926,912	\$174,163,745
No. with consideration	224	183	224	183
Consideration	\$10,661,287	\$9,767,781	\$10,661,287	\$9,767,781
Assessed value	\$9,484,462	\$9,043,300	\$9,484,462	\$9,043,300

Mortgages.

	Mar. 7 to 13		Mar. 8 to 14	
	Total No.	88	125	88	125
Amount	\$4,485,449	\$2,665,324	\$4,485,449	\$2,665,324
To Banks & Ins. Cos.	23	31	23	31
Amount	\$1,983,900	\$3,248,000	\$1,983,900	\$3,248,000
No. at 6%	40	49	40	49
Amount	\$1,162,834	\$417,484	\$1,162,834	\$417,484
No. at 5½%	1	2	1	2
Amount	\$300,000	\$320,000	\$300,000	\$320,000
No. at 5%	24	30	24	30
Amount	\$1,469,750	\$825,000	\$1,469,750	\$825,000
No. at 4½%	6	16	6	16
Amount	\$1,068,000	\$588,000	\$1,068,000	\$588,000
No. at 4%	1	1	1	1
Amount	.....	\$45,000	.....	\$45,000
Unusual rates	1	.....	1	.....
Amount	\$1,040	.....	\$1,040	.....
Interest not given	16	27	16	27
Amount	\$483,825	\$469,840	\$483,825	\$469,840
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
Total No.	1,117	1,264	1,117	1,264
Amount	\$45,462,088	\$95,323,360	\$45,462,088	\$95,323,360
To Banks & Ins. Cos.	279	271	279	271
Amount	\$25,630,850	\$73,886,115	\$25,630,850	\$73,886,115

Mortgage Extensions.

	Mar. 7 to 13		Mar. 8 to 14	
	Total No.	34	34	34	34
Amount	\$7,554,750	\$1,782,000	\$7,554,750	\$1,782,000
To Banks & Ins. Cos.	13	13	13	13
Amount	\$7,100,250	\$1,263,500	\$7,100,250	\$1,263,500
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
Total No.	419	580	419	580
Amount	\$20,878,585	\$25,278,177	\$20,878,585	\$25,278,177
To Banks & Ins. Cos.	153	194	153	194
Amount	\$13,902,050	\$13,995,500	\$13,902,050	\$13,995,500

Building Permits.

	Mar. 8 to 14		Mar. 9 to 15	
	New buildings	10	11	10	11
Cost	\$538,000	\$1,288,300	\$538,000	\$1,288,300
Alterations	\$293,582	\$205,244	\$293,582	\$205,244
Jan. 1 to Mar. 14 Jan. 1 to Mar. 15				
New buildings	23	144	23	144
Cost	\$9,606,325	\$16,398,075	\$9,606,325	\$16,398,075
Alterations	\$1,962,667	\$2,419,090	\$1,962,667	\$2,419,090

BRONX.

Conveyances.

	Mar. 7 to 13		Mar. 8 to 14	
	Total No.	131	126	131	126
No. with consideration	9	10	9	10
Consideration	\$90,000	\$176,433	\$90,000	\$176,433
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
Total No.	1,349	1,437	1,349	1,437
No. with consideration	145	118	145	118
Consideration	\$1,624,190	\$1,948,761	\$1,624,190	\$1,948,761

of inspectors whose salaries are paid by the public.

The making of provisions for one practical instrument in place of the separate bond and mortgage of real property is a task given to the State Board of Statutory Consolidation in a bill introduced by Senator McClelland of Manhattan.

New Brooklyn Elevated Connection.

The Public Service Commission for the First District has approved a contract made by the Brooklyn Heights Railroad Company and the New York Municipal Railway Corporation for the construction and operation by the latter of an elevated connection between the Myrtle avenue elevated line in Brooklyn and the Lutheran Cemetery line, so that under the new rapid transit system trains on the Myrtle avenue line may be operated continuously over the Lutheran Cemetery line from Wyckoff avenue to Metropolitan avenue and return.

Mortgages.

	Mar. 7 to 13		Mar. 8 to 14	
	Total No.	102	78	102	78
Amount	\$976,954	\$519,743	\$976,954	\$519,743
To Banks & Ins. Cos.	10	9	10	9
Amount	\$159,500	\$129,100	\$159,500	\$129,100
No. at 6%	42	30	42	30
Amount	\$388,254	\$75,960	\$388,254	\$75,960
No. at 5½%	6	6	6	6
Amount	\$67,250	\$39,878	\$67,250	\$39,878
No. at 5%	29	18	29	18
Amount	\$336,200	\$263,725	\$336,200	\$263,725
Unusual rates	1	.....	1	.....
Amount	\$13,200	.....	\$13,200	.....
Interest not given	24	24	24	24
Amount	\$172,050	\$140,180	\$172,050	\$140,180
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
Total No.	967	1,031	967	1,031
Amount	\$10,448,756	\$8,880,247	\$10,448,756	\$8,880,247
To Banks & Ins. Cos.	110	125	110	125
Amount	\$2,313,029	\$2,374,866	\$2,313,029	\$2,374,866

Mortgage Extensions.

	Mar. 7 to 13		Mar. 8 to 14	
	Total No.	13	8	13	8
Amount	\$195,800	\$210,000	\$195,800	\$210,000
To Banks & Ins. Cos.	1	.....	1	.....
Amount	\$4,000	.....	\$4,000	.....
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
Total No.	136	176	136	176
Amount	\$2,288,300	\$3,170,425	\$2,288,300	\$3,170,425
To Banks & Ins. Cos.	18	43	18	43
Amount	\$510,500	\$1,031,400	\$510,500	\$1,031,400

Building Permits.

	Mar. 7 to 13		Mar. 9 to 15	
	New buildings	24	15	24	15
Cost	\$626,550	\$408,650	\$626,550	\$408,650
Alterations	\$43,925	\$43,675	\$43,925	\$43,675
Jan. 1 to Mar. 13 Jan. 1 to Mar. 15				
New buildings	184	226	184	226
Cost	\$5,041,366	\$6,527,875	\$5,041,366	\$6,527,875
Alterations	\$208,285	\$305,925	\$208,285	\$305,925

BROOKLYN.

Conveyances.

	1913		1912	
	Mar. 6 to 12	Mar. 7 to 13	Mar. 6 to 12	Mar. 7 to 13
Total No.	475	446	475	446
No. with consideration	26	23	26	23
Consideration	\$128,837	\$229,876	\$128,837	\$229,876
Jan. 1 to Mar. 12 Jan. 1 to Mar. 13				
Total No.	4,712	4,827	4,712	4,827
No. with consideration	315	263	315	263
Consideration	\$2,532,112	\$2,386,746	\$2,532,112	\$2,386,746

Mortgages.

	Mar. 6 to 12		Mar. 7 to 13	
	Total No.	311	299	311	299
Amount	\$973,563	\$1,171,115	\$973,563	\$1,171,115
To Banks & Ins. Cos.	77	64	77	64
Amount	\$376,100	\$390,750	\$376,100	\$390,750
No. at 6%	172	177	172	177
Amount	\$452,107	\$575,665	\$452,107	\$575,665
No. at 5½%	34	39	34	39
Amount	\$131,000	\$148,100	\$131,000	\$148,100
No. at 5%	79	69	79	69
Amount	\$301,850	\$388,550	\$301,850	\$388,550
Unusual rates	4	2	4	2
Amount	\$10,400	\$16,200	\$10,400	\$16,200
Interest not given	22	12	22	12
Amount	\$78,206	\$42,600	\$78,206	\$42,600
Jan. 1 to Mar. 12 Jan. 1 to Mar. 13				
Total No.	3,303	3,423	3,303	3,423
Amount	\$12,183,370	\$13,783,785	\$12,183,370	\$13,783,785
To Banks & Ins. Cos.	803	766	803	766
Amount	\$5,069,181	\$5,413,473	\$5,069,181	\$5,413,473

Building Permits.

	Mar. 7 to 13		Mar. 7 to 13	
	New buildings	88	97	88	97
Cost	\$688,087	\$596,000	\$688,087	\$596,000
Alterations	\$53,585	\$96,460	\$53,585	\$96,460
Jan. 1 to Mar. 13 Jan. 1 to Mar. 13				
New buildings	736	696	736	696
Cost	\$5,830,572	\$5,565,508	\$5,830,572	\$5,565,508
Alterations	\$638,732	\$599,550	\$638,732	\$599,550

QUEENS.

Building Permits.

	Mar. 7 to 13		Mar. 8 to 14	
	New buildings	138	97	138	97
Cost	\$537,080	\$327,450	\$537,080	\$327,450
Alterations	\$24,800	\$15,210	\$24,800	\$15,210
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
New buildings	831	717	831	717
Cost	\$2,842,667	\$2,876,285	\$2,842,667	\$2,876,285
Alterations	\$192,076	\$97,032	\$192,076	\$97,032

RICHMOND.

Building Permits.

	Mar. 7 to 13		Mar. 8 to 14	
	New buildings	16	20	16	20
Cost	\$28,546	\$44,800	\$28,546	\$44,800
Alterations	\$2,782	\$3,300	\$2,782	\$3,300
Jan. 1 to Mar. 13 Jan. 1 to Mar. 14				
New buildings	104	132	104	132
Cost	\$200,716	\$881,435	\$200,716	\$881,435
Alterations	\$25,110	\$77,160	\$25,110	\$77,160

BUILDING MATERIALS AND SUPPLIES

Lime Prices Will Be Advanced from 5 to 10 Cents to Cover Higher Costs of Production and Shipment.

Brick Weakens Slightly When Hudson Navigation Reopens With a Bigger Supply in Shed Than Estimators Had Calculated—The Building Outlook.

COMMON brick was a weak factor in the building material market, and the range is somewhat narrower in quotations. Prices dropped from \$7.25 and \$7.37½ to \$7 and \$7.25. A few isolated cargoes moved out at \$7.50 on specification, however.

Portland cement stiffened further, although there was no actual increase in price. Lime was so firm on demand that it was unofficially announced that an advance of from five to ten cents a barrel would be made probably in April to cover increased cost of cooperation, fuel and transportation.

Certain lines of lumber are also reported to be firming. They are hardwoods and yellow pine. Copper is weaker, which gives the flashing interests a chance to supply themselves with raw material in a sick market for a brief period. Steel products were not quite so active on demand, which was a source of considerable gratification to the producers who are just about able to make their deliveries meet the volume of new business.

The Hudson River is again navigable, which means that many dealers who have depended upon continued cold weather to finish riding from their stacks, may have to sell at prices below original calculations, unless the market improves.

A new condition has arisen in this department which the dealers carrying Hudson River brick did not anticipate. There is a great deal more brick up the river than estimators last fall figured on, despite the open winter. The cause for this over supply may be found in the fact that an exceptionally large quantity of Raritan River brick has been towed into New York and Newark this winter with the result that Hudson River brick has not been in its customary demand. By June new brick should be coming into New York and consequently consumers are looking forward to lower prices when the manufacturers start to clear their sheds to make way for the 1913 production.

If the volume of expected new building operations comes forward with the freedom that builders have anticipated during the winter, much of this surplus brick will be taken care of and for that reason, even the most optimistic dealers do not look for a very extensive change in prices.

Another condition which seems to favor the accomplishment of a continued firm building material market is that the steel companies are reporting a slight falling away in volume of new structural orders, thus permitting them to catch up with some of their delayed deliveries. If they are successful in reducing their unfilled tonnage there should be a greater demand for other basic building materials by the latter part of April when the building season gets fairly under way.

Advices from the bar mills, dealing with reinforcement, fire-escape and architectural ironwork, show that they are sold up to an extent that makes premium business surprisingly large. This means that concessions will be hard to get in the very near future.

AGGREGATE MARKET STRONG. Crushed Stone, Sand and Gravel Scarce and Stiffening.

THE condition of the concrete aggregate market from Portland cement right down to sand is increasingly stiff and the indications are that with the exception of cement the supply will be below the demand.

In the crushed stone market advances are momentarily expected. Current quotations are 1½-in., \$5 and 95 cents; ¾-in., 90 cents and \$1, and screening, 90 cents and \$1. All on 500 cu. yd. orders at dock New York.

In the gravel market the new price level of \$5 and 90 cents is stiffly held despite the fact that orders have considerably fallen off during February. The prospects for a heavy demand when the spring contracts come out are good and further advances are confidently expected.

Sand is in a temporary lull, but prices are stiffly held at 50 cents for full cargo lots delivered along side dock New York.

COMMON BRICK WEAKER. Navigation Again Open—No More Covered Cargoes.

THE condition of the common brick market is weak and dull. Prices range from \$7 to \$7.25 with some select brick moving out at \$7.50. Dealers' stacks are getting low, but the supply of brick up the river appears to be somewhat larger than the manufacturers suspected earlier in the season. This may be due to greater activity in the foreign brick market, notably Raritan rivers.

Official transactions for North Ricer common brick during the last year with records covering the corresponding week last year follow:

1912.		
Left Over, March 1—57.		
	Arrived.	Sold.
Monday	5	6
Tuesday	0	7
Wednesday	0	3
Thursday	0	0
Friday	10	4
Saturday	0	2
Total	15	22

Condition of market, dull. Prices, Hudson River (basic), \$7 to \$7.25. Extra selects, covered, \$7.50. Raritans, \$7. (Wholesale dock N. Y. For dealers' prices add profit and cartage). Newark (yard), \$8.25. Left over (open cargoes), 50. Total covered, 0. Total covered sold, 8. Total covered on reserve, March 12—11. Total under cover in corresponding week last year, 4.

1911.			
Left Over, March 4—0.			
	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	0	0	1
Wednesday	0	0	0
Thursday	0	0	1
Friday	0	0	5
Saturday	0	0	0
Total	0	0	7

Condition of market, strengthening. Prices, Hudsons, \$7.25 top. Raritans, \$7. Total covered left March 10—4.

BUILDING METALS STEADY. Copper and Pig Iron the Only Factors That Are Not Holding Firm Positions.

IF the temper of the general building materials market is gauged by the metals' market there is no cause for worry. The steel companies have been in the market heavily for pig iron in the past so that there has been little buying so far this month. The result has been a decline in prices, particularly in the South.

The demand for light steel products, however, is very strong and the monthly report of the unfilled orders on the books of the United States Steel Corporation showed a decline of 170,654 tons at the end of February below the January record. The total tonnage of forward business on Feb. 28 was 7,656,714 tons, in comparison with 7,827,368 tons on Jan. 31, 7,932,164 tons on Dec. 31, 7,852,883 tons at the close of November and 7,594,381 tons at the end of October. A year ago unfilled orders amounted to 5,454,200 tons, and the year before that 3,400,543 tons.

The corporation's advance business has been on a decline since last October. In that month bookings amounted to about 80,000 tons a day. January orders averaged no more than 38,000 daily and, in February about 35,000 tons were placed a day. It is estimated that the mills still have enough business under contract to keep them in operation nearly at capacity until past mid-summer.

Pittsburgh quotations on structural steel for prompt shipments of angles and beams are 1.70 cents basic. Future delivery is quoted at 1.45 cents and is somewhat easier than February quotations. Other prices follow: I-beams over 15-in., H-beams over 18-in., angles over 6-in., 1.50 cents; deck beams and bulb angles, 1.75 cents; hand railed tees, 2.25 cents; checkered and corrugated floor plates, 2.40 cents. The

following extras are named for cutting to specified lengths: Under 3 ft. to 2 ft., inclusive, 25 cents per 100 lbs.; under 2 ft. to 1 ft., inclusive, 50 cents per 100 lbs.; under 1 ft., 55 cents per 100 lbs. No charge is made for cutting to special lengths of 3 ft. and over.

Pipe discounts are not as firm as last month and shading from 2½ to 5 points is reported on some kinds of business. The sheet metals are operating at 30 per cent. of capacity and none of the large producers are showing a disposition to accept orders later than July 1 at present quotations. The second half quotations which are expected to be announced about the middle of April may show a sharp advance and some authorities think it will reach \$2. Prompt shipments of plates from Pittsburgh are held at 1.70 cents and from this city at 1.86 cents. Future deliveries are held at 1.45 Pittsburgh and 1.61 this city.

HIGHER LIME PRICES EXPECTED. Cost of Cooperaage and Fuel Responsible for a Possible Stiffening to from 5 to 10 Cents a Barrel.

THERE has developed in the lime market a decidedly stiffening tone. Prices are expected to advance this spring from 5 to 10 cents a barrel, especially on finishing lime. This advance is necessary, according to the lime interests, because of the high cost of cooperation, fuel and transportation. Prices for 200 bbl. lots in this market during the last ten years follow:

Average price in	Per barrel.
1900—Common Lime	\$0.50
Finishing Lime	.60
1901—Common Lime	.65
Finishing Lime	.75
1902—Common Lime	.80
Finishing Lime	.90
1903—Common Lime	.80
Finishing Lime	.90
1904—Common Lime	.85
Finishing Lime	.95
1905—Common Lime	1.02
1906—Finishing Lime	1.12
1907—Finishing Lime	1.12

During the same years a 350-lb. package of Finishing Lime was \$1.62 a package.

Average price in Per barrel.

1908—Common Lime \$0.92

1909—Finishing Lime 1.02

1910—Selected Lime 1.62

1911—Selected Lime 1.62

In 1912 the prices averaged about 5 cents a barrel less.

The current price of plaster blocks in New York City follow: 2 inches, 7 lbs. per sq. ft., 6 cents; 3 inches, 8 ½ lbs. per sq. ft., 6½ cents; and 4 inches, 8 ½ lbs. per sq. ft., 7½ cents. All these blocks are 32 inches long by 13½ inches wide, containing 3 sq. ft. of surface. Only the 2-inch blocks are solid. Current prices for ½ plaster boards are 16 cents per sq. yd.

THE LUMBER SITUATION. Suburban Dealers Coming in Freely With Fair Sized Spring Orders.

LUMBER interests here are beginning to feel the strain of the building movement out in the suburbs. Dealers are reporting an active demand and supplemental spring orders have been received by some houses, especially those handling spruce, hemlock and hardwoods. In the latter the greatest scarcity is found in the low grade stocks, but the price lists are so far, fairly steady.

Spruce in the wholesale market is in its duller season as far as the Adirondack product is concerned. Most of the prompt delivery orders now being placed are going to West Virginia. Eastern schedules are quoted at \$23 and \$27, according to sizes, nominal. Few mills will accept orders now at these figures, the trend being unmistakably toward higher levels.

There is no change in lath quotations, \$4.10 and \$4.15 being the usual range. This commodity is scarce. Hemlock is reported to be well sold up on a \$23 base market. Timber and scantling are in moderate demand. Boards are in the heaviest call. There is little unsold dry hemlock available for this market.

North Carolina pine is especially strong. There have been advances in this department ranging from 50 cents to \$1 per thousand on all classes of timber, and to this should be added a further increase of freight rates by water. Vessel charters to New York from Georgia and Florida points range from \$6.75 to \$7 per thousand thus making a clear advance of \$2 over the normal rates at this season of the year.

White pine holds a steady position. There will be no changes, however, before spring, in quotations.

UPTURN IN LINSEED MARKET. Quotations Move Up One Cent—Mineral Lubricants Prices Firm.

IN the oil department there was a recovery of one cent in the current quotations on linseed oil. Producers reported a good demand from all consuming quarters. There was no oil obtainable at less than 45 cents and some crushers reported an increase in the volume of business in moderate quantities thus apparently indicating that the upward movement will continue. Current prices follow:

Linseed.—City, raw, American seed, 47 to 48; boiled, American seed, 48 to 49; out of town, raw, American seed, 47 to 48; raw, Calcutta seed, 65.

These quotations rule on mineral lubricants: Black, refined, summer.....13 @13½ Black, reduced, 27 gravity, 35@30 c. t.13½@14 Black, reduced, 30 gravity, 15 c. t.....14½@15 Cylinder light, filtered.....21½@23 Dark, steam, refined.....15½@25 Paraffin, high viscosity.....19 @28 23½ 24 gravity.....15 @15½ 28 gravity.....13 @13½ Wax, crude, per lb.....3½@3¾

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases
and Public Auctions

Fifth Avenue Property Was a Feature of the Dealing This Week.

There was considerable character to the dealing in real estate this week. Prominent among the transactions was the sale of 206 and 208 5th avenue, running through to Broadway; an old holding on Sixth avenue near a 20th street corner; numerous dwellings in streets intersecting Fifth avenue opposite Central Park, and important sales in Harlem and on Washington Heights. The Bronx also contributed some good sales to the market, notably a block front of apartment houses. Selling in Brooklyn comprised good properties in important parts of the borough. There were a few large transactions on Long Island east of the city line.

The total number of sales in Manhattan this week was 42.

The number of sales south of 59th street was 18, against 11 last week and 20 a year ago.

The sales north of 59th street aggregated 24, compared with 34 last week and 21 a year ago.

From The Bronx 17 sales at private contract were reported, against 18 last week and 23 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$1,986,809, compared with \$1,403,423 last week, making a total since January 1 of \$12,417,765. The figure for the corresponding week last year was \$982,500, making the total from Jan. 1, 1912, \$9,477,900.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

FULTON ST.—Chas. F. Noyes Co. sold for the Fulton-Chambers Co. 102 and 104 Fulton st, a 7-sty office and store building, on a plot 49.8x80, a Dutch Reformed Church leasehold, and adjoining the southwest corner of William st. The lease has 40 years yet to run at an aggregate net rental of \$480,000.

LIBERTY ST.—The estate of Henry E. Coe sold 133 Liberty st, a 4-sty mercantile building, on a lot 25.6x94.9, adjoining the northeast corner of Washington st. Mary T. Donovan is the buyer and she has resold the property to the Zabriskie estate, an adjoining owner. Mr. Coe bought the property in 1906 from Seth Sprague Terry.

WASHINGTON ST.—Jos. W. and Thos. Morgan sold to the Reversionary Estates Co., of Nyack, N. Y., 774 to 778 Washington st, three 3-sty tenement houses, with stores, on a plot 63x66, 50 ft south of Jane st.

1ST ST.—Justice Giegerich, of the Supreme Court, has granted permission to the Christian Israelites to sell Isaac Yagodu 108 1st st, 3-sty front and rear tenement houses, on a lot 20x105.11, between Av A and 1st av. The seller will use the money for the purchase of another building uptown. The price paid for the 1st st property is \$17,200.

12TH ST.—Folsom Bros., Inc., in conjunction with Adam Schopp sold for the estate of Charlotte A. Van den Heuvel to Mrs. Mary O'Neill for occupancy, 106 East 12th st, a 3-sty and basement dwelling, on a lot 25x106.6.

14TH ST.—Jacob Kottek resold to the Chas. J. Weinstein Realty Co. 304 to 312 West 14th st, five 4-sty and basement dwellings, on a plot 100x98x irregular, adjoining the southwest corner of 8th av on which the building of the New York County National Bank is situated. Two apartment houses will be built on the site. The seller bought the property from Robt. J. Collier about 2 months ago.

18TH ST.—Chas. B. Van Valen bought from the D. H. Jackson Co. 342 West 18th st, a 5-sty and basement flat, on a lot 25x92.

19TH ST.—The D. H. Jackson Co. sold to Chas. B. Van Valen 446 and 448 West 19th st, two 4-sty double flats with stores, on a plot 50x92. The buyer gave in part payment \$72 and 874 West 12th st, Brooklyn, two 2-sty and basement 2-family houses, on a plot 40x100.

23D ST.—The estate of John H. Taylor bought from the Silk Realty Co., Samuel K. Jacobs, president, 20 to 26 West 22d st, a 16-sty mercantile building, on a plot 103x98.9. In part payment the buyer gave the 210 acre estate known as The Oaks, fronting on Broadway, at Bayside, Queens Borough, and adjoining the Oakland Golf Links, at the head of Little Neck Bay.

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25TH ST.—The Solomon Brooks Co. bought from the Bethel M. E. Church its edifice and property at 233 to 243 West 25th st, a plot, 80 x98.9. The buyers have resold the plot to the Brown-Weiss Realties, and the latter gave in payment the 7-sty loft building, on a plot 75x100, at 179 to 183 Wooster st.

35TH ST.—The estate of Randolph Guggenheimer sold to the lessee, Seth H. Moseley, the 12-sty steel frame hotel known as The Collingwood, on a plot 85x100, at 43 to 49 West 35th st. It was built about 7 years ago and was bought by the estate 4 years ago. The hotel also controls a plot 60x100 in the rear, under a 21-year lease, insuring light and air. The buyer's lease had 10 more years to run.

AV A.—Leon S. Altmayer sold to the Rocksand Realty Co. 1014 Av A, at the northeast corner of 55th st, a 5-sty tenement house with stores, on a lot 25.5x80.

LEXINGTON AV.—Wm. R. Hearst sold to W. C. Reeves & Co. his former residence at the northeast corner of Lexington av and 28th st, a 4-sty and basement brownstone dwelling, on a lot 22.4x80. E. A. Turner was the broker. The purchasers will remodel the building for business purposes and occupy part of it themselves.

LEXINGTON AV.—John W. Ambrose bought from Mary Schieffer 577 Lexington av, a 3-sty dwelling, on a lot 18.10x67, adjoining the northeast corner of 51st st. The buyer owns the adjoining corner property. The seller bought the property at auction a short time ago.

4TH AV.—M. & L. Hess sold for the Realty Holding Co. to the Polo Construction Co. 329 and 331 4th av, old buildings, on a plot 33x83, between 24th and 25th sts. The buyer will re-improve the plot, on May 1, with a 12-sty office building, after plans by Neville & Bagge.

5TH AV.—Negotiations are practically completed for the sale by Elmer A. Darling of 206 and 208 5th av, a 7-sty office building and a 4-sty building, on a plot 54.4 on 5th av, running through to Broadway, where the frontage is 60.4 ft, with a south line of 101.7 ft and a north line of 123 ft. An apartment house on Broadway is understood to be given in part payment.

6TH AV.—The estate of Alex. Rich sold to the United States Realty & Imp't Co., 323 6th av, adjoining the northwest corner of 20th st, a lot 20x53.6, which forms part of the site of the O'Neill-Adams store, from 20th to 21st st. The Supreme Court has granted permission to Berthold A. Rich to convey the parcel for \$141,000. The lot had been under lease to the purchaser, who owns the store mentioned.

8TH AV.—Chris. Schierloh sold for Wm Bauer to John G. Hess 732 8th av, a 4-sty tenement house, with store, on a lot 18.9x100, an Astor leasehold.

Manhattan—North of 59th Street.

60TH ST.—Pease & Elliman sold for Jeannette P. and Annie C. Coulter to Chas. E. Rushmore 46 East 60th st, a 4-sty and basement dwelling, on a lot 20x100.5. The buyer owns the adjoining southwest corner of Park av and East 60th st.

61ST ST.—Douglas Robinson, Chas. S. Brown Co. sold for Mary R. H. Glyn to Dr. M. S. Kakels, for occupancy, 35 East 61st st a 5-sty American basement dwelling, on a lot 19x100.5.

78TH ST.—Hattie J. Hall sold 254 West 78th st, a 5-sty American basement dwelling, on a lot 16x102.2. A similar property at 256, adjoining, was recently transferred to Katharine G. Hayward.

70TH ST.—Otto H. Kahn sold through Henry D. Winans & May to Dr. Walter B. James the vacant plot, 41x100.5, in the north side of 70th st, 200 ft. east of 5th av. The buyer will improve the plot with a large residence. The site is between the homes of Mrs. H. D. Bookman and W. T. Hyde.

71ST ST.—Henry D. Winans & May sold for a client the lot, 22.6x100.5, in the south side of 71st st, adjoining the southwest corner of Madison av. It is the last of the subdivisions of the old Lenox Library plot. The buyer will improve the site with a fine dwelling for his own occupancy.

71ST ST.—Henry D. Winans & May sold for Louisa Van Rensselaer the vacant lot, 22.6x100.5, in the south side of 71st st, 47.6 ft. west of Madison av. The buyer is Henry D. Babcock, who bought an adjoining lot last week, the total plot adjoining the southwest corner of Madison av. He has now a total frontage of 45 ft., which he will improve with a fine dwelling, after plans by C. P. H. Gilbert. The contractors are Richard Deeves & Sons.

75TH ST.—Hugh L. Mooney sold for F. M. Jencks to Albert G. Ropes 45 West 75th st, a 4-sty dwelling, on a lot 21x102.2.

79TH ST.—The Brixton Construction Co., Edward S. Brickner, president, has bought from Dr. Wm. C. Bergmann, Matthew Farris and Philip H. Smith respectively, 138, 140 and 142 West 79th st, three 3-sty and basement dwellings, on a plot 58x102.2, between Columbus and Amsterdam avs. Carl Levis was the broker in the total transaction, while Slawson & Hobbs represented Dr. Bergmann, one of the owners. The purchasing company will improve the site with a 12-sty apartment house.

82D ST.—McMorrow Construction & Engineering Co. bought from the Thurman estate and Jas. I. Hogan 170 to 174 West 82d st, three dwellings, on a plot 50x102.2. Pease & Elliman were the brokers. An apartment house will be built on the site.

105TH ST.—Sharp & Co. sold for Valentine Hattemer, 221 to 225 West 105th st, three 5-sty flats, on a plot 75x100, 170 ft east of Broadway.

111TH ST.—Lowenfeld & Prager bought through Douglas Robinson, Chas. S. Brown & Co. 111 to 115 and 119 West 111th st, four 3-sty dwellings, 111 to 115 being on a plot 45x100.11 and 119 being on a lot 14x100.11. They are just west of Lenox av.

113TH ST.—Mary C. Zerban sold 70 West 113th st, a 5-sty flat, on a lot 26.3x100.11.

131ST ST.—The estate of John L. Rogers sold to Wm. Brown 123 West 131st st, a 3-sty dwelling, on a lot 18x99.11. The seller, as the plaintiff, acquired the property in foreclosure proceedings last January.

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Private Realty Sales (Continued).

142D ST.—Goodale, Perry & Dwight, in conjunction with Louis H. Lowenstein, resold for a client to Emma Smith 513 West 142d st, a 3-sty dwelling, on a lot 16x100, 120 ft west of Hamilton pl. Harry Levey, who was mentioned in the report of the original sale of this property, in last week's issue, was a broker and not a principal, as was reported.

182D ST.—Hugo E. Distlehurst sold to the Solomon Brooks Co. 52 to 60 West 182d st, five 3-sty dwellings, on a plot 87.6x99.11. The purchasing company acquired the plot for the old Bethel Methodist Episcopal Church at 233 to 243 West 25th st, which sold its church property to the Brooks Co. on condition that the company would find a suitable new site for a church on Washington Heights, which it has now done.

COLUMBUS AV.—Richard A. Harriquez sold to Patrick Carey the southeast corner of Columbus av and West 91st st, a 5-sty flat with stores, on a lot 25x75.

CONVENT AV.—Louis J. Grant sold through F. Dornberger 328 Convent av, a 4-sty dwelling, on a lot 20x100, between 143d and 144th sts.

MADISON AV.—Kurz & Uren sold for Thos. H. Hoff 1994 Madison av, at the northwest corner of 127th st, a 4-sty and basement dwelling, on a lot 20.4x35.

MADISON AV.—Williams & Grodinsky sold to an adjoining owner 1672 Madison av, at the northwest corner of 111th st, a 5-sty flat, on a lot 20.11x50.

MANHATTAN AV.—Goodwin & Goodwin sold for a client to Mrs. W. Walther 395 Manhattan av, a 3-sty dwelling, 18x50x100. This is the third one sold of a row of 6.

VERMILYEA AV.—Warren F. Johnson sold for the estate of Jos. M. Fernandez to G. L. Lawrence the northwest corner of Vermilyea av and Academy st, a vacant plot, 150x150.

WEST END AV.—Harry Schiff sold through Mark Rafaleky & Co. and A. Frank to Dr. Jas. H. Bishop the southeast corner of West End av and 88th st, a new 12-sty apartment house, on a plot fronting 100.8 ft. in the avenue and 135 ft. in the street. In part payment the buyer gave 570 lots and 14 dwellings at Roselle Park, N. J. Mark Rafaleky & Co. have also been appointed agents of the building by the new owner.

3D AV.—Leon S. Altmayer sold for Frank Eddy, of Washington, 1707 3d av, a 3-sty business building, on a lot 25x100, adjoining the southwest corner of 96th st. The buyers are Sandford & Green.

8TH AV.—The estate of Ann Maplesden sold, for cash, 2547, 2553 and 2555 8th av, three 5-sty tenement houses with stores, each on a lot 25x85, between 136th and 137th sts. The estate bought the parcels in foreclosure two years ago for \$75,000.

Bronx.

152D ST.—Cypress Realty Co. sold through Chas. Kuntze 385 East 152d st, a 3-sty flat with store and a 2-sty, 2-family rear house on a lot 25x100.

163D ST.—Max J. Klein and Ignatz Roth sold the block front in the north side of East 163d st, between Kelly and Tiffany sts, consisting of five 5-sty flats, on a plot 200x125.

167TH ST.—Lowenfeld & Prager sold to Deutsch Bros. 818 to 824 East 167th st, two 5-sty flats, on a plot 80x100, between Union and Prospect avs.

170TH ST.—Louis Bauer sold through A. J. Madden the southwest corner of 170th st and Charlotte av, a vacant lot, 24x100.

182D ST.—The F. & B. Co., Jas. Fraser and Henry Berau, Jr., bought from the Seitz Realty Co. the block front in the south side of East 182d st, between Crotona Parkway and Mohegan av, a plot 218.9x78x67. The plot will be improved with five 5-sty apartment houses. The Van Dyck estate has made a loan on the property.

EASTCHESTER RD.—Kurz & Uren sold for Mrs. S. Sullivan a tract of about 7 acres on Eastchester rd, between Mace and Allerton avs, having a frontage of 292.78 ft. on Eastchester rd, a depth of 961.59 ft. on the north line and 1,075.85 ft. on the south line. The buyer took this tract in exchange for Manhattan property.

FOREST AV.—Eleazer L. Raines sold to H. B. Davis 1118 Forest av, a 5-sty flat, on a plot 45.8x147; and 1117 to 1121 Tinton av, two 5-sty flats, each on a plot 40x127. The buyer gave in part payment lots in Sherman Park, Westchester county; lots in Broadway-Flushing, Queens; and lots in Roslyn Estates, Nassau county, L. I.

GRAND BOULEVARD AND CONCOURSE.—Assets Liquidation Co. sold through Van Norden & Wilson a plot of 10 lots on the Grand Boulevard and Concourse running through to Ryer av, 147 ft north of East 182d st. The buyer will improve the plot with dwellings.

HOE AV.—Paul Bultmann sold for the Dwyer & Carey Construction Co. 1171 Hoe av, a 2-family house, on a lot 25x100.

PERRY AV.—Jas. E. Barry & Co. sold for a client to Mrs. Frances Lee 3146 and 3148 Perry av, two 2-family houses, each on a lot 20x100.

SUMMIT AV.—W. S. Patten and J. L. Van Sant sold for a client the vacant plot, 95x100, on the east side of Summit av, 50 ft. north of 164th st. The buyer, who is a builder, will erect 5-sty flats on the plot.

TRINITY AV.—The Brown-Weiss Realties bought from Anna Marisch 971 and 973 Trinity av, two 5-sty tenement houses, each on a plot 37x100. The buyers gave in part payment a farm of 6½ acres at Norwood, near Lynbrook, L. I.

VYSE AV.—Mrs. Adele Harrington sold through John F. Fetzer to F. Landwehr, 1481 Vyse av, a 5-sty flat, on a plot 37.6x100, the buyer giving in part payment 3766 Park av, a 3-sty dwelling, on a lot 20x150.

VYSE AV.—John F. Fetzer sold for Mrs. Adele Harrington to Mrs. Elizabeth Webber 1485 Vyse av, a 5-sty flat, on a plot 37.6x150, the buyer giving in part payment 3768 Park av, a 3-sty dwelling, on a lot 20x150.

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WASHINGTON AV.—A. I. Shapiro and Sussman & Heller sold to I. Goldberg 1718 Washington av, a 5-sty apartment house, on a plot 41.9x107.

WEBSTER AV.—Keilbert Construction Co. bought the plot, 61x98, on the east side of Webster av, 75 ft. north of 184th st. It will be improved with a 5-sty apartment house.

WESTCHESTER.—Congressman Jefferson M. Levy sold to the New York, New Haven & Hartford Railroad Co. the large tract between its Westchester freight yard and Westchester creek, comprising about 50 acres. The company will make an addition to its freight yards. It is understood that there will also be a passenger advantage as a result of this purchase, in the form of a transfer point for passengers from the New Haven company's Harlem River branch to the Westchester av subway at Westchester Village. The property just bought measures about one-half mile north and south, its south boundary being only a short distance from the Westchester av extension. There is a frontage on Westchester creek of about one-half mile; and this frontage will be utilized by the railroad also.

Brooklyn.

BRIDGE ST.—Philip M. Holland sold through Chas. W. Seitz to the Hyams Realty Co. 391 Bridge st, a 3-sty and basement brick dwelling, on a lot 20x100.3, between Fulton and Wiloughby sts.

CUMBERLAND ST.—J. D. H. Bergen & Son sold for Mrs. Emily Nelson to Adolph Bookman 219 Cumberland st, between Lafayette and De Kalb avs, a 4-sty and basement brownstone front dwelling, on a lot 21x90. The buyer will occupy the house.

FULTON ST.—A syndicate headed by Jos. Frankel, sold to L. & A. Pincus the southwest corner of Fulton and Jerome sts, East New York, a new theatre, on a plot 100x200. The building will be completed next month and will have a seating capacity of 1,800 persons.

PARK PL.—John Boland sold through Oscar B. Jarvis to Dr. Robt. T. Wheeler 887 Park pl, a 3-sty and basement brick dwelling, on a lot 25x130.7.

REEVE PL.—Alfred Clifford sold to P. J. Reynolds the southeast corner of Reeve pl and Sherman st, a 3-sty flat, on a lot 20x80.

SCHERMERHORN ST.—Chas. W. Seitz sold for Hannah Edgett and Ida B Lowndes, Louisa A. Beckett and Henry Hyams respectively to the building firm of Louis Beer's Sons 191 to 195 Schermerhorn st, at the northwest corner of Hoyt st, three 3-sty and basement frame dwellings, each on a lot 25x100. The buyers will improve the site with a modern apartment house with stores, the stores to face in Hoyt st.

SENATOR ST.—Frank A. Seaver sold for A. L. Crane the plot of 2 lots in the southeast side of Senator st, 200 ft. east of 4th av, Bay Ridge, to a builder for improvement.

STATE ST.—Chas. W. Seitz sold for Mary Cunningham 391 State st, a 3-sty and basement brownstone front dwelling, 18.9x45x100, to Mrs. Louisa A. Bockett.

1ST ST.—Jerome Property Corporation sold for Emma Werner to Margaret Culleney, for occupancy, 355 1st st, a 2-sty and basement dwelling, on a lot 19x100, between 5th and 6th avs; also sold for a client to E. P. Nicholas 352 1st st, a 2-sty and basement dwelling, on a lot 19x100.

1ST ST.—Chas. E. Rickerson sold for Louis Bonert to a buyer, for occupancy, 570 1st st, between 8th av and Prospect Park West, a new 4-sty American basement brownstone front dwelling, 22x55x100.

3D ST.—L. L. Waldorf Co. sold for Mrs. Mary Huchting to a buyer, for occupancy, 530 3d st, between 7th and 8th avs, a new 3-sty American basement stone front dwelling, on a lot 18.2x95.

EAST 19TH ST.—Westwood Realty Co. sold for a client 335 East 19th st, a 20-family apartment house, on a plot 50x125; also sold for Albert H. Davis 327 East 19th st, a detached dwelling, on a plot 60x125.

40TH ST.—Alfred Clifford sold to P. J. Reynolds the plots of 2 lots in the east side of 40th st, 250 ft. north of Av E.

49TH ST.—Maurice G. Strauss sold for David Jarch to the Whipple Construction Co. the 4-sty double flat at 214 49th st, South Brooklyn.

53D ST.—Tutino & Cerny sold for Daniel J. Lynch to Martin Orlovsky, for occupancy, 628 53d st, a 2-sty and cellar brick 2-family house, on a lot 20x100.

BROADWAY.—R. Burkhardt, a druggist, who owns and occupies the 4-sty brick building at 1241 Broadway, at the northwest corner of Greene av, on a lot 28x97, has sold the property to J. Kurtz & Sons, furniture dealers, of 773 Broadway. The reported price is \$98,500.

GREENE AV.—Martha Cole sold through Henry P. Cain 875A Greene av, a 3-sty dwelling.

OCEAN AV.—Palatial Homes Co. sold through Wm. H. Goldey to a buyer for occupancy, 1191 Ocean av, a 2-sty and attic detached frame dwelling, on a plot 50x100, at the north corner of Glenwood rd.

PARKSIDE AV.—W. A. A. Brown sold through the Westwood Realty Co. to Alfred Douglal 348 Parkside av, a dwelling, on a lot 17x100.

EASTERN PARKWAY.—Herman Galitzka sold for Edward M. Barlow to Benzoil Karfiol nine 4-sty single flats in course of construction at the northeast corner of Eastern Parkway and Brooklyn av, on a plot 179x128.

7TH AV.—G. W. Snyder & Son sold for a client 372 7th av, a 4-sty flat with store, on a lot 20x42.7, between 11th and 12th sts.

Queens.

ARVERNE.—Lewis H. May Co. sold for the Stuyvesant Realty Co. (Pennsylvania Railroad Co.) an irregular shaped plot on Clarence av, opposite the railroad station, Arverne, which the buyer will improve with a business building.



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ARVERNE.—The Lewis H. May Co. sold for Isidor Friedlander a plot of lots on the west side of Alexander av to Samuel Bayer, who will improve with a cement cottage at a total of \$20,000.

COLLEGE POINT.—Thos. J. Smith, who is president of the Lucerne Realty Co., bought from Mrs. Elizabeth Bustard a plot of 100 lots at Sound Crest, College Point, which adjoins the development of the Lucerne Company. Mr. Smith gave in part payment the 6 stores at 216 to 222 13th st, and 2 houses in 11th st, College Point.

EDGEWATER.—The S. & L. Construction Co. sold to the G. & L. Realty Co. two hotels at Edgewater. They are the Breakers, a 4-sty structure located in the north side of Fulton st, 193 ft east of Rochester av, on a plot 100x100, which is leased for a term of years to Mrs. Daisy Friedman, and a similar property on the east side of Columbus av 60 ft south of Fulton st. The entire transactions involves about \$100,000. A. & H. Bloch represented the buyer.

Richmond.

CONCORD.—Cuozzo & Gagliano Co. sold for a client to Rosa Pappalardo and Guiseppina Ligouri, of the Bronx, the new dwelling at 65 Columbus av, Fingerboard Terrace, Concord, Staten Island.

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Near-By Cities.

JERSEY CITY, N. J.—Robt. Broadman sold to J. Frank Finn 145 and 147 Bostwick av, Jersey City, two frame flats, on a plot 50x99. In part payment the buyer gave 264 to 270 Armstrong av, four brick dwellings, on a plot 80x97.

JERSEY CITY, N. J.—Eugene T. Peacock bought from J. Hamilton Mather a lot 25x100, on the south side of Claremont av, near Rose av, Jersey City.

KEARNY, N. J.—The Pure Oil Co. bought from the Indian Refining Co. a plot 210x1,091 on the east shore of the Passaic River, north of the Newark Plank rd, at Kearny, near Newark.

JERSEY CITY, N. J.—Morris Cohen sold to the Terra Cotta Co. the northeast corner of the Boulevard and Cator av, Jersey City, two frame flats.

JERSEY CITY, N. J.—Isaac Kemp sold to John Lenihan 101 Glenwood av, Jersey City, a dwelling, on a plot 39x150.

JERSEY CITY, N. J.—Chas. Barbash sold to Jacob Welitoff a plot 75x75, on the south side of Newark av, near Baldwin av, Jersey City.

JERSEY CITY.—Samuel H. Rubine sold to Michael Seltzer the southwest corner of Magnolia and Summit avs, Jersey City, a plot 103x108.

JERSEY CITY, N. J.—Jacob Stolmann sold to J. Frank Finn four 2-family houses on the north side of Myrtle av, near Bergen av, Jersey City.

HOBOKEN, N. J.—The estate of Ernest H. Kahrs sold to Jos. Kitz 629 Washington st, Hoboken, a dwelling, on a lot 24x100.

Rural and Suburban.

GREAT NECK, L. I.—McKnight Realty Co. sold, at the Estates of Great Neck, to Wm. E. Eoyd, of Manhattan, a plot fronting 150 ft on Gateway drive, with a depth of 206 ft, which will be improved with a dwelling, for occupancy by the owner.

MOUNTAIN LAKES, N. J.—The Mountain Lakes Co. sold, at Mountain Lakes, to Theodore Cohen of New York City, a craftsman home on one acre of ground, to be improved with boat-house, tennis court, etc.; to E. A. Laver, Lot 16, Block C, adjoining house purchased by him some time ago; to O. M. Daws of Manhattan, lot 52x53, Block J, on which an all-year-round residence will be built for him; house 106 on Wildwood Lake, to Mrs. Ada McDonough of Stamford, Conn.; a house 109 to H. L. Gale of East Orange, N. J., located near New Mountain Lakes Railroad station; Lot 6, Block K, to Walter F. Crowell of Manhattan, to be improved with an English style house of twelve rooms.

EAST ORANGE, N. J.—Jennings-Alsop Realty Co. sold for the J. H. Dunn Sons Co. to Mrs. Grace E. Archibald 164 and 166 North Parkway, East Orange, an apartment house known as Chester Row; also for H. C. Beach to A. P. Matthews a dwelling at East Orange Park.

WESTPORT, CONN.—Samuel J. Watkins sold through John Crawford 2 acres of shore front at Westport, which will be added to a tract of 9 acres which the buyer will improve with a fine country home.

YONKERS, N. Y.—D. H. Jackson Co. sold to Edward Herrmann two plots, 50x100 each, one on each side of Chase av, midway between Park and Greenvale avs, Yonkers.

BRONXVILLE, N. Y.—Henry F. Keil sold through Burke Stone to Henri Pauchey, manager of the Hotel Gramatan, at Bronxville, the dwelling at 14 Maple st, Bronxville, Westchester County. The buyer also owns an adjoining house.

NORTHPORT, L. I.—Edwin N. Rowley sold to Frank R. Chambers, Jr., the property known as the McGiff farm, on the Main North rd, at Northport, comprising 42 acres.

SEA GIRT, N. J.—John D. Miner sold for the S. D. White estate the country house and 12 acres belonging to it at Sea Girt.

LODI, N. J.—P. J. Reynolds bought from Adolph Gross a plot, 75x100, in Maple st, Lodi.

ASBURY PARK, N. J.—The Grand Hotel, on Grand av, Asbury Park, has been sold by John Hubbard to Thos. A. Pullen.

CALDWELL, N. J.—John Zabriskie bought from Wm. B. Smith the dwelling at 9 Myrtle av, Caldwell.

HEMPSTEAD, L. I.—The French Visiting Sisters, now in Henry st, Brooklyn, bought from Dr. L. N. Lanehart, Fred Ingraham and Chas. L. Phipps the property known as the Hempstead Sanitarium comprising a large house and 9 acres, which formerly comprised the home of John Slade, a Wall street broker, at Hempstead. The property will be used for hospital purposes.

HASBROUCK HEIGHTS, N. J.—The Hasbrouck Park Land Co. has sold at Hasbrouck Heights to Michael Thomas a plot 75x125 on Williams av; to Mrs. Anna Griffen a plot 50x125 on Williams av; to William Newman a plot 50x125 on Stanley av; to Gustave Marks a plot 50x115 on Longworth av; to Henry A. Gilroy a plot 50x100 on Terrace av; and to Fred Read a plot 50x100 on Hasbrouck av.

BELLPORT, L. I.—E. J. Howell sold through John R. Davidson and David Kraus the Howell Manor House, in Main st, Bellport, with garage and outbuildings. The land has been in the possession of the Howell family for more than 200 years. The buyer will use the place as his summer home.

NORTH CALDWELL, N. J.—Fred P. Collins sold for Wm. F. Koehler and another to Eduardo Verdes a dwelling with 3 acres, on Mountain av, North Caldwell.

MOUNTAIN LAKES, N. J.—Mountain Lake, Inc., sold in their development near Boonton, N. J., a dwelling and 2½ acres of land to Theodore Cocheau, Jr., and a dwelling on a half-acre plot to J. F. Korn.

WEST ISLIP, L. I.—Robert Burbank and Harford P. Walker have bought through Jeremiah Robbins the James G. De Forest estate of 51 acres at West Islip, adjoining Babylon vil-

lage. The property is surrounded by the estates of many prominent New Yorkers, and has more than a mile of water frontage. The buyers will immediately begin to develop the property along high class lines and have had plans prepared for two fine residences for their own occupancy.

MINEOLA, L. I.—Mrs. Margaret V. McNulty sold through the Wm. P. Rae Co. the Post and Robbins Farms on Jericho turnpike, Mineola, abutting the Long Island Motor Parkway.

LEASES.

Manhattan.

PEASE & ELLIMAN leased the private dwelling at 56 East 78th st for Miss H. Rogers to Gustav Schwab, for a term of years; also the following apartments: In 142 East 40th st to Edward Westby; in 105 East 15th st to H. M. Gilder, Henry Stockdell and J. A. Mackey; in 1 West 30th st to Mrs. F. R. Bacon; in 112 East 17th st to Dr. Hyman; in 829 Park av to John Reilly, Jr.; in 869 Park av, in conjunction with Payson McL. Merrill to Miss E. Zabriskie; in 144 East 40th st, in conjunction with Douglas Robinson, Chas. S. Brown & Co., to Arthur H. Flowers; also a large store in 150 West 55th st to Henry Tobin; also the dwelling at 56 East 78th st for Miss H. Rogers to Gustav Schwab for a term of years.

PEASE & ELLIMAN leased for James B. Regan offices in 140 West 42d st to George Lenci; also an apartment in 116 West 59th st to Dr. Scobie.

S. OSGOOD PELL & CO. leased a ground floor store in the Carlton Chambers, at Madison av and 47th st to La Botega, art, now at 28 East 28th st, for a term of years.

THE ROSE & PEIXOTTO CORPORATION leased for William Cruikshank Sons, agents, office space in 142 Fulton st to the New York Letter Co. of 23 Park Row and the Punctual Towel Supply Co., of 23 Park Row.

CHRIS. SCHIERLOH sub-leased the northwest corner of 37th st and 11th av, 50x100, with a 4-sty fireproof building, for Terence McKegney to the Burling Transportation Co., of 442 West 36th st, for 20 years, the same broker negotiated the lease to McKegney and also the building loan a short time ago, the new building being in course of construction.

H. C. SENIOR & CO. leased for Williams Carpet Cleaning Co. the 2d loft in 210 West 77th st to the Standard Transit Co.; for Mary L. Moran, the 4-sty dwelling at 102 West 73d st to Catherine M. White for a term of 3 years; for Hooper C. Barret, the 4-sty dwelling at 133 West 64th st to Alfred Carling for two years; for Susie Scott Hall, the 3-sty dwelling at 128 West 65th st to Mary McCall; for Frank Van Nest, treasurer of the General Synod of Reformed Church in America, the 3-sty dwelling at 126 West 65th st to Mary Scanlon; for Howard Payson Wilds, the dwelling at 62 Edgecombe av to George Dunn; for Elizabeth Ennis the 3-sty dwelling at 33 West 97th st to Marie Soto, for a term of years.

TUCKER, SPEYER & CO. leased to the Tokalon Manufacturing Co. the 8th loft in 20 to 26 West 22d st for a long term of years.

THE AMERICAN RUBBER CO., of 1784 Broadway, and the Boston Rubber Co. have rented offices in the Wilson Building, Broadway and 33d st.

THE FREDERICK T. BARRY CO. leased the store and loft in 330 4th av to M. Jacmore, of 330 4th av; space in 29 and 31 East 24th st to a Mrs. Kirwick and Bulmers, Ltd.; offices in 118 East 59th st to the Thera Chemical Co. and the store 741 Madison av to Miss Reynolds.

CHARLES B. VAN VALEN leased space in 50 to 56 John st to John Lenihan, H. Henrich, of 62 John st; William Mulheiser and the Regent Jewelry Manufacturing Co.; also in 51 and 53 Maiden Lane to Greenberg & Levine of 45 Maiden Lane; Louis Frackman, Samuel Sultan and Schoengold & Rickles, of 16 Maiden Lane, and in William st to Norris W. Brown, the International Sales Co., of 220 Broadway, and Franck & Mitchel.

BARNETT & CO. leased for a term of years to Samuel Harris 151 West 125th st and 17 East 124th st to A. M. Radlers.

PIERRE M. CLEAR & CO. leased for Julius Friend-Edward M. Lewi Co. for a term of years the store and basement in 130 East 23d st to the Lexington Lunch Co., of 27 Lexington av.

M. & L. HESS leased the 2d loft in 20 to 26 West 22d st to T. M. James & Co., of 390 Broadway, and the west half of the 9th loft in 28 to 32 West 36th st to Amelia Zipser, of 23 West 35th st.

SAMUEL H. MARTIN leased for Elizabeth Rogan the 4-sty dwelling at 120 West 64th st to Kate Collins.

PAYSON McL. MERRILL and M. & L. Hess leased the 8th floor in 432 4th av to John Wiley & Sons, Inc., of 43 East 19th st.

WILLIAM J. ROOME & CO., INC., leased the corner store and the store adjoining, at the southwest corner of 21st st and 8th av to the James Van Dyk Co.; also the store in 48 West 26th st to Kaplan & Goldblatt, and the 3d loft in 48 West 26th st to Avin & Rich.

PEASE & ELLIMAN leased stores in 168 and 170 Fulton st, for a client to the Josephson Rubber Co., of 84 5th av; in 114 Fulton st, for the Sheridan Raincoat Co. and B. G. Faulhaber to Sol Stern; also lofts in 32 Maiden Lane for Scheidig & Co. to Freedman Camera Co., of 59 Nassau st; in 43 Fulton st, for William Gable Mfg. Co. to J. Gordon Knight, of 245 Broadway; in 102 Church st, for G. W. Welsh to Seed Filter & Mfg. Co., of 93 Reade st; in 17 Murray st, for Western Electric Co. to West Side Printing & Supply Co., of 145 Chambers st; in 45 Cortlandt st, the upper part for Brill Brothers to Theodora B. Richards; also basement in 195 6th av for I. Leibowitz to a client; also offices in 90 Nassau st to William M. Hambro; in 438 Broadway to Behr & Neiman and Stokley & Co.; in 123 Liberty st to Gatell & Manchell, A. Von Bart and L. L. Etchebery,

of 123 Liberty st; in Liberty Tower Building, northwest corner Liberty and Nassau sts, to Phillips, McGlashan & Carmalt; E. K. Sumerwell, of 50 Church st; Van Gelder, Knoepfel & Young, Adolph de Bary; Mortimer M. Singer, of 97 Frankfort st; Ottomar H. Van Norden, of 55 Liberty st; also additional space to Johnson & Collins, Gibbs & Kirby, American Appraisal Co., of 55 Liberty st; John R. Watts; Lybrand, Ross Bros. & Montgomery, of 55 Liberty st.

JAMES A. SHEERAN leased for Amalia Jaeger to Dr. Frederick A. Eggersman the 3-sty dwelling at 1372 Lexington av.

SLAWSON & HOBBS leased the two 3-sty dwellings at 327 and 329 East 125th st for a term of 21 years to Ludwig W. Lange, who will alter the upper portion of the buildings into apartments and will use the lower floor for his business of wagon and automobile repairing.

A. VON OSTERMANN leased to the Autopress Co. 3,000 ft. on the 13th floor of the Emmet Building, Madison av and 29th st.

THE AMERICAN EXPRESS CO. has taken over the office at 457 5th av formerly occupied by the Empire Trust Co. After extensive alterations it will be used as a reading room for patrons and for the accommodation of those purchasing travelers' checks, letters of credit, foreign drafts, European railroad tickets, &c.

ALBERT B. ASHFORTH rented the Martin stable and garage at 236 and 238 East 37th st to Charles Griffiths for a term of years.

THE CROSS & BROWN CO. leased from the plans, for Thomas F. Galvin, Inc., the 3d floor in the building to be erected at the southeast corner of 6th av and 46th st, to Herbert F. Taylor, a men's tailor, at 320 5th av.

THE CROSS & BROWN CO. leased offices in 140 West 42d st to S. S. Sugar, architect, of 104 West 42d st, and in conjunction with Albert B. Ashforth, offices to S. M. Goldberg, and the entire 5th floor in 30 East 23d st to the Photo Machine Co. for a term of years.

O. D. & H. V. DIKE leased an entire floor in the Candler Building to the Universal Bureau for Out of Towners for a term of years; also offices on the 10th floor to the Cigamol Co., to the International Press Service, of 1531 Broadway, to Florence A. Walsh, Otis Allen Kenyon, of 105 West 40th st, the Reta Co., Charles Snow Kellogg, of 48 Wall st; also with E. A. Treadwell & Co. a large space to J. P. Miller & Co.

THE DUFF & BROWN CO. leased for Louise de R. Campbell for a term of years the store floor and basement in 501 Amsterdam av.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Montana Realty Co. a large ten-room and three bath apartment in the new building covering the block front between 52d and 53d sts on the east side of Park av, to Theodore H. Steinway, of Steinway & Sons, whose factory formerly occupied this property.

THE DUROSS CO. leased the 2d loft in 16 East 13th st to Morris Frank and Isidore Groveman and the 3d loft to Gluck & Frank, of 16 East 13th st.

THE DUROSS CO. leased the stores in 82 and 84 7th av to George Dimakos, of 82 7th av, and Peter Karavitis; the store and basement in 39 9th av to Peter Hebel, of 8 9th av, for a term of years.

F. GOUGET leased for Dr. Thomas Stone to A. Neughetti the 4-sty house at 128 West 82d st.

M. M. HAYWARD & CO. leased for a long term of years for Albert L. Thompson, the entire 5th and 6th lofts in the new concrete building at 511 and 513 West 42d st to the Hayden Co., furniture and upholstery dealers, of 523 5th av.

HEIL & STERN leased from the plans the 14th floor in 105 to 117 Madison av to M. & J. Kashowitz, of 18 West 18th st, for a term of years at a total of \$50,000.

THE McVICKAR, GAILLARD REALTY CO. leased for a long term of years to the United Cigar Stores Co. a store in 1 Broadway and to the Progressive Lunch Co. the store, basement and sub-basement in 94 Chambers st for a long term of years.

THE CHARLES F. NOYES CO. leased to the J. E. Linde Paper Co. for a term of 15 years a new 6-sty fireproof building to be erected on May 1 next at 60 Cliff st. The annual rent is approximately \$5,300 and the total aggregate rental, together with cost of the new building, is in excess of \$140,000. The building will be constructed from plans by Walter S. Timmis and will be absolutely fireproof in every particular. It will have a carrying capacity of 250 to 300 pounds to the square foot and will be equipped with an automatic sprinkler system. The Noyes Co. state that the purchaser of the property is a client of Henry A. Mark and that the building will be erected for all cash without building loan or mortgage. Samuel P. Wasserman, attorney, represented the Linde Paper Co. throughout the entire negotiation.

PEASE & ELLIMAN leased in the Walton Chambers, at 172 West 72d st, a parlor floor store to Miss Orra E. Eathorne, and the corner store in 156th st and 8th av, opposite the Polo Grounds, to Frederick H. Crandell.

WRIGHT BARCLAY leased a loft in 423 4th av to James O. Walsh, of 1 Madison av; in 427 4th av to the Stern's Poster & Supply Co., of 43 East 21st st; in 104 Lexington av to Annie Zetterlund, the store in 597 1st av; to Joseph Mooney, in 120 East 27th st to Kevork Hair-ebedian, in 125 East 29th st to Herman Klopfer and the store in 123 Lexington av to Maquire Bros.

G. W. BARNEY leased to the Kuhmaker Manufacturing Co. the 3d loft in 260 to 263 West st; also for the Charles F. Noyes Co. to G. H. Lowell & Co., of 321 Greenwich st, the 2d, 3d and 4th lofts in 64 Reade st, and to Jacobs Brothers the store, basement and sub-basement in 78 Warren st.

CORN & CO. leased for William H. McRae the store and 1st loft in 8 and 10 Columbus Circle to Philip Liberman, of 1335 Broadway.

HORACE S. ELY & CO. leased to James & Kirtland, of 725 6th av, the easterly store and

basement in 133 to 137 West 44th st for a long term. The lessees are one of the oldest established firms dealing in ranges and furnaces.

J. B. ENGLISH leased for Evelyn C. Manley and Louise M. Grey to a client for a term of ten years the 4-sty building at 129 West 45th st. The tenants will make extensive alterations and occupy the premises for business purposes. The same broker has also leased for Tucker-Speyer & Co. a suite of offices on the 11th floor in the newly completed Springs Building at 29 to 33 West 29th st.

H. FREUD leased to W. Friedman a loft in 21 West 34th st for a term of 5 years at an aggregate rental of \$30,000.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased to Max Loewenstein the store and basement in 19 East 21st st.

WILLIAM A. KAVANAGH leased offices in the Importers and Traders Building at 59 Pearl st to Walker & Co. and Hunter & Co.

THE McVICKAR, GAILLARD REALTY CO. leased to Van Horn & Sawtell, of 307 Madison av, the store, basement and 7th floor in the Anderson Galleries, 15 and 17 East 40th st; also offices on the same building to Dawson & Archer, of 150 5th av and Otto H. Bauer.

PAYSON McL. MERRILL leased for Harry W. Kent the 2-sty stable at 53 Washington mews. The building will be altered into a studio for Edward Field Sanford, Jr.

THE CHARLES F. NOYES CO. leased floors in 36 to 44 West 24th st to the American Art Glass Co. for a term of years, a portion of the 18th floor in 15-19 East 26th st to the S. & W. Dress Co., floors in 36 Gold st to the Franklin Howard Co., of 89 Maiden lane, and William P. Symonds, of 218 Williams st, and in 22 Burling Slip to Frank Jordan.

PEASE & ELLIMAN rented an apartment in the Verona, 34 East 64th st, in conjunction with Lewis B. Preston, to Mrs. George S. Cox; also an apartment in 144 East 40th st to Miss Blanche Underwood; also for the Johnston, Billings & Brady syndicate, in their new building at 42d st and Madison av, store 5, being the only store remaining unrented. This lease will be of special interest to property owners in East 42d st by reason of the fact that the same brokers leased the same store six months ago to the United Cigar Stores Co. for a period of 10 years at an aggregate rental of \$100,000. The United Cigar Stores Co. then sold their lease back to the Forty-Second Street Co. at a profit, they having leased a store in Walter Salomon's building at the southeast corner of 42d st and Madison av. The present lease is to the Victor Nunes Co., opticians, now located at 14 East 42d st, and calls for a rental of \$150,000, showing an increase of 33 1/2% during a period of six months.

JAMES A. SHEERAN leased for Heilner & Wolf to A. Mehalik the 3-sty private dwelling at 1328 Lexington av.

LILLA L. THOMPSON as executrix of the estate of Jennie M. Thompson, leased the 2-sty building at 14 East 39th st, 25x98.9, for a term of 21 years. The property is located about midway between 5th and Madison avs, and has been taken by a client of Mooyer & Marston.

GOODWIN & GOODWIN rented for Lewis H. Wolf to Herbert J. Riley the private dwelling at 136 West 127th st.

ALBERT B. ASHFORTH leased for the Yale & Towne Mfg. Co. the 3d floor in its building at 9 East 40th st, to H. F. Huber & Co., now at 13 East 40th st.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the Colony Construction Co., to Hyman Goldfarb, manufacturer of ladies and misses hats, of 583 Broadway, the 8th floor in 63 to 67 West 38th st, and 62 and 64 West 39th st, for a long term of years.

CROUCH & FITZGERALD, of 177 Broadway, dealers in trunks and leather goods, have leased through Warren & Skillen and Fred'k Fox & Co. the store in 14 West 40th st for a long term of years. The firm have a store in the building at 723 6th av which they will remove to the 40th st address.

THE J. C. EINSTEIN CO., INC., leased for M. Bloch & Co. the rear half of the 8th loft in 152 to 156 West 25th st to Leo Miller; for Kahn Bros., the 1st loft in 328 and 330 East 26th st, to D. & A. Christie, of 510 West 24th st; also for Morris Rosenthal space in 30 West 29th st to the New England Coat Co.

CHARLES E. ELLIS leased from L. & A. Pincus the Frederick Hotel, an 8-sty structure, on a plot 50x120x irregular, at 210 and 212 West 56th st, for a term of 10 years, at an annual rental of \$20,000. Mr. Ellis was formerly the owner of the property, but lost it under foreclosure about a year ago, when it was sold for \$177,000. The building was erected in 1905 by Gunn & Grant and was then known as the Sterling. Mr. Ellis, a few days ago, leased the Southern Hotel, at 203 West 54th st.

EWING, BACON & HENRY rented space in the Architects' Building, 101 Park av, to Bayer, Gardner & Himes, of 159 West 29th st.

HEIL & STERN leased for the Colony Construction Co., in 63 to 67 West 38th st and 62 & 64 West 39th st, the 9th floor, containing 11,000 sq. ft., to Benjamin Wertheimer Co., of 656 Broadway, for a term of years at an aggregate rental of \$70,000.

HUBERTH & HUBERTH leased in 136 Prince st the top loft to the Standard Muslin Underwear Co., of 74 Grand st, and in 89 Mercer st the store and basement to T. W. Adams & Co.,



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***178TH st W, see Haven av, see Northern av, nwc 177th.**
***178TH st W, nwc Northern av, see Northern av, nwc 178th.**
***179TH st W, swc Northern av see Northern av, nwc 178th.**
***179TH st W, see Haven av, see Haven av, sec 179th.**
***Haven av, sec 179th, 92.6x108; vacant; voluntary; Lowenfeld & Prager. 27,600**
***Haven av, nec 178th, see Northern av, nwc 178th.**
***Haven av, sec 178th, see Northern av, nwc 177th.**
***Haven av, nec 177th, see Northern av, nwc 177th.**
***Haven av, ws, 562.9 s 181st, 50.6x192.1 to Riverside dr or ter x50x199.3, vacant; voluntary; bid in at \$24,000.**
***Lexington av, nec 50th (Nos 127-127B), runs n100.5xe100xs8.3xsw56.1xs73.10 to 50th xw47.3 to beg, 3-sty & 5-sty bk & stn hospital bldgs; voluntary; Max Marx. 80,500**
***Lexington av, es, 25.5 s 51st, 75x100, pt 3-sty hospital bldg; voluntary; Harris & Maurice Mandelbaum. 105,450**
***Lexington av, sec 51st, 25.5x100, pt 2 & 3-sty hospital bldgs; voluntary; Max Marx, Lowenfeld & Prager & Lewine & Kempner Co. 59,250**
***Nagle av, cl, 350 w Ellwood, runs s250 xw50xn250xe50 to beg, vacant; due, \$8,-631.77; T&c, \$183; Inland Realty Co. 9,250**
***Northern av, swc 178th, see Northern av, nwc 177th.**
***Northern av, swc 179th, see Northern av, nwc 178th.**
***Northern av, nwc 177th, runs n255 to 178th xw272 to Haven av xs65xe219 to 177th xe184.7 to beg, vacant; voluntary; withdrawn.**
***Northern av, nwc 178th, runs n185 to 179th xw164xs92.6xw108 to Haven av xs 92.6 to 178th xe272 to beg, vacant; voluntary; withdrawn.**
***Riverside dr or ter, es, abt 466.6 n 177th, see Haven av, ws, 562.9 s 181st.**

JAMES L. WELLS.

***Eldridge st, 133 (*), ws, 100 n Broome, runs n 26.8xw100xs25xe25.6xs—xe74.6 to beg, 3 & 5-sty bk hall; due, \$27,815.36; T&c, \$1,575.56; sub to mtg of \$16,000; Melissa R Bell. 41,084**
***223D st, 749 E (*), ns, 305 w Barnes av, 33.8x114.4; due, \$3,300; sub to a pr mtg of \$7,000; T&c, \$30; Mt Vernon Builders Supply Co. 9,530**

SAMUEL MARX.

***Madison st, 360 (*), ss, 295 w Jackson, 20x94.6, 6-sty bk tnt & str; due, \$23,218.-35; T&c, \$604.23; U S Trust Co N Y, trste. 22,000**

***120TH st, 153 W (*), ns, 125 e 7 av, 18x 100.11, 3-sty & b stn dwg; due, \$17,586.28; T&c, \$352.73; Morris S Thompson et al. trstes. 15,000**

***152D st, 500 E, see Bergen av, 610-12.**

***Bergen av, 610-12, sec 152d (No 500), 51.4x100, 6-sty bk tnt & str; due, \$18,-971.80; T&c, \$155.55; Florence Wissert, party in int. 18,500**

***Southern blvd, 1505, ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & str; due, \$33,491.71; T&c, \$932.66; Wm Reiss. 34,125**

HENRY BRADY.

***Orchard st, 101 (*), ns, 100 w Main, 101.6 x100, City Island; due, \$3,700; T&c, \$550; Louise E Knupfer. 1,500**

***21ST st, 10-14 E, see Bway, 917-9.**

***Broadway, 917-19 (*), swc 21st (Nos 10-14), runs s48.2xw97.1xs46xw46xn92xe128.8 to beg, vacant; due, \$482,448.60; T&c, \$22,-532.56; Metropolitan Life Ins Co. 500,000**

J. H. MAYERS.

***97TH st, 217 E (*), ns, 262.6 e 3 av, 24.6 x100.10, 5-sty bk tnt & str; due, \$16,-170.23; T&c, \$782.10; Sarah E Lawrence. 12,000**

***Prospect av, 2352 (*), es, 543.9 n 183d, 18.9x93.9x18.9x94.2, 2-sty bk dwg; due, \$6,-757.89; T&c, \$61.30; Beatrice S B Ziegel. 6,000**

GEORGE PRICE.

***Taylor av, 1702 (*), ns, 375 e Morris Park av, 25x100, Van Nest; due, \$2,743.48; T&c, \$643.13; Paul J Schmitz. 3,600**

Total \$1,986,809
 Corresponding week, 1912 ... 982,500
 Jan. 1st, 1913, to date.....12,417,765
 Corresponding period 1912.... 9,477,900

Borough of Brooklyn.

The following are the sales that have taken place during the week ending March 12, 1913, at the Brooklyn Sales rooms, 189 Montague Street:

WM. H. SMITH.

DOSCHER st, es, 220 s Glenmore av, 40x 79.4; Edw Alt. 3,610
 FLOYD st (*), ss, 375 e Tompkins av, 25x 100; Edw I Garvar. 6,400
 HARRISON pl (*), ns, 400 w Porter av, 50x 100; Theo F Jackson. 1,100
 HICKS st (*), es, 74.2 n State, 24.8x80; Eliz V H Nicholson. 7,200
 LINCOLN pl (*), sec Brooklyn av, 95x20; also LINCOLN pl, ss, 95 e Brooklyn av, 80x 100; also EASTERN pkwy, nec Brooklyn av, 179.5x120.7; also LINCOLN pl, ss, 175 e Brooklyn av, 20x100; Edw M Barlow. 126,920
 LINCOLN pl, ss, 95 e Brooklyn av, see Lincoln pl, sec Brooklyn av.

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MAR. 21.

BERGEN st, ss, 148 e Schenectady av. 24x127.9; Henry Clifton et al—Ainsworth Realty Co et al; Fredk Cobb (A), 166 Montague; Richd E Walsh (R); Jas L Brumley.

E 12TH st, ws, 402.11 n Av R. 20x100; Minnie W Moller et al—Lawrence A Brennan et al; Action No 3; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Wm H Wadhams (R); Jas L Brumley.

E 12TH st, ws, 382.11 n Av R. 20x100; same—same; Action 4; same (A); same (R); Jas L Brumley.

E 12TH st, ws, 422.11 n Av R. 20x100; Lina Von Hesse trste—Lawrence A Brennan et al; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Wm H Wadhams (R); Jas L Brumley.

E 12TH st, ws, 442.11 n Av R. 20x100; same—same; Action 2; same (A); same (R); Jas L Brumley.

CLARENDON rd, ns, 20 w E 26th. 20x60; Merchants Co-operative Mtg Co—Jacob D Ranck et al; Milton Hertz (A), 391 Fulton; Jno B Stephens (R); Chas Shongood.

PITKIN av, ns, 80 w Vermont av. 20x100; Bushwick Savgs Bank—Jos Kadison et al; Rufus L Scott (A), 93 Nassau, Manhattan; Jno B Golden (R); Joseph P Day.

MAR. 22.

No Legal Sales advertised for this day.

MAR. 24.

DOUGLASS st, swc Hoyt, 78x20; Wm Luthy—Jas J Boomer et al; Mann & Buxbaum (A), 886 Bway; Redfield P Malony (R); Wm H Smith.

DOUGLASS st, 14, ss, 100.8 e Court, 15x96; Sheriff's sale of all right, title, &c, which Fred R Moore had on Apr 8 '12; Chas B Law, sheriff.

MONROE st, ns, 217.4 w Reid av, 21.2x100; Latham G Reed—Nannie S Ackerly et al; Middleton S Borland (A), 31 Nassau, Manhattan; Chas F Murphy (R); Thos Hovendon.

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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.

LOCAL BOARD CALENDARS.

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

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

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON MARCH 18,
AT 8 P. M.

ZEREGA AV.—Paving with sheet asphalt, on a concrete foundation (permanent pavement), the roadway of ZEREGA AV, from Westchester av to St. Raymond av; setting curb where necessary and all incidental work.

RHINELANDER AV, ETC.—Constructing sewer and appurtenances in RHINELANDER AV, bet Muliner av and Bear Swamp rd; and in BEAR SWAMP RD, from Rhineland av to a point 300 ft. south therefrom.

CASTLE HILL AV.—Constructing a sewer and appurtenances in CASTLEHILL AV, bet Westchester av and Parker st, and all incidental work.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON MARCH 18,
AT 8.45 P. M.

GERMAN PL.—Paving with granite blocks on a sand foundation (preliminary pavement) the roadway of GERMAN PL, from Westchester av to Rae pl; setting curb where necessary and all work incidental thereto.

VYSE AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of VYSE AV, from East 172d st to Tremont av; adjusting curb where necessary and all incidental work.

EAST 179TH ST.—Furnishing and erecting guard rail and posts along the north side of EAST 179TH ST, bet Hughes av and Belmont av, where required in front of open or unprotected areaway of abandoned new buildings.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON MARCH 18,
AT 8.30 P. M.

COSTER ST.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in COSTER ST, from Randall av to Edgewater rd, and all incidental work.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON MARCH 18,
AT 9 P. M.

230TH ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement) the roadway of 230TH ST, from Broadway to Corlear av; setting curb where necessary and all incidental work.

NELSON AV.—Paving with bituminous concrete on a cement foundation (preliminary pavement), the roadway of NELSON AV, from Boscobel av to Macombs rd, adjusting curb where necessary and all incidental work.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

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

MANHATTAN.

SEAMAN AV, ETC.—Changing grade of SEAMAN AV, from West 215th st to West 218th st; of WEST 215TH ST, from Park Terrace West to Indian rd; and of WEST 218TH ST, from Seaman av to Indian rd. Adopted.

BROAD ST, ETC.—Removing sidewalk encroachments on BROAD ST, bet Wall st and Water st; BEAVER ST, bet Whitehall st and Pearl st; EXCHANGE PL, bet Broadway and Hanover pl; WALL ST, bet Broadway and Pearl st; PINE ST, bet Broadway and Pearl st; and CEDAR ST, bet West st and Pearl st. Laid over till March 20.

WEST 28TH ST.—Removing encroachments on WEST 28TH ST, from Broadway to a point 100 ft. west of 6th av. Adopted.

BENNETT AV, ETC.—Closing and discontinuing the TUNNEL ST, from Bennett av to Riverside drive. Laid over till March 20.

ISHAM-DRAKE ESTATE SECTION.—Amending the proceeding for acquiring title to a large number of streets in the ISHAM-DRAKE ESTATE SECTION, by excluding therefrom the unacquired portion of WEST 214TH ST, bet Seaman av and Indian rd; and instituting an independent proceeding for acquiring title to WEST 214TH ST, and to the unacquired section of ISHAM PARK. Laid over till March 27.

WEST 19TH ST.—Constructing an alteration and improvement to the sewer in WEST 19TH ST, from 6th av to 7th av. Preliminary work. Adopted.

NEW COUNTY COURT HOUSE.—Petition of owners of property selected for the NEW COUNTY COURT HOUSE, requesting that title to said property vest in the city, on March 1. Denied.

BRONX.

CONCORD AV, ETC.—Changing the grade of CONCORD AV, from East 142d st to St. Joseph st; and ST. MARY'S ST, from Wales av to Robbins av. Adopted.

TIEMANN AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Tieman av, Bartow av, Wickham av and Mace av. Adopted.

SECTION 61, FINAL MAPS.—Establishing the lines and grades of SECTION 61, FINAL MAPS. Adopted.

EAST 167TH ST.—Acquiring title to the lands, etc., required for the widening of EAST 167TH ST, from Webster av to Clay av. Adopted.

ADEE AV.—Amending the proceeding for acquiring title to ADEE AV, from Boston rd to the bulkhead line of Hutchinson River. Adopted.

WASHINGTON AV, ETC.—Removing encroachments on WASHINGTON AV, bet 3d av and Fordham rd; on 3D AV, bet Harlem River and Fordham rd; and on EAST 177TH ST, bet Webster av and Boston rd.

OGDEN AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Ogden av, West 162d st, Anderson av, Jerome av. Approach to Central Bridge, East 161st st and Jerome av. Public hearing on April 17.

EAST 166TH ST, ETC.—Changing the grade of the STREET SYSTEM, bounded by East 166th st, Morris av, East 167th st and Findlay av. Public hearing on April 17.

WEBSTER AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by Webster av, East 168th st, Washington av and East 166th st. Public hearing on April 17.

SPENCER PL.—Petition for the closing of SPENCER PL, bet East 150th st and the N. Y. Central and Hudson River Railroad Co. Denied.

REVIEW PL, ETC.—Acquiring title to REVIEW PL, from West 238th st to Van Cortlandt Park; and to WEST 240TH ST, from Spuyten Duyvil rd to Broadway. Adopted.

3D AV.—Widening 3D AV, bet East 189th st (Welch st) and Pelham av. Public hearing on April 17.

CRUGER AV, ETC.—Amending the proceeding for acquiring title to CRUGER AV, from Baker av to Rhineland av and from White Plains rd to Bronx and Pelham Parkway South; to HOLLAND AV, from Baker av to Hunt av; and to RHINELANDER AV, from White Plains rd to Cruger av, so as to relate only to HOLLAND AV, from Baker av to Hunt av. Public hearing April 17.

EAST 166TH ST.—Transmitting for approval the rule and damage map in the proceeding to acquire title to EAST 166TH ST, from Brook av to the west right-of-way line of the New York and Harlem Railroad. Approved.

LIEBIG AV.—Regulating and grading LIEBIG AV, from Mosholu av to the south line of the Foster property near West 260th st. Preliminary work. Adopted.

GRAY ST.—Regulating and grading GRAY ST, from Tremont av to Unionport rd. Preliminary work. Adopted.

PUGSLEY AV.—Regulating and grading PUGSLEY AV, from McGraw av to Tremont av. Preliminary work. Adopted.

RANDOLPH AV.—Regulating and grading RANDOLPH AV, from St. Lawrence av to Beach av. Preliminary work. Adopted.

GLEBE AV.—Regulating and grading GLEBE AV, from Zerega av to Overing st. Adopted.

TYNDALL AV.—Regulating and grading TYNDALL AV, from Mosholu av to a point about 73 ft. north of West 260th st. Adopted.

OGDEN AV.—Paving with bituminous concrete (preliminary pavement), and adjusting the curbing, where necessary, on OGDEN AV, from West 169th st to Aqueduct av. Adopted.

EAST 140TH ST.—Regulating and grading, and paving with asphalt (permanent pavement), EAST 140TH ST, from Park av to Morris av. Adopted.

WEST 231ST ST.—Paving with asphalt (permanent pavement), where the grade is 3 per cent. or less, and with asphalt block (permanent pavement) where the grade is more than 3 per cent., and curbing where necessary, WEST 231ST ST, from Corlear av to Bailey av. Rescinding resolution of July 11, 1912, and amending resolution of June 27, 1912. Adopted.

BROOKLYN.

EAST 2D ST, ETC.—Changing the grade of EAST 2D ST, bet Cortelyou rd and Ditmas av; and of the STREET SYSTEM, bounded by Gravesend av, Av M, East 3d st, Av N, Ocean parkway and Av O; together with the laying out of RYDER AV, bet Gravesend av and Ocean parkway. Adopted.

EAST NEW YORK AV, ETC.—Changing the grade of the STREET SYSTEM, bounded by East New York av, Hopkinson av, Riverdale av, Watkins st, Hegeman av, Hopkinson av, Vienna av, Rockaway av, Stanley av, East 98th st and Grafton st. Adopted.

EAST 83D ST.—Acquiring title to EAST 83D ST, from Ralph av to Flatlands av. Adopted.

EAST 91ST ST.—Acquiring title to EAST 91ST ST, from East New York av to Av D, EXCLUDING the right-of-way of the Manhattan Beach Division of the Long Island Railroad. Adopted.

BAY 7TH ST.—Changing the grade of BAY 7TH ST, bet Croyse av and Bath av. Public hearing on April 17.

CONCORD ST, ETC.—Changing the lines and grades of the STREET SYSTEM, bounded by Concord st, Jay st, Sands st and Bridge st. Public hearing on April 17.

PUBLIC PARKS, SOUTH 5TH ST, ETC.—Laying out PUBLIC PARKS to comprise the block bounded by South 5th st, Wythe av, South 4th st and Berry st, together with THAT PORTION bounded by South 5th st, Berry st, South 6th st and Wythe av not already owned by the city. Laid over till March 27.

UNION ST.—Amending the proceeding for acquiring title to UNION ST, from New York av to Rochester av, and from Ralph av to East New York av, by excluding the BLOCK bet Kingston av and Albany av. Laid over until March 27.

EAST 21ST ST.—Acquiring title to EAST 21ST ST, from Av G to Av J, EXCLUDING the right-of-way of the Manhattan Beach Division of the Long Island Railroad. Public hearing on April 17.

STILLWELL AV.—Acquiring title to STILLWELL AV, from 22d av to 80th st. Public hearing on April 17.

MEEKER AV, ETC.—Transmitting for approval rule and damage maps in the proceeding for acquiring title to the PUBLIC PLACE bounded by Meeker av, Monitor st and Engert st. Approved.

BENTON ST.—Sewer in BENTON ST, from Kingsland av to Morgan av. Preliminary work. Adopted.

35TH ST, ETC.—Sewer in 35TH ST, from 14th av to West st; and in WEST ST, from 35th st to Av C. Preliminary work. Adopted.

AV P, ETC.—Sanitary and storm sewers in AV P, from East 9th st to East 17th st; in EAST 15TH ST, from Av O to Kings Highway; and in KINGS HIGHWAY, from East 14th st to East 16th st. Preliminary work. Adopted.

CONEY ISLAND AV, ETC.—Sewers in CONEY ISLAND AV, both sides, from Av O to the sewer summit north therefrom; in AV O, from Coney Island av to Kings Highway; and in KINGS HIGHWAY, from Av O to Av N. Preliminary work. Adopted.

BARRETT ST.—Sewer in BARRETT ST, from Sutter av to Blake av. Preliminary work. Adopted.

WEST ST.—Regulating and grading WEST ST, from Church av to Fort Hamilton av. Preliminary work. Adopted.

EAST 3D ST.—Regulating and grading EAST 3D ST, from Fort Hamilton av to Beverly rd. Preliminary work. Adopted.

LINCOLN RD, ETC.—Regulating and grading LINCOLN RD, from Nostrand av to a point about 500 ft. east therefrom; and EAST NEW YORK AV, from a point about 500 ft. east of Nostrand av to Utica av. Preliminary work. Adopted.

WEST 32D ST, ETC.—Regulating and grading WEST 32D ST, from Neptune av to a line about 300 ft. south of Surf av; and constructing a timber bulkhead at the ATLANTIC OCEAN. Preliminary work. Adopted.

AMBOY ST.—Regulating and grading AMBOY ST, from Lott av to East 98th st. Preliminary work. Adopted.

NEWKIRK AV.—Curbing and paving with asphalt (preliminary pavement) NEWKIRK AV, from Coney Island av to 1st st. Preliminary work. Adopted.

BEVERLY RD.—Paving with asphalt (preliminary pavement), BEVERLY RD, from East 2d st to Gravesend av. Preliminary work. Adopted.

CHESTER AV.—Paving with asphalt (preliminary pavement) CHESTER AV, from Louisa st to Fort Hamilton parkway. Preliminary work. Adopted.

EAST 3D ST.—Regulating and grading EAST 3D ST, from Fort Hamilton parkway to Beverly rd. Adopted.

DOUGLASS ST.—Regulating and grading DOUGLASS ST, from Dumont av to East 98th st. Vesting title in city on April 17. Adopted.

BARRETT ST.—Regulating and grading BARRETT ST, from East New York av to Dumont av. Vesting title in city on April 1. Adopted.

THATFORD AV.—Regulating and grading THATFORD AV, from Riverdale av to New Lots rd. Vesting title in city on April 1. Adopted.

EAST NEW YORK AV.—Regulating and grading EAST NEW YORK AV, from Utica av to Pitkin av. Vesting title in city on April 1. Adopted.

71ST ST.—Regulating and grading and paving with asphalt (preliminary pavement) 71ST ST, from 10th av to 11th av. Vesting title in city on April 1. Adopted.

36TH ST.—Sewer in 36TH ST, from 14th av to West st. Adopted.

AV C, ETC.—Sewers in AV C, from Gravesend av to West st; and in WEST ST, from Av C to Cortelyou rd. Adopted.

WEST ST.—Paving with asphalt (preliminary pavement) WEST ST, from 39th st to 43d st. Adopted.

EAST 2D ST.—Paving with asphalt (preliminary pavement) EAST 2D ST, from Cortelyou rd to Ditmas rd. Adopted.

DUPONT ST.—Paving with asphalt (preliminary pavement) DUPONT ST, from Oakland st to Provost st. Adopted.

FORREST ST.—Paving with asphalt (permanent pavement) FORREST ST, from Central av to Flushing av. Adopted.

WHITE ST.—Paving with granite block (permanent pavement) WHITE ST, from Cook st to Moore st, and from Siegel st to Johnson av. Adopted.

WILLIAMS AV.—Paving with asphalt (permanent pavement) WILLIAMS AV, from Belmont av to Sutter av. Adopted.

45TH ST.—Paving with asphalt (preliminary pavement) 45TH ST, from New Utrecht av to 12th av. Adopted.

12TH AV.—Grading 12TH AV, from 86th st to Dyker Beach Park. Adopted.

12TH AV, ETC.—Sewers in 12TH AV, from 36th st to 38th st; and 36TH ST, from 12th av to Church av. Adopted.

BATTERY AV, ETC.—Sewers in BATTERY AV, from 92d st to Warehouse av; WAREHOUSE AV, from Battery av to 7th av; and 7TH AV, from Warehouse av to 92d st. Adopted.

AV D.—Sewers in AV D, from East 34th st to Brooklyn av. Adopted.

80TH ST.—Regulating and grading 80TH ST, from 13th av to 14th av.

82D ST.—Regulating and grading 82D ST, from 13th av to 14th av. Adopted.

WEST 30TH ST.—Regulating and grading WEST 30TH ST, from Neptune av to a point 360 ft south of Surf av. Vesting title in City on April 1. Adopted.

CONEY ISLAND AV.—Paving with asphalt (permanent pavement) CONEY ISLAND AV, from Av N to Kings Highway. Adopted.

SUNNYSIDE AV.—Paving with asphalt (preliminary pavement) SUNNYSIDE AV, from Miller av to Barbey st. Adopted.

AV C.—Paving with asphalt (permanent pavement) AV C, from East 3d st to Gravesend av. Adopted.

EAST 2D ST.—Regulating and grading EAST 2D ST, from Fort Hamilton av to Beverly rd. Vesting title in city on April 1. Adopted.

GRAVESEND AV, ETC.—Sewers in GRAVESEND AV, east side, from Vanderbilt st to Fort Hamilton av; FORT HAMILTON AV, south side, from Gravesend av to West st; and WEST ST, from Fort Hamilton av to Church av. Adopted.

JUNIOUS ST.—Regulating and grading JUNIOUS ST, from Blake av to Livonia av. Adopted.

MONTAUK AV.—Regulating and grading MONTAUK AV, from Atlantic av to Liberty av. Vesting title in City on April 1. Adopted.

LIVONIA AV, ETC.—Sewers in LIVONIA AV, from Ames st to Douglass st; and DOUGLASS ST, from Dumont av to East 98th st. Adopted.

VERNON AV, ETC.—Sewers in VERNON AV, from Nostrand av to Tompkins av; TOMPKINS AV, from Vernon av to Greene av; SKILLMAN ST, from Park av to Myrtle av; MYRTLE AV, from Skillman st to Nostrand av; NOSTRAND AV, from Myrtle av to Vernon av; HEWES ST, from Classon av to Wallabout Canal; CLASSON AV, from Hewes st to Park av; and PARK AV, from Classon av to Skillman st. Adopted.

LENOX RD.—Fixing the roadway width of LENOX RD, at 35 ft. through the entire street length, excepting the BLOCK bet New York av and East 34th st. Adopted.

QUEENS.

DECATUR ST.—Sewer in DECATUR ST, from Myrtle av to Forest av. Adopted.

JEROME AV, ETC.—Sewers in JEROME AV, from Ocean av, east side, to Greenwood av; McCORMICK AV, from Beaufort av to Jerome av; OXFORD AV, from Beaufort av to Jerome av; SEATTLE ST, from Beaufort av to Jerome av; PORTLAND AV, from Beaufort av to Jerome av; and HERALD AV, from Jerome av to the crown 265 ft. north therefrom. Adopted.

SILVER ST.—Regulating and grading and paving with asphalt (permanent pavement) SILVER ST, from Fresh Pond rd to a line 300 ft. west therefrom. Adopted.

MADISON ST, ETC.—Sewers in MADISON ST, from Myrtle av to Wyckoff av; WYCKOFF AV, from Madison st to Halsey st; and HALSEY ST, from Wyckoff av to Irving av. Vesting title in city on April 1. Adopted.

NOTT AV, ETC.—Sewers in NOTT AV, from Van Dam st to Hulst st; ANABLE AV, from Van Dam st to Hulst st; and HULST ST, from Nott av to Anable av. Vesting title in city on April 1. Adopted.

YOUNG ST, ETC.—Changing the grade of YOUNG ST, from Gale st to Hunters Point av; and of HUNTERS POINT AV, from Moore st to Honeywell st. Adopted.

CORONA AV, ETC.—Changing the STREET PLAN, bounded by Corona av, Parcell st, Chicago st, Maurice av and Broadway. Adopted.

BURROUGH AV.—Acquiring title to BURROUGH AV, from Borden av to Woodside av. Adopted.

AMORY AV, ETC.—Acquiring title to AMORY AV, from Metropolitan av to Bleecker st; and to STANHOPE ST, from Woodward av to Metropolitan av. Laid over till March 20.

REMSEN AV, ETC.—Amending the proceeding for acquiring title to REMSEN AV, from Calamus av to Gwydir st; and to REMSEN PL, from Breck pl to Corinth av, by excluding the latter street. Adopted.

HEMPSTEAD AV, ETC.—Laying out HEMPSTEAD AV (HEMPSTEAD AV AND JAMAICA TURNPIKE), from Jamaica av (Jericho turnpike) to 98th av (West Whittier st); and SRRINGFIELD BOULEVARD (CREED AV), from Jamaica av (Jericho turnpike) to 97th av (Creed pl). Adopted.

BORDEN AV.—Changing the lines of BORDEN AV, bet Harold av and Lowery st. Public hearing on April 17.

SKILLMAN PL.—Changing the grade of SKILLMAN PL, bet Jackson av and Long Island Railroad. Public hearing on April 17.

CORNELIA ST.—Changing the line of CORNELIA ST, bet Cypress av and Myrtle av. Referred to Borough President of Queens.

IVY ST, ETC.—Acquiring title to IVY ST and to JENNINGS ST, from Justice st to Junction av. Public hearing on April 17.

RADCLIFF ST, ETC.—Acquiring title to RADCLIFF ST and to STRONG ST, from Waldron st to Hewitt av. Public hearing on April 17.

SCHROEDER PL.—Acquiring title to SCHROEDER PL, from Queens boulevard to Woodside av. Public hearing on April 17.

RIKER AV.—Request of New York and Queens County Railroad that title taken to RIKER AV, bet Steinway av and 12th st be made subject to the rights of this company to operate a surface railroad. Referred to the Corporation Counsel.

ROCKAWAY RD.—Request of the Long Island Electric Railway Co. that the title to ROCKAWAY RD be made subject to the rights of this company to operate a surface railroad. Referred to the Corporation Counsel.

SEWERAGE DISTRICT NO. 6-A.—Modification in the drainage plan for SEWERAGE DISTRICT NO. 6-A. Adopted.

POTTER AV.—Sewer in POTTER AV, from Lawrence st to 2d av. Preliminary work. Adopted.

RADDE ST.—Sewer in RADDE ST, from Webster av to the crown 250 ft. north of Pierce av. Preliminary work. Adopted.

SKILLMAN PL.—Sewer in SKILLMAN PL, from Hunter av to Jackson av. Preliminary work. Adopted.

MURRAY ST, ETC.—Sewer in MURRAY ST, from Franconia av to Bayreuth st; in CALIFORNIA AV, from Murray st to the crown 385 ft. east of Ziegler av; in DELAWARE ST, from Murray st to Ziegler av; and in ERIE ST, from Murray st to Ziegler av. Preliminary work. Adopted.

VAN DEVENTER AV.—Regulating and grading VAN DEVENTER AV, from 2d av to 6th av. Preliminary work. Adopted.

WEBSTER AV.—Paving with asphalt block (permanent pavement) WEBSTER AV, from Vernon av to Jackson av. Preliminary work. Adopted.

DeKALB AV.—Grading and paving with asphalt (permanent pavement) DeKALB AV, from Onderdonk av to Woodward av. Adopted.

RADDE ST.—Paving with asphalt block (permanent pavement) RADDE ST, from North Jane st to Paynter av. Adopted.

ELM ST.—Paving with asphalt block (permanent pavement) ELM ST, from Crescent st to 2d av. Adopted.

RIDGE ST.—Regulating and grading RIDGE ST, from the Boulevard to Ely av. Adopted.

LIBERTY AV, ETC.—Sewers in LIBERTY AV, from Stoothoff av to Chestnut st; CEDAR AV, from Liberty av to Kimball av; and CHESTNUT ST, from Liberty av to Kimball av. Adopted.

RICHMOND.

PROSPECT ST.—Temporary sewer in PROSPECT ST, from Bay st to Van Duzer st. Preliminary work. Adopted.

CHARLES ST, ETC.—Temporary combined sewers in CHARLES ST, from St. Mary's av to Chestnut av; in SMITH ST, from St. Mary's av to Wall st; in OAK ST, from St. Mary's av to Wall st; in WALL ST, from Reynolds st to Charles st; and in REYNOLDS ST, from Wall st to a point about 400 ft. south of St. Mary's av. Preliminary work. Adopted.

KNOX ST.—Grading KNOX ST, from Richmond Terrace to Market st, and setting curb returns at the INTERSECTING STREETS. Adopted.

VAN DUZER ST.—Temporary sanitary sewer in VAN DUZER ST, from Vanderbilt av to Cornell pl. Adopted.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination by any one interested; and all persons who are opposed to these assessments must present their objections, in writing, to the Secretary of the Board, at the above address, on or before April 8, at 11 a. m., when testimony will be taken:

MANHATTAN.

EAST 134TH ST.—Repairing sidewalk in front of NOS. 54 TO 58 EAST 134TH ST. Area of assessment: Lots 46, 47, 48, Block 1758. List 3073.

BRONX.

CLAY AV.—Receiving basin on the west side of CLAY AV, opposite Wendover av. Area of assessment: Claremont Park. List 3068.

ANDREWS AV.—Filling in sidewalk, raising and resetting flagging on the east side of ANDREWS AV, 204 ft. north of Burnside av. Area of assessment: Lot 10, Block 3216. List 3076.

QUEENS.

HANCOCK ST.—Sewer in HANCOCK ST, from Webster av to a point 290 ft. north of Paynter av, 1st Ward. Area of assessment: Lots 53, 54, 147 and 148. List 2997.

JUDSON AV AND BOULEVARD.—Receiving basin on the northeast corner of JUDSON AV AND BOULEVARD, Rockaway Beach, 5th Ward. Area of assessment: Block 33. List 2999.

VAN ALST AV.—Sewer in VAN ALST AV, bet Ditmars av and Hoyt av, 1st Ward. Area of assessment: Blocks 150, 151, 152, 158, 159 and 160. List 3002.

WILBUR AV.—Sewer in WILBUR AV, bet Academy st and Radde st. Area of assessment: Blocks 98 and 111. List 3003.

WILBUR AV.—Sewer in WILBUR AV, bet Radde st and Prospect st. Area of assessment: Blocks 99 and 110. List 3004.

By Comm'r's Sinking Fund.

BROOKLYN WATER FRONT.—Relative to the request of the Dock Commissioner that the Commissioners of the Sinking Fund approve the amended new plan providing for lateral inshore extension to the PIERS, bet 25th st and 36th st, GOWANUS BAY, SOUTH BROOKLYN, made and adopted by the Dock Commissioner March 1. The plan is open for inspection at the office of the Comptroller, 280 Broadway, Manhattan, during business hours.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

At Special Term, Part 2, of the Supreme Court, MANHATTAN, on March 24, the commissioners named in each of the following proceedings will be examined as to their qualifications by anyone interested:

EAST 174TH ST, BRONX.—Acquiring title to the lands, etc., required for widening EAST 174TH ST, from Southern Boulevard to West Farms rd, 24th Ward. Ely Neumann, commissioner of estimate, in place of P. S. Schmidt, resigned.

ST. RAYMOND AV, BRONX.—Acquiring title to the lands, etc., required for opening, and extending ST. RAYMOND AV (4TH ST), bet Hoguet av and Williamsbridge rd, 24th Ward. Robt. H. Bergman, commissioner of estimate in place of P. J. Schmidt, resigned.

HAVEMEYER AV, BRONX.—Acquiring title to the lands, etc., required for opening end extending HAVEMEYER AV, bet Lacombe av and Westchester av, 24th Ward. Jas. W. O'Brien, commissioner of estimate, in place of P. J. Schmidt, resigned.

At Special Term, Part 2, Supreme Court, MANHATTAN, to be held on March 21, at 10.30 a. m., the commissioners named in the following proceeding will be examined as to their qualifications by anyone interested:

FORDHAM RD, ETC., BRONX.—Acquiring title to the lands, etc., required for widening FORDHAM RD, from Harlem River Terrace to Webster av, and for THE PUBLIC PARK included within the lines of said street opposite its junction with Kingsbridge rd, 24th Ward. Michael J. Egan, J. J. Mackin and Chas. C. Marrin, commissioners.

BROADWAY FERRY, BROOKLYN.—Acquiring title to lands, etc., required for ferry purposes at the FOOT OF BROADWAY. Thomas F. Magner, William G. Gilmore and Frank Bailey, commissioners of estimate in the above proceeding, will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on March 17, at 10.30 a. m., to be examined as to their qualifications by anyone interested.

BILLS OF COSTS.

POYER ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending POYER ST, from Maurice av to Barnwell st, 2d Ward. The bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court, for the hearing of motions, in the County Court House, BROOKLYN, on March 21, at 10 a. m.

BRADLEY AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending BRADLEY AV, from Greenpoint av to Howard st, 1st Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, BROOKLYN, on March 21, at 10 a. m.

By Comm'r's Estimate and Assessment.

MALBONE ST, ETC., BROOKLYN.—Acquiring title to lands, etc., required for opening and extending MALBONE ST, from the line bet the 24th and 29th Wards, at New York av to Lef-ferts av, and LEFFERTS AV, from Schnectady av to Utica av, 24th and 29th Wards. George I. Wooley, Arthur J. Waldron and Chas. W. Holloway, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before March 26; and they will hear all such parties, in person, on March 27, at 3.30 p. m.

George I. Wooley, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before March 26; and he will hear all such parties, in person, on March 28, at 3.30 p. m.

(Continued on page 598)

CURRENT BUILDING OPERATIONS

Including Contemplated Construction, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work

New Geological Survey Building.

The United States Geological Survey has received recognition at the hands of Congress in the authorization of an expenditure of \$2,596,000 for the construction of a fireproof building "of modern office building type of architecture." With this sum it is proposed to erect a building on ground already owned by the Government which shall accommodate, besides the Geological Survey, the Reclamation Service, the Indian Office, and the Bureau of Mines, all bureaus of the Interior Department whose work is closely related to that of the Survey and among all of which there is more or less constant cooperation. The public buildings law, which carries the Survey item, authorizes an immediate appropriation of \$596,000, the balance to be appropriated as needed in construction. While this omnibus building law is only an "authorization" measure, leaving the actual appropriation of the money to a future act, \$96,000 of the amount included in the measure can be expended immediately, having been appropriated by a former Congress in connection with the purchase of the site on which the Survey building is to be erected. Plans can thus go forward at once for the construction of the new building. Address the U. S. Geological Survey, George Otis Smith, Director, Washington, D. C., for information.

Contract for Lord & Taylor Store.

E. Brooks & Company, of 1 East 41st street, have received the general contract to erect the Lord & Taylor store at 424-438 5th avenue, 1-11 West 38th street, and 2-14 West 39th street, which is estimated to cost \$2,000,000. The building will be owned by John H. and Frank V. Burton, of 384 Broadway, now in the wholesale dry goods trade, and will be leased to Lord & Taylor, in which the Burtons are also owners. There will be twenty passenger and four freight elevators, a pneumatic tube system exchange on one of the upper floors instead of in the basement, the usual practice, and fire-escape stairways opening directly into the street on three sides of the building. The architects are Goldwin Starrett & Van Vleck, and Hazzard, Erskine & Blagden. E. E. Ashley, 45 Union Square, is consulting engineer.

Cauldwell-Wingate Co.'s Big Contract.

The Cauldwell-Wingate Company, 381 4th avenue, received the general contract on Thursday to erect the new building for the National Biscuit Company, on the block bounded by 10th avenue, 15th and 16th streets, to cost \$1,750,000. The structure will be the largest cracker factory in this country, and will contain ten full stories in height with two pent-houses, a floor area of 46,000 square feet, thirty-two bake ovens, brick walls, terra cotta block floor arches, brick and granite facades, and will give work to 2,000 additional help. Work is to be completed by Dec. 1, 1913. A. G. Zimmerman is architect, and Pattison Brothers, 1182 Broadway, steam and electrical engineers.

Bids for Willard Parker Hospital.

The Willard Parker Hospital of the City of New York, Department of Health, southwest corner of Centre and Walker streets, Ernst J. Lederle, Ph. D., president, is receiving figures from general contractors until March 21 at 10:30 a. m., for the construction of a six-story reinforced concrete dormitory for female help as an addition to the Willard Parker Hospital, foot of East 16th street. The building will measure 50x100 feet and will be strictly fireproof. Clinton & Russell, 32 Nassau street, are the architects.

Dreicer & Co.'s New Building.

Henry Otis Chapman, 334 Fifth avenue, is completing plans for the improvement of the southwest corner of Fifth avenue and 53d street, a plot measuring 50.5x100 feet, upon which is to be erected two six-story commercial structures by Dreicer & Company, jewelers, of 560 Fifth avenue. One of the buildings has been leased to Theodore Hofstatter & Company, of 589 Fifth avenue. The contract for the structural steel was awarded this week. This is the only contract so far placed.

Building on Victoria Hotel Site.

The Johnson-Kahn Company, 220 5th avenue, owner, of the old Victoria Hotel property, at the southwest corner of Broadway and 27th street, expect to start work about April 1 demolishing the building, which is to be replaced with a twenty-story office building, 100x250 feet, to cost \$1,250,000. The plans have been prepared by Schwartz & Gross, 347 5th avenue.

Contract for Working Girls' Home.

The W. L. Crow Construction Company, 103 Park avenue, has received the general contract to erect the seven-story home, 50x100 feet, at 119-121 East 29th street, for the Anthony Home for Working Girls, for which Mrs. Frederick Vanderbilt, 459 Fifth avenue, is the donor. The architects are Valentine & Kissam, of 346 Fourth avenue.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Chas. Schaefer, Jr., 401 Tremont av. has completed plans for a 5-sty brick and limestone tenement, 50x100 ft. to be erected in the south side of 151st st. 100 ft east of Courtlandt av. for Benj. Benenson, 407 East 153d st. owner, who is taking bids on subs and materials. Cost, about \$45,000.

BRONX.—M. W. Del Gaudio, 1910 Webster av. has completed plans for a 5-sty brick and limestone flat to be erected on the west side of Beaumont av. 125 ft north of 187th st. for E. Parago, 2417 Beaumont av. owner, who is taking bids on subs and materials. Cost, about \$35,000.

BROOKLYN.—C. W. Braun, 459 41st st. is preparing plans for a 4-sty brick tenement, 50 x90 ft. to be erected at the southwest corner of 3d av and 40th st. for George Meierdiercks, on premises, owner, who builds and is taking bids on subs. Cost, \$30,000.

MANHATTAN.—Wortmann & Braun, 114 East 28th st. are preparing plans for alterations to the residence at the northeast corner of 27th st and Lexington av into stores and bachelor apartments for Mrs. William Randolph Hearst, 137 Riverside drive, owner. W. C. Reeves & Co., 124 East 23d st. are lessees. Cost, \$10,000. The architects are taking bids on general contract.

NEWARK, N. J.—John B. Cella, architect, is taking estimates for a 4-sty tenement to be erected at 88 and 90 Tyler st for Frank and Peter Wujciak, to cost \$20,000.

DWELLINGS.

RIDGEWOOD, L. I.—Hirsch & Mayer, 567 Ouderdonk av. owners, are taking bids on the general contract for a 2-sty brick store and residence, 26x75 ft. to be erected at the southwest corner of Woodard av and Grove st, from plans by Gross & Kleinberger, Bible House, N. Y. C., architects. Cost, about \$15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

NAGLE AV.—Wortmann & Braun, 114 East 28th st. have completed plans for two 5-sty tenements, 40x100 ft., to be erected on the north side of Nagle av, 50 ft. west of Arden st, for the Brown Bros., Inc., 33 East 20th st. owner. Cost about \$100,000.

207TH ST.—Nast & Springsteen, 21 West 45th st. have completed plans for two 5-sty tenements, 62.6x84.5 ft., to be erected in the east side of 207th st, 25 ft. south of Cooper st, for the Maze Realty Co., 2650 Broadway, owner. Cost about \$100,000.

129TH ST.—Chas. B. Meyers, 1 Union sq. has completed plans for three 5-sty tenements to be erected in the south side of 129th st, 110 ft. west of St Nicholas terrace, for the Manchester Construction Co., 223 Wooster st. owner. Cost about \$175,000.

184TH ST.—Jos. L. Herson, 128 Broadway, has completed plans for a 5-sty tenement, 50x84.5 ft., to be erected at 151-17 West 184th st, for Douglas Robinson, 128 Broadway, owner. Cost about \$45,000.

53D ST.—Cross, Cross & Harder, 527 5th av. have completed plans for the 9-sty apartment house, 55.4x85.3 ft., to be erected at 111-19 East 53d st, for The 118 East 54th St. Co., 546 5th av. owner. Cost about \$160,000.

WASHINGTON SQUARE SO.—Ogden, Prior & Day, 1170 Broadway, have completed plans for two apartments, a 12-sty to be erected at the southeast corner of Washington sq south and Thompson st, to cost \$500,000, and a 7-sty apartment at the northeast corner of Washington sq south and Thompson st, to cost \$95,000. The owner is the Elena Realty Corp., 37 Washington sq south.

187TH ST.—Jos. Wolf, 103 Park av. has completed plans for a 5-sty tenement to be erected at 578 West 187th st, for George A. Potterton, 215 West 28th st. owner. Cost about \$19,000.

RIVERSIDE DRIVE.—Schwartz & Gross, 347 5th av. have completed plans for the 12-sty apartment house to be erected at the northeast corner of Riverside drive and 141st st, for Newmark & Davis, 435 West 119th st. owners. Cost about \$500,000.

5TH AV.—Renwick, Aspinwall & Tucker, 320 5th av. are preparing plans for alterations to the 13-sty apartment house at 615 5th av, for The George Kemp Real Estate Co., 613 5th av.

14TH ST.—The Charles I. Weinstein Realty Co. has purchased 304-12 West 14th st, an elevator apartment house will be erected there.

DWELLINGS.

70TH ST.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for a residence 22 ft. wide to be erected at 19 East 70th. The owner's name for the present withheld.

71ST ST.—C. P. H. Gilbert, 1123 Broadway, is preparing plans for a residence for Henry D. Babcock, to be erected in the southside of 71st st, 25 ft west of Madison av, on a plot 45x100.5 ft.

FACTORIES AND WAREHOUSES.

26TH ST.—Harris H. Uris Iron Works, 525 West 26th st. will build from their own plans a 6-sty brick addition to the plant at 521-523 West 26th st. The addition will be 40x100 ft., and work will be commenced about May 1.

HOSPITALS AND ASYLUMS.

90TH ST.—Louis A. Sheinart, 192 Bowery, is preparing plans for alterations to the 5-sty brick institute at 69-71 West 90th st, for Dr. Alexander Nechamkin, 251 West 92d st, and Dr. Louis Druskoin, 79 Forsyth st, lessees. Cost, about \$18,000.

STABLES AND GARAGES.

66TH ST.—L. A. Sheinart, 194 Bowery, is preparing plans for a 5-sty brick garage, 25x100 ft, to be erected at 225 West 66th st, for C. A. Bruhns, 152 Amsterdam av. owner. Cost, about \$35,000.

STORES, OFFICES AND LOFTS.

PARK PL.—Lee & Hewitt, 1123 Broadway, are preparing plans for alterations to the store and basement at 3 Park pl, for D. O. Haynes, 82 Fulton st. owner. Cost, about \$15,000.

79TH ST.—Oliver Olsen, owner, care of Pierston & Goodrich, 30 West 38th st, general con-

tractors, has plans for alterations to the 2-sty brick store, at the northeast corner of 79th st and Broadway. Cost, about \$15,000.

BROADWAY.—Goldwin Starrett & Van Vleck, 45 East 17th st, are preparing plans for remodeling the ground floor, installing new entrances and other interior changes to the building at 332 Broadway, recently sold by the Chas. F. Noyes Co. to James N. Jarvis. This building adjoins the Tower Building, recently altered by the same architects.

4TH AV.—Neville & Bagge, 217 West 125th st, are preparing plans for a 12-sty loft building to be erected at 329-331 4th av, by the Polo Construction Co. Work is expected to start about May 1.

MANHATTAN.—The Keystone Construction Co., 28 East 85th st, M. C. Rosenbaum and Morris H. Rothschild, contemplate the erection of a store and loft building on the site of the Bijou theatre at 1237-39 Broadway. No architect has yet been selected.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

182D ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, Chas. Schaefer, Jr., president, and S. J. Schaefer, secretary, owner and architects, are preparing plans for a 5-sty brick and limestone tenement, 50x88 ft, to be erected in the north side of 182d st, 125 ft west of Prospect av.

179TH ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, is preparing plans for two 5-sty brick and limestone tenements, 44x102 ft, to be erected in the south side of 179th st, 89 ft east of Vyse av, for I. Roth, 35 Nassau st, owner.

177TH ST.—Chas. Schaefer, Jr., Co., 401 Tremont av, has completed plans for two 6-sty brick tenements, 51x100 ft, to be erected at the southeast corner of 177th st and Washington av, for the B. & S. Realty Co., 4041 Park av.

WEBSTER AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for a 5-sty tenement, 50x80 ft, to be erected on the east side of Webster av, 75 ft north of 184th st, for the Kielbert Construction Co., 535 East 166th st, owner; Francis W. Kiel is president. Cost, about \$40,000.

KELLY ST.—Lorenz F. J. Weiher, 271 West 125th st, has completed plans for two 5-sty brick tenements, 43x88 ft, in the north side of Kelly st, 125 ft north of 163d st, for Irving Goldman, 928 Broadway. Cost, about \$100,000.

MARMION AV.—Frank J. Schefcik, 4168 Park av, is completing plans for a 5-sty flat, 52x70 ft., to be erected on the east side of Marmion av, 92 ft north of East 175th st, for the John W. Cornish Construction Co., 805 Tremont av, owner.

MARMION AV.—Frank J. Schefcik, 4168 Park av, is completing plans for a 5-sty flat, 70x92 ft., to be erected at the northeast corner of Marmion av and East 175th st, for the John W. Cornish Construction Co., 805 Tremont av, owner. The architect will take bids.

WEBSTER AV.—The Keilbert Construction Co. has purchased a plot 51x98 ft. on the east side of Webster av, 75 ft north of 184th st, upon which it will immediately erect a 5-sty apartment house.

166TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty flat house, 50x89 ft., to be erected at the northeast corner of 166th st and Tinton av, for C. Hoffman Von Waffenstein, 1118 Tinton av, owner. Cost about \$50,000.

AQUEDUCT AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment, 75x90 ft., to be erected on the south side of Aqueduct av, 553 ft. west of Brandt pl, for Chas. Spillner, 1624 Aqueduct av, owner. Cost about \$65,000.

178TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments, 50x67.6 ft. and 55x63.4 ft., to be erected at the northwest corner of 178th st and Monterey av for the Monterey Building Co., 170 Broadway, owner. Cost about \$95,000.

INTERVALE AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment, 50x88 ft., to be erected on the west side of Intervale av, 295 ft. north of Westchester av, for the Ernst Keller Const. Co., 4374 Martha av, owner. Cost about \$45,000.

LIND AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment, 50x84 ft., to be erected on the west side of Lind av, 373.18 ft. north of 169th st, for the Ernst Keller Construction Co., 4374 Martha av, owner. Cost, \$50,000.

BANKS.

149TH ST.—Albro & Lindeberg, 2 West 47th st, are preparing plans and will soon take bids for a 1-sty brick and granite bank, 25x74 ft., to be erected at 375 East 149th st, for the Corn Exchange Bank, 13 William st, owner, Walter E. Frew, president.

STORES, OFFICES AND LOFTS.

177TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1-sty taxpayer, 50x73 ft., to be erected at the southwest corner of 177th st and Marmion av, for the Bronx County Construction Co., 2714 3d av, owner. Cost, \$6,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

14TH AV.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for two 3-sty brick, limestone and terra cotta apartments, 200x50 ft., to be erected on 14th av, between 78th and 79th sts, for Jacob Kaiser, 2027 Bath av, owner. Total cost, about \$80,000.

CHAUNCEY ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a brick and limestone apartment to be erected in the north

side of Chauncey st, 350 ft. west of Ralph av, for the Clifton Place Realty Co., owner. Cost about \$43,000.

BENSONHURST.—The Stanley Improvement Co. will soon start the erection of an 8-family apartment house on the west side of 21st av, 365 ft. north of Benson av. Slee & Bryson, 153 Montague st, Brooklyn, have prepared plans.

DWELLINGS.

STUYVESANT AV.—Excavating is under way for a 3-sty brick and limestone residence, 44x 63 ft, at the southeast corner of Stuyvesant av and Decatur st, for Otto Seidenberg, 17 Battery pl, N. Y. C., owner. Kirby & Petit, 103 Park av, N. Y. C., are architects. Cost, about \$30,000. Bids on the general contract will soon be received by the architects.

SENATOR ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a residence for Mr. James Boyd, Jr., to be erected in the south side of Senator st, 280 ft. east of 4th av.

THEATRES.

14TH AV.—Chas. P. Cannella, 60 Graham av, is preparing plans for two 2-sty brick stores, office building and moving picture theatre, 40x 100 ft, to be erected at the southeast corner of 14th av and 60th st, for Chas. Cahren, 74 West 95th st, N. Y. C.

Queens.

DWELLINGS.

BAYSIDE, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for two 2-sty frame stores and residences, 50x60 ft, to be erected on the east side of Bell av, 150 ft north of Ashburton st, for Louis Orgelfinger, Bell av, owner. Cost, about \$10,000.

COLLEGE POINT, L. I.—H. Morris, this place, has completed plans for three 2½-sty frame residences, 20x36 ft, to be erected on the north side of Av F, 100 ft east of College av, for Duer & Smith, 13th st, College Point, owners. J. J. Brutel, this place, is general contractor.

MASPETH, L. I.—Edward Rose & Son, this place, are preparing plans for three 2-sty frame residences, 42x42 ft, to be erected at the corner of Washington and Hull sts, for Frank Lauckucki, owner.

JAMAICA, L. I.—Frank J. Schefcik, 4168 Park av, Bronx, has nearly completed plans for two 2½-sty frame dwellings, 17x44 ft., to be erected on the west side of Hedges pl, 277 ft. north of Fulton st, Jamaica, for Dr. Chas. Urban, owner. The architect will take bids.

WOODHAVEN, L. I.—Operations are under way for the erection of twenty dwellings by John Fitzgerald and Edward R. Clark on Rector av, 175 ft. south of Clinton place, and on Lott av, 175 ft. south of Ridgewood av.

ARVERNE.—Samuel Bayer has purchased through Lewis H. May Co. a site on the west side of Alexander av for improvement with a residence.

STORES, OFFICES AND LOFTS.

ARVERNE, L. I.—A client of Lewis H. May Co., 47 West 34th st, N. Y. C., whose name for the present is withheld, is having plans prepared privately for a business building to be erected on Clarence av, Arverne.

Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—The Board of Education opened bids March 10 for repairs to grandstand at the Curtis Athletic Field. The lowest bid was submitted by Thomas F. Carlin at \$3,795.

Suffolk.

HALLS AND CLUBS.

LINDENHURST, L. I.—Jos. Hrostoskie, Hollis, L. I., has completed plans for a 2-sty frame and brick parochial hall, 86x38 ft, for Our Lady of Perpetual Help Church, owner.

SCHOOLS AND COLLEGES.

HUNTINGTON, L. I.—The citizens have voted in favor of issuing \$58,000 bonds for the erection of a 2-sty brick and tile grammar and primary school on Lowndes av, from plans by Adden & Parker, Boston, Mass., architects.

THEATRES.

PATCHOGUE, L. I.—George W. Holmes, of the Star Palace, contemplates the erection of a moving picture theatre in West Main st, at a cost of \$30,000.

Westchester.

DWELLINGS.

GOLDENSBIDGE, N. Y.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2½-sty frame "Settlement" building for the Pineknoll Holding Corporation, of 148th st and 3d av, care of architects, to be erected here at a cost of \$10,000.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—The Alexander Smith & Sons Carpet Co., of this place, will erect a 1-sty addition, 50x200 ft, to its plant on Palisade av.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—C. A. Patterson, 262 Main st, has about completed plans for a 4-sty brick store and studio building, 50x90 ft, to be erected on North av, near Lockwood av, for the New Rochelle Realty Co. and F. H. Seacord, 264 Main st, owner. Owner and architect will take bids on general contract. Cost, around \$40,000.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending March 10.

IRVINGTON.—Frederick Young, 139 Maple av, one 3-sty frame, \$5,000. Oscar Koenig, s e cor Grove st and Roosevelt terrace, one 3-sty frame, \$11,000. John Dorn, 419 South 21st st, one 3-sty frame, \$6,000. Oscar Nittel, 346-348-350-352 Grove st, four 3-sty frame, \$21,000.

BAYONNE.—Nikifor Korbalik, 152 Prospect av, one 3-sty frame, \$6,000.

NEWARK.—Louis Dreyfuss, 12-14 Jacob st, one 3-sty frame, alteration, \$1,000. Benj. Spinner and Samuel Finkel, 510 and 512 Hunterdon st, two 3-sty frame, \$12,000. Joseph Menkin, s w cor Nye av and Leslie st, one 3-sty frame, \$9,000. Herman C. Schneider and Edw. A. Kirch, 585 Warren st, one 4-sty brick, \$20,000. Botticelli & Guardabascio, 533 Bloomfield av, one 3-sty brick, \$7,000. Frank and Peter Wujciak, 88-90 Tyler st, one 4-sty brick, \$20,000. Metropolitan Realty Co., 332-334-336-342 South 12th st, four 3-sty frame, \$20,000. John Patris, 387 15th av, one 3-sty frame, alteration, \$400. Samuel Acker, 200 Prince st, one 4-sty brick, \$14,000. Abraham Levy, 22 Marie pl, one 3-sty frame, \$8,000. Nathan Kantrowitz, 37 Irving st, one 3-sty frame, \$8,000. Samuel Paulman, 416-422-424-426 and 428 South 17th st, five 3-sty frame, \$25,000. Eutensky & Portnoff, 533 South 17th st, one 3-sty frame, \$8,000. Michael and Israel Maesel, 535 South 17th st, one 3-sty frame, \$8,000. Up-To-Date Realty Co., 4 e cor 17th av and South 20th st, one 3-sty frame, \$10,000.

RIDGEFIELD.—Pasquale Zumpano, north side Broad st, near Edgewater av, two 3-sty frame, alteration, \$6,000.

BLOOMFIELD.—Diodora Sewitella, 15-17 Bloomfield av, two 3-sty brick, alteration, \$2,500.

HOBOKEN.—Domenick Vernaglia, 527 Jefferson st, one 5-sty brick, alteration, \$1,000.

EAST ORANGE.—Herbert Rumrill, 196 North 18th st, one 3-sty brick, \$24,000.

PASSAIC.—Pink & Pashman, south side Main av 30 ft west of Burgess pl, one 3-sty brick, \$10,000. Pink & Pashman, s w cor Main av and Burgess pl, one 3-sty brick, \$12,000. Morris Boss, east side Madison st, 75 ft south of Myrtle av, one 3-sty brick, \$12,000. Isaac Schurman, 39 Jackson st, one 3-sty brick, \$9,000. Samuel Cohen, 7-9 3d st, one 4-sty brick, \$20,000.

JERSEY CITY.—Annie T. Davis, 126 Sussex st, one 3-sty brick, alteration, \$4,500.

ARMORIES.

PLAINFIELD, N. J.—Members of Company K are considering a plan to form a stock company to build an armory suitable for the use of the local citizen soldiers. The officers of the National Guard have promised to lend their support to Company K. For particulars address the building committee in care of Company K.

CHURCHES.

ASBURY PARK, N. J.—The Methodist Church has been totally destroyed by fire. Rev. Chas. Lee is pastor. Arrangements will be made at once to rebuild.

RIDGEFIELD PARK, N. J.—Work will start about April 1 for the erection of an edifice here for the First Presbyterian Church, Rev. James P. Stofflet, pastor.

DWELLINGS.

BAY HEAD, N. J.—William Hudswill, 188 Carlton av, Brooklyn, is preparing plans for a 2½-sty frame residence, 30x40 ft, to be erected at Barnegat Bay, for Mrs. J. D. Dahn, 178 Washington av, owner. Cost, about \$12,000.

RED BANK, N. J.—E. A. Terhune, of this place, is preparing plans for a 2½-sty frame residence, 30x36 ft, to be erected at Peters pl, near Broad st, for Frank Gray, Mechanic st, owner. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

KEASBEY, N. J.—Wortmann & Braun, 114 East 28th st, N. Y. C., are preparing plans for alterations to the 2-sty brick factory, 80x85 ft, for the German-American Stoneware Works, of 50 Church st, N. Y. C. Architect will take bids about April 7. Cost, about \$20,000.

HALLS AND CLUBS.

MUTLEY, N. J.—The Fortnightly Club of this place contemplates the erection of a club house. Nothing definite has yet been determined.

MUNICIPAL WORK.

PERTH AMBOY, N. J.—Alvin B. Fox, county engineer, is preparing plans for a twin span reinforced concrete bridge, 54.6 ft. over all, and 30 ft. wide, to be erected over the south branch of the Rahway River, near Iselin.

POWER HOUSES.

MORRISTOWN, N. J.—The Morris County Traction Co. contemplates the erection of central steam generating plant here, from plans by J. L. Desch, this place, engineer.

PUBLIC BUILDINGS.

SPRINGFIELD, N. J.—Springfield Township will have no municipal building for a while. The voters have defeated a \$30,000 bonding proposition submitted by the Township Committee by a vote.

NEWARK, N. J.—Contract will be awarded on March 24th for converting the Day st school into a city hall for the Orange Common Council. Estimated cost, about \$30,000.

New Jersey News (Continued).

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Stiegfried Lechner of this city has purchased the mansion house at 839 Broad st. He will remodel the building for business purposes.

PATERSON, N. J.—The scheme for the erection of a public market to cost \$1,000,000 is under way. Plans have been prepared by A. T. Angelicola, architect, of 209 Clay st.

RED BANK, N. J.—Ernest Arend, Mattison av, Asbury Park, is preparing plans for a 2-sty brick store, office and flat building, 40x92 ft, to be erected in East Front st, near Monmouth st, for Cook & Oakley, at site, owners. Cost, about \$10,000.

ENGLEWOOD, N. J.—The Public Service Corporation, 43 Dean st, contemplates the erection of a business building at the southwest corner of Eagle st and Park pl. In all probability nothing will be done for a year or two. No architect has yet been selected.

CONTRACTS AWARDED.

(All items following refer to general contracts, except those marked "sub")

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Jacob Danson, 1625 Madison av, has received the general contract for fire repairs to the 5-sty brick tenement, 25x70 ft, at 209 East 116th st, for Joseph Lieblich, 135 West 26th st, owner. Mitchell Bernstein, 131 East 23d st, is architect. Cost, about \$8,000.

CHURCHES.

BERNARDSVILLE, N. J.—H. & J. McWilliams, Claremont rd, this place, have received the general contract to erect the 1-sty local stone church in Church st, for the Methodist Episcopal Church, Thos. T. Crawford, pastor, and R. F. Randolph, chairman building committee. Dennison & Hiron, 475 5th av, N. Y. C., are architects. Cost, about \$17,000.

DWELLINGS.

GREAT NECK, L. I.—The Kinko Builders, 350 Fulton st, Brooklyn, have received the general contract to erect a 2½-sty frame residence, 30 x40 ft, on Arleigh rd, for Raymond Skinner Clark, of 4th av and 17th st, N. Y. C., owner. Alfred Hopkins, 11 East 24th st, N. Y. C., is architect.

MANHATTAN.—T. G. Galardi & Co., of 530 West 207th st, has received general contract to erect the 2-sty store and dwelling at the southwest corner of Nagle av and Dyckman st, from plans by Moore & Landsiedel, 148th st and 34 av, architects.

FACTORIES AND WAREHOUSES.

EAST BOSTON.—The Mead-Morrison Mfg. Co., Gov. Foss, president; J. G. Morrison, Cambridge, Mass., treasurer; Burton L. Gale, Melrose, Mass., assistant treasurer, and Willard S. Martin, Cambridge, Mass., vice-president and general manager, has purchased from the East Boston Land Co. some ten acres of land on the Boston & Albany R. R., East Boston, and will erect a large plant, consisting of a plate shop, erection shop, machine shop, power plant, pattern shop, foundries and general offices for the manufacture of coal handling machinery and steam and electric hoists. McClintic-Marshall Construction Co., of Pittsburgh, Pa., has the contract for the machine and erection shop, and Levering & Garrigues Co., of Manhattan, for the plate shop. The New England Foundation Co. has contract for the foundations, and the Shaw Electric Co. for the electric cranes. The shops will be equipped with four 10-ton cranes and one 25-ton crane, and will be completed in 3½ to 4 months.

GROTON, CONN.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has received the general contract for rebuilding the rendering plant of the C. M. Shay Fertilizer Co. at Groton, Conn., H. B. Senior, architect. Work will be started immediately.

HALLS AND CLUBS.

MANHATTAN.—The W. L. Crow Construction Co., 103 Park av, has received general contract to erect the 7-sty brick and limestone home, 50x100 ft., at 119-121 East 29th st, for the Anthony Home for Working Girls, care of Valentine & Kissam, 346 4th av, architects. Mrs. Frederick Vanderbilt, 459 5th av, is donor. Cost about \$100,000.

SCHOOLS AND COLLEGES.

SCHENECTADY, N. Y.—The Amsterdam Building Co., 43 West 27th st, N. Y. C., has received the contract to erect a gymnasium for the Union College. The structure will be 70x200 ft and 2 stories.

STABLES AND GARAGES.

WESTCHESTER, N. Y.—Foundations are under way for a 2-sty frame stable to be erected here near Mt. Kisco for Miss M. Newell, Mt. Kisco, owner. Foster & Gade, 15 West 38th st, N. Y. C., are architects. George Mertz Sons, 1 East Portchester st, Portchester, are general contractors.

STORES, OFFICES AND LOFTS.

MANHATTAN.—J. C. Hartell & Co., 156 5th av, have received the general contract for alterations to the office at 303 5th av, for D. Lisner & Co., 140 5th av, lessee. Max G. Heidelberg and E. Levy, 320 5th av, are architects.

ST. GEORGE, S. I.—The Reid Palmer Construction Co., 11 East 59th st, N. Y. C., has received the general contract to erect the 3-sty terra cotta block and galvanized iron office building and waiting room, 41x44 ft, at the Ferry House, for the Richmond Light & R. R. Co., Jay st, owner. Delano & Aldrich, 4 East 39th st, N. Y. C., are architects. Cost, about \$15,000.

NEWARK, N. J. (Sub.).—Ferdinand Krack, 35 East Fairmount av, has received the mason work for a 2-sty brick and limestone depart-

ment store, 71x115 ft, to be erected at 413-417 Springfield av, for Louis Rothstein, 392 Springfield av, owner. Chas. L. Steinbrenner, Essex Building, is architect. Cost, about \$35,000.

MANHATTAN.—The Grant Contracting Co., 1123 Broadway, has received the general contract for building an arcade and entrance in the department store at 4-22 West 35th st, and 1½ to 9 West 34th st, for James McCreery & Co., 5 West 34th st, owners. Goldwin, Starrett & Van Vleck, 45 East 17th st, architects. Cost, about \$60,000.

THEATRES.

BROADWAY.—The Libman Contracting Co., 107 West 46th st, has received the general contract to erect the 3-sty theatre and mercantile building, 100x162 ft., at the southwest corner of Broadway and 90th st, for Robert Goelet, 9 West 17th st, owner of land. The Ardley Amusement Co., care of architect, is lessee of land and owner of building. James F. Connell, Mariners' Harbor, S. I., is architect. Cost about \$250,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

152D ST, 620 West, 5-sty brick tenement, 63x86; cost, \$70,000; owner, Filrose Constn. Co., 412 West 148th st; architects, Gronenberg & Leuchtog, 303 5th av. Plan No. 97.

NORTHERN AV, w s, 78 n 181st st, 6-sty brick tenement, 87x151; cost, \$171,000; owner, Trosach Realty Co., 40 East 22d st; architect, Jos. C. Cocker, 2017 5th av. Plan No. 96.

DWELLINGS.

114TH ST, 401-7 West, 5-sty brick dwelling, 32x91; cost, \$50,000; owners, Corp of Novitiate Fathers of Mercy, 121 West 24th st; architects, Cross & Cross, 10 East 47th st. Plan No. 94.

88TH ST, 165 East, 6-sty brick home, 40x100; cost, \$60,000; owner, Society of Catholic Mechanics, 261 West 137th st; architects, Daus & Otto, 130 Fulton st. Plan No. 99.

BROADWAY AND 187TH ST, n w c, 3-sty brick and stone rectory, 44x72; cost, \$20,000; owner, Church of St. Elizabeth, Rev. Wm. J. Hewart, 4381 Broadway; architect, Edward Lee Young, 12 East 30th st. Plan No. 102.

FACTORIES AND WAREHOUSES.

1ST AV, 1870, 1-sty brick storehouse, 25x100; cost, \$7,000; owners, The New York Edison Co., Nicholas P. Brady, president, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 101.

HOTELS.

82D ST, 103-105 West, 11-sty brick and stone hotel, 40x21; cost, \$120,000; owner, John Muir, 17 West 86th st; architects, Mann & MacNeille, 70 East 45th st. Plan No. 95.

STABLES AND GARAGES.

49TH ST, 432-434 East, 1-sty brick stable, 74x86; cost, \$1,500; owner, Estate of Thomas E. Crimmins, 25 West 42d st; architect, General Contracting & Engineering Co., 29 Broadway. Plan No. 98.

MISCELLANEOUS.

LAFAYETTE ST, Cleveland pl and Kenmare st, intersection of playground, 31x150; cost, \$3,500; owner, City of New York, Department of Parks, Commissioner Stover, Arsenal, Central Park; architect, Jarowski Kraus, Arsenal Central Park. Plan No. 100.

EXTERIOR ST, w s, 90 n East 76th st, 3-sty brick pavilion and comfort station, 88x54; cost, \$35,000; owner, City of New York, Dept. of Parks, Chas. B. Stover, Commissioner; architect, Jarowski Kraus, Arsenal, Central Park. Plan No. 103.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

169TH ST, s e cor Washington av, two 6-sty brick tenements, 50x90.7, and 50.6x87.10, plastic slate roof; cost, \$110,000; owners, L. & S. Construction Co., Isaac Leader, 1834 Clinton av, President; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 125.

HOE AV, e s, 107 s Aldus st, two 5-sty brick tenements, slag roof, 50x87.6; cost, \$90,000; owners, B. & C. Constn Co., C. L. Baldwin, 518 West 156th st, Pres.; architect, Abraham Berres, 35 Nassau st. Plan No. 128.

HOE AV, e s, 207 s Aldus st, two 5-sty brick tenements, plastic slate roof, 50x87; cost, \$80,000; owners, Aldus Constn. Co., Jacob Kahn, 1100 West Farms rd, Pres.; architect, Samuel Sass, 32 Union Square. Plan No. 130.

LEGGETT AV, n w cor Beck st, 5-sty brick tenement, plastic slate roof, 50x87.5; cost, \$75,000; owner, Irving Goldman, 928 Broadway; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 134.

WEBSTER AV, e s, 75 n 184th st, 5-sty brick tenement, plastic slate roof, 50.10x85; cost, \$40,000; owner, Keilbert Constn. Co., Francis X. Keil, 535 East 166th st, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 133.

DWELLINGS.

VIRGINIA AV, w s, 216.03 s Watson av, three 2-sty brick dwellings, tin roof, 20.9x54; cost, \$19,500; owner, Wm. Buhl, 1940 McGraw av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 121.

WALDO AV, s s, 850 n 246th st, 2½-sty brick dwelling, 72x41.4, shingle roof; cost, \$16,000; owners, Delafeld Est., Inc., 27 Cedar st; architects, Albro & Lindeberg, 2 West 47th st. Plan No. 127.

HALLS AND CLUBS.

216TH ST, n s, 180 e White Plains av, 1-sty brick lodge room, 45x90; cost, \$6,500; owners, Hebron Lodge No. 813, F. & A. M., J. J. Kriewitz, 3731 Willett av, Chairman Bldg. Com.; architect, Andrew Ebsen, 2684 Briggs av. Plan No. 122.

SCHOOLS AND COLLEGES.

FULTON AV, e s, 264 s 168th st, 2-sty brick school, slag roof, 30x66; cost, \$10,000; owner, Church of St. Augustine, Rev. Thos. F. Gregg, 1183 Franklin av, rector; architect, John V. Van Pelt, 381 4th av. Plan No. 136.

STABLES AND GARAGES.

BRONX PARK SOUTH, s s, 64.56 w Honeywell av, 1-sty brick garage, 19.4x22.4; cost, \$150; owner, Arthur K. Butler, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 120.

WOODYCREST AV, n e cor 164th st, 1-sty stone garage, 16x16; cost, \$500; owner, Henry Meyer, 1000 Woodycrest av; architect, Albert E. Davis, 258 East 138th st. Plan No. 119.

STORES AND TENEMENTS.

ALBANY RD, e s, 476 n Bailey av, 4-sty brick store and tenement, tin roof, 27x58.4; cost, \$15,000; owner, Filomena Ventarola, 204th st and Jerome av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 137.

STORES, OFFICES AND LOFTS.

CITY ISLAND AV, e s, 171.5 s Cross st, 1-sty frame store, 28x34; cost, \$1,200; owner, Maria L. Seifert, 678 King av; architects, Seifert & Webb, 104 West 42d st. Plan No. 126.

BRISTOW ST, n w cor Jennings st, 1-sty brick stores, 25x87.3, tin roof; cost, \$6,000; owners, Taxpayers Realty Co., P. H. Wattenberg, 1203 Franklin av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 123.

WHITE PLAINS AV, e s, 30 n 219th st, 1-sty frame stores, tin roof, 50x78; cost, \$7,500; owners, Chas. E. H. D. & E. A. Gordon, 648 East 228th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 129.

THEATRES.

BOSTON RD, w s, 212.3 n 167th st, 2-sty brick theatre, roof garden, stores and offices, slag roof, 154.23x163.2; cost, \$100,000; owner, Weissager Amusement & Constn. Co., Wm. Weissenger, 775 East 169th st, Pres.; architects, Neville & Bagge, 217 West 125th st. Plan No. 132.

MISCELLANEOUS.

WEBSTER AV, e s, 103 n Wendover av, 1-sty frame coal hopper, 30x28; cost, \$1,200; owners, Claremont Coal & Sand Co., on premises; architect, O. E. Bacem, 4201 7th av, Brooklyn. Plan No. 124.

167TH ST, s s, 149.24 e Park av, 1-sty frame shed, 15x18; cost, \$500; owner, M. Schwarzer & Son, on premises; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 131.

MT. HOPE AV, w s, 95 s 175th st, 3-sty brick fire house, slag and tile roof, 42x52; cost, \$47,000; owner, City of New York; architects, Dennison, Herons & Darbyshire, 475 5th av. Plan No. 135.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV, w s, 85.3 s Cooke av, 4-sty brick tenement, 62x102, slag roof, 20 families; cost, \$60,000; owner, Isador Miller, 754 Flatbush av; architects, Cohn Bros., 361 Stone av. Plan No. 1084.

OCEAN AV, s w cor Cooke av, 4-sty brick tenement, 85.1x45.10, gravel roof, 23 families; cost, \$70,000; owner, Isador Miller, 754 Flatbush av; architects, Cohn Bros., 361 Stone av. Plan No. 1085.

WOODRUFF AV, s s, 97.3 w St Pauls pl, 4-sty brick tenement, 48x102, gravel roof, 16 families; cost, \$28,000; owners, F. J. Ashfield & Son, 350 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1125.

WOODRUFF AV, s w cor St Pauls pl, 4-sty brick tenement, 48.8x108, gravel roof, 16 families; cost, \$34,000; owners, F. J. Ashfield & Son, 350 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1123.

WOODRUFF AV, s s, 49.3 w St Pauls pl, 4-sty brick tenement, 48x102, gravel roof, 16 families; cost, \$23,000; owners, F. J. Ashfield & Son, 350 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1124.

DUPONT ST, n s, 150 e Manhattan av, 4-sty brick tenement, 18.4x89, slag roof, 16 families; cost, \$12,000; owner, Louis Raskin, 117 Kent st; architect, Gustave Erda, 826 Manhattan av. Plan No. 1139.

SOUTH 2D ST, n s, 150 w Marcy av, 6-sty brick tenement, 50x87, slag roof, 35 families; cost, \$40,000; owner, Jacob Pomerantz, 185 Heyward st; architects, Nash & Springsteen, 21 West 45th st. Plan No. 1149.

65TH ST, s s, 320 w 14th av, 2-sty brick tenement, 20x65, gravel roof, 3 families; cost, \$5,000; owner, Bonenico Cuino, 335 65th st; architect, J. C. Walsh, 1920 Coney Island av. Plan No. 1165.

CHURCHES.

14TH AV, n w cor 76th st, 1-sty brick church, 51.4x83.4, slate roof; cost, \$18,000; owner, Baptist Church Ext. Society, Brooklyn and Queens; architect, Geo. W. Kraemer, 1 Madison av. Plan No. 1159.

DWELLINGS.

SENATOR ST, s s, 280 e 4th av, 2-sty brick dwelling, 18x37; slag roof, 1 family; cost, \$15,000; owner, Jas. Eoyd, 431 Senator st; architects, Shampan & Shampan, 772 Broadway. Plan No. 1032.

EAST 19TH ST, w s, 276 n Av I, 2-sty frame dwelling, 28x32, shingle roof, 1 family; cost, \$7,500; owner and architect, Seth Cutting, as Pres., 1721 Av J. Plan No. 1041.

WEST 27TH ST, w s, 172 n Railroad av, two 1-sty frame bungalows, 14x38, tar & gravel roof, 1 family each; total cost, \$1,500; owner, Annie Fuld, 2968 West 27th st, Coney Island; architect, Geo. H. Suess, 2966 West 29th st, Coney Island. Plan No. 1057.

EAST 38TH ST, e s, 340 s Linden av, 2-sty frame dwelling, 19.10x36, tar and gravel roof, 1 family; cost, \$3,200; owner, Cath. Fox, 2416 Church av; architect, Beuj. Dreisler, 153 Remsen st. Plan No. 1058.

51ST ST, n s, 232 e 16th av, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$3,500; owner, Harry Olsen, 1627 51st st; architect, same. Plan No. 1025.

AV I, s e cor East 18th st, 2-sty frame dwelling, 24x42, shingle roof, 1 family; cost, \$7,500; owner and architect, Seth Cutting, as Pres., 1721 Av J. Plan No. 1042.

LINCOLN AV, n w cor McKinley av, nine 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$31,500; owner, Druss Realty Co., 2875 Atlantic av; architect, Henry Rockmore, 1733 President st. Plan No. 1060.

PROSPECT AV, s s, 120 e 10th av, ten 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$35,000; owner, Wm. M. Calder, 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 1023.

8TH AV, n cor 3d st, four 4-sty brick dwellings, 22.3x40.6, tin roof, 2 families each; total cost, \$32,000; owner, Kings & Westchester, 350 Fulton st; architect, Aymar Embury, 132 Madison av, N. Y. C. Plan No. 1048.

STERLING PL, n s, 145 e Howard av, 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$4,500; owner, Samuel Levine, 141 Bristol st; architects, Cohn Bros., 361 Stone av. Plan No. 1106.

WEST 36TH ST, w s, 120 n Mermaid av, five 1-sty frame dwellings, 12x26.6, canvas roof, 1 family each; total cost, \$1,500; owner, Jas. Beggs, 3032 Surf av; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 1092.

IRVING AV, n e cor Hancock st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$6,500; owner, John Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1091.

IRVING AV, s s, 20 e Hancock st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$18,000; owner, John Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1089.

IRVING AV, n s, 20 e Hancock st, four 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$18,000; owner, John Gough, 1346 Jefferson av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1090.

CRESCENT ST, e s, 180 s Vienna av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Mich'l Matterna, 186 Hamburg av; architects Laspia & Salvati, 525 Grand st. Plan No. 1072.

EAST 3D ST, w s, 360 s Albemarle rd, three 2-sty brick dwellings, 20x52, gravel roof, 2 fam-

ilies; cost, \$10,500; owner, Dudwig Obermeyer, 317 East 3d st; architect, B. F. Hudson, 319 9th st. Plan No. 1069.

EAST 13TH ST, w s, 77 n Av P, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, \$2,500; owner, Providence Associates, 1555 East 7th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 1078.

EAST 42D ST, w s, 100 s Linden av, four 2-sty frame dwellings, 17x52, gravel roof, 2 families each; total cost, \$12,000; owner, Iver Iversin, 159 East 37th st; architects, Phil Tillion & Son, 387 Fulton st. Plan No. 1076.

AV P, n w cor East 13th st, 2-sty brick dwelling, 20x35, gravel roof, 2 families; owners, Providence Associates, 1555 East 7th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 1079.

AV P, n s, 20 w East 13th st, four 2-sty brick dwellings, 20x35, gravel roof, 1 family each; total cost, \$10,000; owners, Providence Associates, 1555 East 7th st; architect, F. J. Dassau, 1373 Broadway. Plan No. 1080.

OCEAN AV, w s, 215 n Ditmas av, 2-sty brick dwelling, 54.6x39, tile roof, 1 family; cost, \$15,000; owner, Jas. E. Fisher, 950 Ocean av; architect, F. J. Helmle, 190 Montague st. Plan No. 1086.

18TH AV, s s, 576 w East 3d st, 2-sty brick dwelling, 20x55, slate roof, 1 family; cost, \$6,500; owners, Obermeyer & Liebman, 59 Bremen st; architect, Adam E. Fisher, 373 Fulton st. Plan No. 1073.

EAST 18TH ST, s w cor Av R, 2-sty frame dwelling, 51.2x60, shingle roof, 1 family; cost, \$4,000; owner, Rev. Fredk Burgess, 170 Remsen st; architect, B. F. Hudson, 319 9th st. Plan No. 1141.

EAST 38TH ST, w s, 357.6 n Av I, three 2-sty frame dwellings, 20x36, gravel roof, 1 family each; total cost, \$9,000; owner, Wm. Wingorath, 785 Av Y; architect, B. F. Hudson, 319 9th st. Plan No. 1142.

14TH AV, s e cor 60th st, 2-sty brick dwelling, 20x50, gravel roof, 2 families; cost, \$7,500; owner, Chas. Gabien, 55 West 95th st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 1154.

FACTORIES AND WAREHOUSES.

MANHATTAN AV, s w cor Bayard st, 2-sty brick factory, 84.4x54, — roof; cost, \$5,000; owner, Thos. Clark, 461 Graham av; architect, Chris. Bauer, Jr., 6 Bedford av. Plan No. 1044.

LEXINGTON AV, n s, 133.4 e Reid av, 2-sty brick factory, 33x100, tar and slag roof; cost, \$12,000; owner, Carl H. Arwe, 1352 DeKalb av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1111.

PITKIN AV, n w cor Williams av, 2-sty brick factory and dwelling, 50x16, tin roof, 1 family; cost, \$10,000; owner, Bertha Bronner, 185 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 1134.

STABLES AND GARAGES.

KINGSTON AV, s e cor Sterling pl, 1-sty brick garage, 15.3x22, gravel roof; cost, \$600; owner, Hy Adams, 571 6th av; architect, Wm. Mushe, 255 Lexington av. Plan No. 1099.

OCEAN AV, e s, 150 n Glenmore av, 1-sty frame garage, 15x18, wood roof; cost, \$212; owner and architect, H. A. Meyer, 1783 Brooklyn av. Plan No. 1094.

EAST 14TH ST, w s, 80 n Beverley rd, 1-sty frame garage, 23x21, shingle roof; cost, \$1,000; owner, Susie S. Perco, 210 East 14th st; architect, John C. Sawkins, 104 Martense st. Plan No. 1066.

EAST 17TH ST, e s, 100 s Av N, 1-sty frame garage, 12x18, shingle roof; cost, \$400; owner, Midwood Associates, 805 Fulton st; architects, Slee & Bryson, 153 Montague st. Plan No. 1081.

FRANKLIN AV, w s, 215.3 s DeKalb av, 1-sty brick stable, 25x25, gravel roof; cost, \$1,000; owner, D. Shea, 274 Franklin av; architects, Laspia & Salvati, 525 Grand st. Plan No. 1074.

JOHNSON AV, n s, 450 w Bogart st, 2-sty frame stable, 25x42, gravel roof; cost, \$1,000; owner, Camille Lehman, 323 Johnson av; architect, Henry Dort, 614 Kosciusko st. Plan No. 1065.

LEWIS PL, s w cor Stratford rd, 1 1/2-sty frame garage, 20x18, shingle roof; cost, \$700; owner, Wm. Baird, 230 Stratford rd; architect, C. B. White, 189 Montague st. Plan No. 1119.

PITKIN AV, n w cor Williams av, 1-sty brick stable, 16x16, tin roof; cost, \$1,500; owner, Bertha Bronner, 185 Powell st; architects, Cohn Bros., 361 Stone av. Plan No. 1133.

EAST 4TH ST, w s, 369 s Av M, 1-sty frame garage, 15x18, felt roof; cost, \$150; owner, Caroline E. Lacy, Edgewater, N. J.; architect, Geo. Gregory, 146 East 4th st. Plan No. 1161.

EAST 19TH ST, w s, 25.3 n Foster av, 1-sty frame garage, 19x15, shingle roof; cost, \$350; owner, Edw. Fanning, 604 East 19th st; architect, John Lacy, 1343 East 19th st. Plan No. 1146.

EAST 19TH ST, e s, 92.6 s Foster av, 1-sty frame garage, 12x18, shingle roof; cost, \$350; owner, A. F. H. Smith, 625 East 19th st; architect, Robt. McCormack, 1514 Flatbush av. Plan No. 1145.

STORES AND DWELLINGS.

30TH ST, s s, 300 e 3d av, 1-sty brick store and dwelling, 20x40, gravel roof, 1 family; cost, \$2,000; owner, Caramiro Palicastro, 154A 30th st; architect, Jos. Hartung, 548 2d st. Plan No. 1135.

STORES, OFFICES AND LOFTS.

CHURCH AV, s s, 172.4 W East 18th st, 1-sty brick stores, 72x—, gravel roof; cost, \$5,500; owner, Albt. Edwards, on premises; architect, Geo. M. Lawson, 1330 East 15th st. Plan No. 1152.

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Plans Filed, New Buildings, Bklyn. (Cont.).

BROADWAY, 997, 2-sty brick store, 23x85, tar and slag roof; cost, \$8,500; owner, Isabel Realty Co., on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 1112.

THEATRES.

FULTON ST, n s, 70 e Crescent st, 1-sty brick moving picture show, 38.1x66, gravel roof; cost, \$5,000; owner, A. A. Kloster, 2111 Caton av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1128.

MANHATTAN AV, w s, 50 s Eagle st, 1-sty brick moving picture show, 22.9x100, tin roof; cost, \$1,800; owner, Meyer Weiss, 1039 Manhattan av; architect, Jas. McKillopp, Jr., 154 India st. Plan No. 1132.

ROGERS AV, w s, 40 n Newkirk av, 1-sty brick moving pictures, 33x100, slag roof; cost, \$15,000; owner, Louis Winan, 877 Johnson pl; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1155.

MISCELLANEOUS.

MALBONE ST, n w cor Washington av, 1-sty brick fire alarm station, 82.4x103.4, tile roof; cost, \$50,000; owner, City N. Y.; architect, Frank J. Helmle, 190 Montague st. Plan No. 1029.

SEA BREEZE AV, n s, 330 e Ocean Parkway, 1-sty frame open booths, —x—; cost, \$300; owner, Samuel Gompertz, "Parkway Baths"; architect, A. D. Hinsdale, 552 56th st. Plan No. 1050.

AV F, s s, bet East 37th and East 38th sts, 1-sty frame grandstand, 118.9x85; cost, \$300; owner, Kings Realty Co., 302 Broadway; architect, Geo. Kouwenhoven, 16 Hubbard pl. Plan No. 1096.

ELLERY ST, s s, 100 w Sumner av, exterior alterations; cost, \$225; owner, Max Rahmer, 268 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1120.

LIBERTY AV, n s, 53.2 w Essex st, 1-sty frame shop, 25x30, gravel roof; cost, \$1,500; owner, Vito Silvio, 658 Liberty av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 1118.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Steinway av, e s, 301 s Jamaica av, 4-sty brick tenement, 26x72, slag roof, 6 families; cost, \$14,000; owner, H. J. Schleiser, 314 10th av, L. I. City; architect, Val Schiller, 391 10th av, L. I. City. Plan No. 665.

LONG ISLAND CITY.—Lawrence st, w s, 25 n Woolsey av, 4-sty brick tenement, 50x76, gravel roof, 21 families; cost, \$21,000; owners, Anton & Bernhard Dvorsky, 949 2d av, L. I. City; architect, Frank Braun, 311 Steinway av, L. I. City. Plan No. 669.

RIDGEWOOD.—Himrod st, s s, 95 e Fairview av, 3-sty brick tenement, 27x73, slag roof, 6 families; cost, \$8,000; owner, John C. Schneider, 2016 Himrod st, Ridgewood; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 625.

RIDGEWOOD.—Himrod st, s s, 122 e Fairview av, 3-sty brick tenement, 19x62, slag roof, 3 families; cost, \$5,000; owner, John C. Schneider, 2016 Himrod st, Ridgewood; architect, Otto Thomas, 2350 Myrtle av, Ridgewood. Plan No. 626.

RIDGEWOOD.—Hart st, s s, 118 e Onderdonk av, seven 2-sty brick tenements, 30x68, tin roof, 2 families; cost, \$35,000; owners, Beckert & Gluckert, 1861 DeKalb av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 683.

LONG ISLAND CITY.—Webster av, n e cor 5th av, 5-sty brick tenement, 50x80, plastic slate roof, 27 families; cost, \$35,000; owner, Jos. Sykora, 3d av and 28th st, College Point; architect, Frank J. Schefcik, 4168 Park av. Corrects error in last issue as to owner's and architect's name and address. Plan No. 556.

DWELLINGS.

CORONA.—Evergreen av, e s, 181 s Jackson av, three 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, \$10,500; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 633-4-5.

FLUSHING.—Holly st, n s, 575 w Jamaica av, 2½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,500; owner, John P. Gilmartin, 381 Holly st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 638.

GLENDALE.—Backus st, e s, 98 n Cooper av, seven 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, \$24,500; owner, Harman Constn. Co., 2685 Cooper av, Glendale; architect, Fred. J. Dassau, 1373 Broadway, N. Y. C. Plan No. 622.

JAMAICA.—New York av, e s, 20 s State st, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,500; owner, E. Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 632.

JAMAICA.—Globe av, w s, 140 n Brown pl, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, \$4,000; owner, Frank G. Horsch, 103 Flatbush av, Brooklyn; architect, Andrew Horsch, same address. Plan No. 637.

MASPETH.—Clermont av, e s, 100 n Clinton av, 1-sty frame dwelling, 25x32, tin roof, 2 families; cost, \$1,300; owner, S. Solinski, 132 Clinton av, Maspeth; architect, Albert H. Stines, 132 4th st, L. I. City. Plan No. 639.

RICHMOND HILL.—Greenwood av, w s, 133 n Jamaica av, two 2½-sty frame dwellings, 18x38, shingle roof, 1 family; cost, \$7,000; owner, Henry C. Wade, 68 Vandome av, Woodhaven; architect, John Ingmundsen, 4579 Central av, Richmond Hill. Plan Nos. 627-628.

WHITESTONE.—9th st, n s, 450 e 8th av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$3,000; owner, Chas. Abitz, 18th st, Whitestone; architect, owner. Plan No. 630.

COLLEGE POINT.—9th st, n s, 50 s 1st av, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,500; owner, William Upton, 9th st, near

1st av, College Point; architect, E. Lee McCracken, Manhattan Court, College Point. Plan No. 670.

COLLEGE POINT.—10th st, e s, 123 n Av D, 2-sty frame dwelling, 20x42, shingle roof, 2 families; cost, \$3,500; owner, Louis Weiss, 918 10th st, College Point; architect, Geo. M. Andrews, 31 11th st, College Point. Plan No. 666.

CORONA.—Lake st, n s, 250 e Sycamore av, two 2½-sty frame dwellings, 19x36, shingle roof, 1 family; cost, \$6,400; owner, Wm. Zumstine, DeWitt st, Corona; architect, C. L. Varrone, Corona. Plan Nos. 643-644.

JAMAICA ESTATES.—Dalmy rd, n s, 100 w Midland parkway, 2½-sty frame dwelling, 59x29, Spanish tile roof, 1 family; cost, \$9,500; owner, Mrs. J. B. Choppotin, 32 St. Nicholas av, N. Y. C.; architect, John R. Corbin, 1 West 34th st, N. Y. C. Plan No. 672.

LONG ISLAND CITY.—1st av, w s, 133 n Jamaica av, 2½-sty brick dwelling, 21x47, tile roof, 1 family; cost, \$7,500; owner, H. C. Bartley, 453 Lockwood st, Astoria; architect, John Boese, 280 Broadway, N. Y. C. Plan No. 652.

MIDDLE VILLAGE.—Morton av, e s, s e cor Wayne st & Morton st, n e cor Pulaski st, two 2½-sty frame dwellings, 20x47, shingle roof, 2 families; cost, \$8,000; owner, John Hoerningh, 51 Furman av, Middle Village; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 667-668.

RICHMOND HILL.—Welling st, n s, 250 s University pl, 2-sty frame dwelling, 17x40, shingle roof, 1 family; cost, \$2,500; owner, Lydia P. Hall, 925 Welling st, Richmond Hill; architect, L. J. Fisher, 329 So. Vine st, Richmond Hill. Plan No. 664.

ROCKAWAY BEACH.—So. Grove av, w s, 90 s Boulevard, 1-sty frame dwelling, 16x24, rubberoid roof, 1 family; cost, \$4,000; owner, Theo Bennett, on premises; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 645.

ROCKAWAY PARK.—5th av, e s, 425 n Washington av, 1-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$800; owner, W.

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Cork, 42 3d av, Rockaway Park; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 650.

ROCKAWAY PARK.—Washington av, n s, 100 e 5th av, 2-sty frame dwelling, 20x36, felt and gravel roof, 1 family; cost, \$2,050; owner, Basch Realty Co., 92 Washington av, Rockaway Park; architect, J. B. Smith, 67 No. Fairview av, Rockaway Park. Plan No. 648.

ROCKAWAY PARK.—West End av, w s, 160 s Newport av, 2½-sty frame dwelling, 28x34, shingle roof, 1 family; cost, \$5,000; owner, Fredk. W. Woodley, 8th and Newport avs, Rockaway Park; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 647.

SPRINGFIELD.—5th av, n s, 250 e Springfield av, 2-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$3,500; owner, Baird Realty Co, 1-2 Hudson st, N. Y. C.; architect, J. Henry Baird, same address. Plan No. 651.

SOUTH OZONE PARK.—Pressberger av, w s, 120 w Rockaway Plank rd, 1½-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$1,800; owner, Thomas F. Morgen, 68 Pressberger av, South Ozone Park; architect, Wm. Mackler, South Ozone Park. Plan No. 662.

UNION COURSE.—3d st, n s, 100 e Snediker av, five 2½-sty frame dwellings, 16x42, shingle roof, 1 family; cost, \$15,000; owners, Sternberg Bros., 143 Snediker av, Union Course; architect, Gottfried Sternberg, same address. Plan Nos. 553-4-5.

WHITESTONE.—19th st, s s, west of Bayside av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,000; owner, Charles Feser, 8th av, Whitestone; architect, J. P. Hansen, Whitestone. Plan No. 657.

WHITESTONE.—14th av, n e cor 27th st, 2½-sty frame dwelling, 27x58, shingle roof, 2 families; cost, \$4,500; owner and architect, James C. Dick, 24 South 8th av, Whitestone. Plan No. 641.

EDGEMERE.—Frank av, e s, 340 n Boulevard, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,000; owner, Francis A. O'Neill, 211 Eastern Parkway, Brooklyn; architect, owner. Plan No. 686.

JAMAICA.—Dean st, e s, 100 s Humboldt Boulevard and Dean st, e s, 100 s Bandman av, three 2½-sty frame dwellings, 16x33, shingle roof, 1 family; cost, \$7,500; owner, Max Gross, Allen st, Jamaica; architect, Ole Harrison, Fulton st, Jamaica. Plan Nos. 687-88-89.

JAMAICA.—Fleming pl, s s, 108 e Rockaway road, twelve 2-sty frame dwellings, 18x32, tar and gravel roof, 1 family; cost, \$18,000; owner, H. A. O'Brien, 5 Flushing av, Jamaica; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 681.

RIDGEWOOD.—Hart st, s s, 330 e Onderdonk av, 2-sty brick dwelling, 20x64, tin roof, 2 families; cost, \$4,000; owners, Beckert & Gluckert, 1861 DeKalb av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 684.

RIDGEWOOD.—Hart st, s s, 98 e Onderdonk av, 2-sty brick dwelling, 20x64, tin roof, 2 families; cost, \$4,000; owners, Beckert & Gluckert, 1861 DeKalb av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 695.

UNION COURSE.—Rector av, w s, 175 s Clinton av, ten 2-sty brick dwellings, 20x45, slag roof, 2 families; cost, \$40,000; owners, Clark & Fitzgerald, 336 Fulton st, Jamaica; architect, I. M. Kirby, 266 Fulton st, Jamaica. Plan No. 679.

UNION COURSE.—Lott av, e s, 195 s Clinton av, ten 2-sty brick dwellings, 18x34, slag roof, 1 family; cost, \$30,000; owners, Clark & Fitzgerald, 336 Fulton st, Jamaica; architect, I. M. Kirby, 266 Fulton st, Jamaica. Plan No. 680.

ARVERNE.—Remington av, e s, 60 s Amstel Boulevard, 2-sty frame dwelling, 25x40, shingle roof, 1 family; cost, \$5,000; owner, Mathilda Olsen, 25 South Eldert av, Rockaway Beach; architect, Edw. Berrian, 19 Thompson av, Rockaway Beach. Plan No. 559.

ARVERNE.—Remington av, s w cor Elizabeth av, two 2½-sty frame dwellings, 24x34, shingle roof, 1 family; cost, \$10,100; owner, Sea Side Building Co, 15 So. Pleasant av, Rockaway Beach; architect, Phillip Caplan, 477 Boulevard, Rockaway Beach. Plan Nos. 699-700.

ELMHURST HEIGHTS.—Hillcrest av, e s, 183 n Woodside av, 2½-sty brick dwelling, 24x54, shingle roof, 2 families; cost, \$5,000; owner, John Galansky, 354 Cypress av, Bronx; architect, Chas. G. Pekar, 178 Fulton st, N. Y. Plan No. 701.

FLUSHING.—Amity st, n s, 64 w 14th st, two 2½-sty frame dwellings, 32x30, shingle roof, 1 family; cost, \$7,000; owner, John T. Watson, Murray Hill, Flushing, L. I.; architect, W. S. Worrall, Jr., 9 Twombly pl, Jamaica. Plan Nos. 705-707.

FOREST HILLS.—Whitson st, s w s, 90 s e Puritan av, 2½-sty brick dwelling, 25x50, tile roof, 1 family; cost, \$6,000; owner, Saunders W. Hart, 436 Prospect st, New Haven, Conn.; architects, Allen & Williams, 82 Church st, New Haven, Conn. Plan No. 713.

FOREST HILLS.—Ibis st, s s, 200 w Seminole av, 2½-sty brick dwelling, 37x28, tile roof, 1 family; cost, \$5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 704.

FOREST HILLS.—Fife st, n s, 100 w Seminole av, 2½-sty brick dwelling, 21x35, asbestos shingle roof, 1 family; cost, \$4,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 706.

ROCKAWAY BEACH.—Eldert av, w s, 100 s Boulevard, three 2-sty frame dwellings, 14x32, tar and gravel roof, 1 family; cost, \$3,000; owner, Max Resnick, 447 Boulevard, Rockaway Beach; architect, Phillip Caplan, Boulevard, Rockaway Beach. Plan No. 698.

WHITESTONE.—7th av, w s, 75 s 18th st, 2-sty brick dwelling, 40x50, slag roof, 1 family; cost, \$4,000; owner, Jos. Daly, Whitestone; architect, F. J. Grotz, Whitestone. Plan No. 708.

UNION COURSE.—Elderts lane, cor Graves pl, four 2-sty frame dwellings, 18x45, tar and gravel roof, 1 family; cost, \$10,000; owner,

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Plans Filed—Queens (Continued).

Augusta P. Price, Carpenter and Hiawatha avs, Hollis; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 697.

WOODHAVEN.—Vandeverr av, s w cor Fulton av, 2-sty frame dwelling, 18x36, tar and gravel roof, 1 family; cost, \$3,000; owner, Innovation Homes Co. Inc., 1227 Av G, Brooklyn; architect, Benj. F. Harnden, 319 9th st, Brooklyn. Plan Nos. 694-95-96.

HOTELS.

ROCKAWAY BEACH.—Gaston av, e s, 80 s Boulevard, 3-sty frame hotel, 30x60, felt and gravel roof; cost, \$5,000; owner, John Devaney, 557 West 50th st, N. Y. C.; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 646.

ROCKAWAY BEACH.—Waverly av, e s, 225 s Boulevard, 1-sty frame sitting room for hotel, 21x48, shingle roof; cost, \$1,200; owner, Mrs. H. Nathons, Arverne; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 649.

JAMAICA.—Johnson av, s w cor Foley av, 3-sty brick hotel and dwelling, 25x55, tar and gravel roof, 1 family; cost, \$7,000; owner, Wm. F. Stein, Fulton st and Van Wyck av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 677.

SCHOOLS AND COLLEGES.

LITTLE NECK.—Old House Landing rd, e s, bet Lafayette pl and Cutter av, 2-sty brick public school, 118x60, slag roof; cost, \$70,000; owner, Board of Education, Park av and 59th st, N. Y. C. Plan No. 710.

STABLES AND GARAGES.

SOUTH OZONE PARK, Rockaway rd, s e cor Messing av, 1-sty stable and shed (frame), 16x26, paper roof; cost, \$200; owner, Ludwig Stonelitsch, premises. Plan No. 636.

RICHMOND HILL.—Spruce st, e s, 90 n Belmont st, 1½-sty frame garage, 20x18, shingle roof; cost, \$300; owner, J. Furey, premises; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 682.

BAYSIDE.—Bell av, w s, 500 s Willetts Point rd, 1½-sty frame garage, 24x24, paper roof; cost, \$800; owner, Stephen Hipple, Bayside; architect, Geo. Hipple, 17th st, Whitestone. Plan No. 674.

FLUSHING.—Central av, w s, 75 n Ash st, 1-sty frame garage, 14x18, shingle roof; cost, \$350; owner, G. W. Cope, 129 Central av, Flushing; architect, owner. Plan No. 656.

FLUSHING.—Bowen st, w s, 100 s Sandford av, 1½-sty frame garage, 18x20, shingle roof; cost, \$1,200; owner, Jos. Bloodgood, premises. Plan No. 673.

FLUSHING.—Jamaica av, w s, n w cor Geranium st, 1-sty frame garage, 23x33, shingle roof; cost, \$450; owner, Mrs. Homer Wise, 243 Jamaica av, Flushing; architect, F. Johnson, 46 Prospect av, Flushing. Plan No. 671.

ARVERNE.—Elizabeth av, n s, 140 w Wavecrest av, 1-sty frame stable, 18x30, felt and gravel roof; cost, \$400; owner, Roberg Brooks, 12 South Fairview av, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 691.

NEPONSET.—Ontario st, w s, 104 s Washington av, 1-sty brick garage, 14x18, tile roof; cost, \$700; owner, A. T. Dickson, 1121 West 54th st, N. Y. C.; architect, Arnold Johnson, Neponset, L. I. Plan No. 711.

STORES AND DWELLINGS.

FAR ROCKAWAY.—Carlton av, n s, 250 e Sheridan Boulevard, 2-sty frame store and dwelling, 20x40, tar and gravel roof, 2 families; cost, \$2,400; owner, Tony Guglielino, Far Rockaway; architect, Geo. Stahl, 1524 Hatch av, Ozone Park. Plan No. 660.

JAMAICA.—Johnson av, s s, 25 w Foley av, 3-sty brick store and dwelling, 30x55, gravel roof, 2 families; cost, \$4,000; owner, Wm. F. Stein, Fulton st and Van Wyck av, Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan No. 678.

STORES, OFFICES AND LOFTS.

COLLEGE POINT.—5th av, n s, 30 e 14th av, 1-sty brick store, 14x24, tin roof; cost, \$500; owner, Peter Forman, premises; architect, Geo. M. Andrews, 31 11th st, College Point. Plan No. 640.

JAMAICA.—Union Hall st, e s, 447 s L. I. R. tracks, two 1-sty frame stores, 28x20, shingle roof; cost, \$900; owner, Starr Brinkerhoff, 81 Herriman av, Jamaica; architect, T. B. Anderson, 32 Union av, Jamaica. Plan No. 631.

MIDDLE VILLAGE.—Metropolitan av, n w cor Catherine st, 1-sty frame office, 9x11, rubberoid roof; cost, \$175; owner, John Drier, 19 Catherine st, Middle Village. Plan No. 659.

CORONA.—Jackson av, n s, 80 e Lincoln st, 1-sty frame office, 16x26, tin roof; cost, \$400; owner, John Debalsi, 29 W. Jackson av, Corona; architect, Alfred Debalsi, Grant st, Corona. Plan No. 712.

MISCELLANEOUS.

GLENDALE.—Fresh Pond rd, w s, 135 n Cooper av, 1-sty frame coop, 12x8, slag roof; cost, \$50; owner, J. Slankowich, 220 Fresh Pond rd, Glendale. Plan No. 624.

JAMAICA.—South st, n e cor Dean st, 1½-sty frame shed, 14x16, slag roof; cost, \$120; owner, Geo. Stein, premises. Plan No. 623.

MORRIS PARK.—Ridgewood av, s s, 112 w North Villa st, 1-sty brick boiler and gas house, 98x71, tar and gravel roof; cost, \$14,000; owner and architect, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 629.

CORONA.—Park av, n s, 50 e Clinton st, 1-sty frame shop, 12x15, tin roof; cost, \$400; owner, Adelbert Gloss, 104 West Park av, Corona; architect, A. DeBlasi, 51 Grant st, Corona. Plan No. 663.

ELMHURST.—Hanover av, 36, erect new brick cesspool; cost, \$20; owner, A. C. Petrie, premises. Plan No. 658.

JAMAICA.—Dewey av, s s, 70 e Merrick rd, 1-sty frame shed, 14x12, paper roof; cost, \$25; owner, Moe Obeler, 45 Dewey av, Jamaica. Plan No. 642.

LONG ISLAND CITY.—Blackwell st, e s, 190 n Riker av, 1-sty frame shed, 25x100, gravel roof; cost, \$1,500; owner, Astoria Venner Mills Co., premises. Plan No. 661.

METROPOLITAN.—Troutman st, s w cor Metropolitan av, 1-sty frame toilet, 15x9, gravel roof; cost, \$75; owner, Chas. Schnoor, premises; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 675.

BAYSIDE.—Lamartine av, n w cor 5th st, 1-sty frame shed, 12x33, shingle roof; cost, \$260; owner, J. D. Huneke, 654 8th av, N. Y. C. Plan No. 690.

ROCKAWAY BEACH.—5th av, e s, 140 n Washington av, 1-sty frame news stand, 11x30, gravel roof; cost, \$1,000; owner and architect, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 692.

WOODHAVEN.—Clinton pl, w s, 200 s Grafton av, 1-sty frame shed, 14x18, paper roof; cost, \$80; owner, Wm. Schlotzman, premises. Plan No. 693.

LONG ISLAND CITY.—Thompson av, s e cor Heiser st, erect metal sign board; cost, \$150; owner, Courtney Development Co., Woodside, L. I. Plan No. 702.

LONG ISLAND CITY.—William st, 245-47, erect two racks for drying purposes; cost, \$75; owner, Benj. Turn Bros., 337 Columbus av, N. Y. C. Plan No. 709.

LONG ISLAND CITY.—Thompson av, s w cor Gossman st, erect metal sign board, 11x59; cost, \$50; owner, Courtney Development Co., Woodside. Plan No. 703.

Richmond.

DWELLINGS.

LAFAYETTE AV, e s, 317 n Hatfield pl, Port Richmond, 2-sty frame dwelling, 30x22; cost, \$2,000; owner, Henry Olsen, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 92.

SAND LANE, e s, 250 n Old Town rd, South Beach, 1-sty frame dining room, 30x40; cost, \$550; owner, S. J. Pulice, South Beach; architect, Chas. B. Hawkes, Thompkinsville; builder, Salvatore Cirello. Plan No. 94.

ARTHUR AV, e s, 294 n Old Town rd, South Beach, 2-sty frame dwelling, 19x55; cost, \$2,200; owner, Salvatore Surriano, South Beach; architect, Chas. B. Hawker, Thompkinsville; builder, Salvatore Cirello, South Beach. Plan No. 93.

ASPINWALL ST, e s, 100 s Amboy, Tottenville, 1½-sty frame dwelling, 31x24; cost, \$2,700; owner, Geo. Grundy, 224 East 23d st; architect and builder, C. O. Petersen, Tottenville. Plan No. 88.

WATERSIDE, n s, 100 e Britton la, New Dorp, 1-sty bungalow; cost, \$260; owner, C. Reichers, Arlington, N. J.; builders, McCourt Bros., 6305 5th av, Brooklyn. Plan No. 89.

SEASIDE BOULEVARD, s s, 600 w Burgher av, South Beach, 1-sty frame bungalow, 14x22; cost, \$100; owner, Geo. Walter, South Beach; builders, McCourt Bros., 6305 5th av, Brooklyn. Plan No. 90.

LAFAYETTE AV, e s, 225 n Hatfield pl, Port Richmond, 2-sty frame bungalow, 20x38; cost, \$2,800; owner, W. Paulson, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 91.

WOOD AV, e s, 180 s Chestnut st, Tottenville, 2-sty frame dwelling, 30x26; cost, \$3,500; owner, Geo. P. Allen, Tottenville; architect, Chas. Piker, 178 Fulton st; builder, Wm. E. Johns, Tottenville. Plan No. 84.

RARITAN AV, e s, 75 n Southfield boulevard, Dongan Hills, 2-sty brick dwelling, 22x28; cost, \$1,000; owners, Giuseppe & Antonio Conte, Grasmere; architect, James E. Grumert, New Dorp; builder, Vito Arioste, 104 Mott st, New York City. Plan No. 85.

AMBOY RD, n s, 155 e Alwine av, Annadale, 2-sty frame dwelling, 20x24; cost, \$2,000; owner, Hattie Depuy, Annadale; architects and builders, Depuy & Jensen, Tottenville. Plan No. 80.

WARREN ST, w s, 100 s Fulton st, Stapleton, 2½-sty frame dwelling, 22x35; cost, \$2,000; owner, Peter Sardofsky, Stapleton; architect, John Davies, Tompkinsville; builder, Jos. Buttermark, Port Richmond. Plan No. 81.

NEW DORP LA, s s, 500 e Cedar G A, New Dorp, 1-sty frame bungalow, 14x30; cost, \$300; owner, Saide Sanger, West New Brighton; builder, Chas. Booth, West Brighton. Plan No. 83.

FACTORIES AND WAREHOUSES.

OLD ST, w s, 400 s Fisk av, Grantville, 3 frame storehouses; cost, \$1,076; owners, Consolidated Fire Works Co., Port Richmond; builder, Wm. Ellis, Port Richmond. Plan No. 82.

STABLES AND GARAGES.

CLINTON AV, e s, 175 s Anderson av, New Brighton, 1-sty frame garage, 13x22; cost, \$300; owner, Mary Allum, Clinton av; architects and builders, R. Lyon & Son, New Brighton. Plan No. 87.

STORES AND DWELLINGS.

RICHMOND RD, s s, 25 e Steuben st, Stapleton, 2-sty brick store and dwelling, 24x58; cost, \$7,660; owner, Emma Clara Keil, Stapleton; architect, James Whitford, New Brighton; builder, Philip Hamm. Plan No. 95.

MISCELLANEOUS.

THOMPSON ST, e s, Hugenot R R, Hugenot Park, 1-sty brick barn; cost, \$100; owner and builder, Wm. H. Diehl, Hugenot Park. Plan No. 86.

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

CANAL ST, 26, new partitions and reconstruct store front to 5-sty brick stores and lofts; cost, \$1,000; owner, Meyer Brakstone, 7 Suffolk st; architect, Jacob Fisher, 25 Av A. Plan No. 510.

CHAMBERS ST, 94, masonry to 5-sty brick loft; cost, \$250; owners, Bernard Kreizer, 50 Chambers st; architect, Max Zipkes, 220 5th av. Plan No. 491.

CORTLANDT ST, 33, new marquette to 5-sty brick restaurant and lofts; cost, \$500; owner, Andrew F. Kennedy, 12 Cortlandt st; architect, Frank J. Wiesner, 601 West 26th st; lessee, Carl A. Spieker, 33 Cortlandt st. Plan No. 539.

CROSBY ST, 160, new partitions, fireproof doors and stairs to 6-sty brick stores and lofts; cost, \$800; owner, Alfred Duane Pell, 929 5th av; architect, Henry H. Holly, 39 West 27th st. Plan No. 522.

FRANKLIN ST, 47, masonry, steel and new partition to 3-sty brick and stone dwelling and restaurant; cost, \$4,000; owner, Wm. Wolf, 606 West 113th st; architect, Mathew W. Del Gaudio, 401 East Tremont av. Plan No. 552.

JOHN ST, 62, new partition and masonry to 4-sty brick stores and lofts; cost, \$2,000; owners, Robt. R. & Laura S. Livingston, Clermont, Columbia Co., N. Y.; architect, A. F. A. Schmitt, 601 Courtland av, Bronx. Plan No. 530.

MACDOUGAL ST, 8, increase in height to 2-sty brick stable; cost, \$15,000; owner, Zelig Peshkin, 8 MacDougal st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 509.

ST. MARKS PL, 15, new windows and partitions to 5-sty tenement; cost, \$150; owner, Estate Anthony Dugro, 1-3 Union sq; architects, B. W. Berger & Son, 121 Bible House. Plan No. 525.

WARREN ST, 108, masonry to 4-sty stone and brick lofts; cost, \$200; owner, Albert V. Van Vichten, 27 Cedar st; architect, Henry Nordheim, 1087 Tremont av, Bronx. Plan No. 498.

WAVERLY PL, 17 and 19, fireproofing enclosures and steel to 6-sty brick store and lofts; cost, \$3,000; owner, Clarence S. Wadsworth, 22 East 17th st; architects and builders, Sawyers & Murphy, 112 West 42d st. Plan No. 549.

WEST ST, 80, masonry to 5-sty brick warehouse; cost, \$150; owners, Louise & Roselle Schermerhorn, 80 West st; architect, Fred'k Day, 1170 Broadway. Plan No. 531.

WILLETTS ST, 5, new partitions to 5-sty brick and stone tenement; cost, \$800; owner, David Kotler, 350 Madison av; architects, Hor- enburger & Bardes, 122 Bowery. Plan No. 545.

WOOSTER ST, 29, new store front and partitions to 5-sty brick store and loft; cost, \$1,000; owner, Morris Herman, 208 East 69th st; architect, John H. Knubel, 305 West 43d st. Plan No. 521.

2D ST, 144-146 East, new stairway, partitions and masonry to 4-sty tenement and stores; cost, \$1,000; owner, Max Bierman, 75 Av A; architect, Jacob Fisher, 25 Av A. Plan No. 511.

5TH ST, 220 East, masonry, new partitions and fireproofing to 3-sty brick and stone tenement and stores; cost, \$800; owner, Joseph Wollman, 56 2d av; architect, Michael Bernstein, 185 Madison av. Plan No. 514.

5TH ST, 536, masonry to 5-sty brick lofts; cost, \$1,000; owners, Oceanic Investing Co., 49 Wall st; architect, Walter B. Urbrock, 70-76 Morton st. Plan No. 529.

12TH ST, 306-308 East, new show windows and steel to 5-sty brick and stone store and tenement; cost, \$1,000; owner, St. Mark's Church of the Bowery, John Brooks Leavitt, Pres., 2d av and East 11th st; lessees, East 11th St. Holding Co., 303 East 11th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 527.

13TH ST, 107 and 109 West, masonry, mezzanine floor and partitions to 6-sty brick and stone lofts; cost, \$750; owner, Sheppard Knapp Co., James A. Gilman, Pres., 39 to 41 West 23d st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 551.

19TH ST, 274 West, new partitions and masonry to 6-sty tenement; cost, \$1,000; owner, The Ralph Holding Co., 55 Liberty st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 485.

21ST ST, 2 West, changes in vault under sidewalk to 9-sty stores and offices; cost, \$5,000; owner, Edward H. Van Sugen, 9 East 71st st; architect, T. Markoe Robertson, 117 East 38th st. Plan No. 543.

25TH ST, 425 West, masonry and new flooring to 3-sty brick factory; cost, \$250; owner, James T. McCabe, 425 West 25th st; architect, Henry C. Peel, 60 Park av, Brooklyn. Plan No. 481.

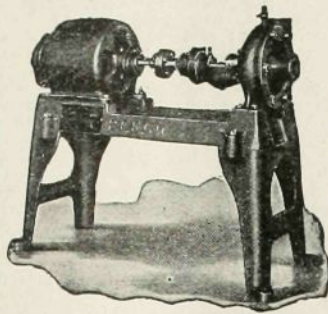
26TH ST, 147-149 East, masonry to 3-sty brick offices; cost, \$40,000; owner, The New York Edison Co., 55 Duane st; architect, Wm. Weisenberger, Jr., 55 Duane st. Plan No. 483.

28TH ST, 10 West, fireproofing to 4-sty brick store and tenement; cost, \$475; owner, Herbert C. Pell, Tuxedo Park, N. Y.; architects, Jno. B. Snooks Sons, 261 Broaway. Plan No. 536.

29TH ST, 403 West, iron support to 3-sty brick stable; cost, \$60; owner, Borden's Condensed Milk Co., 108 Hudson st; architect, Oscar Sonntag, 161 Jerome av, Brooklyn. Plan No. 536.

37TH ST, 66 West, new partitions, iron columns, etc., to 4-sty brick and stone stores and apartments; cost, \$10,000; owners, Est. of Henry F. Dinnoct, 60 Broadway; architects, Severance & Schumm, 4 West 37th st. Plan No. 505.

39TH ST, 154 East, new stairs and masonry to 4-sty stone and brick stores and offices; cost, \$200; owners, Est. of James Rozell, Frederick Rozell, exr, 200 1/2 East 36th st; architect, Julius J. Diemer, 115 East 28th st. Plan No. 507.



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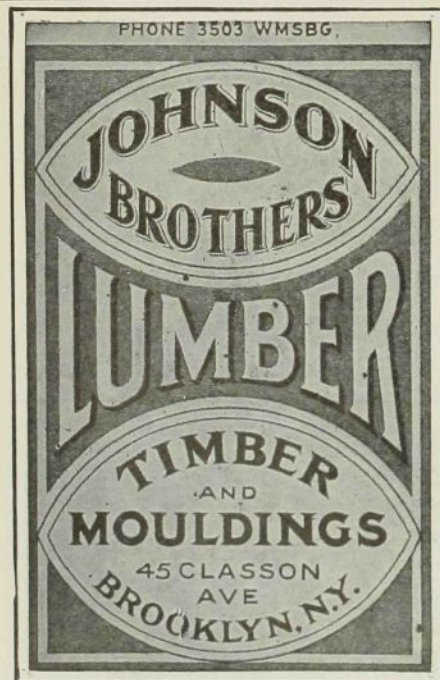


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Plans Filed—Alterations, Manhattan (Cont.).

40TH ST, 231-235 West, masonry, fireproof stairs and windows, new plumbing to 5-sty brick stores and lofts; cost, \$7,000; owner, Leo Feist, Pelham Heights, N. Y.; architect, John H. Knubel, 305 West 43d st. Plan No. 495.

44TH ST, 200-208 West, new flower-box with iron brackets and new transom to 6-sty brick stores, offices and restaurant; cost, \$400; owner, Est. John J. Actor, Douglas Robinson, trustee, 23 East 26th st; architect, Henry B. Herts, 35 West 31st st. Plan 544.

46TH ST, 349 East, masonry, new partitions, steel and iron to 4-sty brick and stone store and tenement; cost, \$1,000; owner, Wm. Wagler, 349 East 46th st; architects, Geo. Hof, Jr., 371 East 158th st. Plan No. 538.

50TH ST, 651 & 653 West, partitions, masonry and steel to 3-sty brick stable and offices; cost, \$1,000; owner, Chas. B. Morgan, 823 West End av; architect, Willard E. Tunison, 262 Greene st, Brooklyn. Plan No. 532.

55TH ST, 24 East, side extension to 4-sty brick and stone lofts and apartments; cost, \$8,000; owners, Federal Estates, Corp., M. J. Wolf, Pres., 135 Broadway; architect, Harry Allan Jacobs, 320 5th av. Plan No. 512.

58TH ST, 540-550 West, enlarge basement windows to 5-sty brick loft; cost, \$200; owners, Mayal Realty Co., Charles Mairer, Pres., 2 Rector st; architect, Allen S. Winter, representative for Dietrich & Braun, 114 East 28th st. Plan No. 489.

63D ST, 225 e, steel work and iron wire enclosures to 6-sty boarding school; cost, \$1,100; owner, Clara De Hirsch, Hirsch Home, 225 East 63d st; architect, Wm. Huenerberg, 782 East 163d st. Plan No. 550.

78TH ST, 163-165 East, masonry and new door to 3-sty brick and stone tenement; cost, \$492; owner, Mrs. Chas. W. Trippe, 163-5 East 78th st; architect, Joseph Gingeras, 203-5 East 78th st. Plan No. 542.

83D ST, 420 East, new windows, partitions and dumbwaiter shaft to 5-sty brick and stone stores and tenement; cost, \$1,500; owner, Samuel Davis, 168 Lenox av; architect, Frank Straub, 25 West 42d st. Plan No. 541.

88TH ST, 73 West, sheet iron for walls to 5-sty brick and stone tenement; cost, \$50; owner, Elwood O. Roessle, 542 5th av; architect, Aaron I. Raisman, 73 West 88th st. Plan No. 535.

95TH ST, 156 East, masonry, steel and new stairway to 7-sty brick and stone tenement and stores; cost, \$5,000; owners, Milton & Ida Schnaier, 574 West End av; architect, Henry S. Lion, 38 West 32d st. Plan No. 499.

99TH ST, n s, 300 e Amsterdam av, a side extension to 6-sty stone and brick garage; cost, \$1,800; owner, Barnes Curtis Co., Henry P. Barnes, Pres., 147 West 99th st; architect, Wm. S. Warrall, Jr., 9 Twombly pl, Jamaica, N. Y. Plan No. 506.

100TH ST, 233 West, new partitions and fireproofing to 3-sty brick stores and dwelling; cost, \$3,500; owner, Joanna M. O'Rourke, 2647 and 2649 Broadway; architect, Fredk. P. Platt, 1123 Broadway. Plan No. 503.

105TH ST, 236-238 East, masonry and new partition to 3-sty brick and stone settlement house; cost, \$700; owners, Harlem Federation for Jewish Communal Work, Maurice Harris, president, 236-38 East 105th st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 540.

106TH ST, 107 East, new partitions and bathtubs to 4-sty brick and stone tenement; cost, \$400; owner and architect, Thomas McMahon, 177 East 70th st. Plan No. 534.

107TH ST, 224 East, plumbing, new partitions and carpentry to 4-sty brick tenement; cost, \$300; owner, Vincent T. Pisarro, P. O. Box 66, Madison sq; architect, Jno. A. Rofrano, 28 Oliver st. Plan No. 516.

109TH ST, 71-73 West, masonry and partitions to 6-sty brick store and tenement; cost, \$300; owners, Leon Sobel & Cathleen Tierney, 200 Manhattan av; architects, Sommerfeld & Stecker, 31 Union sq. Plan No. 517.

115TH ST, 201 West, single partition and plumbing to 6-sty brick and stone stores and tenement; cost, \$30; owner, R. & H. Realty & Constn Co., Albert Sokolski, Pres., 354 Grand st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 526.

115TH ST, 421 West, new partitions, plumbing, bake-ovens and show-windows to 2-sty brick stores and lofts; cost, \$2,000; owner, John Johnson, 1125 Amsterdam av; lessee, Morris Olnick, 460 Grand st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 497.

116TH ST, 348 East, new bath room and partitions to 3-sty brick and stone dwelling; cost, \$300; owner, Michele Caturani, 348 East 116th st; architect, Pas. Richard, 230 East 115th st. Plan No. 537.

118TH ST, 5 West, enlarge windows, new dumbwaiter and masonry to 5-sty brick and stone tenement; cost, \$2,500; owner, Mrs. Rosa H. Goldstein, 1708 Lexington av; architect, Nathan Langer, 81 East 125th st. Plan No. 490.

121ST ST, 249 East, new bake-ovens, masonry and fireproofing to 3-sty brick and stone tenement and store; cost, \$1,000; owner, Jacob Haltzner, 249 East 121st st; architect, A. T. Johnson, 87 West 128th st. Plan No. 496.

138TH ST, 273 West, masonry and new store front to 4-sty brick and stone tenement and stores; cost, \$300; owner, Chase Realty Co., David Shaff, Pres., 83 Canal st; architect, David Bleier, 545 East 139th st. Plan No. 513.

145TH ST, 258-260 West, fireproofing, masonry, etc., to 1-sty brick theatre; cost, \$79,000; owner, 145th St Theatre Co., 1493 Broadway; architects, Von Beren & La Velle, 507 5th av. Plan No. 486.

181ST ST, 521 West, masonry, additional seating, plumbing and fireproofing to 1-sty brick theatre; cost, \$2,000; owner, Lina Weil, 19 East 98th st; lessee, Adolph Weiner, Hotel Calvert, 41st st and Broadway; architect, Nathan Korn, 1042 Southern Boulevard, Bronx. Plan No. 494.

218TH ST, s s, to 216th st, 9th and 10th avs, masonry and new water-tower to 2-sty brick car barns; cost, \$3,000 to \$4,000; owner, Third Av. Railway Co., Fred. W. Whitridge, Pres., 65th st and 3d av; architect, John E. O'Leary, 806 Curry Bldg., Pittsburgh, Pa. Plan No. 547.

BOWERY, 264, plumbing and new partitions to 4-sty brick store and lofts; cost, \$150; owners, Martin Friedlander et al, 30 Maiden Lane; architects, George and Henry Boehm, 7 West 42d st. Plan No. 508.

BOWERY, 84, fireproofing to 6-sty store and lofts; cost, \$600; owner, Henry Bade, 91 Bowery; architects, Eisenla & Carlson, 16 Court st, Brooklyn. Plan No. 528.

BROADWAY, 2833-2839, new toilet and partition to 2-sty brick, store and offices; cost, \$50; owner, Est. of Robt. E. Wescott, 33 Wall st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 493.

BROADWAY, 2647-9, fireproofing to 7-sty brick and stone store and tenement; cost, \$2,000; owner, Joanna O'Rourke, 2647-9 Broadway; architect, Fredk. P. Platt, 1123 Broadway. Plan No. 504.

BROADWAY, 2220-2226, masonry to 2-sty brick store; cost, \$15,000; owner, Archibald D. Russell, 30 Pine st; architect, R. H. Shreve, 225 5th av. Plan No. 487.

BROADWAY, 1230-1238, 2,000-gal. roof tank to 8-sty brick and stone hotel; cost, \$150; owner, Eugene Higgins Estate, 1 Madison av; lessees, Grand Hotel Co., Wm. Manger, Pres., 31st st and Broadway; architect, Wm. S. Smith, Grand Hotel. Plan No. 518.

BROADWAY, 1302-1328, pent house on roof to 11-sty brick office; cost, \$650; owner, W. R. H. Martin Estate, Alfred E. Marling, Trustee, Broadway and 34th st; architect, Irving J. Rush, Broadway and 34th st. Plan No. 523.

BROADWAY, 308, masonry, partitions and skylight to 4-sty brick and stone store and lofts; cost, \$300; owner, John N. Tonnele, 220 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 548.

CENTRAL PARK WEST, 236, masonry, new bath room and kitchen with various changes in partitions to 4 and 2-sty brick and stone dwelling; cost, \$1,500; owner, Hannah Elias, 236 Central Park West; architect, Henry Merin, 4 East 42d st. Plan No. 492.

COLUMBUS AV, 908-12, fireproof window and new partitions to 5-sty tenement and stores; cost, \$250; owner, Henry C. Copeland, 242 West 101st st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 524.

LEXINGTON AV, 541, rear extension to 3 and 9-sty brick and stone school and hotel; cost, \$4,500; owner, Bible Teachers' Training School, Wilbert W. White, Pres., 541 Lexington av; architect, Alexander M. Welch, 11 East 42d st. Plan No. 482.

MADISON AV, 1719, masonry to 5-sty brick and stone store and tenement; cost, \$700; owner, Maks Katz, 1719 Madison av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 546.

PARK AV, 870, masonry and fireproofing to 2-sty brick and stone private garage; cost, \$2,000; owner, Phillip Phoenix, 3 East 66th st; architect, Edw. A. Lehmann, 40 Cedar st. Plan No. 488.

PARK AV, 948, single partition to 8-sty brick and stone stores and tenement; cost, \$75; owners, Leo B. & Arthur S. Gutman, 12 East 80th st; architect, John Sullivan, 245 East 80th st. Plan No. 519.

2D AV, 2129, masonry to 4-sty brick store and dwelling; cost, \$1,800; owner, Albert Mede, 2129 2d av; architect, Nathan Langer, 81 East 125th st. Plan No. 502.

5TH AV, 718, new entrance, partitions and fireproofing to 5-sty brick and stone bachelor apartments and picture gallery; cost, \$5,000; owners, Bandonine Est., John F. Bandonine, trustee, 264 Riverside Drive; lessee, Chas. J. Duveen, 718 5th av; architect, Henry O. Chapman, 334 5th av. Plan No. 501.

5TH AV, 362, extensive alterations to 12-sty brick and stone store and lofts; cost, \$50,000; owner, Francis B. Harrison, Washington, D. C.; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 484.

5TH AV, 489, masonry, steel and new show window to 7-sty brick and stone offices; cost, \$600; owner, Estate of Augusta Pottier, Emily A. Pottier, Trustee, 201 West 55th st; lessee, N. Y. Real Estate Security Co., 42 Broadway; architect, H. P. Knowles, 1170 Broadway. Plan No. 520.

8TH AV, 635-637, masonry, steel, new stairs and partitions to 4-sty brick and stone stores, lofts, and tenement; cost, \$2,000; owners, Charlotte Youngs Jacot and another, 12 Bridge st; lessee, Irving Sarnoff, Broadway and 11th st; architects, Elberle & Deimer, 1269 Broadway. Plan No. 515.

10TH AV, 657, new partitions and masonry to 5-sty brick and stone tenement and store; cost, \$2,000; owner, Joseph Oppenheimer, 2054 7th av; architect, Otto Reissmann, 30 1st st. Plan No. 500.

Bronx.

MORRIS PL, n s, 134 e Park av, 2-sty frame extension 16x11 to 2-sty frame dwelling; cost, \$500; owner, Nicola Cannarsa, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 91.

143D ST, 481, new tank to 3-sty brick factory; cost, \$1,200; owners, Silk Finishing Co. of America, 137 Madison av; architects, The Rusling Co., 39 Cortlandt st. Plan No. 101.

151ST ST, n e cor Melrose av, 1-sty brick extension, 38x20 to 3-sty frame store and dwelling; cost, \$2,000; owners, Cambrake Realty Co., Carl Ernst, 35 Nassau st. Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 103.

160TH ST, No. 435, new toilet to 4-sty brick tenement; cost, \$25; owner, John Otten, 440 East 87th st; architects, Ralph & Segal, 506 East 86th st. Plan No. 97.

180TH ST, No. 710, 1-sty frame extension, 14.10x16.6, to 2-sty frame store and dwelling; cost, \$500; owner, Heinrich Haiser, on premises; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 94.

198TH ST, n s, 75.68 e Decatur av, 1-sty frame extension, 25.67x11, to 2-sty frame dwelling; cost, \$1,200; owner, A. M. Franklin, on premises; architect, John C. W. Ruhl, 3132 Decatur av. Plan No. 95.

CORNELL AV, s e cor Clason Point rd, new truss, etc., to 1-sty frame hall; cost, \$200; owner, Martin J. Kane, on premises; architect, B. B. Nudham, 430 Mott av. Plan No. 92.

GLEBE AV, w s, 165 n Westchester av, move 2 1/2-sty frame dwelling; cost, \$600; owner, Ernest E. Bersner, on premises; architect, J. E. Cahill, Jr., 2216 Ellis av. Plan No. 90.

MARMION AV, s w cor 177th st, 1-sty brick extension, 50x73, to 2-sty frame store and dwelling and store; cost, \$6,000; owners, Bronx County Construction Co., Pauline Levy, 2714 3d av, president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 96.

MORRIS AV, w s, 100 n 151st, new partitions to 5-sty brick stores and tenements; cost, \$150; owners, Di Toro & Zanchelli, 631 Morris av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 102.

SO BOULEVARD, s w cor Westchester av, four 1-sty brick extensions, 12x11.4, 27.6x7.6, 13x28.2 and 13x28.2, new columns, &c, to 6-sty brick stores and tenement; cost, \$20,000; owners, American Real Estate Co., Edw. B. Boynton, 527 5th av, president; architect, Geo. A. Sumner, 989 So Boulevard. Plan No. 98.

WATERBURY AV, w s, 175 n Layton av, 1-sty frame extension, 6x20 and new foundation and 1-sty added to 1 1/2 sty frame dwelling; cost, \$2,000; owners, F. & A. Duslim, 4320 Park av; architect, Walter A. Martin, 441 Tremont av. Plan No. 99.

ZEREGA AV, n e cor Dorsey st, new side wall, new partitions, to 2-sty frame dwelling; cost, \$800; owner, Sarah E. J. Squires, 235 West 75th st; architect, F. W. Rinn, 624 Madison av. Plan No. 93.

3D AV, n w cor 152d st, 2-sty brick extension, 45x100 to 3-sty frame store; cost, \$8,750; owner, August Kulm, 120 West 57th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 100.

Brooklyn.

AMES LANE, w s, 91 e East 92d st, extension, etc., 3-sty dwelling; cost, \$600; owner, Mrs. Sillman, on premises; architect, Benj. Sackman, 417 7th av. Plan No. 1067.

BALTIC ST, s s, 250 e Bond st, move 3-sty dwelling; cost, \$400; owner, Nellie Fue, 426 Baltic st; architect, E. G. Caccia, 139 Hamilton av. Plan No. 1137.

BANKER ST, n e cor Meserole av, extension to 4-sty factory; cost, \$3,000; owner, Vulcan Constn Co., 175 North 9th st; architect, Phil. Tillion, 381 Fulton st. Plan No. 1054.

BERGEN ST, s s, 370 w Underhill av, exterior alterations to 3-sty tenement; cost, \$500; owner, Bartholeno Lipori, 676 Bergen st; architect, Jas. F. Bly, 422 St Marks av. Plan No. 1034.

BREMEN ST, s s, 200 e Bushwick av, plumbing to 3-sty tenement; cost, \$250; owner, Abbie M. Fied, 226 Boerum st; architect, Lew Keon, 9 Debevoise st. Plan No. 1115.

CLINTON ST, s e cor Montague st, new elevator; cost, \$1,500; owner, Transit Development Co., 166 Montague st; architect, Otis Elev. Co., 250 11th av. Plan No. 1024.

CLINTON ST, e s, 40 s Huntington st, interior alterations to 3-sty tenement; cost, \$200; owner, Giovanna Fiore, 166 Carroll st; architect, E. H. Scally, 527 Henry st. Plan No. 1105.

CRESCENT ST, n e cor Fulton st, 1-sty brick extension, 7.4x8.6, to 5-sty store and dwelling; cost, \$250; owner, A. A. Kloster, 2111 Caton av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1127.

DIKEMAN ST, n s, 150 w Dwight st, 3-sty brick extension, 20x24.5, to tenement; cost, \$3,500; owner, Amelia Miller, 32 Dikeman st; architect, David A. Lucas, 98 3d st. Plan No. 1051.

ELLERY ST, s s, 100 w Sumner av, exterior and interior alterations to 3-sty tenement; cost, \$225; owner, Max Rahmer, 268 Ellery st; architect, Tobias Goldstone, 49 Graham av. Plan No. 1120.

FREEMAN ST, n s, 120 e Franklin st, new toilet to 3-sty tenement; cost, \$350; owner, M. Baum, 716A Humboldt st; architect, Chris Bauer, Jr., 6 Bedford av. Plan No. 1150.

FULTON ST, n s, 120 w Marcy av, extension to 3-sty store and dwelling; cost, \$800; owner, Mary Rosenthal, 1361 Fulton st; architect, W. H. Volckening, 186 Remsen st. Plan No. 1147.

FULTON ST, s s, 80 w Carlton av, extension to 4-sty store and dwelling; cost, \$200; owner, John Schroth, on premises; architect, B. E. Gfoerer, 111 4th av. Plan No. 1045.

FULTON ST, n s, 91.7 w Franklin av, new store front; cost, \$265; owner, A. Tudnell Estate, 107 McDonough st; architect, A. H. Greer, 502 Franklin av. Plan No. 1095.

GARFIELD PL, n s, 144.10 e 4th av, new toilet to 3-sty store and dwelling; cost, \$160; owner, Jean Gief, on premises; architect, W. J. Breen, 180 Montague st. Plan No. 1071.

HENRY ST, n w cor Huntington st, exterior alterations, etc., to 4-sty tenement; cost, \$500; owners, Welz & Zerweck, Myrtle av and Wycokoff st; architects, Shampman & Shampman, 772 Broadway. Plan No. 1033.

JAY ST, s e cor Johnson st, exterior and interior alterations to 4-sty factory; owner, Ever Ready Safety Co., Jay and Washington sts; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 1114.

KEAP ST, n s, 254 w Wythe av, extension to 4-sty factory; cost, \$2,000; owner, Geo. H. Hall, 636 55th st, N. Y.; architect, B. F. Hudson, 319 9th st. Plan No. 1140.



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Plans Filed—Alterations, Brooklyn (Continued).

LEONARD ST, n e cor Maufer st, new elevator; cost, \$1,000; owner, Rubenstein & Sons, 236 Graham av; architect, Otis Elev. Co., 250 11th av. Plan No. 1062.

LOTS LANE, e s, 420 s Av U, exterior and interior alterations to 2-sty dwelling; cost, \$100; owner, Harry Kunn, on premises; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 1138.

NOLL ST, n s, 56 w Evergreen av, interior alterations to 3-sty boiler house; cost, \$6,845; owners and architects, S. Lieberman & Sons, 36 Forreast st. Plan No. 1082.

SACKETT ST, s w cor 4th av, exterior alterations to 4-sty store and tenement; cost, \$500; owner, Teresa Ciriello, 204 4th av; architect, W. J. Conway, 400 Union st. Plan No. 1036.

SEDGWICK ST, n s, 300 w Columbia st, interior alterations to 3-sty factory; cost, \$1,111; owner, M. P. Smith Co., 116 Broad st, New York; architects, Gibbon Co., 318 Columbia st. Plan No. 1107.

STATE ST, s s, 150 w Nevins st, exterior alterations to 3-sty fire house; cost, \$800; owner, City N. Y.; architect, Jas. Richill, 157 East 67th st, N. Y. C. Plan No. 1049.

VAN BRUNT ST, e s, 137.4 n Irving av, interior alterations to 3-sty factory; cost, \$180; owners, Mark & Rowoll, 9 Van Brunt st; architect, Turner Constn. Co., 11 Broadway. Plan No. 1153.

VAN BRUNT ST, e s, 112 n Irving st, exterior alterations to 3-sty factory; cost, \$250; owners, Marx & Rowoll, 9 Van Brunt st; architect, Turner Constn. Co., 11 Broadway. Plan No. 1156.

VERANDAH PL, s s, 206 e Henry st, plumbing to 3-sty tenement; cost, \$350; owner, Marie Schaefer, 61 Kouwenhoven pl; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 1130.

WARREN ST, s s, 325 e Smith st, exterior alterations to 3-sty tenement; cost, \$500; owner, Virginia Casliagno, 370 Warren st; architect, E. H. Scalleys, 527 Henry st. Plan No. 1121.

WARREN ST, n s, 221.2 w 5th av, extension to 3-sty tenement; cost, \$1,800; owner, Salvatore Schillize, 104 4th av; architect, B. E. Gfoerer, 111 4th av. Plan No. 1068.

WATKINS ST, w s, 225 s Blake av, plumbing, &c., to 2-sty dwelling; cost, \$100; owner, Julius Friedman, 256 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 1098.

WEST ST, s w cor Huron st, extension to 3-sty dwelling; cost, \$2,500; owner, Peter Doelger Estate, 407 East 55th st, N Y; architect, Chas. Stegmayer, 165 East 91st st, N Y. Plan No. 1151.

WYCKOFF ST, n s, 20 w Bond st, plumbing to 2-sty dwelling; cost, \$125; owner and architect, John M. Cahill, 421 Warren st. Plan No. 1039.

YORK ST, s s, 45 e Charles st, exterior alterations to 3-sty store and tenement; cost, \$800; owner, Rosa D. Mangello, 235 York st; architect, Thos. Neely, 5 East 167th st, N. Y. C. Plan No. 1027.

3D ST, s w cor 7th av, new bay window; cost, \$300; owner and architect, Frank J. Hefernan, 594 4th av. Plan No. 1122.

EAST 4TH ST, w s, 260 s Av C, interior alterations to 2-sty dwelling; cost, \$500; owner, Chas. Miller, 337 Madison st; architect, R. Hulsart, 312 Tompkins av. Plan No. 1064.

9TH ST, n s, 150 w 2d av, interior alterations to 3-sty factory; cost, \$100; owner, Alfred Hand, 95 9th st; architect, Robt. Field, 12 East 42d st, N. Y. C. Plan No. 1043.

88TH ST, s s, 206 e 10th av, plumbing to 3-sty dwelling; cost, \$100; owner, J. Gaucher, Waterbury, Conn.; architect, I. P. Olsen, 832 37th st. Plan No. 1109.

39TH ST, s s, 300 e 4th av, interior alterations to 3-sty fire house; cost, \$500; owner, City N. Y.; architect, Jas. P. Richill, 157 East 67th st, N. Y. Plan No. 1116.

44TH ST, s s, 240 w 4th av, exterior and interior alterations to 3-sty shop; cost, \$700; owner, A. Bursch, 3d av and 39th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 1101.

AV F, s s, 20 e East 98th st, exterior alterations to 3-sty dwelling; cost, \$500; owner, Chas. Starck, 9802 Av F; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 1127.

AV H, n s, 265 e Rugby rd, extension to 2-sty dwelling; cost \$2,000; owner, Dr. Matthew P. Thayer, 1433 Av H; architects, Snee & Bryson, 153 Montague st. Plan No. 1063.

ATKINS AV, e s, 55 n Stanley av, exterior and interior alterations to 2-sty dwelling; cost, \$250; owner, Chas. Ingrassia, on premises; architects, Riggs & Martonard, 367 Fulton st. Plan No. 1110.

BEDFORD AV, w s, 132.9 n Myrtle av, extension to 3-sty dwelling; cost, \$1,700; owner, Jas. C. Danzilo, 26 Court st; architect, Max Hirsch, 391 Fulton st. Plan No. 1131.

BELMONT AV, s s, 50 w Williams av, exterior alterations, etc., to 2-sty dwelling; cost, \$1,000; owner, Simon Noland, 278 Belmont av; architect, S. Millman, 1780 Pitkin av. Plan No. 1030.

BLAKE AV, s s, 75 e Jerome st, exterior alterations to 3-sty dwelling; cost, \$500; owner, Ida Koskowsky, 900 Blake av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 1028.

BROADWAY, s s, 80 e Halsey st, erect marquis in front cafe; cost, \$200; owner, Benj. Olbrecht, 730 Broadway; architect, Geo. Durham, 155 East 42d st, N. Y. C. Plan No. 1047.

BROADWAY, n s, 42 w Debevoise st, exterior alterations to 3-sty store and dwelling; cost, \$300; owner, A. M. Bernstein, 748 Flushing av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 1104.

FLATBUSH AV, n s, 58.2 e Park pl, canopy over entrance; cost, \$500; owner, Plaza Imp't Co., 35 Nassau st, New York; architects, A. E. Kleintert Co., 16 Court st. Plan No. 1093.

FOSTER AV, s w cor E 17th st, extension to 3-sty dwelling; cost, \$2,400; owner, Marion F. Funk, on premises; architect, Jas. Whilford, St. George, S. I. Plan No. 1031.

JOHNSON AV, n s, — w Humboldt st, exterior alterations, etc., to 5-sty store and tenement; cost, \$3,000; owner, D. O'Connor Estate, 902 West End av, N. Y.; architect, Otto Reissmann, 30 1st st, N. Y. Plan No. 1070.

KNICKERBOCKER AV, s e cor Melrose st, interior alterations to 3-sty store and dwelling; cost, \$500; owner, Thos. Gulich, 170 Knickerbocker av; architect, Louis Allmendinger, 926 Broadway. Plan No. 1102.

LENOX RD, n s, 329.4 e Bedford av, interior alterations to 3-sty dwelling; cost, \$500; owner, Laura Dunn, 143 Lenox rd; architects, Snee & Bryson, 153 Montague st. Plan No. 1136.

MARLBOROUGH RD, e s, 160 s Albemarle rd, extend porch of 2-sty and attic dwelling; cost, \$484; owner, H. D. Roosen, 78 20th st; architect, Frank H. Quinby, 99 Nassau st, N. Y. C. Plan No. 1055.

ST MARKS AV, n s, 213.8 e Vanderbilt av, machine booth to 1-sty moving picture show; cost, \$190; owners and architects, Smythe & Donegan, 247 St Marks av. Plan No. 1035.

SOUTH PORTLAND AV, e s, 198.1 s DeKalb av, extension to 4-sty dwelling; cost, \$3,000; owner, Fred'k Fisher, 21 South Portland av; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1108.

SURF AV, n s, 75 w Stillwell av, erect sign on hotel; cost, 150; owner, John Rezin, on premises; architect, Fred Stubevol Co., 20 West 24th st, N. Y. C. Plan No. 1037.

SURF AV, n s, 118 e W 24th st, remove walls, etc, 3-sty store and dwelling; cost, \$300; owner, Mary Damato, 2315 Surf av; architect, Jas. A. McDonald, West 24th st and Surf av. Plan No. 1058.

WILLOUGHBY AV, s s, 133.4 w Nostrand av, interior alterations to 3-sty tenement; cost, \$150; owner, Mary A. Cooney, 1977 East 13th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 1129.

Queens.

ARVERNE.—Boulevard, n w cor Meredith av, alterations to market to provide for store fronts; cost, \$1,500; owner, Henry Hart, 1000 Madison av, N. Y. C.; architect, W. E. Dietz, 311 Boulevard, Arverne. Plan No. 289.

BAYSIDE.—Lamartine av, n w cor 5th st, erect porch around house; cost, \$200; owner, J. D. Hunke, 654 8th av, N. Y. C. Plan No. 338.

CORONA.—Corona av, 158, erect new electric sign; cost, \$65; owner, American Sign Co., 160 8th av, N. Y. C. Plan No. 339.

CORONA.—Prometcha av, n s, 150 e Grinnell av, 1-sty frame extension, 13x13, on rear 2-sty frame dwelling, tin roof; cost, \$250; owner, J. Van Till, premises. Plan No. 290.

CORONA.—Central av, 91, install new plumbing in dwelling; cost, \$85; owner, H. Herman, premises. Plan No. 294.

CORONA.—Washington av, e s, 140 s Moore st, install gas fittings in dwelling; cost, \$30; owner, John Brown, premises. Plan No. 341.

CORONA.—Terrace av, ws, 100 e Montgomery av, install new gas fittings in dwelling; cost, \$25; owner, M. Ciezlejo, premises. Plan No. 342.

EAST WILLIAMSBURG.—Starr st, n s, 100 w Woodward av, interior alterations to dwelling; cost, \$25; owner, Harman Schaefer, premises. Plan No. 334.

FAR ROCKAWAY.—Rue de St. Felix, e s, 235 s South st, install new elevator in factory; cost, \$—; owner, Gussow Constn. Co., 395 4th av, N. Y. C. Plan No. 312.

FAR ROCKAWAY.—Grandview av, e s, 320 n South st, 1-sty frame extension, 27x34, on rear 3-sty frame boarding house, tin roof; cost, \$150; owner, Edward Roche, Far Rockaway. Plan No. 345.

FAR ROCKAWAY.—Cornaga av, e s, 150 s Gipson st, repair porch on dwelling; cost, \$75; owner, Geo. Willsted, premises. Plan No. 347.

FAR ROCKAWAY.—Ocean av, n s, 500 w Cornaga av, interior alterations to dwelling; cost, \$150; owner, L. Neuggas, 257 West 132d st, N. Y. C.; architect, J. H. Cornell, Far Rockaway. Plan No. 348.

FLUSHING.—Lincoln st, s s, 260 w Parsons av, move building to above location and repair; cost, \$1,000; owner, H. S. Bartow, 233 Lincoln st, Flushing. Plan No. 313.

FLUSHING.—Burling av, 36, 1-sty frame extension, 17x18, on rear stable, gravel roof; cost, \$300; owner, Wm. Bloomingdale, premises. Plan No. 291.

FAR ROCKAWAY.—Broadway, e s, opp Oak st, interior alterations to dwelling; cost, \$90; owner, Mrs. C. E. McKenna, 123 East 72d st, N. Y. C. Plan No. 299.

FLUSHING.—Sandford av, n e cor Wilson av, install new plumbing in church; owner, St. Johns Church, premises. Plan No. 336.

FLUSHING.—Boerum av, 99, remove and replace store fronts; cost, \$225; owner, Harry Rosenbaum, 66 Barclay st, Flushing. Plan No. 329.

FLUSHING.—Barclay st, s s, 244 n Central av, erect porch over present porch; cost, \$150; owner, A. B. Walker, 253 Barclay st, Flushing. Plan No. 326.

GLENDALE.—Nichols av, e s, 450 s Woodhaven av, 1-sty concrete block extension, 9x12, on rear coop; cost, \$50; owner, Jos. Borst, 114 Wyckoff av, Brooklyn. Plan No. 330.

GLENDALE PARK.—William st, s s, 200 e Woodhaven av, 1-sty frame extension, 6x8, on rear dwelling, tin roof; cost, \$350; owner, Wm. Diederick, premises. Plan No. 323.

JAMAICA.—Lincoln av, n s, 75 e Wyckoff av, 2-sty frame extension, 11x14, on rear 2-sty frame dwelling, tin roof; cost, \$500; owner, Wm. J. McMillan, Lincoln av, Jamaica. Plan No. 293.

Judgments—Manhattan and Bronx (Continued).

Table listing judgments for Manhattan and Bronx, including names like Loretta, Margt or Mme Loretta, Levy, Jules, Lucht, Harrie P-L S Rodnan, etc.

Table listing judgments for Manhattan and Bronx, including names like Colletti, Francesca or Francesca Colletti Merendino, Doran, Danl A & Saml Bergboffer, etc.

Table listing judgments for Manhattan and Bronx, including names like Ward Bread Co-F J Twomey, Robbin's Express Co-I Ipp et al., etc.

MAR. 13.

Table listing judgments for March 13, including names like Antonelli, Raffaele-W P Bornagazze et al., Alexander, Frank-Manhattan Leasing Co., etc.

CORPORATIONS.

Table listing corporations, including Almini Co-H L Judd Co, Banks of Slidell-H F Christie, C F Edelci Co-Griffin Roofing Co, etc.

Table listing corporations, including Colletti, Francesca or Francesca Colletti Merendino, Doran, Danl A & Saml Bergboffer, etc.

Table listing corporations, including Ward Bread Co-F J Twomey, Robbin's Express Co-I Ipp et al., etc.

MAR. 12.

Table listing corporations for March 12, including Auld, Walter S-F Arzberger, Ahrens, Henry C-A Saltzfelder, etc.

Table listing corporations for March 12, including Colletti, Francesca or Francesca Colletti Merendino, Doran, Danl A & Saml Bergboffer, etc.

Table listing corporations for March 12, including Ward Bread Co-F J Twomey, Robbin's Express Co-I Ipp et al., etc.

CORPORATIONS.

Table listing corporations, including Keystone Chemical Mfg Co-L V Roake, Knepper Realty Co-J J Hickey, etc.

Table listing individuals and their associated values, including Pittello, Frank—M L Harris, Phillip, Louis & Max Harris, Prichard, Belle—A Causton, etc.

CORPORATIONS.

Table listing corporations and their values, including Sundstrom & Stratton Co—R Rounds, Mutual Transportation Corp—C Werner, etc.

MAR. 14.

Table listing individuals and corporations under the date MAR. 14, including Albanos, Jno, Theo Albanos & Drucker, Holmstock Co—P Reinherz et al, etc.

Table listing individuals and corporations, including Klein, Julius—B Klein, Lediard, Chas—Wright & Cobb Litherage Co, Llano, Archibald M—Auto Parts Mfg Co, etc.

CORPORATIONS.

Table listing corporations and their values, including Adams Remedy Co—Canaan Investing Co, Allen Constn Co—B S B Ziegel, etc.

Borough of Brooklyn.

MAR. 6.

Table listing individuals and corporations in the Borough of Brooklyn under the date MAR. 6, including Apking, Harry C—Warren Chemical Mfg Co, Ashton, Wendell G—W B Greenman, etc.

Table listing individuals and corporations, including Lifshitz, Meyer—I Simpson, Long, Bertram C—A Breitbard, Lee, Danl J, Anna C, Eeeker, Jas J, etc.

CORPORATIONS.

Table listing corporations and their values, including Universal Homes Corp—N Y Tel Co, Prospect Park & C I R R, "Dreamland", etc.

MAR. 7.

Table listing individuals and corporations under the date MAR. 7, including Bowsky, Harry F—Good Mfg Co, Cohen, Davis—M Epstein, Colito, Vincenzo & Angelina—J Smith, etc.

CORPORATIONS.

Table listing corporations and their values, including Automatic Hotel Service Co—Producers Plumbing Co, M Kleinfeld's Son Co—Jersey City Galv Co, etc.

MAR. 8.

Table listing individuals and corporations under the date MAR. 8, including Ball, Walter T—Herringbone Metal Lath Co, Bini, Piero C—L Baumann & Co, Block, Jos & Rosa—Anna M Link, etc.

Judgments Brooklyn (Continued.)

Swenson, Herman & Mamie—H Wolter...163.24
Siery, A Emil—O E Coates & Co...208.66
Schlitz, Geo—F W Huber...104.97
Tscheimber, Jules—C Tisch...773.88

CORPORATIONS.

B H R R Co—Ellen Gorman...65.15
B H R R Co—M B Andelfinger...1,130.99
same—Rose H Andelfinger...5,153.97
City of N Y—Scranton & Lehigh Coal Co...70.85
Sterling Paint Works—L Robbins...188.18
Universal Standard Elec Co—Neal & Brinker Co...130.05

MAR. 10.

Eonanno, Luigi—P S Saitta...169.57
Byrnes, Horace D & Richd E Weldon—Title G & T Co...40.45
Barton, Bertha—M Prince...120.90
Cash, Isaac A—M Miller & ano...141.90
Crotty, Mary—Manhattan Steam Dye Works...33.75
Carroll, *Jno P & Thos P Clark—E Boyle...618.67
Engel, Adolph—Van Zandt-Jacobs Co...41.54
Foley, Margt—J P Lamerdin...224.40
Gilmartin, Agnes—R A Lewis...39.92
Goldman, Benj—Simonetti Co...107.38
Goldschmidt, Rachel—J H Goodman & ano...95.78
Goldstein, Annie—Van Zandt-Jacobs Co...67.76
Heidelberger, Amelia—Hannah Hitchings...528.43
Kissell, Peter—Barrett Co...231.66
Kasower, Abr—J E Friedlander Co...116.23
Kelly, Wm C—A Bindrin...94.40
Lovell, Wm—T D Miller...608.49
McCormack, Eliza F—H B Claffin Co...77.63
Michaels, Adolph H—Ault & Wilburg...27.06
Meyer, Ferd—J Steneek...438.90
Nallen, Wm B—Columbia Mantel Co...80.42
Peterson, Laura & Gus—A Herzlich...534.22
Raeth, Nich—E A Russell...107.78
Schneiderman, *Wm—I Goldowitz...86.46
same—same...116.74
Schnur, Moses—I Goldowitz...64.40
Smith, Edw A—Irving Iron Works...11,098.16
Stack, Thos A—J W Lederer...72.60
Suydam, *Adrian—J T Eno...318.67
Swan, Kingsley—C W Shumann...161.70
Schwartz, Abr B—W C Meinch...150.30
Thompson, Frank W—C D Postal...35.40
Wolff, *Jules & Edmund—J T Eno...318.67
Young, Otto—A D Benoliel...183.70

CORPORATIONS.

Bruns Auto Co—Eklyn Union Pub Co...117.80
F W Woolworth & Co—C Pollock...400.00
Morse Dry Dock & Repair Co—H J Baum as admr...2,932.34
Van Brunt St & Erie Basin R R Co—W Stacy...1,128.57
Vermont Bldg Co—A E Baxter...165.16
same—Mercantile Finance Co...165.16

MAR. 11.

Bassett, Paul & *Jos Rose—Edw Lehman Co...64.41
Brand, Geo—E A Brand...102.41
Douglass, Dorothy—G K Day...156.10
Elliott, Chas R—Strang's Montauk Storage Co...144.72
Finley, Henry A—J Schmid...170.13
Flatow, Rosalie as admx Isidore L—N Horowitz...73.63
Goldberg, Maurice—M Goldberg...53.11
Goldsman, Louis—L Schulman...95.86
Henderson, Frank—Robt Griffin Co...347.91
Ingvall, Aaron—Anna Ingvall...113.97
Jaffe, Nathan—Natl Cash Reg Co...231.75
Kastendieck, Julius—W M Butler...410.95
Kotcher, Geo—State N Y...100.00
Kotcher, Saml—same...100.00
Longenecker, Bertram L—Longenecker Bros Inc...21.82
Nopotano or Nopodano, Sofia—R Lafemina...2,917.40
O'Connell, Patk H—C E Robertson...235.00
O'Connor, Edmond—R Treacy...34.59
Polsky, Saml—H Stone & ano...120.15
Potsdam, Jacob—B Brody...1,630.22
Rosenberg, Frank—R W Tether...41.22
Rosebrock, Matilda—L I Bottlers Union...99.53
Ryan, Geo E—Western Electric Co...120.05
Renahan, Adele—Ufland Millinery Co...37.90
Sheikowitz, Wm—Fannie Goldman...40.13
Smith, Frank E—F Kierman...44.05
Sprung, Herman, Chas Kupper, Jacob Huff, Geo Muller & Moritz Gabler—Franklin Brew Co...168.64
Taig, Jacob & Jos Rowalski—State N Y...500.00
Thayer, Chas F—J S Campbell...5,418.73
Tiedelbaum, *Max—A E Ehlers...50.66
Turner & Blanchard Inc—R Farrell...274.40
Woodenscheck, Emil—Sarah Reilly...97.23
Witowsky, Simon D—F Feldblum...224.59

CORPORATIONS.

Abramowitz Cut Stone Co & Louis Abramowitz—A Marine...164.88
Abramowitz Cut Stone Co—A Marine...71.05
B H R R Co—W Gallagher...668.13
City Realty Co—Minnie Lewis...12,122.20
Flatbush Gas Co—F Casalina...1,158.81
Inersen, Gustafson Co—A A Nelson...1,371.46
Keystone Chemical Mfg Co—L V Roake...2,730.58
Otis H Kean Inc—Richardson Press...40.90

MAR. 12.

Bleistift, Jeannette & Abr I—Mary M Berger...1,694.57
Boyle, Patk—H Von Glahn & ano...199.68
Boyd, Jas & Emma—H Wald...30.65
Cawley, Saml J—Chas Carlton (infant)...1,633.66
De Nyse, Helen—C L Baumann & Co...89.34
De Pompeis, Albt—Title G & T Co...93.60
Dunne, Edw—Star Finance Co...52.22
Fleming, Wm H & Annie—Natl City Bank...1,037.11
Fritchman, Earl H & Harry D Chapin, doing business as Standard Gasoline & Auto Supply Co—Warner Instrument Co...107.40
Gittelman, Peisach—M Davidson...44.61
Goebeler, Jno F & *Anna F—Nichols Gas Fix Mfg Co...192.83

Goldman, Issy & Golde—J Vogelfinger & ano...78.96
Goldstein, Abr J—Title G & T Co...69.77
Gally, *David B & Merritt—M P Publishing Co...163.98
Haight, Saml W—V A Stoltze...45.60
Hinman, Chas J—Mary E Hinman...91.35
Kelly, Mary—C P Baumann & Co...44.15
Klauber, Fannie as admrx Meyer B—E C Eustace...359.49
Koppelman, Geo—H E Stout Co...137.08
Liberman, Lena, doing business L Liberman—J Brosky...26.54
Lieberman, Garrison—M H Salzer...64.40
Lowell, Jno W—R E Jones...76.35
Matthews, Annie E—Margretta A Pomeroy...236.63
McAuliffe, Jas M Jr—Star Finance Co...46.97
McManus, Wm A—same...47.30
McGillycuddy, Marion—T F Rochford...1,118.88
McKeever, Timothy W & U S Fidelity & Guaranty Co—Comr of Excise...1,873.47
McLaughlin, Jno—Star Finance Co...67.22
Nelson, Thos & Horace & Ann N Raine—W Gleichmann...64.22
O'Brien, Wm—Margt V Mooney...3,598.40
Praetorius, Hans W—Carlton Motion Picture Laboratories...224.67
Reiner, Joachim L—J G Grauer & ano...116.90
Rost, Herman C—W Hoch & ano...113.05
Ryerson, Jennie R—J Kalsch...107.33
Rosenzweig, Saml—M Muskin...71.17
Sauerbrum, Jos L—Star Finance Co...67.52
Scarpaci, Antonio & Domenica—D F Hannan...104.31
Schreiner, Arthur—Title G & T Co...70.40
Shapiro, Sol—Sarah Shapiro...234.72
Sieber, Henry J—C Muller...316.91
Traendly, Wm H—Star Finance Co...47.09
Verinsky, Maxmilian J—United Dressed Beef Co...327.44
Whelan, Edgar F—Star Finance Co...46.80

CORPORATIONS.

Carter & Weeks Stevedoring Co—Maria McCabe as admrx...1,251.68
Erector Realty & Constn Co—Popkin Gas Fix Co...113.25
Mondsheim & Co—Pftenhauer-Nesbit Co...291.11

SATISFIED JUDGMENTS.

Manhattan and Bronx.

The first name is that of the debtor, the second that of the creditor.

MAR. 8.

*Bogart, Geo E; 1912—A P Huntley et al...2,228.54
*same; 1912—same...2,228.55
Carlson, Andw; 1912—Kelly Island Lime & Transport Co...124.39
Knickman, Wm F; 1912—N Goldstein...161.14
Krimerman, Morris; 1913—A Gordon...532.41
Mairretty, Leon P; 1913—W S Bainbridge...177.18
McAlpin, Geo S; 1912—T D Hooper...67.81
*Romeo, Gelzomino or Romeo Gelzomino; 1910—Howard & Childs Co...226.91
Slosson, Harrison T; 1912—H Bell...281.69
*Stockert, Sara E; 1912—I Grogan et al...190.42
*same; 1912—same...135.42
Stern, Fredk H; 1913—C Rosenbaum...730.75

MAR. 10.

Breneman, Edw De W; 1911—W D Trenholm...126.36
Buckley, Angelina; 1912—Ivy Courts Realty Co...408.31
Derby, Jno; 1913—C W Smith...610.74
*Emma, Frank G & Fred Wilson; 1913—People & c...100.00
Forgotten, Etta; 1911—P Carpenter...358.81
Guggenheim, Alex S; 1912—Equitable Trust Co of N Y...118.68
Hutkoff, Nathan, Henry S Brightman & Isaac Hutkoff; 1913—L A Hopkins...2,951.59
Hubert, Aug W & Geo Kennedy Jr; 1910—H C Webb et al...95.10
Imperator, Reginald J; 1908—H J Budenhause...417.66
Klein, Louis; 1913—Cohen & Lehman Inc...148.38
Kimmich, Frank E; 1913—G C Batcheller & Co...79.81
*Korn, Isaac; 1912—M Lehman et al...108.40
Libin, Abr; 1912—M Nibur...31.67
Meyer, Abr; 1912—E Freiman...102.78
Nagle, Percival E; 1912—J Feldbrill...432.40
Pirk, Amalia; 1911—Olin J Stephens Inc...223.17
Phillips, Abr A Jr; 1908—City of N Y...38.56
same; 1911—same...38.91
same; 1909—same...37.54
same; 1910—same...37.55
same; 1909—same...36.66
Rosenthal, Michl; 1911—A Gordon...1,150.84
Ripperger, Geo; 1910—T J Juzek...543.16
Rosenthal, Bessie; 1910—A Gordon...878.75
*Schildknecht, Eugenie; 1912—M L Platt...326.55
*same; 1912—J A Minaldi...574.62
*same; 1912—M L Platt...581.80
Schaeffer, Frank C & Kath H; 1913—German Exchange Bank...5,472.42
Schulich, Bernard; 1913—G J Humphreys...5,540.21
Steinberg, Jacob; 1911—N Y Tel Co...64.54
Tully, Michl J; 1905—Ballou Dickson Co...174.97

CORPORATIONS.

American Surety Co of N Y; 1913—H Friedmann...9,592.65
Atkinson Constn Co & Russell Contracting Co; 1912—North Av Bank of New Rochelle...2,567.83
Perfect Paper Box Co & Bernard R Armour; 1913—F W Fey Paper Co...88.16
*State Bank; 1909—B Schwartz et al...382.16
*Waldorf Realty Co; 1912—N Y Edison Co...484.46

MAR. 11.

Brewster, Helen; 1913—J Gurfeln...200.00
Elliott, Fred; 1912—B R McFadden et al...541.47
Elliott, Fredk; 1912—N M Pattison...64.31

Fritsch, Frank; 1912—Humboldt Exploration Co...98.78
Goldfield, Abr T; 1905—F C Barton...734.59
Hains, Rebecca; 1912—Jno Wanamaker, N Y...91.85
Kohn, Rebecca; 1911—Jno Wanamaker, N Y...119.05
Kountze, Luther, Augustine F, Herman D, W Delany, Harold, Chas T & Luther L, also Robt L Livingston; 1913—R A Schnabel et al...1,510.93
Kahn, Isaac; 1912—J Hirsch Co...151.02
same; 1912—M B Horowitz...120.81
same; 1912—J & J Gerson...165.41
same; 1912—J A Harris...76.15
same; 1912—A Richter...124.03
same; 1912—J A Harris...79.85
same; 1913—J Bloomfield...159.43
same; 1913—Rider-Ericsson Engine Co...201.20
same; 1913—J Hirsch Co...152.29
Lehman, Saml; 1912—F C Huntington...3,010.97
*Montgomery, David; 1913—L Mayer...900.13
Ogelsby, Jas Van P; 1907—N Y Tel Co...28.39
Peysler, Jacob M; 1912—American Bonding Co of Baltimore...25.81
Thomases, Isidor H & Leo; 1904—Welz & Zerweck...870.72
Sproul, Eliz; 1912—J A Smith et al...162.77
Stark, Jas E; 1912—C F Bishop...493.62

CORPORATIONS.

Burnett, Weil Constn Co; 1913—S Strauss...245.20
Greene Gold Silver Co; 1908—R Arnold...5,133.82
same; 1908—W L Woodward...2,617.44
Queens Borough Corp; 1913—Investors Agency...100.00

MAR. 12.

Abels, Louis & Louis Schnitman; 1913—Eastman Machine Co...236.14
Baudouine, Jno F; 1907—W Matthews...730.49
Blumenfeld, Sol & Isaac S Bloom; 1913—A Lazarus...1,069.18
*Bostwick, Jas; 1910—City of N Y...72.83
Fraser, Malcolm S; 1912—Jno Wanamaker, N Y...100.82
Goldburg, Jesse J; 1907—N Y Tel Co...35.61
Greenberg, Hyman & Davis; 1908—G F Dobson...519.40
Hennen, Wm D; 1913—W C Gilday...37.65
Hyde, Chas H & David E Austin; 1912—N Y, Westchester & Boston Ry Co...125.00
Karp, David & Morris Heller; 1912—L Schanen...319.19
*Lobravico, Giovanni B; 1910—City of N Y...145.85
Metz, Adam Jr & Josephine; 1912—F B Maerckle...306.02
Merritt, Clarence C; 1901—L A Storch et al...331.36
Seoville, Jno H; 1912—Mutual Mining Co...145.32
Schulich, Bernard; 1913—G J Humphreys...1,235.10
Wendel, Jno G; 1910—Royal Ins Co...115.00
Weill, Henry M & Bernhard Seyman; 1912—H J Cooper...144.31
Wattenberg, Ferd A; 1912—Equitable Trust Co...1,099.55
Wolf, Justin H; 1912—C Auer...226.51

CORPORATIONS.

Board of Education of the City of N Y, Wm H Maxwell et al; 1910—M F Fitzpatrick...66.85
Gilbert Metals Selling Co; 1913—Berger Mfg Co...388.07
Multiple Unit Electric Co; 1912—M M Kohn...1,596.05

MAR. 13.

Bennett, Augustus P; 1912—J Clochessy...346.59
*Fischel, Jac; 1913—Burns Bros...653.33
Frank, Celia; 1912—United Surety Co...49.93
*Harper, Emma F; 1913—H Cohen...112.58
Hirsch, Harvey; 1911—A Mervan...35.61
Kreiselheimer, Leopold; 1912—Acker, Merrall & Condit Co...28.39
Kosch, Harry G; 1913—Commercial Travelers Mutual Accident Ass'n of America...135.10
Mason, Au & Magenheimer; 1913—M Woods...371.97
same; 1913—J Gaggerty...597.02
Newman, Max H; 1911—N Y Tel Co...65.40
Rogers, Harris & Alfred B Rathowsky; 1911—N Y Edison Co...25.73
*Smith, Annie & Emmy Von Katengall; 1910—People, & c...500.00

CORPORATIONS.

Atkinson, Morse Destruction Co & Geo H Atkinson; 1912—A Frankenheim...123.31
Carvel, Richd & Co & Maryland Casualty Co; 1910—Janusch Mfg Co...1,127.51
Jas F Disken & Co; 1910—M Weiser...400.91

MAR. 14.

*Acer, Frank A; 1911—Mendham Bros...4,976.93
*same; 1911—W G Sheffler...22,794.18
*same; 1910—W B Franklin...28,848.01
Alexander, Jane; 1912—G J Baumann...374.34
Cordes, Henry F; 1912—Wood & Selick...287.90
Costellano, Guiseppe; 1912—P A Petkowitz...67.43
*Driscoll, Jas H & Lizzie Craig; 1908—People & c...1,000.00
Epstein, Solomon; 1912—Dan Talmages Sons Co...495.14
Ginsberg, Simon & Harris; 1909—A Sotsky...118.08
same; 1909—same...1,937.23
Gray, Frank S; 1911—L Veltin...434.60
Heifstein, Max; 1912—L Lazarus...89.65
Kazman, Boris & Chas A Cowen; 1913—C Brand...72.70
La Velle, Mary A; 1906—J S Forgotston...590.05
Starr, Louis & Saml Rubenstein; 1913—J J Kramer...297.39
Schaeffer, Frank C; 1912—German Exchange Bank...660.33
Strauss, David; 1909—A Freund...1,144.51
*Ulman, Wm W; 1893—F E Browne...526.73
Weingart, Sol; 1911—B Lloyd...95.67

CORPORATIONS.

Table listing corporations such as C S Goss & Co; 1911—C S Goss, same; 1911—same, same; 1913—same, same; 1913—same, same; 1910—same, same; 1911—same, same; 1910—same, same; 1910—same, same; 1912—A S Voorhies, Morris Improvement Co; 1912—A S Voorhies, N Y Central & Hudson R R Co; 1913—J Hatch

Borough of Brooklyn.

MAR. 6.

Table listing legal cases in Brooklyn for MAR. 6, including Barwick, Margt L; 1911—Tenement House Dept, Brown, Geo R & Wm L Bissell; 1902—H C Miner Lithographing Co, Greneberg, Hyman & Davis; 1908—G F Dobson, Herbert, Aubrey D; 1912—D Dow as admr, Kaplan, Cibe; 1909—I G Hagenbacher, Murphy, Jos P; 1912—Grace F West, Ratzkin, Tanchen; 1907—D Parkin, Reilly, Jno; 1912—L Arnowitz, Salmon, Adolph; 1912—O L Field, Somborn, Sarah A; 1907—E P Smith, Yeagler, Lawrence J; 1908—J H Berns

CORPORATIONS.

Table listing corporations such as Bklyn Union Elv R R Co; 1913—Meta Meyer, B H R R Co; 1913—Eva Berhardt, B H R R Co; 1913—Annie Fox, same; 1913—Annie Dawson, B H R R Co; 1912—N Audette, same; 1912—Hannah Audette, same; 1910—Annie Dawson, same; 1910—same, same; 1913—S Schneiderman, Cartwright Automatic Press Co; 1912—J McGunnegle; partial satisfaction, Nassau Elec R R Co; 1913—Mary A Prosser, infant, Nassau Elec R R Co; 1913—Pasquale Campano, same; 1913—S Aronoff, same; 1913—B Cassanese, same; 1913—Adrianna A Harned

MAR. 7.

Table listing legal cases in Brooklyn for MAR. 7, including Blutstein, Morris; 1912—I Heller & ano, Christie, Andw A; 1911—A Kramer & ano, Fabiszewski, Jno; 1912—C Kaufman & ano, Flood, Thos J; 1904—H G Green & ano, same; 1899—Ronalds & Johnson Co, Freedman, Adolps & Morris Apatow; 1911—M Bernstein & ano; execution, Korn, Isaac; 1912—Lehman Sons Co, Laitman, Louis & Philip Repatzky, doing business as Laitman & Repatzky; 1912—Jno Gillies Co Inc, Payton, Corse; 1904—Smith, Gray & Co, Zippin, David; 1913—J Eisler

MAR. 8.

Table listing legal cases in Brooklyn for MAR. 8, including Pauley, Chas A & Matthew; 1913—H W Fairfax, Tausey, Annie & Wm Selleck; 1910—S Kaplan

MAR. 10.

Table listing legal cases in Brooklyn for MAR. 10, including Bach, Ida I; 1913—A Lockwood Jr, Chames, Arthur & Nick Divriot; 1909—P Schor, Diele, Wm; 1913—O Hesse, Hubert, Aug W & Geo Kennedy Jr; 1910—H C Webb & ano, Kennedy, Geo H & Aug Hubert; 1910—H Von Glahn & ano, Levy, Morris & Louis Schult; 1912—M K Harris, Magono, Jno; 1913—J Stockus, Nagle, Percival E; 1912—J Feldbrill, Norwegian Lutheran Trinity Church of Bklyn & Vicinity; 1913—M Krelsovitich, same; 1912—same, Somers, Jas A; 1913—F Robertson, infant, Stein, Saml; 1912—F Stark, Weigl, Jno; 1912—Comptroller City N Y

MAR. 11.

Table listing legal cases in Brooklyn for MAR. 11, including Calvert, Thos; 1909—E J Gibson, Cohen, Michael & Rose; 1909—M Krelsovitich, Hansen, Olof; 1912—Tisdale Lumber Co, Mahoney, Denis; 1902—J Hopkins & ano, Peyser, Jacob M; 1912—American Bonding Co of Baltimore, Phillips, Abr A Jr; 1911—City N Y, same; 1909—same, Phillips, Abr A; 1909—same, same; 1908—same, same; 1910—same, Stark, Jas E; 1912—C F Bishop as trese, Stern, Amelia; 1913—Bertha McCoffery

CORPORATION.

Table listing corporations such as F W Woolworth & Co; 1913—C Pollack, infant, P P & C I R R Co, "Dreamland," Cath A Balmer & Chas L & Alfd Feltman indiv & as admr Chas Feltman; 1913—J E Morey et al, same; 1913—same, Fatta Luigi & Antonio Romazzitti; 1910—Rebecca Levy

MAR. 12.

Table listing legal cases in Brooklyn for MAR. 12, including Behringer, "Henry"; 1903—McElreavy & Hauck Co, Cohen, Rose; 1910—M Krelsovitich, Junghahn, David as exr Carl E; 1913—Katie Junghahn, Kurzrok, Max; 1912—City N Y, Neville, Michl K; 1912—H Meehan, same; 1913—Anne Herbert, Newman, Max H; 1911—N Y Tel Co, Postel, Jno; 1913—W Schmidt, same; 1913—Mary Schmidt, Towns, Mirabeau L & Christine; 1912—Citizens Trust Co

CORPORATION.

Table listing corporations such as C I & Bklyn R R Co; 1913—Emy Bamberger

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 6.

Table listing legal cases in Manhattan and Bronx for MAR. 6, including 142D ST, s s, 225 e Lenox av, 37.6x99.11; Herbert F Schwarz—Kane Constn Co et al; Rounds, Hatch, Dillingham & De Boeivo (A); Albert Ritchie (R); due, \$32,640.76, 142D st, ss, 262.6 e Lenox av, 37.6x99.11; Henry F Schwarz—same; same (A); same (R); due, \$32,640.76

MAR. 7.

Table listing legal cases in Manhattan and Bronx for MAR. 7, including 107TH st, ss, 135 e 3 av, 21.10x100.11; Jno C Higham—Salvatore Gallins; Wm Bondy (A); Thos K McCarthy (R); due, \$7,301.39

MAR. 8.

Table listing legal cases in Manhattan and Bronx for MAR. 8, including HOWARD st, nec Broadway, 97.8x60.10; Metropolitan Life Ins Co—Manhattan Island Corpn et al; Woodford, Bovee & Butcher (A); Martin R Stover (R); due, \$430,274.30, 7TH av, nec 24th, 86.11x79.2; Seth S Terry—Twenty-fourth Street and Seventh Avenue Corporation; Theo N Ripson (A); Leighton Lobdell (R); due, \$45,690

MAR. 10.

Table listing legal cases in Manhattan and Bronx for MAR. 10, including 182D st, ss, 54.4 e Belmont av, 26.9x115.7; Warren B Sammis—Jno P Duff et al; Warren E Sammis (A); Louis Epstein (R); due, \$3,008.60, ANTHONY av, ws, 190.1 s Garfield, 25x125; Geo G Taber—Jno Stockis et al; Warren E Sammis (A); Geo Burnham (R); due, \$1,341.52, 186TH st, 462 W; Alice S Eoruff—Chas Pinzka et al; Esselstyn & Haughwout (A); Arthur M Levy (R); due, \$7,807.29

MAR. 11.

Table listing legal cases in Manhattan and Bronx for MAR. 11, including 134TH st, 123 W; Van Beuren Realty Co—Emily D May et al; Jas C McEachen (A); Chas J Leslie (R); due, \$16,305.13, 236TH st, ss, 72.8 e Verio av, 20x100; Victoria Wild et al—Carrie L Westrup; Jno B Carroll (A); Thos N Cuthbert (R); due, \$3,577.78, 241ST st, swc Richardson av, 100x100; also 241ST st, nec Bronx Boulevard, 50x100; also 239TH st, swc Catherine, 100x100; Eugene F Crowe—Wm W Penfield; Frederic C Leubuscher (A); Ellsworth J Healy (R); due \$4,289.66

MAR. 12.

Table listing legal cases in Manhattan and Bronx for MAR. 12, including 139TH st, 495 E; Edw N Teller—Wm J O'Gorman; Cary & Carroll (A); Verne Bovie (R); due, \$4,756.25, WENDOVER av, 778; Equitable Trust Co of N Y—Mathilde E Weber et al; Cary & Carroll (A); Henry M Stevenson (R); due, \$34,728.83, WENDOVER av, 776; Lawyers Mtg Co—Mathilde E Weber; Cary & Carroll (A); Henry M Stevenson (R); due, \$34,728.83

LIS PENDENS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 8.

Table listing legal cases in Manhattan and Bronx for MAR. 8, including 75TH st, 1 W; Centrifugal Pump Co—Lenox Realty Co et al; action to foreclose mechanics lien; C A Butler (A), EASTBURN av, 1752; Henry Levin et al—Belmont Realty Constn Co et al; action to foreclose mechanics lien; Sternberg, Jacobson & Pollock (A), WHITLOCK av, es, 314 s Tiffany, 39x90; Mary McIntosh—Eleanor A Sneden et al; notice of attachment; House, Grossman & Vorhaus (A), WHITLOCK av, es, 275 s Tiffany, 39x90; same—same; notice of attachment; House, Grossman & Vorhaus (A)

MAR. 10.

Table listing legal cases in Manhattan and Bronx for MAR. 10, including STANTON st, ss, 50 w Sheriff, 25x60x irreg; Frumet Gang—Bella Gorodsky et al; action to set aside two deeds; B Koenigsberg (A), 57TH st, 218 E; Mark I Knapp—Caroline S Stettler et al; action to set aside conveyance; M I Knapp (A), FOREST av, es, 200 n 156th, 25x135; Jno A McCarthy & Bro—Oscar L Lyons et al; action to foreclose mechanics lien; Menken Bros (A), MADISON av, 2112; Chas G Moller—Jane Sommer et al; action to declare deed void; Cabell & Gilpin (A), WASHINGTON st, 774-8; Reversionary Estates Co—Jos W Morgan et al; specific performance; I N Williams (A), 7TH av, 2249; David Lippmann—Excelsior Savgs Bank of the City N Y et al; foreclosure of tax lien; Miller & Bretzfelder (A)

MAR. 11.

Table listing legal cases in Manhattan and Bronx for MAR. 11, including 142D st, ss, 200 w Lenox av, 300x99.11; New Jersey Terra Cotta Co—Kramer Improvement Co et al; action to foreclose mechanics lien; Phillips & Avery (A), CROTONA AV, es, 603.10 s 177th, 113.8x142.11; also DALY av, ws, 555.10 s 177th, 116.10x69.1x irreg; two actions; New Jersey Terra Cotta Co—Defender Constn Co et al; actions to foreclose mechanics liens; Phillips & Avery (A)

MAR. 12.

Table listing legal cases in Manhattan and Bronx for MAR. 12, including 142D st, ss, 200 w Lenox av, 300x99.11; New Jersey Terra Cotta Co—Kramer Impt Co et al; action to foreclose mechanics lien; Phillips & Avery (A), CENTRAL PARK W, nwc 62d, 200.10x225x irreg; Giannattasio Constn Co—New Theatre et al; action to foreclose mechanics lien; Menken Bros (A)

MAR. 13.

Table listing legal cases in Manhattan and Bronx for MAR. 13, including 5TH st, 213, 215, 339 & 341; Geo F Folz—Jac H Folz et al; partition; C Brandt, Jr (A), 37TH st, ss, 160 w Lex av, 20x98.9; Sarah L Johnson—Jno L Dudley Jr et al; partition; D B Luckey (A), 54TH st, 238-40 W; Jno F Manning—Emil Seelig; notice of levy; Benjamin & Taylor (A), NORTHERN av, ws, 199.2 n road on map of prop of Fort Washington, 12th Ward, 37.1x irreg, except part released; NORTHERN av, ws, 178.3 n 181st, 242.10x irreg to Riverside drive; Hedwig Friede—Adolphus Busch; notice of attachment; J Van Voorhis's Sons (A), SAME prop; Jno T McGuire—same; notice of attachment; J Van Voorhis's Sons (A)

MAR. 14.

Table listing legal cases in Manhattan and Bronx for MAR. 14, including NORTHERN av, ws, 199.2 n road on map of prop of Fort Washington, 12th Ward, 37.1x irreg, except part released; also NORTHERN av, ws, 178.3 n 181st st, 242.10x irreg to Riverside Drive; John H Prine—Adolphus Busch; notice of attachment; Jno Van Voorhis's Sons (A), RIVERSIDE dr, 244; Lewis Eergson—Monomoy Co et al; action to foreclose mechanics lien; L J Gould (A)

Borough of Brooklyn.

MAR. 6.

Table listing legal cases in Brooklyn for MAR. 6, including BOERUM st, ss, 200 w Manhattan av, 25x100; Pauline May—Eva Rubenstein et al; Sollinger & Sollinger (A), LINWOOD st, es, 125 s Sutter av, 37x96; Jennie Silverstein—Esther Doonief et al; S J Judelsohn (A), MANSFIELD pl, es, 212 n Av K, 37x100; also MANSFIELD pl, es, 212 s Av S, 37x100; Jas K Leman—Westminster Heights Co; G V Grainger (A), MAUJER st, ns, 175 e Manhattan av, 25x100; Morris Streicher—Aaron Streicher; Henry Feldman (A), VARET st, ns, 200 e White, 75x90; Barney Zirinsky—Jacob Stander et al; David Zirinsky (A), E 10TH st, ws, 180 n Av K, 60x100; Second United Cities Realty Corpn—Lawrence A Brennan et al; Isaac Roth (A), 61ST st, ns, 220 w 15 av, 20x100; Bertha Walters—Michl Wilson et al; Fredk Cobb (A), NOSTRAND av, ws, 22 n Lincoln rd, 20x80; Jno H Rowland—Caroline E Murken et al; Phillips Avery (A), LOT 2147 on assessment map of 1st dist of village of Williamsburg; Helen M Coombs—Jos Howard Gray et al; Coombs & Wilson (A), LOTS 166-175, blk 6; Lots 367-376, blk 12; Lots 391-394, blk 12; Lots 428-431, blk 13; Lots 507-526, blk 15; Lots 530-533, blk 15; Lots 664-684, blk 21; Lots 689-695, blk 21, map of prop Estate of Jacob Snediker; Alex A & Sallie R Wemmell—Island Cities Real Estate Co et al; Kiendl, Smyth & Gross (A)

MAR. 7.

Table listing legal cases in Brooklyn for MAR. 7, including INDIA st, ss, 275 w Manhattan av, 25x100; Henry Tiedeman—Otto H Haag et al; Jno MacCrale (A), MADISON st, ss, 230 e Marcy av, 20x100; Robt C Verne—Margt & Garrett Moore; G E & E C Brower (A), MOORE st, ss, 109 e Bushwick av, 24x50; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A), 3D pl, nwc Smith, 25x133; Henry T Wing & Riehd A Rendich—Jas Campbell et al; R A Rendich (A), E 8TH st, es, 380 s Av J, 40x100; Dora Nass—Theophile Souweine et al; J S Shapiro (A), E 9TH st, 1439; Henry Freiberger—Eenj Geller et al; David Freiberger (A), E 12TH st, es, 380 n Av K, 40x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A), E 13TH st, es, 180 n Av K, 80x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A), E 13TH st, es, 260 n Av K, 80x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A), E 13TH st, es, 340 n Av K, 40x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A), E 13TH st, es, 100 n Av K, 80x100; Lawyers Title Ins & T Co—Marin Sigel Realty & Constn Co et al; P S Dean (A), 40TH st, ss, 300 e 5 av, 50x100; Lawyers Title Ins & T Co—Ocean Breeze Co et al; P S Dean (A), 70TH st, sec 13 av, 40x100; Rufus T Griggs—Neils P Severinsen et al; C A Runk (A), 78TH st, ss, 394 w 14 av, 22x100; Wm F Mott—Levy & Baird et al; H W Gaines (A), BUSHWICK av, nes, 62 se Moore, runs e97x s25wx17xne32 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A), BUSHWICK av, nes, 95 se Moore, runs e102x s25wx81xw33 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A), BUSHWICK av, nes, 31 se Moore, runs e91x s25wx73xw31 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A), BUSHWICK av, sec Moore, runs e109xs25xw 91xn31 to beg; Maria Diemer—Gertrude Maltinsky et al; H J Sokolow (A), GEORGIA av, nwc Glenmore av, 20x75; Abr Cohen—Jacob Rayvid et al; Gallert & Heilborn (A)

Lis Pendens—Brooklyn (Continued).

10TH av, ws, 140 s 80th, 20x100; Home Title Ins & T Co—Bernard Quirk et al; H J Davenport (A).

MAR. 8.

CHAUNCEY st, ss, 350 w Rockaway av, 20x100; Louise Wahle—Philip Schmitt & ano; to create a lien; McGuire, Delany, Niper & Co (A).

PIERREPONT st, nec Hicks, 50.1x138.8x50.2x141.11; Williamsburgh Trust Co—Danl I Rogow et al; W W Taylor (A).

5TH st, ss, 147.10 w 9 av, 20x100; Emilie Huber & ano as exrs & Otto Huber—Hattie M Crichton; F Obernier (A).

46TH st, sws, 100 se 5 av, 25x100.2; Pauline Vavzin—Meta Muller et al; S Berzick (A).

DEKALB av, ss, 325 w Lewis av, 50x100; Peter Pinkiert & wife—Leon Lanowitz et al; partition; A Miles (A).

UNDERHILL av, nwc Park pl, 23x100; Zopher L Hawkins—Jos Stein as exr & Saml Lippmann (decd) et al; D J Meserole (A).

MAR. 10.

FURMAN st, es, 169 n State, 22x100; Augustine E Michel—Italian Amer Trust Co et al; McKee, Brewster & Morgan (A).

FURMAN st, es, 124 n State, 22x100; Aimee Rossignol—Italian Amer Trust Co et al; McKee, Brewster & Morgan (A).

FURMAN st, es, 101 n State, runs n23x100x s22xw100; Aimee Rossignol—Italian Amer Trust Co et al; McKee, Brewster & Morgan (A).

McDONOUGH st, ns, 328 w Saratoga av, 16x100; First Natl Bank—Lewis L Wendell & ano; to create a lien; Coombs & Wilson (A).

E 7TH st, ws, 100 s Ditmas av, runs w250xs 145xw272xw36 to beg; also LOTS 640, 641, 642, 680, 681 & 682 map of Morris Bldg Co, Lewis Lundequist—Henry F Risch et al; A A Hovell (A).

26TH st, ss, 160 e 3 av, 40x202; Marie T Widmayer—Mechanics Bank et al; T F Redmond (A).

49TH st, ns, 200 e 11 av, 20x100; Franklin Trust Co—Josie B Kyle et al; H L Thompson (A).

56TH st, ss, 120 w 7 av, 20x100; South Bklyn Savgs & Loan Assn—Patk & Sarah Sweney; W J Bolger (A).

92D st, ns, 45 e Gatling pl, 20x95; Greater N Y Savgs Bank—Louis Flaxman et al; J E Ruston (A).

BLAKE av, ss, 60 e Warwick, 20x90; Jno Jos Lynch—Baruch Ravkin et al; J A Hahn (A).

OCEAN pkwy, ws, 640 n Av O, 60x150; Geo D Gilmore—Wm Zimmer et al; W E Buckley (A).

RALPH av, es, 120 n Prospect pl, 20x89.6; Geo F Corwin—Sol Fox et al; Alexander, Watress & P (A).

MAR. 11.

BRISTOL st, ws, 220 s Livonia av, 20x100; Title Guarantee & Trust Co—Saml Rosendorf et al; T F Redmond (A).

BRISTOL st, ws, 240 s Livonia av, 20x100; Title Guarantee & Trust Co—Saml Rosendorf et al; T F Redmond (A).

STERLING st, ns, 140 w Bedford av, 20x100; Willis E Roys—Aranson Realty Co et al; E R Mead (A).

N 5TH st, ws, 100 w Havemeyer, 25x166, probable error; also N 2D st, ns, 29 w Havemeyer, w25xw14xnc62xse25xsw55xw31 to beg; Margherita S Sabella—Wm A Thompson et al; J G Giambalvo (A).

W 8TH st, es, 174 s Av R, 19x82; Anna B Barnard—Neck Road Realty Co & Federal Holding Co; Rambaut & Wilson (A).

58TH st, ns, 200 e 1 av, 60x100; Hannah C Lee—Harry A Hanbury et al; E J Fandrey (A).

ATLANTIC av, ss, 333 w Albany av, 21x100; Hudson River Trust Co—Bay Ridge Constn Co et al; H L Thompson (A).

BROADWAY, sec Berry, e92xs100xw46xs23x w46xw123 to beg; City Real Estate Co—Wave Improvement & Constn Co et al; Owens, Gray & Tomlin (A).

FRANKLIN av, sec Madison, 20x90; Edw W Lerner—Jno M & Clara Blockman; E W Lerner (A).

HOPKINSON av, ws, 83 n Hull, 17x66x17x65; Wm G Keck—Anthony J Keck et al; Bernhard Bloch (A).

SKILLMAN av, ss, 182 w Kingsland av, s 59xsw165xn128xe150 to beg; Thos F Magner—Mary Russell et al; Magner & Carew (A).

SUTTER av, nwc Williams av, 18x84; Title Guarantee & Trust Co—Majestic Land Improvement Co et al; T F Redmond (A).

MAR. 12.

COLERIDGE st, es, 640 n Hampton av, 60x100; Geo Daniels—Estates Mtg Securities Co; to set aside deed; S R Fleischer (A).

HOPKINS ST, ss, 300 e Nostrand av, runs s 84.2xw10.7xw19.1xe135xn100xw125 to beg; also ELLERY st, ns, 300 e Nostrand av, 90x100; Jacob Gottlieb—Benj Sel et al; L A Sable (A).

PRESIDENT st, sec 4 av, 40x91.10; Leonard E Willis—Felix H Kernan as exr Jno Kernan et al; Joyce & Kavanagh (A).

ST JOHNS pl, ns, 390.6 w Classon av, 40.6x131; North Side Bank—Victor Holding Co; S M & D E Meeker (A).

ST JOHNS pl, ns, 350 w Classon av, 40.6x131; same—same; same (A).

UNION st, ss, 307 w Schenectady av, runs s 105xw11.7xw9.8xw41.5xw95.3xe53 to beg; Saml I Posen & ano—T & B Leslie Co; to impress vendee's lien; Spiro & Wasservogel (A).

VARET st, ss, 126.6 e Bushwick av, 50x100; Newburgh Savgs Bank—Annie Rudin et al; T F Redmond (A).

W 5TH st, ws, 252 n Av T, 18x100; Henry D Lott—Highlawn Estate & Imp Co et al; H J Davenport (A).

E 8TH st, es, 110 n Av U, 40x100; Home Title Ins Co—Gabrielle Constn Co & ano; H J Davenport (A).

W 16TH st, ws, 180 n Neptune av, 20x100; Louis Spach & ano—Vincenzo Evangelista et al; H J Davenport (A).

18TH st, es, 161.11 n Church la, 18.9x81.7x—x 81.7; Alice C Reinhold as gdn for Rose E Reinhold—Thos A Clarke et al; C C Suffren (A).

40TH st, ns, 175 e 8 av, 25x100.2; Jos T Clauss—Henry F Risch et al; J Schauf (A).

77TH st, sws, 400 nw 21 av, 166.3x100x154.5x100; Oscar Mintz—Peter H Newman et al; D Freiberg (A).

BROADWAY, nes, 23 se Palmetto, 19.3x90; Henry Remmer—Wm J Allgaier et al; specific performance; D T O'Brien (A).

GATES av, ss, 204.8 w Bedford av, 16.8x110; Elsie L Morrill—Chas F Du Bois et al; H L Thompson (A).

GEORGIA av, ws, 200 s Sutter av, 20x100; Fredk W Baxter—Hyman Lenkofsky et al; T F Redmond (A).

GLENMORE av, swc Alabama av, 50x100; Jos M Schwartz—All-Boro Realty & Constn Co et al; A H Mittelmann (A).

HAMBURG av, nwc Myrtle av, runs nw80.2 to Stanhope xsw75 to av xe12.7 to beg; Germania Savgs Bank—Ainsworth Realty Co et al; Wingate & Cullen (A).

WASHINGTON av, ns, 300 e 2d, 100x100; Geo A Murray—Irene M Probst et al; H J Davenport (A).

Williams av, nwc Dumont av, 20x80; Hena Savitz & ano—Adolph Henning; specific performance; S S Schwartz (A).

10TH av, ws, 20 s 68th, 20x80; Albt A Bunce—Benj Phillips et al; Brussel & Beebe (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

The first name is that of the Plaintiff, the second that of the Defendant.

MAR. 8.

GRAND st, 207; Johanna Mann—Chas Cohn et al; S N Freedman (A).

18TH st, ss, 154.8 e 2 av, 20.8x78; Katharine Koch—Max Meuer et al; L S Marx (A).

129TH st, 3 E; Broadway Savgs Instn of the City N Y—Chas Corcoran et al; R Kelly (A).

134TH st, ns, 150 e Brook av, 28.4x100; Chas Adler—Henrietta Schwarzwald et al; M S Schechter (A).

AMSTERDAM av, ws, 75.11 n 105th, 75.11 x100; Max Eisman—Mathew M Edelman et al; Eisman, Levy, Corn & Lewine (A).

MAR. 10.

GRAND st, 207; Johanna Mann—Chas Cohn et al; S N Freedman (A).

PIKE st, 54; Katherine Chambers—Albt Stake et al; DeWitt, Lockman & DeWitt (A).

121ST st, ss, 125 w Park av, 25.6x100.11; United Hebrew Charities of the City of N Y—Isler Bardin et al; Cardozo & Nathan (A).

SHERMAN av, 135; Jas Devlin—Hanover Realty & Constn Co et al; B Zwinge (A).

MAR. 11.

ERISTOW st, ws, 95 s Jennings, 70x100; German Savgs Bank in the City of N Y—Bates & Oesting, Jr, Co et al; Amend & Amend (A).

34TH st, ss, 152 w 2 av, 18.3x98.9; Lawyer, Mtg Co—Jno T Watson et al; Cary & Carroll (A).

43D st, 26 W; Simeon L Lawson—Butler Davenport et al; L C Levi (A).

BROADWAY, es, 50 n 129th, 25x83x irreg; Oakdale Realty Co—Matthew Briggs et al; amended; M Wolff (A).

LENOX av, nec 142d, 74.11x68.5x irreg; Emigrant Industrial Savgs Bank—Julia M Lawrence et al; R & E J O'Gorman (A).

PLEASANT av, ws, 35.8 s 117th, 39.11x94x irreg; Elizabeth Berbert—Sun Constn Co et al; G B Winthrop (A).

MAR. 12.

JEROME av, es, 86.7 s Van Cortlandt av, 50x100; also VILLA AV, es, 425 n Potter pl, 50x124.11; also LOTS 18-28, sec 11, blk 2966; also LOTS 34 & 35, sec 11, blk 2967; also WEBSTER av, ss, 600 nw Woodlawn rd, 50x116.4; also PERRY st, sec Hudson, 56.5x46.10, 54 pt; also VARICK st, 22-4, leasehold, and other prop in Suffolk Co; Lewis Englander—Amelia Picken et al; F D W Searing (A).

PROSPECT av, 626-8; Nathan Friedman—Bernard Bernstein et al; S Bitterman (A).

MAR. 13.

CLINTON st, 175; Emil W Oppenheim—Minnie L Simon; L A Solomon (A).

47TH st, ss, 60 w 1 av, 20x84.11; Lambert Suydam—Saml Lewis et al; W R Adams (A).

60TH st, 231 W; Thos B Rider gdn—Annetta Benjamin; J M Rider (A).

83D st, 308 E; Caroline Solomon—Jessie Cuddeback; J V Rooney (A).

146TH st, ss, 248.4 w Brook av, 66.8x100x irreg; two actions; Jos Simerman—Julius Schattman et al; amended; H R Elias (A).

149TH st, ss, 175 w Bway, 50x99.11; Chas A Briggs—Harry A Gordon et al; F L Mayham (A).

169TH st, nes, lot 96, map of Claremont; Alice M Power—Thos V McCrane et al; J H Fargis (A).

FOREST av, nwc 160th, 48.8x96x irreg; Mamie Scholem—Henrietta Knapp et al; Davis & Davis (A).

TAYLOR av, 1722; Chas A Benkiser—Meyer Solomon et al; F C Hirlinger (A).

UNDERCLIFF av, nwc 176th, 22.9x105.2; Regent Realty Co—Emile Utard et al; Lachman & Goldsmith (A).

VYSE av, ws, 75 s Jennings, 25x100; Eliz Gordon gdn—Pasquale Carrozza et al; Carlington & Pierce (A).

MAR. 14.

34TH st, 163 W; Union Trust Co of N Y—Wm L Sutphin et al; Miller, King, Lane & Trafford.

94TH st, ns, 175 w West End av, 50x100.8; N Y Life Ins Co—Whitman S Mead et al; amended; Cary & Carroll (A).

118TH st, 71 E; Jacob Loewenthal—Eli Levy et al; Lese & Connolly (A).

151ST st, ss, 125 w Morris av, 25x118.5; also 151ST st, ss, 100 w Morris av, 25x118.5; Michele Lagomarsino et al—Saverio A Mascia et al; L Campora (A).

KATONAH av, 4325; Central Mtg Co—Benj Grabisch et al; Otis & Otis (A).

OLINVILLE av, 3743; Chas A Benkiser—Meyer Solomon et al; amended; F C Hirlinger (A).

8TH av, es, 49.4 n 33d, 24.8x100; Jas A Trowbridge—Patk A Geoghegan et al; H Baskerville (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

The first name is that of the Lendor, the second that of the Borrower.

MAR. 8.

182D st, ss, 108.10 e Crotona pkwy, 40x67.8; Van Dyck Estates loan F & B Constn Co to erect a 5-sty apartment; 13 payments. 25,000

182D st, ss, 148.10 e Crotona pkwy, 40x67.8; same loans same to erect a 5-sty apartment; 13 payments. 25,000

CROTONA pkwy, es, 39.9 s 182d, 39.11x69.4xirreg; Van Dyck Estate loans F & B Constn Co to erect a 5-sty apartment; 13 payments. 28,000

MAR. 10.

CROTONA pkwy, sec 182d, 39.9x108.10; same loans same to erect a 3-sty apartment; 13 payments. 40,000

MOHEGAN av, swc 182d, 67.5x30; same loans same to erect a 5-sty apartment; 13 payments. 28,000

AMSTERDAM av, nec 120th, 100.11x125; Montrose Realty Co loans Edmund Francis Realty Co to erect a — sty bldg; — payments. 385,000

MADISON av, sec 30th, 123.5x100; N Y Life Ins Co loans Chas Kaye to erect a 20-sty store & loft bldg; 10 payments. 1,050,000

MAR. 11.

95TH st, ns, 167.10 w Ams av, 29.4x100.9 x irreg; Packard & Co loans Kerloc Realty & Constn Co, Inc to erect a moving picture theatre; — payments. 2,350

HOE av, es, 207 s Aldus, 100x100; City Mtg Co loans Aldus Constn Co to erect two 5-sty apartments; 12 payments. 68,000

UNION av, ws, 142.10 n 147th, 157.1x100; Prospect Investing Co loans Ibrow Realty Co to erect four 5-sty apartments; — payments. 5,000

MAR. 12.

14TH st, 304-12 W; Jacob Kottel loans Chas I Weinstein Realty Co to erect a 6-sty apartment; — payments. 50,000

WEST END av, nec 91st, 58.4x100; Metropolitan Life Ins Co loans Odell-Townsend Holding Co to erect a 12-sty apartment; 9 payments. 300,000

4TH av, 229-31; Realty Holding Co loans Polo Constn Co to erect a — sty bldg; 9 payments. 165,000

MAR. 13.

No Building Loan Contracts filed this day.

MAR. 14.

ALDUS st, swc Faile, 79x155; City Mtg Co loans Kovacs Constn Co to erect three 5-sty apartments; 13 payments. 94,000

HOME st, ns, 50.4 w Bryant av, 50x97.5; Manhattan Mtg Co loans Wm Sinnott Co to erect a 5-sty apartment; 12 payments. 38,000

9TH st, 405 w Av C, Bronx, 50x108; Franklin Society for Home Bldg & Savgs loans Wm A & Ida Bertkau to erect a 2-sty dwelling; — payments. 3,500

BENEDICT av, ss, 268.1 w Pugsley av, 100x100; Allwell Realty Co loans Wm Buhl Inc to erect four 2-sty dwellings; — payments. 20,000

ATTACHMENTS.

Manhattan and Bronx.

MAR. 6, 7, 8 & 10.

No Attachments filed these days.

MAR. 11.

Basto, Domingo Just, surviving partner &c; Lamont, Corliss & Co; \$1,256.95; W H Thitchener.

MAR. 12.

No Attachments filed this day.

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

MAR. 7, 8, 10, 11, 12 & 13.

Kandel, Isidor, 51 E 7th, Raisler Heating Co. Steam Heating Apparatus. 800 Lockwit Co. Whitlock av, 832-844. Consolidated Chandelier Co. Fixtures. (Corrects error in last issue when amount of mortgage was \$1,800.) 1200

Satisfied Mechanics' Liens, Brooklyn (Continued).

E 12TH st, es, 260 s Av P, 40x100; J P Duffy Co—Hollow Wall Constn Co; Feb19'13. 131.60
E 25TH st, ws, 43.9 n Foster av, runs n 45.8 to Flatbush av xnw58.4xw94.8x560xw20xs40 xel00.4 to beg; Pierce, Butler & Pierce Mfg Co—Michl Shoktz & Jas K Atkinson & Henry E Jole; Feb18'13. 191.56

MAR. 8.

PENN st, es, 80 ne Wythe av, —x—; Simo-nelli Co—Maurice B & Julius B Pearstein; July8'12. 63.00
VERMONT st, e & ws, bet New Lots & Hegeman avs, —x— (6 houses); Empire City Lumber Co—Vermont Bldg Co; Mar3'13. 758.12
NEW LOTS av, swc Williams av, 106x110.7 x100x81.7; Klein Material Co—Vermont Bldg Co; Feb20'13. 273.83
NEW LOTS av, swc Williams av, —x—; East N Y Mason Material Co—same; Mar3'13. 121.34

MAR. 10.

BERGEN st, ns, 95 w Ralph av, 106.9x107.2; Interborough Sash & Door Co—Cordova Realty Co Inc & M & M Realty & Constn Co; Jan15 '13. 732.15
SACKMAN st, nwc Riverdale av, 100x100; Jennie Silverstein—Sack River Co; Jan24'13. 45.00
W 6TH st, ws, 320 n Av U, 80x—; Saml Glaser & ano—Patk J Driscoll & Jas Moore; Feb5'13. 326.00
ATLANTIC av, ss, 150 w Saratoga av, 100x 100; Chestnut Ridge White Brick Co—Man-corn Inc & Isidore Mirman; Feb15'13. 598.50
RIVERDALE av, nwc Sackman, 100x100; East N Y Mason Material Co—Sack River Constn Co; Jan9'13. 30.40
SAME prop; Morris Rosenblatt—Sack River Co; Jan20'13. 900.00
SAME prop; Jacob Applebaum—Sack River Constn Co; Jan22'13. 350.00
SAME prop; Joe Harris—Sack River Co; Jan22'13. 112.00
SAME prop; Turner Contracting & Impt Co—same; Jan 24'13. 550.00
SAME prop; Standard Lime Co—same; Jan 24'13. 567.26
SAME prop; Annie Steinfeld—same; Jan 27'13. 825.00
SAME prop; same—same; Jan27'13. 168.95
SAME prop; Eliza M Pilzer—same & I Rothfeld; Jan17'13. 25.00
SAME prop; Henry Wolfman—Sack River Co & Jno Rothfeld; Jan30'13. 84.00
SAME prop; Louis Tannenbaum—Sack River Constn Co & Ike Rothfeld; Feb17'13. 114.00
SAME prop; Block & Greenberg Lumber Co —Sack River Inc & I Rothfeld; Jan20'13. 424.69

MAR. 11.

E 15TH st, ws, 100 n Av N, 40x100; Jno Olsen—Alma, Fredk J & Mildred W Dickson; Oct31'11. 225.00
FT HAMILTON AV, nwc thereof, bet 59th & 60th; Pittsburgh Plate Glass Co—Israel J Rosenstein & Watson & Pittinger; Feb17'13. —
SAME prop; same—same & Louis Solomon; Feb17'12. —

MAR. 12.

58TH st, ns, 540 w 13 av, 20x100.2; Bklyn Union Cornice & Roofing Co—Wm & Robt Smith; Feb27'13. 95.00
ALABAMA av, es, 100 n Dumont av, 100x 100; Geo Singer—Erector Realty & Constn Co; Annie Rothfeld & Dora Berman; Jan24'13. 105.00

Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ORDERS.

Borough of Brooklyn.

MAR. 6.

VERMONT st, e & ws bet New Lots & Hegeman avs; Vermont Bldg Co on Title Ins Co to Empire City Lumber Co. 758.12

MAR. 7.

3D av, sec 30th, 40x100; D A Ziccardy Trim Co on Antonio Sanzo to pay D A Zic-cardy Trim Co. 687.50

MAR. 8.

NEW LOTS av, ss, at cor Williams av, 100 x80; Vermont Bldg Co on N Y Title Ins Co to Pay Klein Material Co. 125.00
SNEDIKER av, ws, 60 s Blake av, 100x 100; Snediker Constn Co to N Y Title Co to pay Jacob Abrahams. 250.00

MAR. 10, 11 & 12.

No Orders filed these days.

MUNICIPAL IMPROVEMENTS.

Continued from page 577.

PUBLIC PARK, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending the PUBLIC PARK, bounded by West 137th st, Edgcombe av and St Nicholas av, 12th Ward. John C. Myers, Michael W. Rayens and William P. Rooney, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 90 West Broadway, Manhattan, on or before March 28; and they will hear all such parties, in person, on April 2, at 4 p. m.
John C. Myers, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing,

to the commissioner, at 90 West Broadway, Man-hattan, on or before March 28; and he will hear all such parties in person, on April 3, at 4 p. m.

FAIRVIEW AV, QUEENS.—Acquiring title to the lands, etc., required for the opening and extending of FAIRVIEW AV, bet Stanhope st and Forest av, 2d Ward. Frank F. Adel, M. P. Mc-Namara and Gilbert B. Voorhees, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 28; and they will hear all such parties, in person, on April 2, at 2.30 p. m.

Frank F. Adel, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 28; and they will hear all such parties, in person, on April 3 at 2.30 p. m.

RIDGE ST, QUEENS.—Acquiring title to lands, etc., required for opening and extending RIDGE ST, from the Boulevard to Academy st, 1st Ward. William E. Stewart and Jacob Sulz-bach, commissioners of estimate in the above proceeding, have completed their estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 25; and they will hear all such parties, in person, on March 27, at 3 p. m.

William E. Stewart, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all who are opposed to the same must present their objections, in writing, to the commissioner, at the Municipal Building, Court House Square, LONG ISLAND CITY, on or before March 25; and he will hear all such parties, in person, on March 28, at 3 p. m.

ASSESSMENTS PAYABLE.

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

MANHATTAN.

EAST 23D ST.—Restoring asphalt pavement in front of 110 to 120, in the 18th Ward. Area of assessment: Lot 65, Block 878. May 5.

WEST 44TH ST.—Restoring asphalt pavement in front of 216 to 232, in the 22d Ward. Area of assessment: Lot 41, Block 1015. May 5.

WEST 68TH ST.—Restoring asphalt pavement in front of 328, in the 22d Ward. Area of assessment: Lot 49, Block 1179. May 5.

12TH AV.—Regulating, grading, recurling and paving 12TH AV, bet 42d and 44th sts, 22d Ward. Area of assessment: Both sides of 12TH AV, from 42d to 44th sts, and to the extent of half the block at the intersecting streets. May 3.

BRONX.

WEBB AV.—Paving and adjusting curb on WEBB AV, from 188th st to Kingsbridge rd, 24th Ward. Area of assessment: Both sides of WEBB AV, from 188th st to Kingsbridge rd, and to the extent of half the block at the inter-secting streets. May 3.

TRADE LITERATURE

New Reliance Catalog.

The Reliance Ball-Bearing Door Company, of 1 Madison avenue, is distributing its new 1913 catalog. The work is complete with prices and illustrations showing the different hanger devices for all kinds of folding doors and their application. The famous ball-bearing feature of this company's hangers is shown in detail. Copies may be obtained upon application.

A Wall Plaster Hand-Book.

The United States Gypsum Company, of 1170 Broadway, is issuing a booklet describing hard wall plaster, what it is made of and what its advantages are. It contains interesting comments in regard to Sackett plaster board and the application of cement plaster, wood fibre plasters and prepared plasters. Copies may be obtained by addressing the company at either the New York or Chicago offices.

The Western Electric Company in 1912.

On account of the world-wide ramifications of the Western Electric Company the final figures as to the results of the year 1912 will not be completed much before April 1st. The sales will be between 71 and 72 millions, which is slightly more than in 1906, the previous largest year in the Company's business. The increase has been in American sales outside of the Bell system, which have increased about 100 per cent. over 1906 and in European sales, which were the largest in the company's history. The results have been accomplished by an energetic selling campaign in the face of increased and increasing competition.

The company is now selling to upward of 30,000 customers in the United States alone. It is expected that the profits will be satisfactory considering the wider distribution and increased competition.

The Board of Directors has established two additional vice-presidents in the company's organization, and has appointed to these newly created positions Gerard Swope, General Sales Manager, and A. L. Salt, General Purchasing Agent.

Warehouse Freight Handling.

In the issue of Commercial America published by the Philadelphia Commercial Museum is contained an article by R. S. Clapp on the subject of freight handling in warehouse, wherein is described the Telephorage System for handling detachable motor truck boats loaded with packages of miscellaneous sizes.

Solving the Floor Problem.

One of the most practical pieces of literature of its kind that has come to our attention is that of the S. C. Johnson & Son, of Racine, Wis. The book that they publish and distribute contains veneers of the different woods themselves, and therefore gives a perfect idea of the specifier as well as to the small users as to the results that may be expected from using the Johnson wood finishes.

There is another little booklet published by the company which describes the different Johnson products, and this is sent free on request. A description is given of Johnson's prepared wax, paste wood filler, flat wood finish, and under-lac, which is a thin, elastic, spirit varnish. The booklet goes on to describe Johnson's wood dye, instructions for finishing new hard wood floors, also soft wood floors, furniture and floor and wall coverings such as linoleum or wood coverings. This work is valuable for building managers, especially to those who are constantly confronted with problems of decorations of various kinds in their offices. The perusal of the book may give them some valuable ideas regarding ways and means of making their offices attractive.

To Preserve His Voice 250 Years.

A new use for a sheet metal product has just been discovered in the recent order placed by Adolph Melzer, the multi-millionaire of Evansville, Ind., for a few sheets of Toncan metal made by the Stark Rolling Mill Co., Canton, Ohio. Mr. Melzer has given to the city of Evansville a gift of \$1,000,000, which is to be deposited with one of the banks at 4 per cent. compound interest.

This is to remain in the bank for 250 years, gathering interest, and its total sum to be turned over to the city of Evansville at the end of this period, at which time the original \$1,000,000 will amount to almost \$20,000,000. The subject naturally arises as to the keeping of the certificate and the saving of the phonographic record which will contain the voice of the giver. Pottery was considered and other materials, but it was not until Mr. Melzer had tested and considered all products that he finally specified for this unique purpose Rust-Resist-ing Anti-Corrosive Aoncan Metal as the best adapted to last the length of time required. He, therefore, placed his order with the Stark Rolling Anto-Corrosive Toncan Metal as the best the tabs will be made of Toncan metal and then silver plated and put in the vaults of the city for safe keeping until the year 2162 rolls around.

Roof Protection at 40 Below Zero.

Forty degrees below zero! Did you ever stop to consider how cold this is? At this temperature a nail of water placed outdoors will freeze almost before you can turn around. Yet a temperature of 40 below is quite usual in the vicinity of South Porcupine, Canada, a good mining settlement 500 miles north of Toronto. Accordingly when the Northern Electric Heat & Power Co. built their new plant in this town they were up against a pretty big roofing and insulating problem. They required a material that would prove an effectual insulation against this excessive cold—and which at the same time would not crack and go to pieces under low temperatures. Furthermore, it was necessary to have a roofing that would withstand the melting snows of spring, without rusting or rotting—and that wouldn't dry out and run during the short but often hot Canadian summer. In short, owing to the extreme climatic conditions, a practically indestructible roofing was required. And on top of these conditions they demanded a roofing and siding that would afford perfect fire protection. In 1911 the town had been swept by a terrific fire, resulting in the loss of much valuable property and many lives. The conflagration has taught its lesson. They finally adopted asbestos roofing.

A copy of a recently published booklet describing this roofing material in detail will be forwarded by the H. W. Johns-Manville Co., New York, to anyone interested in difficult roofing problems.

Better Buildings.

The American Sheet and Tin Plate Company of Pittsburgh, Pa., recently issued a second edition of its popular booklet entitled "Better Buildings."

Devoted, as the title denotes, to improvement in building, this attractive booklet is extremely interesting and valuable to those connected with building and the allied trades. It is fully illustrated and contains detailed descriptions of formal metal roofing and siding materials especially adapted for houses, public buildings, churches, fireproof garages, barns, grain-bins—practically any and every kind of building no matter whether new or old. Many facts are given which cannot fail to impress those who read them with the advantages and safety gained by using metal sheets suitable for building construction. Attention is drawn to the safety from fire and lightning, strength, durability and consequent economy in the erection of buildings of steel. Throughout this booklet is information concerning the latest ideas and most modern improvements in building.

Numerous illustrations are given showing steel roofing, weather-proof siding, culverts, etc. A number of very useful tables of weights and measures are also given and the issue is bound in a manner serviceable and instructive. The previous edition of "Better Buildings" proved exceedingly popular. Architects are advised to send for a copy of the second edition before it is exhausted, to the American Sheet and Tin Plate Company, Pittsburgh, Pa. They are sent gratis, if the name of the Record and Guide is quoted.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND 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. XCI

No. 2348

New York, March 15, 1913

(37)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Attorney st, 98.	10th st, 410 E.	60th st, 251 W.	135th st, 118, 209-13 W.	Park av, 870.
Bank st, 38.	12th st, 330 E.	66th st, 67 E.	138th st, 119 W.	St Nicholas av, 486-941.
Bleecker st, 150-2.	13th st, 234 E.	70th st, 257 W.	141st st, 75-7, 117-35 W.	1st av, 67, 154, 2296.
Broome st, 313, 387.	14th st, 304-12 W.	74th st, 3 W.	142d st W (ss), 2010-6	2d av, 1547, 1920-2, 2135.
Catharine st, 57-9.	16th st, 615 E.	75th st, 515 E.	& 54.	3d av, 640-2.
Chrystie st, 80, 132, 211.	18th st, 342 W.	77th st, 74, 78, 320 E.	143d st, 253-5 W.	4th av, 329-31.
Cliff st, 60.	19th st, 446-8 W.	81st st, 42 E.	167th st, 444-50 W.	5th av, 670.
Clinton st, 174.	22d st, 156 W.	82d st, 103 W.	170th st, 509-11 W.	8th av, 2194, 2741, 2917.
Cooper st (ns), 2240-29.	23d st, 466 W.	83d st, 222 E.	179th st W (ss), 2153-9.	
Cornelia st, 31.	26th st, 119, 436 W.	85th st, 515 E.	183d st, 553-7, 567 W.	WILLS.
Delancey st, 174.	33d st, 442 W.	95th st, 302 E.	184th st W (ns), 2156-	
East Broadway, 179, 205.	36th st, 402 W.	97th st, 52 W.	29.	Bayard st, 51.
Front st, 133-7.	37th st, 46 W.	107th st, 8-10 E.	186th st, 556-8 W.	Washington st, 717.
Grand st, 33.	38th st, 316 E.	114th St, 178-80 E.	Av A, 125.	4th st, 88-90 E.
Howard st, 25.	39th st, 224-6 E.	120th st, 110 E.	Av C, 301.	4th st, 88-90 E.
Mercer st, 237.	39th st, 3, 7-11 W.	121st st, 313 E.	Amsterdam av, 481, 1221	24th st, 425-35 E.
Monroe st, 195.	40th st, 226 E.	122d st, 238-40 E.	Broadway, 394, 3541.	63th st, 47 W.
New Chambers st, 82.	40th st, 520 W.	123d st, 405-7 W.	Convent av, 356.	69th st, 9 E.
Rutgers st, 22.	44th st, 446 W.	127th st, 224-6 E.	Haven av (ws), 2139-pt	85th st, 38 W.
Union sq, 2.	46th st, 56 W.	128th st, 246 E.	lt 217.	86th st, 43 W.
Washington st, 774-8.	50th st, 235-41, 323 E.	130th st, 203, 617-21 W.	Lenox av, 83, 654.	118th st, 126-8 E.
1st st, 56 E.	50th st, 537 W.	131st st, 252 W.	Lexington av, 119.	134th st, 16, 24 W.
5th st, 619-23 E.	56th st, 75 E.	132d st, 48 E.	Madison av, 105-17, 1929.	147th st, 405 W.
9th st, 337 E.	56th st, 135 W.	132d st, 249 W.	Northern av, 63.	Amsterdam av, 860-62.
9th st, 23 W.	58th st, 6-12 E.	133d st, 533 W.	Old Broadway, 2336.	1st av, 177.

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 1912.

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 names 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.
admnr—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.
bdg—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.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
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.
v—years.
O C & 100—other consideration and \$100

CONVEYANCES.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Borough of Manhattan.

MAR. 7, 8, 10, 11, 12 & 13.

Attorney st, 9S, see 1 av, 154. Bank st, 3S (2:614-13), ss, 165.2 e 4th, 20x90x19.5x90.1, 3-sty & b bk dwg; Jane S Phillips et al heirs Wm Phillips to Amelia M Phillips wid, 38 Bank; QC: mtg \$3,100; Mar6; Mar11'13; A\$9,500-11,500. nom Bank st, 3S; Amelia M Phillips to Jane S, Wm A, Geo R, & Caroline E Phillips, all at 38 Bank; B&S; CaG; sub to life estate of party 1st pt Mar6; Mar11'13. nom Bank st, 3S; Geo R Phillips to Wm A Phillips, 38 Bank; 1/4 pt; AT; B&S & CaG; sub to life estate of Amelia M Phillips, their mother; mtg \$3,100; Mar6; Mar11'13. 3,025 Bleecker st, 150-2 (2:525-43-44), ss, 25 e Thompson, 50x125, 1 6- & 1 7-sty bk loft & str bldgs; Cath A Anthon to Herman Rosenbaum, 707 St Nicholas av; B&S; AL; Feb17; Mar10'13; A\$53,000-118,000. nom Broome st, 313 (2:418-11), ss, 74.11 w Forsyth, 25.2x75, 5-sty bk tnt & str; Saml J Kessler to Anna Weintraub, 704 West End av; mtg \$25,000; Mar3; Mar11'13; A \$24,000-32,000. O C & 100 Broome st, 387 (2:471-14), swc Mulberry (No 177), 25.3x106.3, 6-sty bk tnt & str; Concetta Delli Paoli EXTRX & TRSTE Alessandro Delli Paoli, EXTRX & TRSTE vino, 747 2 av, Astoria, B of Q [o 226 Lafayette]; mtg \$70,000; Mar8; Mar10'13; A 37,000-78,000. 79,000 Catharine st, 57-9 (1:276-1, 58 & 59), nec Monroe (Nos 1-3), 47.9x102.10x47.7x99.8, 2 3-sty bk tnts & str & 2-sty bk tnt; Edith R Lethaby et al to Jno H Bodine, 1427 Mad av; Jan30; Mar8'13; A\$48,000-56,500. nom Catharine st, 57-9; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$38,000; Mar7; Mar8'13. nom Chrystie st, 80 (1:305-4), ses, 75 ne Hester, 25x100, 6-sty bk tnt & str; Saml Meshel to Arenold or Arnold Kadish, 221 East Bway; AT; mtg \$42,500 on whole; Mar7'13; A\$22,500-42,000. 1,200 Chrystie st, 132 (2:419-6), es, abt 105 s Delancey, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Rose Chubaroff to Jos F Dempsey, 275 Macon, Bklyn; 1-3 pt; QC; mtg \$25,000; Mar12'13; A\$22,000-30,000. O C & 100 Chrystie st, 211 (2:427-41), ws, abt 85 n Stanton & at s line land Richd Munson, runs w50xs25xe25xs3.6xe25 to st xn25 to beg, 5-sty bk tnt & str; Paola Torregrossa to Cannariato Real Estate Co (Inc), 230 Grand; mtg \$18,250; Mar11; Mar12'13; A\$16,000-21,000. nom Cliff st, 60 (1:98-56), ss, abt 115 e Beekman, 19.8x100x20x100, 3-sty bk loft & str bldg & 4-sty bk rear loft bldg; Edw Greenebaum to 60 Cliff St Co (Inc), 128 Bway [r 1405]; AL; Mar7; Mar8'13; A\$13,000-17,000. O C & 100 Clifton st, 174 (1:314-8), es, abt 150 s Grand, 24.10x100, 6-sty bk tnt; Abr Rosenblum to Jeanette Deitz, 101 W 115; 1/2 RT&I; mtg \$34,000; Feb24; Mar13'13; A \$22,000-P42,000. O C & 100 Cooper st (S:2240-29), ns, 200 w 207th (Emerson), 100x100, vacant; mtg \$2,000; A\$10,000-10,000; also NAPIER AV (12:3364), nwc 236th, 111x101x94.7x100, vacant; mtg \$3,500; also LORING PL, 2274 (11:3225), es, 217.11 n 183d, runs 90x90x110 xs86.4xe3.3xs3.5xw113.4 to beg, 2-sty bk dwg & vacant; mtg \$17,500; Henry A Brann to Maze Realty Co of NY, a corpn, 2650 Bway; Mar11; Mar12'13. O C & 100 Cortlandt al, ws, 29.9 s Walker, see Bway, 394. Cornelia st, 31 (2:590-47), ns, 101.2 e Bleecker, 21.1x97.6, 4-sty bk tnt & str & 3-sty bk rear tnt; Jno Knecke & Matilde R his wife to Jno Knacke & Matilde R his wife, 31 Cornelia; mtg \$7,350; Mar7; Mar11'13; A\$8,500-13,500. 17,750 Delancey st, 174 (2:348-72), ns, 50 w Atorney, 25x100, 5-sty bk tnt & str & 5-sty bk rear tnt; Fanny Gruen to Jos L B Mayer, 994 [944] Park av; AL; Mar12; Mar13'13; A\$28,000-40,000. O C & 100 DePeyster st, 24-6, see Front, 133-7. East Broadway, 179 (1:284-21), ss, abt 130 w Jefferson, 26.1x100, 5-sty bk tnt & str; Ettie Cuba to Isidore Cuba, 135 Eldridge [161 Clinton,], May22'11; Mar13'13; A\$30,000-43,000. O C & 100 East Broadway, 205 (1:285-23), ss, 171.1 w Clinton, 25.6x87.6, 3-sty & b bk dwg; Edith R Lethaby et al to Jno H Bodine, 1427 Mad av; Jan30; Mar8'13; A\$22,500-27,000. nom East Broadway, 205; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$18,000; Mar7; Mar8'13. nom Front st, 133-7 (1:37-23), ses, at sws DePeyster (Nos 24-6), runs se81.5xsw54.8 to Pine (No 90) xnw89.8 to Front xne57 to beg, 7-sty bk office & str bldg; Realty Holding Co to Harry J Gilbert, 40 St Nicholas pl; mtg \$170,000; Feb25; Mar10 '13; A\$95,000-220,000. O C & 100 Grand st, 33, see 50th, 235-41 E.

Howard st, 25 (1:209-12), ss, 248.8 e Bway, 25.10x100, 5-sty bk loft & str bldg; Chice P & Eliz Herring to David Greenebaum, 151 W 121; mtg \$25,000; Feb19; Mar 7'13; A\$25,000-34,000. O C & 100 Mercer st, 237 (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; Minnie Spellman to Jos Solomon, 1884 7 av; mtg \$28,000; Mar10; Mar12'13; A\$25,000-43,000. nom Mercer st, 237 (2:533-20), ws, abt 100 s 3d, 25x100, 6-sty bk loft & str bldg; Jos Solomon to Minnie Spellman, 909 Beck; B&S; mtg \$30,000; Mar8; Mar10'13; A\$25,000-43,000. nom Monroe st, 1-3, see Catharine, 57-9. Monroe st, 195 (1:268-6), ns, 102.6 e Montgomery, 20.5x90.10x20.5x92.4, 3-sty & b bk dwg; Jno H Bodine to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$6,500; Mar11; Mar12'13; A\$9,000-11,000. nom Mulberry st, 177, see Broome, 387. New Chambers st, 82, on map S2-4 (1:111-31), ss, 125.3 w 82, on ns Cherry, runs w40.10xs75.2xe20.11xn43.8xe10xm-- to beg, 4-sty bk tnt & str; Mary E Sandford to Progress Holding Co, a corpn, 31 Nassau; mtg \$15,000; Mar10; Mar11'13; A\$12,000-16,500. O C & 100 Pine st, 90, see Front, 133-7. Rutgers st, 22 (1:273-26), ws, abt 25 s Henry, 25x84, 4-sty bk tnt & str; Moses Israel to Jacob Koronefsky, 181 Henry; mtg \$20,000; Mar10; Mar13'13; A\$19,000-23,000. O C & 100 St Marks pl, 132 (8th) see Av A, 125. Thompson st, 17, see 50th, 235-41 E. Union sq, 2 or 4th av, 159 (3:870-8), n ec 14th, 25x87.6x30.1x70.6, 4-sty bk bldg & str; A\$120,000-130,000; also ATLANTIC AV (Brooklyn), ss, 308.4 e Hoyt, 49.2x90; also prop at Andes, Del Co, NY; also share of Stephen B Trask in personal estate left by Stephen C Burdett, decd; Stephen B Trask to Chas E Annett [29 W 81, Bayonne, NJ, individ, 3-16 parts & s, TRSTE Stephen C Burdett, decd, 1-3 part for life of Eliza Hyatt [11 W 121]; Richd C Annett, Bayonne, NJ, 3-16 parts; Nathaniel W Trask, Bayonne, NJ, 2-16 parts; Chas W Trask at Riverhead, LI, 2-16 parts; Lorenzo Hyatt, 11 W 121, NY, 16 parts; Emily Kipp, 20 W 121, 2-16 parts & Malcolm & Marjory Jones, both at 11 W 121, each 1-16 pt; AT; all shares except the 1st being sub to 1-3 part for life of Eliza Hyatt; Dec1'12; Mar7'13. 19,500 Washington st, 774-8 (2:641-19-21), ws, 43.11 n 12th, runs w66xn46.3xe3xn18.3xe 63 to Washington xs63.11 to beg, 2-3-sty bk tnts & 1-3-sty fr bk ft tnt & str; Jos W Morgan to Reversionary Estates Co, 1 Bway [1 North Bway], Nyack, NY; [31 Liberty], 2-45 pts; mtg \$5,000; Mar10; Mar11'13; A\$20,000-23,000. nom 1ST st, 56 E (2:443-49), ns, 250 w 1 av, 20.8x100.4x25.3x100, 6-sty bk tnt & str; Max J Kramer to Remark Holding Corp, 35 Nassau; AL; Mar--; Mar13'13; A\$18,000-37,000. O C & 100 4TH st, 131-3 E, see 1 av, 67. 5TH st, 619-23 E (2:388-57-59), ns, 243 e Av B, 50x97, 6-sty bk loft & str bldg & 2-4-sty bk tnts & str with 3-sty bk rear tnt; Sarah B Reynolds to Jos & Herman Bauman, 79 E 4 [o 61 E 4]; Feb28; Mar7 '13; A\$34,500-51,000. O C & 100 9TH st, 337 E (2:451-43), ns, 175 w 1 av, 25x92.3, 5-sty bk tnt & str; Abr Goodman to Isaac Salzmanowitz, 38 W 117; 1/2 pt; QC; Mar6; Mar10'13; A\$19,000-29,000. nom 9TH st, 23 W, see Bway, 394. 10TH st, 410 E (2:379-14), ss, 173 e Av C, 20x92.3, 6-sty bk stable; Jos Engel to Jacob Moersfelder, 1128 Jackson av; AL; Mar11; Mar12'13; A\$10,000-20,000. O C & 100 12TH st, 330 E (2:453-23), ss, 357.8 e 2 av, runs e25xs93.8 to e 1 former Stuyvesant xsw17.5xw10.5xn103.3 to beg, 6-sty bk tnt & str; Pasqua Cannariato to Cannariato Real Estate Co Inc, 230 Grand; mtg \$33,000; Mar8; Mar12'13; A\$19,000-39,000. nom 13TH st, 234 E (2:468-26), sws, 235 nw 2 av, 21.5x103.3, 3-sty & b bk dwg, 1-sty ext; Edw C Curry to Claude N Luckner, 1362 72d, Bklyn; mtg \$13,000; Mar10; Mar 11'13; A\$12,500-15,000. O C & 100 14TH st, E, nec Union Sq or 4 av, see Union Sq, 2, or 4 av, 159. 14TH st, 304-12 W (2:629-29-33), ss, 100 w 8 av, 100x98x102x77.4, 5-4-sty & b bk dwgs, 2-sty exts; Sarah S wife & Robt J Collier to Jacob Kottek, 17 W 70; AL; Mar11; Mar12'13; A\$63,000-80,500. O C & 100 14TH st, 304-12 W; Jacob Kottek to Chas I Weinstein Realty Co, a corpn, 17 W 120; B&S; AL; Mar11; Mar12'13. O C & 100 16TH st, 615 E (3:984-12), ns, 238 e Av B, 25x92, 5-sty bk tnt; Sinnott Co, a corpn, to Louis Hopp, 212 W 141, & Morris Stone, 10 W 113; mtg \$14,000; Mar8; Mar 7'13; A\$7,500-14,500. O C & 100 18TH st, 342 W (3:741-56), ss, 300 e 9 av, 25x92, 5-sty stn tnt; Progress Holding Co to Gramont Constn Co, a corpn, 95 Wm; mtg \$26,000 & AL; Mar10; Mar11'13; A\$12,000-30,000. nom 19TH st, 446-8 W (3:716-61-62), ss, 175 e 10 av, 50x92, 2-4-sty bk tnts & str; Henrietta Ingber to Gramont Constn Co, 95 Wm; mtg \$27,000; Mar10; Mar11'13; A\$20,000-25,000. nom 22D st, 156 W (3:797-73), ss, abt 175 e 7 av, 20.10x98.9, 3-sty & b bk dwg; Archibald McFarland, heir Sarah M McCune to Guy S McFarland, both at San Antonio, Tex; AT; Jan24; Mar7'13; A\$27,000-29,000. 1,000

23D st, 466 W (3:720-80), ss, 46 e 10 av, 22x98.9, 4-sty stn tnt; Jno C O'Connor, EXR Gilbert M Speir Jr, to Emily S Arnold, 303 Lex av; Feb25; Mar10'13; A\$13,500-16,000. 22,500 26TH st, 119 W (3:802-29), ns, 200 w 6 av, 21.10x98.9, 5-sty bk tnt & str; Mary Guffanti to Jos Guffanti, 2830 Ocean Pkway, Bklyn; Feb24; Mar7'13; A\$35,000-42,000. O C & 100 26TH st, 436 W (3:723-57), ss, 375 w 9 av, 25x98.9, 5-sty bk tnt & str; Richd J Donovan to Mildon Realty Co, a corpn, 99 Nassau [r 803]; AL; May1'11; Mar13'13; A\$9,000-23,000. O C & 100 28TH st, 135 E, see Lex av, 119. 30TH st, 28 E, see Mad av, 105-17. 33D st, 442 W (3:730-72), ss, 425 w 9 av, 25x98.9, 5-sty stn tnt; Wilhelmina MacDougall & ano, to Lina Weil, 19 E 98; mtg \$27,000; Mar10'13; A\$10,500-26,500. O C & 100 36TH st, 402 W (3:733-40), ss, 65 w 9 av, 16x50, 4-sty bk tnt & str; Louis Tine-witz & Beckie his wife, to Beckie or Becky Tinewitz [Becky Tanewitz], 794 8 av; mtg \$5,500; Apr 13'08; Mar10'13; A\$4,500-6,000. nom 36TH st, 402 W (3:733-40), ss, 65 w 9 av, 16x50, 4-sty bk tnt & str; Becky Tanewitz to Louis Tanewitz, 794 8 av; mtg \$5,000; Mar8; Mar12'13; A\$4,500-6,000. nom 37TH st, 46 W (3:838-75), ss, 290 e 6 av, 20x98.9, 4-sty stn bldg & str; Frances T Perry EXTRX Safford G Perry to Dorothy P Bell at Yonkers, NY & Marjory Perry, 130 W 57 [362 N. Broad, Galesburg, Ill]; Feb11; Mar11'13; A\$70,500-76,000. nom 37TH st, 46 W; Dorothy P & Marjory Perry to Frances T Perry, 130 W 57; AT; B&S; Feb11; Mar11'13. nom 38TH st, 316 E (3:943-48), ss, abt 265 e 2 av, --, 5-sty bk tnt & str; Abr Benedict, ref, to Geo V Mullan, 118 W 183, Bronx; FORECLOS tax lien; Jan7; Mar 10'13; A\$8,000-11,000. 5,900 39TH st, 224 E (3:919-47), ss, 250 e 3 av, 18.9x98.6, with all title to strip in rear 0.3 in depth, 3-sty & b bk dwg; Gerald F Shepard to J Chr G Hupfel Brewing Co, a corpn, 229 E 38; B&S; AL; Apr29'11; Mar 8'13; A\$8,000-10,500. nom 39TH st, 226 E (3:919-46), ss, 268.9 e 3 av, 31.3x98.6, 5-sty bk tnt; Michl J Walsh to J Chr G Hupfel Brewing Co, a corpn, 229 E 38; mtg \$23,500; Mar1; Mar8'13; A \$14,000-30,000. O C & 100 39TH st, 3 W (3:841-35), ns, 205 w 5 av, 20x98.9, 3-sty stn bldg & str; Gloucester Realty Co to Frank V Burton at Newburgh, NY & Jno H Burton at Woodmere, LI, [o 384 Bway]; mtg \$86,250; Mar 11'13; A\$80,000-86,000. nom 39TH st, 7-9 W (3:841-32-33), ns, 245 w 5 av, 35.10x98.9, 2-4-sty stn bldgs & str; Eugene Lucas to Gloucester Realty Co, a corpn, 54 William; Apr12; Mar11'13; A \$144,000-153,000. O C & 100 39TH st, 7-9 W (3:841-32-33), ns, 245 w 5 av, 35.10x98.9, 2-4-sty stn bldgs & str; Gloucester Realty Co to Frank V Burton, Newburgh, NY & Jno H Burton at Woodmere, LI [o 384 Bway]; AL; Mar11'13; A \$144,000-153,000. nom 39TH st, 11 W (3:841-31), ns, 280.10 w 5 av, 20.10x98.9, 4-sty & b stn dwg; Eugene Lucas to Gloucester Realty Co, a corpn, 54 William; Apr12; Mar11'13; A \$84,000-89,000. O C & 100 39TH st, 11 W (3:841-31), ns, 280.10 w 5 av, 20.10x98.9, 4-sty & b stn dwg; Gloucester Realty Co to Frank V Burton at Newburgh, NY & Jno H Burton at Woodmere, LI [o 384 Bway]; Mar11'13; A\$84,000-89,000. nom 40TH st, 226 E (3:920-50), ss, 305 e 3 av, 25x98.9, 6-sty bk tnt; Bernard F Golden to Jos Herrmann, 1408 Prospect av; mtg \$20,000; Mar10'13; A\$11,500-30,000. O C & 100 40TH st, 520 W (3:711-45), ss, 300 w 10 av, 25x98.9, 5-sty bk loft bldg, 1-sty ext; Allen Fox et al heirs & Abr Fox, to Hannah Fox, 124 W 114; AT; B&S & C a G; AL; Mar8; Mar10'13; A\$8,500-13,500. nom 41ST st, 151-5 E, see 3 av, 640-2. 44TH st, 446 W (4:1053-54), ss, 250 e 10 av, 20x100.4, 3-sty & b bk dwg; Caroline A wife & Frank Onderdonk to Mary C Insee, 12 St John, Jamaica Plains, Boston, Mass; AT; B&S; AL; Feb28; Mar10'13; A\$10,000-12,000. 240.74 46TH st, 56 W (5:1261-64 1/2), ss, 230 e 6 av, 20x100.5, 4-sty & b stn dwg; Louise R Weed to Richmond Weed, 61 Sanford av, 3d Ward, B of Q [o 62 William]; B&S; Feb28; Mar8'13; A\$57,000-62,000. nom 50TH st, 235-41 E (5:1324-16-18 1/2), ns, 174 w 2 av, 71x100.5, vacant; A\$28,400-57,500; also SOUTHERN BLVD (11:2982), es, 57.3 s 173d, 42.6x100x61.8x101.9; vacant; also 141ST ST, 117-35 W (7:2010-11-18), ns, 275 w Lenox av, 250x99.11, 2-6-sty bk tnts; A\$104,000-P270,000; also GRAND ST, 33 (1:227-55), swc Thompson (No 17), 24x79 to 3 ft alley leading to Thompson, 7-sty bk loft & str bldg; A \$15,000-P35,000, also 142D ST W (7:2010-6 & 54), ss, 100 e 7 av, runs s199.10 to ns 141st (Nos 137-45), xel25xn99.11xe25xn99.11 to 142d xel50 to beg, 2-6-sty bk tnts; A\$--; Kramer Contracting Co to Remark Holding Corp, 35 Nassau; AL; Mar6; Mar10'13. O C & 100 50TH st, 323 E (5:1343-11), ns, 255 e 2 av, 20x76.4, 3-sty & b stn dwg; Max J Kramer to Saml Hauser, 514 E 137; AL; Mar--13; Mar13'13; A\$7,000-10,000. nom 50TH st, 537 W (4:1079-13), ns, 475 w 10 av, 25x100.5, 3 & 4-sty stn loft & str bldg; Fredericka Abele et al EXRS Christian Abele to Gottfried Bay, 537 W 50; Feb28; Mar7'13; A\$9,000-14,500. nom

53D st, 2 W, see 5 av, 670.
 56TH st, 75 E (5:1292-32), ns, 100 w Park av, 20x100.5, 5-sty bk dws, 2-sty ext; Century Realty Investment Co to Arthur Ryle at Paterson, NJ [or 225 4 av]; Mar15'04; Mar7'13; A\$44,000-77,000.
 O C & 100
 56TH st, 135 W (4:1009-14), ns, 454.2 w 6 av, 20.10x100.5, 5-sty stn tnt; Landsmith Realty Co to 140 West 57th St, a corp., at 140 W 57; mtg \$31,000; Mar13'13; A\$26,000-30,000.
 O C & 100
 58TH st, 6-12 E (5:1293-65-67), ss, 100 e 5 av, 100x100.5, 2 6-sty bk tnts; Arthur M Jones & ano to Geo B Post, 129 E 69; J Langdon Ward, 125 W 74, & Lewis C Hasell, 126 E 71, as TRSTES Mary M Jones; 1-6 pt; AT; mtg \$77,000 on whole; Mar7; Mar8'13; A\$285,000-400,000. 75,000
 60TH st, 251 W (4:1152-5), ns, 100 e West End av, 25x100.5, 4-sty bk tnt; Kate Blank to Carrie L Jacobs, 600 W 138; mtg \$6,750; Mar12'13; A\$6,000-9,000.
 O C & 100
 60TH st, 251 W (4:1152-5), ns, 100 e West End av, 25x100.5, 4-sty bk tnt; Carrie L Jacobs to Kate Blank, 997 Union av; mtg \$7,500 & AL; Mar11; Mar12'13; A\$6,000-9,000.
 O C & 100
 66TH st, 67 E (5:1381-33), ns, 74 w Park av, 18x100.5, 4-sty & b stn dws; Wm E Lowe to Lawyers Realty Co, 160 Bway; Mar8; Mar10'13; A\$40,000-49,000.
 O C & 100
 70TH st, 257 W (4:1162-9½), ns, 208 e West End av, 17x100.5, 4-sty bk dws; Ida K Bronner to Carolyn E Chamberlain, 257 W 70; mtg \$14,000; Mar11'13; A\$11,500-22,000.
 O C & 100
 74TH st, 3 W (4:1127-28), ns, 100 w Central Park W, 20x102.2, 4-sty & b bk dws; Frank C Jones Sr et al to Brennan Estate, a corp., 2 W 75; mtg \$25,000 & AL; Mar8; Mar10'13; A\$20,000-35,000.
 O C & 100
 75TH st, 515 E (5:1487-14), ns, 325 e Av A, 25x95.7x25.4x99.9, 5-sty bk tnt; Ernest N Adler to Hermina Larsch, 323 E 83; AL; Mar12; Mar13'13; A\$6,000-16,000.
 O C & 100
 77TH st, 74 E (5:1391-44), ss, 130 w Park av, 25x102.2, 2-sty bk garage; William M Powell & ano, EXRS & Francis H Macy, to Ellen Y Scott, 17 Reed, Jersey City, NJ; Feb27; Mar13'13; A\$35,000-43,000. 38,500
 77TH st, 78 E (5:1391-42), ss, 80 w Park av, 25x102.2, 2-sty bk stable; Phillips Phoenix to Ellen Y Scott, 17 Reed, Jersey City, NJ; Mar5; Mar8'13; A\$35,000-44,000.
 O C & 100
 77TH st, 320 E (5:1451-44), ss, 203.5 e 2 av, 21.7x102.2, 4-sty stn tnt & str; Nassau Mtg Co, a corp., to Wm P Douglas, 12 W 76, EXR Jno G Kane; B&S; Feb10; Mar10'13; A\$6,500-12,000. nom
 81ST st, 42 E (5:1492-46), ss, 165e Mad av, 16x102.2, 4-sty & b stn dws, 2-sty ext, destroyed by fire; Harriet B Barrow to Saml Murtland, 40 E 81; mtg \$25,000; Mar12; Mar13'13; A\$19,000-\$. O C & 100
 82D st, 103 W (4:1213-28¼), ns, 50 w Col av, 50x25.8, 4-sty bk bldg; Gardiner S Dresser to Mary E wife Jno Muir [105 W 82]; mtg \$20,000; Oct16'09; Mar12'13; A\$15,000-25,000. nom
 83D st, 222 E (5:1528-38), ss, 254.2 e 3 av, 17x102.2, 3-sty & b bk dws; Robt F Wagner ref to N Y Academy of Medicine, a corp., 17 W 43; FORECLOS Feb21; Mar3; Mar11'13; A\$7,500-9,000. 9,000
 83D st, 175-7 W, see Ams av, 481.
 85TH st, 515 E (5:1582-7), ns, 148 e Av A, 25x102.2, 5-sty bk tnt; Saul J Baron to Mary Milleg, 515 E 85; QC; Mar12'13; A\$8,000-16,500. nom
 95TH st, 302 E (5:1557-48½), ss, 75 e 2 av, 25x75.11, 5-sty bk tnt; Arnold Adler et al to Jos Tuerkel, 203 E 99; mtg \$10,000; Mar12; Mar13'13; A\$7,000-14,000. O C & 100
 97TH st, 52 W (7:1832-52), ss, 480 w Central Park W, 20x100, 4-sty & b bk dws; Wm B E Lockwood to Nellie S Lockwood, both at White Plains, NY [Sandwich av]; mtg \$12,500; Mar8; Mar10'13; A\$12,000-20,000. O C & 100
 99TH st, 301 E, see 2 av, 1920-2.
 107TH st, 8-10 E (6:1612-63), ss, 182.5 w Mad av, 41.2x100.11, 6-sty bk tnt; Harris Rogers to Hyman Hyams, 36 W 118; QC; AL; Mar6; Mar12'13; A\$21,500-56,000. nom
 107TH st, 8-10 E; Park-Madison Co to same; QC; mtg \$61,500; Mar4; Mar12'13. O C & 100
 114TH st, 178 E (6:1641-41), ss, 118 w 3 av, 18x100.11, 4-sty stn tnt; Rosemary Logan to Jno W Cornish Constn Co, a corp., 805 E Tremont av; mtg \$10,000; Mar8; Mar10'13; A\$7,000-12,500. nom
 114TH st, 180 E (6:1641-40½), ss, 100 w 3 av, 18x100.11, 4-sty stn tnt; Kate M G Crowley to Jno W Cornish Constn Co, a corp., 805 E Tremont av; mtg \$10,000; Mar8; Mar10'13; A\$7,000-12,500. nom
 118TH st, 401 E, see 1 av, 2296.
 120TH st, 110 E (6:1768-66), ss, 131.8 e Park av, 20.10x100.10, 4-sty & b stn tnt; Jno J Hynes, ref, to Malcolm R Lawrence, 27 Montgomery pl, Bklyn; FORECLOS Feb4; Mar7; Mar12'13; A\$8,500-13,000. 7,100
 120TH st W, see Ams av, see Ams av, 1221.
 121ST st, 313 E (6:1798-5), ns, 123 e 2 av, 26x100.11, 4-sty bk tnt; Vincenzo Cudemo & ano to Clemente D'Alessio, 422 E 117; mtg \$12,500 & AL; Mar10; Mar13'13; A\$8,500-14,500. O C & 100
 122D st, 238 E (6:1786-33), ss, 185.1 w 2 av, 18.8x100.2, 4-sty stn tnt; Jno C O'Conor, EXR Gilbert M Speir Jr, to Emily S Arnold, 303 Lex av; Feb25; Mar10'13; A\$7,500-10,500. 10,000

122D st, 240 E (6:1786-32), ss, 166.3 w 2 av, 18.8x100.2, 4-sty stn tnt; Jno C O'Conor, EXR Julia S Wright, to Emily S Arnold, 303 Lex av; Feb25; Mar10'13; A\$7,500-10,500. 10,000
 123D st, 405-7 W (7:1964-29-30), ns, 57.9 w Morningside av or Col av, 42.2x94, 2-5-sty bk tnts; Jno McCarron to Jennie W McCarron, his wife, 407 W 123; B&S; Mar10; Mar12'13; A\$25,000-42,000. O C & 100
 124TH st E, see Mad av, see Mad av, 1929.
 125TH st, 16 W (6:1722), ss, 185 w 5 av, 37.6x100.11; asn rents to secure loan of \$5,700; Inter-City Land & Securities Co to Marie R Winters at Port Washington, LI; Feb28; Mar1'13. Corrects error in last issue when location was 185 w 8 av. nom
 127TH st, 224-E E (6:1791-36-37), ss, 280 w 2 av, 50x99.11, 2 5-sty bk tnts; Union Exch Natl Bank of NY to Waldorf Realty Co, 40 W 33; QC; Oct26'09; Mar10'13; A\$14,000-36,000. nom
 127TH st, 226 E (6:1791-36), ss, 280 w 2 av, 25x99.11, 5-sty bk tnt; Etta Forgo-ton to Emma Knapp, 10 Club rd, Roland Park, Baltimore, Md; QC; Mar5; Mar10'13; A\$7,000-18,000. nom
 127TH st, 226 E; David Gilmore to same; B&S; Mar4; Mar10'13. nom
 128TH st, 246 E (6:1792-28½), ss, 75 w 2 av, 26x99.11, 5-sty bk tnt; Jersey State Realty Co to Fannie C Devoe, 140 W 66; mtg \$13,000; Feb24; Mar7'13; A\$7,500-16,000. O C & 100
 128TH st, 246 E; Fannie C Devoe to Plainfield Plumbing, Hardware & Paint Supply Co, a corp., 63 Wall [o 1348 W Front, Plainfield, NJ]; mtg \$18,500; Feb 26; Mar7'13. O C & 100
 130TH st, 203 W (7:1936-28), ns, 75 w 7 av, 16.8x99.11, 3-sty & b stn dws; Richd J Donovan to Mildon Realty Co, a corp., 99 Nassau [r 803]; mtg \$13,000; May1'11; Mar13'13; A\$8,300-10,500. O C & 100
 130TH st, 617-21 W (7:1997-18-20), ns, 275 w Bway, 75.3x99.11, 3 & 4-sty bk ware-house & stable; Louis Strauss to Leopold Oppenheimer, 509 W 110; mtg \$10,250; Mar 7; Mar10'13; A\$25,000-27,500. nom
 131ST st, 252 W (7:1936-53½), ss, 267.6 e 8 av, 17.6x99.11, 3-sty & b stn dws; Nar-corth Realty Co to Richd Carroll, 2778 Morris av; mtg \$8,500; Feb17; Mar8'13; A\$8,400-11,000. O C & 100
 132D st, 48 E (6:1756-44), ss, 183.4 e Mad av, 33.4x99.11, 5-sty bk tnt; Helen Loeb, individ & EXTRX Alfred Loeb, to Lena Loeb, 2016 Mad av; mtg \$25,000; Mar 1; Mar10'13; A\$10,500-31,000. O C & 100
 132D st, 249 W (7:1938-15), ns, 355 e 8 av, 19.6x99.11, 3-sty & b stn dws; Kathi Zoller to Jno J Carroll, 465 73d, Bklyn; [520 Pearl]; mtg \$3,000; Mar12; Mar13'13; A\$8,500-11,500. nom
 133D st, 533 W (7:1987-18), ns, 350 w Ams av, 25x99.11, 5-sty bk tnt; Sarah Goldberg to Lina Weil, 19 E 98; mtg \$18,000; Mar10; Mar11'13; A\$10,000-22,000. O C & 100
 134TH st W, see St Nich av, see St Nich av, 486.
 135TH st, 118 W (7:1919-45), ss, 275 w Lenox av, 24.11x99.11, 5-sty bk tnt & str; Mary C Cully to Alice J Cully, 63 W 46; mtg \$22,250; Mar12; Mar13'13; A\$14,000-26,000. O C & 100
 135TH st, 209-13 W (7:1941-22-24), ns, 175 w 7 av, 75x99.11, 3 5-sty bk tnts; Addie R Altman et al to N Y Real Estate Security Co, a corp., 42 Bway; mtg \$55,500; Mar11; Mar13'13; A\$42,000-70,000. O C & 100
 138TH st, 119 W (7:2007-18), ns, 412 e 7 av, 26x99.11, 5-sty bk tnt; Ely Simpson to Sallie Simpson, 1831 7 av [112 W 139]; ½ pt; mtg \$20,000 on whole; Feb21'12; Mar 10'13; A\$11,500-27,000. O C & 100
 141ST st, 75-7 W (6:1739-6), ns, 100 e Lenox av, 50x99.11, 6-sty bk tnt; Lenox Columbus Co to Nonparell Realty Co, a corp., 586 Newark av, Jersey City, NJ; mtg \$47,000; Mar10; Mar12'13; A\$12,000-50,000. O C & 100
 141ST st, 117-35 W, see 50th, 235-41 E.
 141ST st, 137-45 W, see 50th, 235-41 E.
 142D st W, ss, 100 e 7 av, see 50th, 235-41 E.
 143D st W, see Lenox av, see Lenox av, 654.
 143D st, 253 W, see 143d, 255 W.
 143D st, 255 W (7:2029-10), ns, 212.6 e 8 av, 37.6x99.11, 5-sty bk tnt; A\$17,000-40,000; also 143D St, 253 W (7:2029-11), ns, 250 e 8 av, 37.6x99.11, 5-sty bk tnt; A\$17,000-40,000; Benj Jacobs et al to Maurice M Le Vine, 177 Lee av, Bklyn; mtg \$60,000; Oct21'12; Mar7'13. O C & 100
 145TH st W, see Convnt av, see Convnt av, 356.
 145TH st, 601 W, see Bway, 3541.
 146TH st, 301 W, see 8 av, 2741.
 157TH st, 465 W, see St Nich av, 941.
 167TH st, 444-6 W (8:2111-99), svs, 111.8 nw Colonial Pkwy, 59.8x74.3x50x41.8, 5-sty bk tnt; Jacob Starkman to May B Slesinger, 1231 Park av; AL; Feb28; Mar12'13; A\$12,000-28,000. O C & 100
 167TH st, 448-50 W (8:2111-97), ss, 238.7 e Ams av, 59.8x57.9x50x90.3, 5-sty bk tnt; Jacob Starkman to May B Slesinger & Adolf Schmeidler, both 1231 Park av. & Barnett L Hollander, 1 W 72, EXRS, &c, Bertha R Berman; AL; Feb28; Mar12'13; A\$15,000-37,000. O C & 100
 170TH st, 509-11 W (8:2127-56), ns, 120 e Audubon av, 50x100, 5-sty bk tnt; Lena Scheidecker to Jas B Gillie, 356 Convnt av; mtg \$40,000; Mar7'13; A\$16,500-51,000. O C & 100

179TH st W (8:2153-9), ss, 100 e St Nicholas av, 25x100; vacant; Grace L D Hoffman to Alonzo B Kight, 2255 Bway; Mar8; Mar10'13; A\$9,500-9,500. O C & 100
 183D st, 553-7 W (8:2154-89-90½), ns, 275 e St Nicholas av (11th av), 50x74.11, 3 3-sty bk dws; Cora A Springer to Jno W Springer, 553 W 183; B&S; mtg \$20,000; Mar1; Mar8'13; A\$15,000-29,900. nom
 183D st, 567 W (8:2154-95), ns, 160 e St Nicholas av, 20x99.11, 3-sty bk dws; Rosanna Havanagh widow & DEVISEE Bernard Havanagh to Nelson A Lawton, 529 W 186; QC; Mar1; Mar13; A\$7,200-13,000. Corrects error in issue Mar8 when grantee was Bernard Kavanagh. nom
 184TH st W (8:2156-29), ns, 95 e Audubon av, 25x179.10; vacant; Nathan Burn-stine to Edw A Hannan, 334 E 17; Mar6; Mar10'13; A\$7,500-7,500. O C & 100
 184TH st W (8:2156); same prop; Edw A Hannan to Douglas Robinson, Warren Township, Herkimer Co, NY [o 128 Bway]; Mar7; Mar10'13. O C & 100
 186TH st, 556-8 W (8:2157-45), ss, 150 w Audubon av, 50x107.5, 5-sty bk tnt; Mary F Martin to Casper D P Schnoor, 123 W 112; mtg \$50,000; Mar11'13; A\$14,000-52,000. O C & 100
 Av A, 125 (2:435-30), swe St Marks pl (No 132) (8th), 24.8x70, 6-sty bk tnt & str; Jos Fuchs to Helen H Fuchs, 4819 14 av, Bklyn; AT; AL; Mar4; Mar13'13; A\$27,000-50,000. nom
 Av C, 301 (3:985-30), ws, 82 n 17th, 20x 88, 5-sty bk tnt & str; Leopold Freiman to Emanuel M Lebowitz, 534 Grand; mtg \$14,500; Feb26; Mar8'13; A\$6,500-12,000. nom
 Amsterdam av, 481 (4:1214-1), nec 83d (Nos 175-7), 25.8x100, 5-sty bk tnt & str; Margt S Shea, individ & EXTRX Jas S Shea, to Thos Kelly, 169 W 80; AT; mtg \$83,050; Mar3; Mar4'13; A\$36,000-60,000. O C & 100
 Amsterdam av, 481; Ashley P Shea to same; ½ RT&I; mtg \$83,500; Mar3; Mar 13'13. O C & 100
 Amsterdam av, 481; Jas E Shea, by Margt S Shea to same; ½ RT & I; B&S; mtg \$83,050; Mar12; Mar13'13. 29,333.33
 Amsterdam av, 1221 (7:1963-1-5), nec 120th, 100.11x125; vacant; Edw M Tucker to Albt E Hartcorn, at Atlantic Highlands, NJ [o 20 Nassau]; mtg \$84,825; Mar1'12; Mar10'13; A\$115,000-115,000. nom
 Amsterdam av, 1221; Albt E Hartcorn to Edmund Francis Realty Co, a corp., 20 Nassau [r 52]; mtg \$84,825; May'12; Mar 10'13. nom
 Broadway, 394 (1:195-6), es, abt 28 s Walker, —x— to Cortlandt al, 6-sty stn loft & str bldg; A\$123,000-150,000; also 9TH ST, 23 W (2:573-56), ns, abt 340 w 5 av —x—, 4-sty stn dws; A\$14,000-17,500; Geo Southack to Frankie E Southack, at Summit, NJ; AT; confirmation of deed of trust dated Oct30, 1900; Sept21'04; Mar 7'13. nom
 Broadway, 3541 (7:2092-26), nwc 145th (No 601), 99.11x150; vacant; Matilda H Bull, widow, to Harry J Gilbert, 40 St Nicholas pl; QC; Feb25; Mar10'13; A\$180,000-180,000. nom
 Broadway, 3541; Henry W Bull & ano, EXRS Wm L Bull Jr, to same; mtg \$240,000; Feb24; Mar10'13. nom
 Broadway, 3541; Harry J Gilbert to Realty Holding Co, 907 Bway; B&S; mtg \$240,000; Mar7; Mar10'13. nom
 Convnt av, 356 (7:2059-51), swe 145th, 20x94, 3-sty & b stn dws; Jas B Gillie to Fogliasso-Clement Bldg Co, 197 Bleeker; mtg \$12,000; Mar6; Mar7'13; A\$16,500-25,000. O C & 100
 Haven av (8:2139-pt lot 217), ws, 50 s 170th, produced, runs w103.3x50x103.3 to av x—50 to beg; vacant; Cora A Springer to Jno W Springer, 553 W 183; AL; Mar1; Mar8'13; A\$—\$. nom
 Haven av (8:2139-pt lot 217), ws, 50 n from ss 170th, produced, runs w103.3x50x e103.3 to av x50 to beg; Cora A Springer to Gladys C Springer, 553 W 183; B&S; AL; Mar1; Mar8'13; A\$—\$. nom
 Lenox av, 83 (7:1824-30), ws, 25.11 n 114th, 25x100, 5-sty bk tnt & str; Philip Pilko to Lena Jacobs, 1652 Av A; Mar11; Mar12'13; A\$24,000-35,000. nom
 Lenox av, 654 (6:1740-69), see 143d, 24.11x85, 1-sty bk theatre; Kath H Schaeffer to Sidney Samuels, 659 E 165; mtg \$18,000; Mar10; Mar11'13; A\$16,700-21,000. nom
 Lexington av, 119 (3:884-26), nec 28th (No 135), 22.4x80, 4-sty & b stn dws; Millicent V Hearst to Wm R Hearst, 137 Riverside dr; B&S; AL; Mar1'12; Mar13'13; A\$32,000-41,000. nom
 Madison av, 105-17 (3:859-19-20 & 64-68), sec 30th (No 28), 123.5x100, 7 4-sty & b stn dws & 1 4-sty & b bk dws; Saml Woolvorton, TRSTE Ann E Cairns, to Chas Kaye, 110 W 119; AL; Mar10'13; A\$396,000-429,000. 600,000
 Madison av, 1929 (6:1748-74), see 124th, 20.6x80, with all title to strip 5 ft wide on w, 3-sty stn tnt & str; Harry M Stevens to St John's Park Realty Co, a corp., 55 Liberty; mtg \$18,000; Mar10; Mar13'13; A\$12,500-16,000. O C & 100
 Madison av, 1929; with all title to strip 5 ft wide on w; St John's Park Realty Co to Eliza T Wray, at Highland Mills, NY; mtg \$18,000; Mar13'13. O C & 100
 Northern av, 63 (8:2177-124), es, 100 n 180th, 50x110, 5-sty bk tnt; Kirby Constn Co to Phillip & Isidor Baer, both at 2 W 129; mtg \$45,000; Mar7; Mar8'13; A\$13,000- P48,000. O C & 100

1st Anns av, 139 (9:2262), nwc 134th st, (No 553) str R & B; Jno Anderson to Fredk Gorlitzer, 636 Morris Park av; 5yf Feb1 '13; Mar10'13. 1,500

1Southern blvd, 1000 (10:2743), nec Aldus; str; asn Ls; Jno Bracker to Jno R Maher, 372 E 156; Mar7'13. nom

1Southern blvd, 1129 (10:2728), double str with bakery in b; Katrina Blaesser to Julius Kahn, 1150 Southern blvd; 5yf Mar 1'13; Mar7'13. 420 to 520

1Tremont av, 691 E (11:3079), str & b; Jas Butler to Saml Forbes, 2060 Valentine av; 5yf July1'12; Mar13'13. 1,200

1Tremont av, 742 (11:2951); all, theatre, &c; also vacant plot in rear of above, begins 125 n Fairmount pl & 40 e Clinton av, runs n75xe100x75xw100 to beg, with rear 7 ft exit to Fairmount pl; Arville Realty & Amusement Co to Ernest Mamlock, 420 Grand; 10yf Nov1'12; Mar13'13. 3,500 to 4,300

1Tremont av, 742, with plot in rear; asn Ls; Ernest Mamlock to Tremont Amusement Co, a corp, 742 Tremont av; Nov 30'12; Mar13'13. nom

1Tremont av, 742, with plot in rear; asn Ls; Tremont Amusement Co to Saul Asch, 228 E 58, & Moe Gartensteig, 61 W 117; Mar11; Mar13'13. nom

1Washington av, 1718 (11:2915); sur Ls; Abr Paltrowitz to Harris Drusin, 631 E 168, & ano; AT; Feb27; Mar11'13. nom

1Westchester av, 989 (10:2715), str & pt c; Adams Realty Co to Saml Brook, 10 W 116; 10 mos fr Mar1'13 at \$60 permo, with ext from Jan1'14 to May1'16; Mar13'13. 720 to 900

1West Farms rd, 70 (*), sec Fink, —x—; asn Ls; Olef Larson to Knut Aulin, 70 Westchester sq; AL; Mar4; Mar7'13. nom

1White Plains rd, 3945 (*), swe 224th; all; Christina B Sponheimer & ano to Peter Conlan, 677 E 224; 5yf Feb1; Mar 8'13. 900

1Willis av, 307 (9:2303), nwc 140th; str & c; asn Ls; Fredk Rossbach to Herman D Ropke, 307 Willis av; Oct27'10; Mar10'13. nom

1Willis av, 307; asn Ls; Herman D Ropke to Henry Reisinger, 371 E 120; Feb25'13; Mar10'13. nom

1Willis av, 307 (9:2303), nwc 140th, str & c; Jno Geis et al to Henry Reisinger, 371 E 142; 2 1/2yf May1'13; Mar12'13. 1,680

MORTGAGES

Borough of Manhattan.

MAR. 7, 8, 10, 11, 12 & 13.

1Allen st, 44 (1:308), es, 75 n Hester, 25x 65.7; Feb21; Mar13'13, installs, 6%; Reciprocity Realty Co to Morris Lederman, 17 Livingston pl. 1,800

1Allen st, 44; certf as to above mtg; Feb 21; Mar13'13; same to same. —

1Allen st, 150, see Rivington, 70.

1Bleecker st, 150-2 (2:525), ss, 25 e Thompson, 50x125; ext of \$90,000 mtg to Feb1'16 at 5%; Feb17; Mar10'13; Pittsburg Life & Trust Co of Pittsburgh, Pa, with Herman Rosenbaum, 707 St Nicholas av. nom

1Catharine st, 57-9 (1:276), nec Monroe (Nos 1-3), 47.9x102.10x47.7x99.8; all title to any strips or gorges adj; PM; Mar3; Mar 8'13, 3y5%; Jno H Bodine to N Y Trust Co, 26 Broad. 35,000

1Catharine st, 57-9; pr mtg \$35,000; Mar 3; Mar8'13, 1y6%; same to American Mtg Co, 31 Nassau. 3,000

1Cherry st, 18 (1:112), ns, abt 135 e Pearl, 24.10x125.9x25.6x127.9; 1/2 pt; Mar 1; Mar11'13, 5y5%; Chas A Casazza, 5805 7 av, Bklyn, to Antonio Barbieri, — Main, Honesdale, Pa. 4,000

1Christie st, 52 (1:302); ext of mtg for \$28,000 to Nov1'17, 5%; Feb9; Mar7'13; Edwin Baldwin & ano trstes for Chas G Bacon & ano will of Clara R Bacon with Fanny Gruen, 116 E 90. nom

1Christie st, 56 (1:302), es, 125 n Canal, 49.9x94.8x99.4; ext of \$59,000 mtg to Mar 10'18 at 5%; Mar10; Mar13'13; Lawyers Mort Co to Alex Baum. nom

1Cliff st, 60 (1:98), ss, abt 115 e Beekman, 19.8x100x20x100; PM; Mar7'13; due Jan1'14, 6%; 60 Cliff Street Co Inc to Edw Greenebaum, 151 W 121. 14,000

1Coenties sl, 12 (1:32), es, abt 50 s Water, 28.8x34.8; also COENTIES SL, 14 (1:32), es, 67.10 nw Front, runs nw 23xne36.9xse 5.1xsw10xse17.11xsw26.2 to beg; Mar10'13, 5y5%; Eliz D W Robinson to Lawyers Mtg Co, 59 Liberty. 18,000

1Coenties sl, 14, see Coenties sl, 12.

1Delancey st, 174 (2:348); ext of \$32,000 mtg to Mar10'18 at 5%; Mar10'13; N Y Trust Co with Fanny Gruen, 116 E 90. nom

1De Peyster st, 24-6, see Front, 133-7.

1East Broadway, 205 (1:285), ss, 171.1 w Clinton, 25.6x87.6; PM; Mar3; Mar8'13, 5y 5%; Jno H Bodine to Lawyers Mtg Co, 59 Liberty. 18,000

1Essex st, 9 1/2 (1:297); sal Ls; Mar11'13, demand, 6%; Wolf Yonker to Lion Brewery, a corp, 104 W 108. 1,023.50

1Front st, 133-7 (1:37), ses, at sws De Peyster (Nos 24-6), runs se 81.5xsw54.8 to Pine (No 90) xnw89.8 to Front xne57 to beg; PM; pr mtg \$170,000; Mar7; Mar11'13; due Aug1'13, 6%; Harry J Gilbert, 40 St Nicholas pl, to Realty Holding Co, 907 Bway. 5,000

1Hudson st, 567 (2:633); asn Ls by way of mtg to secure payment of \$8,500; Feb 19; Mar10'13; Geo Woltjen to Consumers Brewing Co of NY. nom

1Jones st, 9 (2:590), ns, 95 w 4th, 25x100x 24.11x100; pr mtg \$30,000; Mar6; Mar7'13; 2y6%; Ferd W Fey to Christopher J Doody, 108 W 83. 4,000

1Monroe st, 1-3, see Catharine, 57-9.

1Nassau st, 63 (1:65), ws, 75.6 n Maiden la, runs w48.2xn20.6xe0.2xn2xe47.6 to Nassau xs22.6 to beg; pr mtg \$60,000; Mar8; Mar10'13; due &c as per bond; Pierre G Carroll, Isabelle L Goldmann; Marie L Collins & Cecilia M Manning to Clothilde M Carroll, 310 Mosuou Pkway. 4,800

1New Chambers st, 82 on map 82-4 (1:111), ss, 125.3 w from ns Cherry, ss New Chambers, runs w40.10x87.5.2xe20.11xn43.8 xe10xn — to beg; pr mtg \$ —; Mar1; Mar 1'13, 2y6%; Mary E Sandford, at Belleville, NJ, to Gramont Constn Co, 95 William. 2,000

1New st, 64 (1:24), sal Ls; Feb26; Mar10'13, demand, 6%; Patk J Hughes to Lion Brewery, 104 W 108. 800

1Norfolk st, 138, see Pitt, 11.

1Pine st, 90, see Front, 133-7.

1Pitt st, 11 (2:341), ws, 150 n Grand, 25.8 x128.5x25.6x128.5; also NORFOLK ST, 138 (2:354), es, 125 n Rivington, 25x100; also STANTON ST, 158 (2:390), ns, 75 e Suffolk, 25x100; pr mtg \$ —; Mar10; Mar12'13; 2y6%; Lena Weissberg, Bklyn, to Marks Kirshbaum, 113 E 91. 5,000

1Pitt st, 12 (2:336); ext of \$12,000 mtg to Dec11'16 at 5%; Jan20; Mar7'13; Emily T Meallo with Bertha Hechinger, 1 W 92. nom

1Rivington st, 70 (2:416), nec Allen (No 150), 22.4x75; pr mtg \$43,900; Mar7; Mar 10'13; due &c as per bond; Michl Karp, 70 Rivington, to Isidor Leibowitz, 70 Rivington. 3,500

1Rivington st, 70; certf as to reduction of mtg; Oct18'12; Mar12'13; Jno Munroe & Co to Michl Karp. —

1Rutgers st, 22 (1:273); ext of \$2,000 mtg to Mar12'14 at 6%; Mar12; Mar13'13; Moses Israel with Jacob Koronetsky, 181 Henry. nom

1St Marks pl, 132, see Av A, 125.

1Stanton st, 158, see Pitt, 11.

1Sullivan st, 29-35 (2:476), es, 63.4 n Grand, runs n80xe50xns to an alley xe4xs 85xw90 to beg; Mar12'13; 3y6%; Peter Roberts, Montclair, NJ, to Emigrant Indus Savgs Bank. 65,000

14TH st, 131-3 E, see 1 av, 67.

14TH st, 234-6 E (2:399); ext of \$50,000 mtg to Apr1'18 at 5%; Mar3; Mar13'13; Lawyers Mtg Co with Rubin Levine & Levine Realty Co. nom

15TH st, 619-23 E (2:388), ns, 243 e AV B, 50x97; PM; Mar6; Mar7'13, 3y4 1/2%; Herman & Jos Bauman to Sarah B Reynolds, Kingston, NY. 27,500

18TH st, 132 E, & AV A, 125 (2:435); ownership agmt of bond & mtg; Feb28; Mar 11'13; Thhe Schack, 68 Lenox av, with Eliz Volgyi, 335 E 13, et al. nom

18TH st, 325 E (2:391); ext of \$25,000 mtg to Jan23'16 at 5%; Feb24; Mar11'13; Lawyers Mtg Co with Johanna Seidn. nom

12TH st, 330 E (2:453), ss, 357.8 e 2 av, runs e25xs93.8 to cl former Stuyvesant, xs w17.5xw10.6xnl03.3 to beg; PM; Mar8; Mar12'13; 3y6%; Cannariato Real Estate Co Inc, 230 Grand, to Pasqua Cannariato, 234 E 75. 5,000

14TH st, 304-12 W (2:629), ss, 100 w 8 av, 100x98x102x77.4; PM; Mar11; Mar12'13; 5y5%; Chas I Weinstein Realty Co, 17 W 120, to Metropolitan Savings Bank, 59 Cooper sq East. 50,000

14TH st, 304-12 W; PM; pr mtg \$50,000; Mar1; Mar12'13; 1y6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 40,000

14TH st, 304-12 W; bldg loan; pr mtg \$90,000; Mar11; Mar12'13; demand, 6%; Chas I Weinstein Realty Co to Jacob Kottek, 17 W 70. 50,000

14TH st, 304-12 W; certf as to above mtg; Mar5; Mar12'13; same to same. —

15TH st, 319-23 W (3:739), ns, 200 nw 8 av, 75x165.8x75x172.7; also 15TH ST, 325-31 W (3:739), ns, 275 nw 8 av, 100x156.6x 100.5x165.8; PM; pr mtg \$110,000; Jan1; Mar7'13; installs, 6%; G B Seely's Son Inc, a corp, to Edw B Wire, 107 N Maple av, East Orange, NJ, trste, gold bonds 200,000

15TH st, 325-31 W, see 15th st, 319-23 W.

17TH st, 323 E (3:923), ns, 374 w 1 av, runs w19xnl06xe7xsl4xel2xsf2 to beg; Feb 15; Mar7'13; 5y5%; Chas J F Bohlen, 2876 Briggs av, to Jno Monsees, 530 W 157. 15,000

17TH st, 36 W (3:818), ss, 525 w 5 av, 25x92; pr mtg \$48,000; Mar10'13; due &c as per bond; Saml Bergmann to Elmer W Webb, 262 Clifton pl, Bklyn. 9,000

20TH st, 349 E (3:926), ns, 135.9 w 1 av, 15.5x92; Mar7'13; 3y5%; Jno Fallon to Emigrant Indus Savings Bank. 4,000

23D st, 1-21 W, see 5 av, 190-202.

24TH st, 2-4 W, see 5 av, 190-202.

24TH st, 351 W (3:748), ns, 211.6 e 9 av, 20x98.9; Mar11; Mar12'13; 3y4 1/2%; Eva N Smith, Nutley, NJ, to N Y Title Ins Co, 135 Bway. 2,000

25TH st, 215 E (3:906); ext of \$23,000 mtg to Apr19'16 at 5%; Mar4; Mar7'13; Lawyers Mort Co with Martin F Huberth. nom

27TH st, 313 W (3:751), ns, 148 w 8 av, 19.9x98.9; Mar5; Mar7'13; due, &c, as per bond; Mary Freeland to Bowery Savings Bank, 128 Bowery. 1,900

30TH st, 28 E, see Mad av, 105-17.

33D st, 442 W (3:730), ss, 425 w 9 av, 25x98.9; sobrn agmt; Mar10; Mar11'13; Wilhelmina MacDougall & Mathilda Harris & Saml Williams & Saml Grodzinsky with Lawyers Mtg Co, 59 Liberty. nom

33D st, 442 W (3:730), ss, 425 w 9 av, 25x98.9; Mar10'13, 5y5%; Wilhelmina MacDougall of Westfield, NJ, & Mathilda Harris to Lawyers Mtg Co, 59 Liberty. 20,000

35TH st, 257 W (3:785), ns, 193 e 8 av, 23x98.9; Mar11'13, 5y4 1/2%; F M B Realty Co (Inc), a corp, to Bowery Savgs Bank, 128 Bowery. 17,000

35TH st, 257 W; consent to above mtg; Mar11'13; same to same. —

35TH st, 257 W; certf as to above mtg; Mar11'13; same to same. —

35TH st, swe 8 av, see 8 av, 497.

38TH st, 354-8 W, see 9 av, 500.

38TH st, 401-3 W, see 9 av, 507.

39TH st, 3 W (3:841); ext of \$55,000 mtg to Feb26'18 at 4 1/2%; Feb26; Mar13'13; Gloucester Realty Co with Bowery Savgs Bank. nom

40TH st, 226 E (3:920), ss, 305 e 3 av, 25x98.9; PM; Mar10'13, 2y6%; Jos Herrmann to Bernard F Golden, 262 William, & ano. 2,750

41ST st, 226 W (4:1012), ss, 300 w 7 av, 20x98.9; Mar1; Mar7'13; 5y4 1/2%; Ludin Realty Co to Bowery Savings Bank, 128 Bowery. 21,500

41ST st, 226 W; consent to above mtg; Mar1; Mar7'13; same to same. —

41ST st, 226 W; certf as to above mtg; Mar1; Mar7'13; same to same. —

43D st, 417-9 W (4:1053); ext of \$53,000 mtg to Mar7'18 at 5%; Mar7; Mar10'13; Lawyers Title Ins & Trust Co with Eliz Hafner & Marguerite Delmoure. nom

45TH st, 121 W (4:998); agmt modifying terms of mtg; Mar12; Mar13'13; Jas Hebron with Theresa Hebron, 265 W 70. — nom

48TH st, 7 E (5:1284), ns, 151 e 5 av, 24x100.5; Mar10'13; due &c as per bond; Augusta Polifeme to Dry Dock Savgs Instn, 341 Bowery. 90,000

48TH st, 72 W (5:1263), ss, 79.4 e 6 av, 20x100.5; Mar5; Mar7'13; due, &c, as per bond; Helen M wife of & Herbert L Constable to Union Dime Savings Bank, 701 6 av. 40,000

53D st, 2 W, see 5 av, 670.

53D st, 437 W, see 54th E, ss, 469 e 1 av.

54TH st E (5:1365), ss, 469 e 1 av, runs s200.10 to 53d (No 437) x — to Harbor Commissioner's Bulkhead & Pier Line xne — to 54th xw — to beg; also CONCORD AV (3:2276), nec 142d, runs n145xe100xe 116.7xsl45xw16.7xsl100 to 142d xw100 to beg; also WALES AV (9:2276), ws, 100.8 n 142d, 45.3x111.3x45x116.7; also SOUTHERN BLVD (10:2574), swe St Marys, runs w 203.10 to es Wales av xs122.1xe242.11 to Southern blvd, xn252.6 to beg; also ST ANN'S AV (10:2575), nwc 149th, 75x100; also LAND in Bklyn, NY; Providence, RI; Chicago, Ill.; Cambridge, Mass; Roxbury, Boston, Mass; Cleveland, Ohio; Pittsburgh Pa & Borough of Braddock, County of Allegheny, Pa; also land at Newark, N. J; supplemental to mtg recorded July29'12 for total amount of \$10,000,000; Mar7; Mar12'13; due June15'37, 6%; Ward Bread Co to Empire Trust Co, 42 Bway & ano trstes. — nom

56TH st, 325-7 E (5:1349); ext of \$41,000 mtg to Mar16'16 at 5 1/2%; Mar4; Mar11'13; Lawyers Mtg Co with Winston Realty Co. nom

58TH st, 6-12 E (5:1293), ss, 100 e 5 av, 100x100.5; Mar5; Mar8'13; due &c as per bond; Geo B Post, J Langdon Ward & Lewis C Hasell, trstes Mary M Jones, Arthur M Jones, Lydia L Blagden & Cath O'Jones, to Title Guar & Trust Co. 77,000

60TH st, 251 W (4:1152), ns, 100 e West End av, 25x100.5; Mar11; Mar12'13; 5y5%; Kate Blank, 997 Union av, to Henry L Bogert trste for Mary E E Robson will Thos L Bogert, 87 Maple av, Flushing, LI, 6,750

61ST st, 26 E (5:1375), ss, 25 w Mad av, runs s67xw6.5xw14xn73.5 to st xe23 to beg; Mar6; Mar7'13; due, &c, as per bond; Abram Baudoino to Title Guar & Trust Co. 30,000

62D st, 27-33 E (5:1377), ns, 68 e Mad av, 57x100.5; Mar10; Mar11'13, 1y6%; Rivoli Realty Co to State Realty & Mtg Co, 11 Pine. 50,000

62D st, 27-33 E; certf as to above mtg; Mar10; Mar11'13; same to same. —

70TH st, 50 W (4:1122); ext of \$25,000 mtg to Apr1'16 at 4 1/2%; Mar12'13; Wm Scholle et al with Margt D Coe, 50 W 70. nom

70TH st, 306 W (4:1181), ss, 117 w West End av, 17x100.5; ext of \$7,000 mtg to Feb11'18 at 4%; Mar5; Mar7'13; Henrietta & Rebecca Solomon with Mina Nordlinger, 97 Central Park W, et al, trstes Jacob D Nordlinger. nom

74TH st, 3 W (4:1127); ext of \$25,000 mtg to Dec11'14 at 4 1/2%; Nov3'11; Mar10'13; Equitable Life Assur Soc of U S with Frank C Jones, 147 W 70, admr Harriet C Jones. nom

78TH st, 169 W (4:1150), ns, 75 e Ams av, 23x102.2; pr mtg \$ —; Mar1; Mar11'13, installs \$25 monthly 6%; Rudolph Schweizer, 1663 Shore rd, Sheepshead Bay, Bklyn, to Jacob J Dorn, 361 3 av. 1,058

78TH st, 175-7 E (5:1413); cancellation of asn of rents; Dec15'11; Mar13'13; London Realty Co to Chas S Faulkner, Rye, NY. nom

81ST st, 40 E (5:1492), ss, 149 e Mad av, 16x102.2; Mar7; Mar11'13; due &c as per bond; Saml Murland to Title Guar & Trust Co. 28,000

81ST st, 333 E (5:1544), ns, 325 w 1 av, 25x102.2; ext of \$11,500 mtg to Mar1'18 at 5%; Feb28; Mar13'13; Jno E Domschke Jr with Christian Schade, Emma Brabant, Wm Schade & Annie Dachert. nom

83D st, 175-7 W, see Ams av, 481.
 84TH st, 268-70 W (4:1231), ss, 100 e West End av, 50x134.2; ext of \$60,000 mtg to June 16'18 at 5%; Feb25; Mar7'13; Fredk F Forster with The Society of The York Hospital. nom
 87TH st, 207-9 W (4:1221); also 90TH ST, 129-31 W (4:1235); asn all title or int in Estate of Morris Grosner, decd, as collateral for \$239.96; pr mtg \$122,000; Jan19; Mar13'13; Pauline Grosner to Chas La Rue (as atty for Emile Dreyfuss), 1539 72d, Bklyn. nom
 90TH st, 129-31 W, see 87th st, 207-9 W.
 91ST st, 259 W, see West End av, 640.
 95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 29.4 to cl old Bloomingdale rd x 100.9x30.8x100.9; additional mtg; bldg loan; pr mtg \$—; Mar11'13; due Sept13, 6%; Kerloc Realty & Constn Co (Inc) to Nathan J Packard, 411 West End av, & ano. 2,350
 95TH st, 209 W (4:1243), ns, 167.10 w Ams av, 25x100; agmt as to return of deposit of \$3,000 to party 3d pt on a/c of lease; Mar10; Mar12'13 5y from completion of bldg; Packard & Co, party 1st pt, & Kerloc Realty & Constn Co, a corpn, party 2d pt, with Revilo Amusement Co, Inc, 20 Broad. nom
 98TH st, 228 E (6:1647); ext of \$26,000 mtg to Feb15'18 at 5%; Feb17; Mar11'13; Lawyers Mtg Co with Nathan Schan-cupp. nom
 99TH st, 301 E, see 2 av, 1920-2.
 99TH st, 122-4 W (7:1853), ss, 291 w Col av, 42x100.11; pr mtg \$37,750; Mar7; Mar 11'13, 3y6%; Robt H Marquart, 810 E 179, to Earle & Calhoun, a corpn, 200 W 72. 4,000
 99TH st, 122-4 W; ext of \$37,750 mtg to Aug1'16 at 5%; Mar7; Mar11'13; same with Germania Life Ins Co of City of NY, 50 Union sq. nom
 100TH st, 317 W (7:1889), ns, 226 w West End av, 19x100.11; Mar11; Mar12'13; 5y 4½%; Memphis Realty Co, 261 Bway, to Laura E Rowland, Setauket, LI. 20,000
 100TH st, 317 W; certf as to above mtg; Mar11; Mar12'13; same to same.
 101ST st, 70 W (7:1836); ext of \$18,000 mtg to Jan1'14 at 5%; Feb24; Mar13'13; Jeanne V O McKune with Eliz Uhl. nom
 101ST st, 77 W (7:1837), ns, 100 e Col av, 25x100.11; Mar4; Mar12'13; Harold M Sill & ano trstes Amelia Dougherty with Jno G Osterberg. nom
 101ST st, 122 W (7:1855); ext of \$17,000 mtg to Jan31'18 at 5%; Feb3; Mar11'13; Jos L R Wood with Meyer Goldberg, 2 W 94, & Abr Greenberg. nom
 102D st, 223 E (6:1652), ns, 330 e 3 av, 25x100.11; pr mtg \$17,500; Mar3; Mar7'13; 2y6%; Benj Jacobs & Philip Ritter to Maurice M Le Vine, 177 Lee av, Bklyn. 2,000
 102D st, 210 W (7:1873), ss, 150 e Bway, 25x100.11; Mar10'13, 5y5%; Mary C Isaacs to Chas Cahn, 116 E 61, & ano. 24,000
 102D st, 210 W; sobrn agmt; Mar10'13; Same & Saml L Hyman with same. nom
 108TH st, 211 E (6:1658); sal Ls; Mar7; Mar13'13, demand, 6%; Michl Suozzo, 328 E 109, to F & M Schaefer Brewing Co, 114 E 51. 1,400
 113TH st, 154 E (6:1640); ext of \$16,000 mtg to Feb24'16 at 5%; Feb17; Mar7'13; Alonzo Kimball with Pauline Rothstein et al. nom
 114TH st, 18 E (6:1619), ss, 200 e 5 av, 25x100.11; pr mtg \$19,000; Mar5; Mar11'13; Morris & Sarah Goodfriend, 12 E 114, exrs & Gerlan Goodfriend, with Sol Gordon, 20 Ludlow. nom
 114TH st, 18 E (6:1619), ss, 200 e 5 av, 25x100.11; pr mtg \$19,000; Mar5; Mar11'13; due Sept5'13, 6%; Sam Gordon, 5 E 106, to Sol Gordon, 20 Ludlow. 4,500
 114TH st, 230 E (6:1663); agmt as to share ownership in mtg; Mar8; Mar13'13; Jas M Betts with Lawyers Title Ins & Trust Co, 160 Bway. nom
 118TH st, 401 E, see 1 av, 2296.
 119TH st, 274 W (7:1924); ext of \$17,000 mtg to Mar8'18 at 5%; Mar8; Mar11'13; Lawyers Title Ins & Trust Co with Elenora Bash. nom
 120TH st, 110 E (6:1768), ss, 131.8 e Park av, 20.10x100.10; PM; Mar7; Mar12'13; 3y 5%; Malcolm R Lawrence to Emigrant Indus Savgs Bank. 6,000
 120TH st W, see Ams av, see Ams av, 1221.
 120TH st, 364 W (7:1946), ss, 151 e Morn-ingside av, 17x100.11; ext of \$10,000 mtg to Mar8'16 at 5%; Feb6; Mar7'13; Mary L Shear, 364 W 120, with Christopher Moller et al, trstes Peter Moller. nom
 123D st, 512-8 W (7:1977), ss, 100 w Ams av, 100x100.11; pr mtg \$120,000; Mar7'13; due Sept7'13, 6%; 114th St & 7th Av Constn Co, 1884 7 av, to Canal Realty Co, 41 Canal. 6,000
 123D st, 512-8 W; certf as to above mtg; Mar7'13; same to same.
 125TH st, 278-80 W (7:1930); str Ls; Mar 10'13, demand, 6%; L & B Cafe Co (Inc), 278 W 125, to Harlem Merchants Cafe Co, 278-80 W 125. 10,000
 128TH st, 246 E (6:1792), ss, 75 w 2 av, 26x99.11; PM; pr mtg \$—; Feb26; Mar 7'13; due May1'15, 6%; Fannie C Devote to Arlington Estates Inc, a corpn, 149 Bway. 4,000
 128TH st, 246 E; pr mtg \$—; Feb26; Mar7'13; due May1'14, 6%; same to same. 1,500

129TH st W, see Convent av, see Convent av, 16.8x99.11; pr mtg \$7,750; Mar8; Mar10'13, 1y6%; Edw M Kirkpatrick, Valley Cottage, Rockland Co, NY, to Delmonico's, a corpn, 1 E 44. 429.50
 129TH st W, see Convent av, see Convent av, 33-5.
 131ST st, 104 W (7:1915), ss, 106.8 w Lenox av, 16.8x99.11; Mar8; Mar10'13, 3y 5%; Wm H Board to Edwin P Seaman, 405 W 123. 4,000
 132D st, 144 W (7:1916), ss, 425 w Lenox av, 14.8x99.11; Mar6; Mar7'13; 5y5%; Wakeman F Reynolds to American Mort Co. 4,000
 132D st, 556 W (7:1986), ss, 350 w Ams av, 25x99.11; ext of \$15,000 mtg to Feb18'16 at 5%; Feb18; Mar10'13; Johanna Chapman with Norman S Goetz. nom
 134TH st W, see St Nicholas av, see St Nicholas av, 486.
 135TH st W, see Bway, see Bway, 3340-8.
 135TH st, 209-13 W (7:1941); ext of 3 mtgs for \$18,500 ea to June20'13 at 5%; Mar30'10; Mar13'13; Equitable Life Assur Soc of U S with Isabel R Wallach, Addie R Altman & Julia Richman. nom
 135TH st, 209-13 W (7:1941), ns, 175 w 7 av, 75x99.11; supplemental to mtg recorded Dec17'08; pr mtg \$55,500; Mar12; Mar13'13; due & as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad, trste. —
 135TH st, 506 W (7:1988), ss, 191.8 w Ams av, 45.10x99.11; Mar13'13; due & as per bond; N Y Real Estate Security Co to N Y Savgs Bank, 81 8 av. 45,000
 135TH st, 506 W; certf as to above mtg; Mar13'13; same to same.
 135TH st, 506 W; sobrn agmt; Mar 12; Mar13'13; same & David J & Jos Fox & Mortimer C Rosenblum, 309 W 99, exrs Chas Rosenblum, with same. nom
 135TH st, 506 W; supplemental to mtg recorded Dec17'08; pr mtg \$55,000; Mar13'13; due & as per mtg recorded Dec17'08; N Y Real Estate Security Co to N Y Trust Co, 26 Broad, trstes. —
 135TH st, 606 W (7:2001); ext of \$42,000 mtg to Jan1'18 at 5%; Mar6; Mar11'13; Margt D Bishop with Jos Rosenthal, 970 Park av, & Jacob Grotta, 600 West End av. nom
 137TH st W, see Edgcombe av, see Edgcombe av, St Nicholas av, 137th & 140th, the block.
 137TH st W, see Edgcombe av, see Edgcombe av, St Nicholas av, 137th & 140th, the block.
 138TH st, 119 W (7:2007), ns, 412 e 7 av, 26x99.11; Mar10'13, 5y5%; Sallie Simpson, widow, to Isaac Brown, 120 W 114. 17,000
 140TH st W, see Edgcombe av, see Edgcombe av, St Nicholas av, 137th & 140th, the block.
 140TH st W, see St Nicholas av, see Edgcombe av, St Nicholas av, 137th & 140th, the block.
 141ST st, 75-81 W, see Lenox av, 614-22.
 146TH st, 301 W, see 8 av, 2741.
 148TH st, 409 W (7:2063), ns, 159.6 w St Nicholas av, 20x99.11; ext of \$14,000 mtg to Mar10'16 at 5%; Mar10; Mar13'13; Henry Bendheim to Jno C Rodgers, 426 W 144. nom
 150TH st W, see Convent av, see Convent av, 460-6.
 166TH st, 451 W, see Colonial Pkway, nwe 166th.
 170TH st W, see Ft Washington av, see Ft Washington av, swc 170.
 171ST st, 501 W, see Ams av, 2238.
 176TH st, 509-11 W (8:2132), ns, 185 w Ams av, 42.6x99.11; Mar8; Mar11'13, demand, 6%; Christine G Huppert to Carrie Thoenen, 28 W 97. 2,000
 176TH st, 513-5 W (8:2132), ns, 227.6 w Ams av, 42.6x99.11; Mar8; Mar11'13, demand, 6%; Christine C Huppert to Ida Thelfed & Carrie Thoenen, both at 28 W 97. 2,000
 179TH st W (8:2153), ss, 100 e St Nicholas av, 25x100; PM; Mar8; Mar10'13, 3y 5%; Alonzo B Kight, 2255 Bway, to Grace L D Hoffman, 1382 Union av. 6,500
 180TH st W (8:2177), ns, 60 e Northern av, 50x100; Mar12'13, 5y5%; Emmay Realty Co to Virginia Danziger, 11 E 79. 45,000
 180TH st W (8:2177), same prop; certf as to above mtg; Mar12'13; same to same.
 186TH st, 556-8 W (8:2157), ss; certf as to reduction of mtg & that \$10,000 is now owing thereon; Mar3; Mar11'13; Wm C Oesting, 1350 Fulton av, to whom it may concern. —
 189TH st W, see Audubon av, see Audubon av, see 189th.
 Av A, 125 (2:435), swc St Marks pl (No 132) (8th), 24.8x70; ext of \$12,500 mtg to Mar1'18 at 6%; Feb27; Mar11'13; Tillie Schack with Adela & Jos Fuchs, 386 Graham av, Bklyn; Paulina Recher at Roman, Roumania, & Rebecca Hyams, 4819 14 av, Bklyn. nom
 Av A, 125, see 8th, 132 E.
 Av A, 1597 (5:1564), ws, 51.2 n 84th., 26x75; ext of \$10,000 mtg to Feb27'18 at 5%; Feb27; Mar12'13; Harold B Sill & ano trstes Amelia Dougherty with Jacob Gruner. nom
 Amsterdam av, 481 (4:1214), nec 83d (No 175-7), 25.8x100; PM; pr mtg \$83,050; Mar 3; Mar13'13, due Apr27'14, 5%; Thos Kelly to Geo Ehret, 1197 Park av. 4,500

Amsterdam av, 1221 (7:1963), nec 120th, 100.11x125; bldg loan; Mar7; Mar10'13; due Sept7'14, 6%; Edmund Francis Realty Co, a corpn, to Montrose Realty Co, a corpn, 135 Bway. 500,000
 Amsterdam av, 1221; certf as to above mtg; Mar7; Mar10'13; same to same. —
 Amsterdam av, 2238 (8:2128), nwe 171st (No 501), 70x100; pr mtg \$100,000; Mar10'13; due & as per bond; Sterling Bldg & Operating Co to Mary E Taylor, 33 W 90. 14,000
 Amsterdam av, 2238; certf as to above mtg; Mar10'13; same to same.
 Audubon av (8:2159), sec 189th, 49.11x 100; Mar8; Mar10'13, 3y6%; Rosa Rosenbaum to N Y Title Ins Co, a corpn, 135 Bway. 10,000
 Broadway, 3340-8 (7:1988), nec 135th, 99.11x120; ext of \$200,000 mtg to Feb4'16 at 5%; Feb4; Mar10'13; N Y Life Ins Co with Zengendal Realty Co, 135 Bway. nom
 Broadway, 1097-9, see 5 av, 190-202.
 Broadway (8:2243), ws, 238.8 s 218th, 50x100; Mar12'13, 3y6%; Mary F C Smith to Chas F Bedell, Salisbury Mills, Orange Co, NY. 4,000
 Colonial Pkway (Edgcombe rd) (8: 2111), nwe 166th (No 451), 40.8x231x166.9 to st xl95.1 to beg; ext of \$45,000 mtg to Feb20'16 at 6%; Mar5; Mar7'13; State Bank with Jacob Starkman, 158 E 106. nom
 Columbus av, 955 (7:1842); sal Ls; Feb 17; Mar10'13, demand, 6%; Thos P Mulryan to Lion Brewery, 194 W 108. 5,685.50
 Convent av, 33-5 (7:1968), sec 129th, runs e113.8x845.4xw73.6xw14.9 to av xn58.8 to beg; Mar10'13; due & as per bond; Manchester Constn Co, to Jno C Hart Realty Co, 2 Rector. 57,500
 Convent av, 33-5; certf as to above mtg; Mar10'13; same to same.
 Convent av, 460-6 (7:2065), nwe 150th, 25x99.11x68.5x108.11; Mar7'13; 3y5%; Wm Junghaus, Gustav Engelke & Guaranty Trust Co exrs Herman Bergdorf to American Mort Co, 31 Nassau. 35,000
 Edgcombe av, St Nicholas av, 137th st & 140th st (7:2048), the block; agmt as to share ownership in mtg; Jun26'11; Mar 10'13; Ambrose Realty Co with Charter Constn Co, 505 5 av. nom
 Edgcombe av, swc 140th, see Edgcombe av, St Nicholas av, 137th & 140th, the block.
 Fort Washington av (8:2139), swc 170th, 100x148.5x100x150; Mar6; Mar7'13, 5y5%; Chas M Rosenthal, 241 Ft Washington av, to Union Sq Savings Bank, 20 Union sq. 22,000
 Lenox av, 614-22 (6:1739), nec 141st (Nos 75-81), 99.11x150; ext of \$10,000 mtg to Feb15'17 at 6%; Feb15; Mar12'13; State Bank with Lenox-Columbus Co, 309 Bway. nom
 Lexington av, 1714, see Park av, 1490.
 Madison av, 105-17 (3:859), sec 30th (No 28), 123.5x100; bldg loan; Mar10'13, 5y6% during constn of bldg, & 5% thereafter; Chas Kaye to N Y Life Ins Co, 346 Bway. 1,050,000
 Northern av, 63 (8:2177), es, 100 n 180th, 50x110; PM; pr mtg \$—; Mar7; Mar8'13; due Feb1'18, 6%; Julia wife of & Philip Baer & Isidor Baer, to Kirby Constn Co, 135 Bway. 15,544.18
 Old Broadway, 2336 (7:1984), es, 25 n 129th, 25x102.7x25x101.3; PM; pr mtg \$8,000; Mar12'13, due, & as per bond; Patk F Kenny, 1050 Warburton av, Yonkers, NY, & Jno Wegmann, 3096 Decatur av, to Annie Demmerle, 1154 Bryant av. 1,125
 Park av, 444-6 (5:1292), ws, 100.5 s 57th, runs w59xsl6.8xw4xsl16.8xe54 to av xn33.4 to beg; Mar11'13, 3y % as per bond; Henry H Pease, 285 Lex av, to Farmers Loan & Trust Co, 22 Exch pl. 45,000
 Park av, 1490, 136th st, 520 E; 105th st, 167 E; Park av, 2932, & Lexington av, 1714 (misc); consent to mtg on all personal prop on above franchises, also as to notes & c for \$2,000; Mar4; Mar11'13; Bronx Seltzer Mfg Co (Inc) to Frank Archen. —
 St Nicholas av, 486 (7:1959), nec 134th, 101.3x37.11x99.11x21.1; PM; pr mtg \$—; Mar1; Mar11'13; due Nov1'14, 6%; Edw Gottheimer to Harry B Davis, Mt Vernon, NY. 3,000
 St Nicholas av, nec 137th, see Edgcombe av, St Nicholas av, 137th & 140th, the block.
 St Nicholas av, sec 140th, see Edgcombe av, St Nicholas av, 137th & 140th, the block.
 West Broadway, 343 (2:475), es, bet Grand & Broome; transfer of tax lien for years 1890-1905, assessed to Mary Myers; recorded from Nov5'09 to correct omission; Jun17'09; Mar11'13, 3y7½%; City NY to I Jackson, 31 Nassau. 1,040.61
 West Broadway, 349 (2:475); ext of \$30,000 mtg to Mar1'16 at 5%; Mar11'13; Irving Savgs Instn with Maria Canevari, 215 Thompson. nom
 West End av, 640 (4:1239), nec 91st (No 259), 58.4 to cl old lane (closed) x100.2x 51.11x100; bldg loan; Mar12'13; due Sept1'17 (with privilege after 3 yrs from completion of bldg to any owner of paying the said principal sum), 6% until completion of bldg & 5½% thereafter; Odell-Townsend Holding Co to Metropolitan Life Ins Co, 1 Mad av. 300,000
 West End av, 640; certf as to above mtg; Mar12'13; same to same.
 1ST av, 67 (2:446), nwe 4th (Nos 131-3), 24.5x99.3; PM; pr mtg \$40,000; Mar11'13; due Apr1'18, 6%; Frank Gens & Co (Inc), 230 Grand, to Beckie Kadin, 1800 7 av. 6,500
 1ST av, 67; certf as to above mtg; Mar 11'13; same to same.

1ST av, 369 (3:927); leasehold all title; April 07; Mar11'13; due Mar15'17, 5%; Saml Glaser to Julius Keil, Catskill, NY, 6,000

1ST av, 2296 (6:1806), nec 118th (No 401), 25.5x66; PM; pr mtg \$15,000; Mar12; Mar13'13, installs, 6%; Nicoletta Felitti, 2222 1 av, to Giovanni Trimarco, 245 Grand, 3,500

2D av, 416 (3:929); asn Ls by way of mtg as collateral security for payment of chattel mtg for \$2,667.20; Oct15'12; Mar7 '13; Harry Weinstock to Rubsam & Horrmann, 163 Canal, Bor of Richmond, NY, nom

2D av, 1920-2 (6:1671), nec 99th (No 301), 40.11x106; PM; Mar10'13, 5y5%; Elinor M Koch, 1457 Lex av, to Metropolitan Savgs Bank, 59 Cooper sq E, 5,000

2D av, 1920-2 (6:1671), nec 99th (No 301), 40.11x106; ext of \$30,000 mtg to Mar 10'18 at 5%; Mar10'13; Metropolitan Savgs Bank with Elinor M Koch, 1457 Lex av, & Wm H Schmohl, 1457 Lex av, nom

3D av, 1245-7 (5:1426); ext of \$35,000 mtg to June24'16 at 4 1/2%; Feb20; Mar13 '13; Edw Jacobs with Bowery Savgs Bank, 128 Bowery, nom

3D av, 1936 (6:1634); ext of \$15,000 mtg to July1'18 at 4 1/2%; Mar10; Mar12'13; Wm Scholle with Saml H Baer, 283 7th, Bklyn, nom

4TH av, 329-31 (3:880), es, 60 n 24th, 38.9x83; bldg loan; pr mtg \$100,000; Mar 11; Mar12'13; 1y6%; Polo Constr Co to Realty Holding Co, 907 Bway, 165,000

4TH av, 329-31; certf as to above mtg; Mar11; Mar12'13; same to same.

5TH av, 190-202 (3:825), nwc 23d (Nos 1-21), runs w 239.8xn98.9xw49.10xn98.9 to ss 24th (Nos 2-4) x265.7 to ws Bway (Nos 1097-9) xs62.8 to ws 5 av xs140 to beg; ext of \$6,500,000 mtg to May1'14 at 5%; Mar10; Mar12'13; Fifth Av Bldg Co with Metropolitan Life Ins Co, 1 Mad av, nom

5TH av, 670 (5:1268), swc 53d (No 2), 50.5x100; PM; Mar10'13; due Apr8'18, 4 1/2%; Dreicer Realty Co, 560 5 av, to Almy G Gallatin, 2 E 55, 800,000

8TH av, 497 (3:758); leasehold; July27 '10; Mar11'13, demand, 6%; Jno O'Reilly to Jacob Ruppert, 1639 3 av, 12,000

8TH av, 497 (3:758), swc 35th, -x-; sal Ls; pr mtg \$11,000; Mar10; Mar11'12, demand, 6%; Victor F Roberts to Henry Kroger & Co, 468 Greenwich, notes 3,000

8TH av, 2194 (7:1924), es, 50.11 n 118th, 25x80; PM; pr mtg \$19,500; Mar1; Mar13 '13; due &c as per bond; Henry J Beck to Chas Petroll, 15 E 184, & ano, 7,000

8TH av, 2741 (7:2045), nwc 146th (No 301), 25x100; PM pr mtg \$-; Mar8; Mar13'13, 2y6%; Eliz T Wray to Jas H Cruikshank, Freeport, LL, 3,000

9TH av, 500 (3:761), sec 38th (Nos 354-8), 24.9x100; Mar13'13; due &c as per bond; Kath F Lindemann, at Hill View, Old Jerome av, Yonkers, NY, to Bankers Trust Co, 16 Wall, trstes Oliver S Carter for Lucy E Pelton, 30,000

9TH av, 507 (3:736), nwc 38th (Nos 401-3), 22.5x75; Mar1; Mar8'13, 5y5%; Mathilda J wife of & Michl J Quinn to Jno Ewald, 404 W 51, et al, 5,000

9TH av, 507; sobrn agmt; Feb26; Mar 8'13; Geo Ehret with same, nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) as to chattel mtg for \$1-000; Mar10; Mar11'13; Jno E Kellard Shakespearian Co (inc), a corpn, to Lila D Frost.

Certf (misc) as to chattel mtg for \$4-000 covering horses, trucks, &c; Mar7'13; Crystaleid Water Co to Edw S Boggs, 680 Fulton, Bklyn.

Land in Queens Co (misc); certf as to mtg for \$16,000; Mar5; Mar8'13; General Developers Land corpn to Title Guar & Trust Co.

Land in Queens Co (misc); certf as to mtg for \$-; Mar5; Mar8'13; same to Richmond Hill Realty Co.

Land at Rockaway Park, NY (misc); certf as to mtg for \$6,000; Mar10'13; Apartment Constr Co to Anna E Cocks, 36 S 7 av, Rockaway, LI.

Land at Bklyn, NY (misc); certf as to mtg for \$5,000; Mar12; Mar13'13; Equitable Realty Co to Title Guar & Trust Co, 176 Bway.

MORTGAGES.

Borough of the Bronx.

Belmont st, nwc Weeks av, see Weeks av, nwc Belmont.

Fox st (10:2714), ws, 585 n 163d, 110x 79.7x64.9x104.1; Mar7'13; 3y5%; Fanny Rudomin to Hendrik Hudson Co, 220 5 av, 18,200

Fox st (10:2714), ws, 485 n 163d, 100x 104.1; PM; pr mtg \$23,200; Feb15; Mar11 '13; 1y6%; Rebecca Goldberg to Fanny Rudomin, 882 Beck, 3,800

Fox st (10:2714), ws, 585 n 163d, runs w 104.1xn64.9xne79.7xe36.3 to st xs110 to beg; PM; pr mtg \$18,200; Feb15; Mar11'13; 1y 6%; Rebecca Goldberg to Fanny Rudomin, 882 Beck, 5,800

Harrison st (*), ws, 213 n Classon Point rd, 25x61.7 & 64 to Classon point rd x57.8 & 54.9 to beg; Mar10; Mar11'13; demand, 6%; Liberato Mucci to Consumers Bwg Co of NY, a corpn, 1011 Av A, 1,200

Hewitt pl (10:2688 & 2695), ws, 119.6 n 156th, runs w128.3xn19.3xnes.10x129.8 to pl xs25 to beg; also HEWITT PL (10: 2688 & 2695), ws, 90 s Macy pl, 4.9x50; PM; Mar10'13; 5y5%; Alfd Beyrodt, 882 E 156, to Jno Higgins, 876 Macy pl, 4,000

Hewitt pl, ws, 90 s Macy pl, see Hewitt pl, ws, 119.6 n 156th.

Kingsbridge ter, 3140 (12:3254), ses, 417.7 n Perot, 24.6x79.11x25.7x87.5; Mar12; Mar13'13; due &c as per bond; Sarah A Cawley to Title Guar & Trust Co, 2,500

Lorillard st or pl (11:3056), ws, 47.11 s 188th, 32.8x90; Mar10; Mar12'13; 3y5%; Flavius Impt Co, 615 Fordham rd to Eliz A Fitch, 102 White Plains rd, Tarrytown, NY, 20,000

Lorillard st or pl (11:3056); same prop; certf as to above mtg; Mar10; Mar12'13; same to same.

Lorillard st or pl (11:3056); same prop; sobrn agmt; Mar8; Mar12'13; same & Gussie Morganstern with same, nom

Lorillard st or pl (11:3056); same prop; sobrn agmt; Mar8; Mar12'13; Alema Realty & Exchange Co with same, nom

Lorillard st or pl (11:3056); same prop; sobrn agmt; Mar12'13; Flavius Impt Co & Alema Realty & Exchange Co with Gussie Morganstern, 53 Lenox av, nom

Minford pl (11:2977), nec 172d, 75x100; Mar12; Mar13'13; due &c as per bond; Florence E Powers to Fred L Conroy, 917 Greene av, Bklyn, 5,000

Oak ter (10:2555), ns, 125 w Beekman av, 25x100; pr mtg \$2,000; Mar1; Mar8'13; due &c as per bond; Gustave Bornheim, 79 W 131, to Mary A McCann, 407 E 147, 300

Newman st (*), ws, 275 s 150th, 25x 111.6; also NEWMAN ST (*), ws, 375 n 150th, 75x111.6; Mar8; Mar10'13; 3y6%; Alice L Beach to Warren B Sammis at Huntington, LI, 1,000

Newman st, ws, 375 n 150th, see Newman, ws, 275 s 150th.

Newman st (*), es, 225 s 150th, 25x-, Mar10; Mar11'13; 3y5 1/2%; Porter Realty & Development Co to Agnes A Phillips, 457 Macon, Bklyn, 2,000

Newman st; same prop; certf as to above mtg; Mar8; Mar11'13; same to same.

Seabury pl, nws, 135.11 n 172d, see 172d E, nes, 128.3 se Boston rd.

136TH st, 520 E, see Park av, 1490.

142D st E, nec Concord av, see 54th E, ss, 469 e 1 av, Manhattan.

147TH st, 528 E (9:2273); ext of \$11,000 mtg until Mar4'18 at 5%; Jan24; Mar12'13; Lawyers Mtg Co with Isidor Scharfstein, nom

149TH st E (9:2328), ns, 125 e Courtlandt av, 25x80; Mar12'13; 5y5%; Bronxland Realty Co to Lawyers Mtg Co, 59 Liberty, 25,000

149TH st E (9:2328); same prop; certf as to above mtg; Mar11; Mar12'13; same to same.

154TH st, 366-S E (9:2400), ss, 100 e Courtlandt av, 50x100; PM; pr mtg \$4,000; Feb28; Mar8'13; due Aug28'14, 5 1/2%; Benenson Realty Co, 407 E 153, to Bernard Galewski, 26 W 120, 7,250

155TH st, 368 E (9:2401), ss, 125 e Courtlandt av, 25x100; PM; pr mtg \$-; Mar 6; Mar7'13; demand; 6%; K & C Constr Co to Lena Muller, 1518 Bryant av, 2,000

161ST st E (9:2407), ss, w 1/2 lot 34 map Melrose, 25x100, except pt for 161st; Mar 5; Mar13'13, 3y5%; Jno M Ruhl to Edw Miehlng, 229 W 131, 5,000

162D st, 868-70 E (10:2690); certf as to above mtg; Mar6; Mar10'13; Hattie K Greenwald & Lillie K Greenwald to Fred F French Co, nom

165TH st, 427-9 E (9:2387), nes, 255 se Park av, 75x100, except part for 165th; Mar7; Mar10'13; due, &c, as per bond; Cassel Cohen, 207 E 139 to A Oldrin Salter, 2558 Creston av, trste, 8,000

165TH st E, nwc Webster av, see Webster av, nwc 165th.

165TH st E, nwc Webster av, see Webster av, nwc 165th.

167TH st W (9:2530), ns, 48 nw from ns 168th, 78x115; Mar6; Mar8'13, 5y6%; Frank S Ketcham, 227 W 167, to Emma Greiner, 2521 Prospect av, 3,500

170TH st, 811 E (11:2963), ns, 75.1 w Bristow, 25x66.11x27.5x78.1; Mar10; Mar 13'13; due, &c, as per bond; Victor Kuzdo to L Vincent Foscatto, 124 Audubon av, 6,000

172D st E, nec Minford pl, see Minford pl, nec 172d.

172D st E (11:2967), nes, 128.3 se Boston rd, 51.2x93.7 to Seabury pl x57x133; PM; Mar6; Mar12'13; due Sept 10'13, 6%; Pietro Criscuolo, 659 E 188, to Emanuel Arnstein, 600 West End av, et al, exrs Leopold Hutter, 1,300

173D st, 961 E (11:3001-3002), agmt modifying terms of mtg; Mar6; Mar11'13; Cieri Constr Co with Frank Capiello, nom

173D st, 961 E; certf as to mtg for \$2-500; Feb24; Mar11'13; same to same.

173D st E, nec Bryant av, see Bryant av, nec 173.

173D st E, swc Southern blvd, see Southern blvd, swc 173.

175TH st, 796 E (11:2952), ss, 326.7 e Prospect av, 45x143.7x45x142.11; PM; pr mtg \$40,000; Mar8; Mar10'13; due Jan1'18, 6%; Kate M G Crowley to Jno W Cornish Constr Co, 895 E Tremont av, 8,000

175TH st, 800 E (11:2952), ss, 371.7 e Prospect av, 45x144.1x45x143.7; PM; pr mtg \$40,000; Mar8; Mar10'13; due Jan1'18, 5%; Kate M G Crowley to Jno W Cornish Constr Co, 895 E Tremont av, 8,000

176th st E, swc Marmion av, see Marmion av, swc 176.

178TH st, 915-7 E (11:3122), ns, 33.6 w Daly av, 51.3x65.11x51.2x65.2; pr mtg \$16-000; Mar10; Mar12'13; installs, 6%; Wilhelm Wiegand, 157 E 18 to August Eimer, 190 Riverside dr, 2,500

180TH st, 593 E (11:3062), ns, 20.2 w Arthur av, 25.3x102.11x25x106.8; Mar8 Mar10'13; due, &c, as per bond; Mary E Shea to Title Guar & Trust Co, 6,000

181ST st, 700 E (11:3110), swc Mapes av, 100x26; pr mtg \$-; Mar1; Mar11'13; installs; \$75 monthly; 6%; Rudolph Schweizer, 1663 Shore rd, Sheepshead Bay, Bklyn, to Chas Dorn & Jacob Schmitzer, 361 3 av, 3,424

182D st E (11:3119), ss, 108.10 e Crotona Pkwy, 40x67.8x40x68.3; bldg loan; Mar7; Mar8'13, 2y6%; F & B Constr Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av, 25,000

182D st E (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same, nom

182D st E (11:3119), ss, 148.10 e Crotona Pkwy, 40x67.1x40x67.8; bldg loan; Mar4; Mar8'13, 2y6%; F & B Constr Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av, 25,000

182D st E (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

182D st E, see Crotona Pkwy, see Crotona Pkwy, sec 182d.

182D st E, swc Mohegan av, see Crotona Pkwy, sec 182d.

182D st E, swc Mohegan av, see Mohegan av, swc 182d.

182D st E, see Park av, see Park av, sec 182.

182D st E, see Park av, see Park av, sec 182.

187TH st E, nec Prospect av, see Prospect av, nec 187.

187TH st E, nec Prospect av, see Prospect av, nec 187.

194TH st E, see Briggs av, see Briggs av, sec 194.

194TH st E, swc Bainbridge av, see Bainbridge av, swc 194.

224TH st E (*), ns, 180 w Bronxwood av, 25x114, Wakefield; PM; Mar10; Mar11'13; due &c as per bond; Cath J Sylvester, 863 E 224 to Isabella Sprunt, at Morristown, NJ, 2,200

226TH st E (*), ns, 355 e White Plains rd, 25x114; Mar11; Mar12'13, due &c as per bond; Nicola Pecoraro to Fanny Bayles, 120 E 86, 500

231ST st E (*), sws, 155 se Paulding av, 50x114; Mar13'13, 3y6%; Martin Scheffold, 456 E 136, to Katharina Steitz, 440 W 124, 500

232D st E (*), sec Carpenter av, 52.6x 114, Wakefield; Mar10; Mar12'13; due Mar 10'16, 6%; Fred V & Benj F Houston & Minnie A Requa to Wm B Nash, 2969 Valentine av, 1,000

260TH st W, swc Newton av, see Newton av, ws, 102.10 s 260.

260TH st W, see Huxley av, see Newton av, ws, 102.10 s 260.

261ST st W, nwc Bway, see Bway, nwc 261.

261ST st W, swc Bway, see Bway, swc 261.

Arthur av (11:3063), ws, 83.4 s 182d, 16.8x80; Mar7; Mar12'13; 3y5%; Herman Kahn to Moses Greenwald, 1312 Mad av, 6,000

Bainbridge av (12:3293), swc 194th, 31.8 x81x57.1x84.2; ext of \$30,000 mtg to Mar 12'18 at 5%; Mar12; Mar13'13; Title Guar & Trust Co with Jno J Tully Co, 1603 Boston rd, nom

Bassett av (*), ws, abt 250 s McDonald, 24.8x100; Mar12; Mar13'13, installs, 6% Belinda K McDermott to Bronx Security & Brokerage Co, 258 E 138, 400

Bathgate av, 2244 (11:3051), es, abt 95 n 182d, 42.8x100x42.8x100, except part for av; Mar10; Mar12'13; due, &c, as per bond; Grace S Storm, Pelham Heights, NY, to Title Guar & Trust Co, 7,000

Bathgate av, 2244; sobrn agmt; Feb11; Mar12'13; Abr F Cohen to Title Guar & Trust Co, nom

Bay av (*), -s, being plot begins at common h w mark Eastchester Bay, City Island, adj land now or formerly Saml G Dayton, runs e115xn100 to Bay av xw 139 to said h w mark xse101 to beg; PM; Mar12; Mar13'13; due &c as per bond; Jas T Barry, 1149 Boston rd, to Wm Webber, 208 E 120, et al, exrs Richd Webber, 5,000

Belmont av, 2322 (11:3088), es, 300 n 183d, 50x100; Mar8; Mar10'13; due Jan1'18, 5%; Kate M G Crowley to Rose M Logan, 236 E 178, trste Henry J Crowley, 8,000

Belmont av (11:3083), ses, 391.4 ne 181st, 43.3x195.2x26.3x189.2; PM; Mar3; Mar11'13, 3y6%; Margherita Galotta to Annunziata Brandi, 2174 Belmont av, 2,000

Briggs av (12:3293), sec 194th, 45.5x80.4 x18.11x81; ext of \$22,000 mtg to Mar12'18 at 5%; Mar12; Mar13'13; Title Guar & Trust Co with Jno J Tully Co, 1603 Boston rd, nom

Briggs av (12:3293), es, 45.5 s 194th, 40.2x81.6x40x80.4; ext of \$21,000 mtg to Mar12'18 at 5%; Mar12; Mar13'13; Rose B Marx with Jno J Tully Co, nom

Broadway (13:3423), ws, 50 s 261st, 50x 98.10x50x98.9; PM; Mar6; Mar13'13; 3y 4 1/2%; Hary M Zuckert to Henry Forster, 138 E 40, 5,640

Broadway (13:3423), swc 261st, 25x98.11 x25x—; PM; Mar12; Mar13'13; 3y4½%; Houlder Hudgins to Henry Forster, 138 E 40. 6,000

Broadway (13:3423), nwc 261st, 50x131 x81.11x127; PM; Mar10; Mar13'13; 3y4½%; Patk McMahon to Henry Forster, 138 E 40. 13,200

Broadway (13:3423), ws, 25 s 261st, 25x 98.11; PM; Mar12; Mar13'13; 3y4½%; Houlder Hudgins to Henry Forster, 138 E 40. 3,300

Brook av (9:2294), ws, 158.1 s Westchester av, runs w54.5xs0.10xsw29.5xe68.6 to avxn25.10 to beg; also BROOK AV (9:2294), ws, 184.11 s Westchester av, 27.10 x82.9x30.7x68.6; Mar3; Mar7'13; due June 25'13; —; Saml Brenner to Sol Silverman, 600 Prospect av, collateral for notes 3,750

Brook av, ws, 184.11 s Westchester av, see Brook av, ws, 158.1 s Westchester av.

Bryant av (10:2757), es, 194 n 165th, 42 x100; Mar11'13; 5y5%; Richardson Co to Giraud F Thomson trste Chas F Ganson, 128 Central Park S. 32,000

Bryant av (10:2757), same prop; certf as to above mtg; Mar11'13; same to same.

Bryant av (11:3001 & 3002), nec 173d, runs n 24.9xne30.11 & 70.7xsa4.9 to 173d xw 100 to beg; ext of \$30,000 mtg to Dec14'15 at 5½%; Dec14'12; Mar12'13; Atlantic Mtg Corpn with Cieri Constn Co, 954 Jennings. nom

Cambreling av (11:3089), es, 200 n 183d, runs e100xn25xw100 to av xs25 to beg; Mar10'13; 3y5%; Wm H Areson to Bowery Savgs Bank. 1,000

Carpenter av, see 232d, see 232d st E, see Carpenter av.

Cauldwell av, 786 (10:2629), es, 85 s 158th, 20x100; Mar10'13; due June10'13, 6%; Leo Hoexter to Lena Moser, 123 W 115. 280

Chatterton av, nec Pugsley av, see Ludlow av, nec Pugsley av.

Classon Point rd, es, abt 211.8 n Harrison, see Harrison, ws, 213 n Classon Point rd.

Clay av, 1310 (11:2887), es, 94.9 n 169th, 19x80; pr mtg \$4,000; Mar10'13; 3y6%; Anthony Reale, 2354 Prospect av to Sol Rogers, 39 Brookside pl, New Rochelle, 1,200

Clay av, 1310 (11:2887); ext of \$4,000 mtg to Feb25'16 at 5%; Jan15; Mar10'13; Title Guar & Trust Co with Frank A Wahlig Co, 406 E 149. nom

Concord av, nec 142d, see 54th E, ss, 469 e 1 av, Manhattan.

Crotona Pkway (11:3119), sec 182d, runs e218.9 to ws Mohegan av xs67.5xw 24.5xsw100 to ns Hornaday av (late West st) xw50xn100xw115.5 to Crotona Pkway xn79.9 to beg; PM; pr mtg \$115,000; Mar 7; Mar8'13; due Sept7'13, 6%; F & B Constn Co, a corpn, 749A Macon, Bklyn, to Seitz Realty Co, a corpn, 200 E 33. 18,000

Crotona Pkway (11:3119), sec 182d, 39.9 x89x33.3x108.10; bldg loan; Mar7; Mar8'13, 2y6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 40,000

Crotona Pkway (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

Crotona Pkway (11:3119), es, 39.9 s 182d, 39.11x69.3x35x89; bldg loan; Mar7; Mar8'13, 2y6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 28,000

Crotona Pkway (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

Davidson av, 1917 (11:2862), ws, 150 n 177th, runs n25xw99xs8.7xsw6.5xse14.10xe 101.4 to beg; PM; Mar8; Mar10'13; 5y5%; Wm M Graeber to Lawyers Mort Co, 59 Liberty. 8,500

Davidson av, 1921 (11:2862), ws, 200 n 177th, 45.1x102.7x18.2x99; PM; Mar8; Mar 10'13; 5y5%; Wm M Graeber to Lawyers Mort Co, 59 Liberty. 8,500

Evergreen av (*), es, 224 n Westchester av, 2 lots ea 40x100; 2 mtgs ea \$20,000; Mar7'13; 3y5%; Pew Realty Corpn to City Mtg Co, 15 Wall. 40,000

Evergreen av (*), same prop; 2 certfs as to above mtgs; Mar7'13; same to same.

Evergreen av (*), es, 224 n Westchester av, 2 lots ea 40x100; sobrn agmt; Mar7 '13; American Real Estate Co with City Mtg Co, 15 Wall. nom

Fordham rd (11:3199), sec Grand av, 103.4x127.10x94x84.11; Mar10; Mar11'13; due &c as per bond; A L Guidone & Co to Richd B Kelly, 46 W 72. 20,000

Fordham rd (11:3199), same prop; consent & certf as to above mtg; Mar10; Mar 11'13; same to same.

Grant av (9:2446), es, 215.6 n 163d, 20x 95; Mar8; Mar10'13; 3y5%; Chas Dammeyer, 440 E 156, to Mathias Haffen, 652 Courtlandt av. 8,000

Grand av, see Fordham rd, see Fordham rd, sec Grand av.

Grand av (11:3199), es, 320.9 n 184th, 15 x88.11x15x90.3; ext of mtg for \$4,500 to Mar7'18, 5%; Mar7'13; Walter L Crow, 13 E 126, with Clarence M Schwerin, 2410 Grand av. nom

Havemeyer av (*), es, 58 s Ellis av, 25x 105; PM; Mar1; Mar12'13; 5y5%; Gottlieb Wieland to Geo Dannenfelser, New City, NY. 5,000

Hoe av (10:2746), es, 207 s Aldus, 2 lots ea 50x100; 2 bldg loan mtgs, ea \$40,000; Mar10; Mar11'13; demand; 6%; Aldus Constn Co Inc to City Mtg Co, 15 Wall. 80,000

Hoe av (10:2746), same prop; 2 certfs as to above mtg; Mar10; Mar11'13; same to same.

Hoe av (10:2746), same prop; 2 PM mtgs ea \$7,000; 2 pr mtgs ea \$40,000; Mar10; Mar11'13; 3y6%; same to American Real Estate Co, 527 5 av. 14,000

Hornaday av (late West st) (11:3119), ns, 71.8 e Crotona Pkway, 50x100; Mar7; Mar8'13; due &c as per bond; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 5,000

Hornaday av (late West st) (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

Hornaday av, ns, abt 35 w Mohegan av, see Crotona Pkway, sec 182d.

Hughes av, 2410 (11:3076), es, 100 n 187th (late Jacob), 25x87.6; pr mtg \$11,900; Mar12; Mar13'13; due &c as per bond; Alfonso Esposito, 2410 Hughes av, to Mugler's Iron Works, 841-3 E 136. 1,000

Hughes av, 2508 (11:3078), es, 112.10 s Fordham rd (Pelham av), 25x87.6; PM; Feb20; Mar12'13; due June 23'15, 5½%; Thos Pasquale, 17 Minetta, to Rosalie Ulmer, 8 W 38. 6,000

Huxley av, sec 260th, see Newton av, w s, 102.10 s 260th.

Katonah av, 4323 (12:3378); ext of \$2,300 mtg to Oct 1'14 at 6%; Feb19; Mar13 '13; Jas T Ackerman to Kath Le Brun, 300 Northern av. nom

Lafayette av (10:2731), ns, 229.8 ne Whitlock av, runs n227.1xw10xn25xw65xs 324.9 to av xne104.4 to beg; PM; Mar7'13; 2y5%; Henry J Hemmens, 465 West End av to Fredk Johnson, Oyster Bay, LI. 12,000

Ludlow av (*), nec Pugsley av, runs e 290.5xn108xe100xn103 to ss Chatterton av xw390.8 to es Pugsley av xs211.1; also CHATTERTON AV (*), see Pugsley av, runs s211.1 to ns Ludlow av xw7xn211 to Chatterton av xe9.4 to beg; Mar10; Mar 11'13; 5y6%; Jno C Fisher to Morland Mtg Co. 15,000

Maclay av (*), ns, 323.11 e Green la or av, now Zerega av, 25x100; ext of \$2,500 mtg to Feb1'16, at 5%; Feb13; Mar11'13; Fanny Harris with Dominick Fratto, 2433 Maclay av. nom

Mapes av, swe 181st, see 181st, 790 E.

Marmion av (11:2953), swc 176th, 100x62; PM; Mar10; Mar11'13; due &c as per bond; Anthony Reale, 2554 Prospect av to Ellen G Madigan, 748 Fairmount pl. 10,000

Mohegan av (11:3119), swe 182d, 67.5x 40.7x67.1x30; bldg loan; Mar7; Mar8'13, 2y 6%; F & B Constn Co, 749A Macon, Bklyn, to Van Dyck Estate, a corpn, 331 Mad av. 28,000

Mohegan av (11:3119); same prop; certf as to above mtg; Mar7; Mar8'13; same to same.

Mohegan av, swe 182d, see Crotona Pkway, sec 182d.

Nelson av (11:2876), ws, 75 s Brandt pl, 2 lots ea 37.6x100; 2 mtgs ea \$19,000; Mar 7'13; 3y5%; Morell Realty Co to Wm W Johnson, at Chatham, NJ & ano trstes Alvin J Johnson for Virginia H Montague. 38,000

Nelson av (11:2876), same prop; 2 certfs as to above mtg; Mar7'13; same to same.

Nelson av (11:2876), ws, 75 s Brandt pl, 2 lots ea 37.6x100; 2 mtgs ea \$4,000; 2 pr mtgs \$19,000 ea; Mar7'13; due &c as per bond; Morell Realty Co to Jos E Butterworth, 5 Colden av, White Plains, NY. 8,000

Nelson av (11:2876), same prop; 2 certfs as to above mtgs; Mar7'13; same to same.

Newton av (13:3423), ws, 102.10 s 260th, 28.10x84.7x28.3x81.3; also 260TH ST, W (13:3423), swe Newton av, 23x102x27.1x 102.10; also HUXLEY AV (13:3423), sec 260th, 115x102x135x100; PM; Mar10; Mar 13'13; 3y4½%; Jno Mackay to Henry Forster, 138 E 40. 6,330

Newton av, swe 260th, see Newton av, ws, 102.10 s 260th.

Park av, 2932, see Park av, 1490.

Park av, 3768 (11:2902), es, 200 s 171st, 20x150; Mar10; Mar11'13; 3y5½%; Hargton Bldg Co, Inc, 1478 Vyse av, to Townsend Albertson trste Margt Hendrickson, Cranford, NJ. 6,000

Park av, 3768; certf as to above mtg; Mar11'13; same to same.

Park av (11:3037), sec 182d, 50x101; pr mtg \$40,000; Mar10; Mar11'13; 3y6%; Cleland Realty Co to Otto H Leber, 269 W 73. 8,000

Park av (11:3037), same prop; certf as to above mtg; Mar10; Mar11'13; same to same.

Park av (11:3037), sec 182d, 50x101; Mar 10'13; due, &c, as per bond; Cleland Realty Co to Title Guar & Trust Co. 40,000

Park av (11:3037), same prop; certf as to above mtg; Mar10'13; same to same.

Prospect av (10:2676), ws, 225 n 156th, 20x100; PM; pr mtg \$4,500; Mar10; Mar13 '13, 3y5%; Rebecca Goldberg to Bertha Schmuck, 777 Prospect av. 6,000

Prospect av (11:3115), nec 187th, 50x95; Mar11'13; 3y5½%; P & F Constn Co to NY Trust Co, 26 Broad. 40,000

Prospect av (11:3115), same prop; certf as to above mtg; Mar11'13; same to same.

Prospect av (11:3115), same prop; sobrn agmt; Mar10; Mar11'13; Geo Maurer with same. nom

Prospect av (11:3115), same prop; pr mtg \$40,000; Mar11'13; 2y6%; P & F Constn Co to Pierce Constn Co, 663 Crescent av. 5,000

Prospect av (11:3115), same prop; certf as to above mtg; Mar11'13; same to same.

Prospect av (11:3115), same prop; sobrn agmt; Mar10; Mar11'13; Geo Maurer with same. nom

Prospect av (11:3115), nec 187th, 50x95; participation agmt; Mar11; Mar13'13; N Y Trust Co with Pierce Constn Co, nom

Prospect av (11:3115), same prop; agmt as to assignment of above agmt; Mar11; Mar13'13; Pierce Constn Co with Flora E Solomon, 536 W 113. nom

Pugsley av, nec Ludlow av, see Ludlow av, nec Pugsley av.

Pugsley av, see Chatterton av, see Ludlow av, nec Pugsley av.

River av (9:2489), ws, 80 n 167th, 20x 100; PM; Mar10; Mar11'13; due April'15 at 6%; Lillian G Powers, 107 W 95 to Jno Johnson, 1221 River av. 2,000

St Ann's av, 343 (9:2268), ws, 75 s 142d, 25x98.3x25x98.10; Mar11; Mar12'13; due, &c, as per bond; Theresia Flogel to Clara Wotrich, 297 E 161. 2,000

St Anns av (9:2272), ws, 25 n 145th, runs n49.9xw25xw75xs49.11xe100 to beg; all title to strips adj on n, s & w; Mar11'13; due &c as per bond; Ferd R Horn to Dry Dock Savgs Instn, 341 Bowery. 27,000

Southern Blvd (11:2977-2978), swe 173d, 77.8x102.3x98.11x100; PM Mar7'13; 1y6%; Alpepiana Realty & Constn Co, Inc, 871 Forest av to American Real Estate Co, 527 5 av. 14,000

Southern Blvd or 133d st, 351 (9:2296), ns, 211.6 e Alexander av, 20x100; PM; Mar 10; Mar13'13, 3y5%; Bernhard Seymann, 1232 45th, Bklyn, to Wm Macneven Purdy, 32 E 63, & ano, trstes Jno Purdy, for Rosa Macneven Jones. 6,000

South Oak dr (*), ss, 25 w Wallace av, 25x98.1x25x98.5; Mar7; Mar11'13; 2y6%; Corti Bldg Co to Jennie Sealy, 1700 Holland av. 1,000

South Oak dr (*), same prop; certf as to above mtg; Mar7; Mar11'13; same to same.

Taylor av (*), ws, 200 s Lacombe av, 25x 100; PM; Mar11; Mar12'13; 2y6%; Kath Zimmer, Bklyn, to Beach Estates Impt Co at Clasons pt, NY. 500

Tinton (Beach) av (10:2581), ws, 100 n 147th, 50x100; Mar8; Mar10'13; due July 1'16; 5%; Jno Gribben to Sophie Otto, 426 E 160. 3,000

Tremont rd (*), ns, 50 w Robin av, 25x 100; Mar10; Mar11'13; due &c as per bond; Abr M Van Praag, 1040 Trinity av to Eliza O'Kennedy, 2330 Andrews av. 500

Trinity av, 971-3 (10:2632), ws, 27 s 164th, 2 lots, ea 36.6x100, 2 PM mtgs, ea \$2,500; 2 pr mtgs, \$— ea; Mar12; Mar 13'13, 1y6%; Brown-Weiss Realities, a corpn, to Abr Davis, 241 W 113. 5,000

Union av (10:2582), ws, 221.5 n 147th, 39.3x100; pr mtg \$5,000; Mar7; Mar10'13; 3y6%; Irbow Realty Co, 1356 Teller av, to Philip Weinstein, 1397 Stebbins av & ano. 4,000

Union av (10:2582), ws, 142.10 n 147th, 157.1x100; bldg loan; Feb13; Mar11'13; due May1'13; 6%; Irbow Realty Co to Prospect Investing Co, Harrison, NY. 5,000

Union av (10:2582), same prop; certf as to above mtg; Feb12; Mar11'13; same to same.

Union av (11:2961), ws, 344.5 s Boston rd, 18.8x82x20.7x90.2; Mar3; Mar12'13; 1y6%; Squire T Willis of Lynchburg, Va, to Frank H Main, Lonesboro, Berkshire Co, Mass. 1,000

Union av, 1283-5 on map 1281-3 (11:2961), ws, 311 s Boston rd, 33.4x94.2x41.3x 118.6; PM; Mar10'13; due, &c, as per bond; McKinley Square Casino Co, 773 E 169, to Sarah A Goeller, Union, Broome Co, NY. 1,500

Unionport rd, 1729 (*), ws, 250 s Morris Park av, 25x—; Mar7; Mar8'13; due &c as per bond; Christopher Fabel, 634 Morris Park av, to Wm Huke, 1727 Taylor av. 1,000

Vyse av (11:3133), es, 77.9 n 180th, 43x 121.1; ext of \$37,000 mtg to Mar10'18 at 5%; Mar10; Mar11'13; Arc Realty Co to Cora H Tangeman, Glen Cove, LI. nom

Vyse av (11:3127), ws, 163.1 s 180th, 38 x100.1; ext of \$2,000 mtg to Feb18'16 at 6%; Mar10; Mar13'13; Katharina Jung with Fredk Hoffmann. nom

Vyse av (11:2988), ws, 275 n Jennings, 2 lots, each 37.6x100; ext of two mtgs for \$28,000 each until Mar3'18, at 5%; Mar3; Mar11'13; Natl Bond & Mtg Ins Co with Hargton Bldg Co, 1478 Vyse av. nom

Vyse av, 1481 (11:2988), ws, 275 n Jennings, 37.6x100; pr mtg \$28,000; Mar10; Mar11'13; due &c as per bond; Fredk Landwehr, 3766 Park av to Peter Sinnott, 957 E 165. 3,800

Vyse av, 1485 (11:2988), ws, 312.6 n Jennings, 37.6x100; pr mtg \$28,000; Mar10; Mar11'13; due &c as per bond; Elizabetha Weber, 3768 Park av to Hargton Bldg Co, Inc, 1478 Vyse av. 6,000

Wales av, ws, 100.8 n 142d, see 54th E, ss, 469 e 1 av.

Washington av, 1718 (11:2915), ext of \$29,000 mtg to June28'15 at 5%; Aug1'12; Mar11'13; Walter S Gurnee at al trste for Mary E Scott will Walter S Gurnee with Harris Drusin & Chas Maisel. nom

Washington av, 1718 (11:2915), ext of \$5,000 mtg to May1'14 at % as per bond; May19'11; Mar11'13; Isaac Leader with Harris Drusin & Chas Maisel. nom

Webb av, late Tee Taw av, 2464 (11:3219), es, 448.4 n Devoe ter, late Park View pl, 25.11x102.9x25.3x102.6; PM; pr mtg. \$—; Mar1; Mar11'13; due Feb28'15; 6%; Henry M Hale to Edna A Patton, 2470 Webb av. 1,250

Webster av (9:2425), nwc 165th, 238.11x100; Mar11'13; due Dec1'15; 6%; Rockledge Constn Co to Dollar Savgs Bank, 2808 3 av. 25,000

Webster av (9:2425), same prop; certf as to above mtg; Mar11'13; same to same. nom

Webster av (9:2425), nwc 165th, 238.11x100; agmt as privilege of paying off the principal of \$25,000 mtg before maturity; Mar11; Mar13'13; Rockledge Constn Co with Dollar Savgs Bank, 2808 3 av. nom

Webster av, 2156 (11:3030), es, 357.11 s 182d, 37.6x104.2x37.6x103.10; Mar4; Mar12'13; 5y5%; Mathilde Bosselman to Sarah Furnald, 34 W 72 & ano, exrs Francis P Furnald. 20,000

Webster av, 2160 (11:3030), es, 320.4 s 182d, 37.6x103.10x37.6x103.5; Mar4; Mar12'13'13; 5y5%; Mathilde Bosselman to Sarah E Furnald, 34 W 72 & ano exrs Francis P Furnald. 20,000

Weeks av (11:2793), nwc Belmont, 112.7x95; PM; Mar10'13; 5y5%; Dexter F Clark, 104 W 174, to Central Trust Co, 54 Wall-trste Elliott Zborowski. 10,000

Wendover av (11:2895), ss, 26 e Brook av, 75x104.3x75x104.8; certf as to mtg for \$5,000; pr mtg \$37,500; Feb21; Mar7'13; Wendover Hall Co to Richd & Cath MacKenzie. —

Westchester av, 572-6 (10:2616), ss, 121 w Eagle av, 41.7x75x40.6x84; pr mtg \$12,000; Mar6; Mar7'13; due July31'16; 5%; Ernst A W & Walter Wilkens to Edwin D Lounsbury, 120 Claremont, Mt Vernon, NY & ano. 3,000

Westchester av, 572-6; ext of mtg for \$12,000 to July31'16; 5%; Mar6; Mar7'13; Edwin D Lounsbury at Mt Vernon, NY, & Jno H Myers at White Plains, NY, with Ernst A W Wilkens, 284 Alexander av, & Walter Wilkens, 1022 Grand blvd. nom

White Plains rd (*), es, 30 n 219th, 50x81; Mar8; Mar10'13; 3y5½%; Chas E, Harry D & Ethel A Gordon, all of Williams-bridge to Margt E Amabile, 232 E 201. 6,000

3D av (10:2620), es, 167.10 s 163d, 58.9x120.11x58.4x113.3; pr mtg \$35,000; Mar6; Mar7'13; 3y6%; Anthony Cuneo, 871 Forrest av to Gustavus Robitzek, 1331 Franklin av. 15,000

3D av, 3320 (10:2607), es, 253.5 s Franklin av, 25.11x87.8x20.11x94.6; pr mtg \$12,000; Feb15; Mar11'13; 5y5%; Katie Herrlich, 443 E 239 to Geo Wuest, 174 E 91, gdn Margt C Wuest et al. 3,000

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