

REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, MAY 3, 1913

A MODERN TYPE OF OFFICE CONSTRUCTION

The Architects' Building Is an Interesting Solution of the Problem of Achieving Good Light and Economy of Upkeep Through Simple Means.

FOR obvious reasons, one is justified in expecting to find correct modern practice in design, construction and equipment exemplified in the new Architects' Building, opened this week, at Park avenue and Fortieth street. The building is owned by a corporation composed of eminent architects and engineers, and it was erected under their personal supervision for their own use.

It is a co-operative investment, the property of Architects' Offices, Inc., of which Burt L. Fenner, of McKim, Mead & White, is president, Andrew J. Post, of Post & McCord, treasurer, and Benjamin W. Morris, of La Farge & Morris, secretary, their associates on the board of directors being Kenneth M. Murchison, Arnold W. Brunner, Charles Ewing and William S. Post. The corporation was formed through the initiative of Ewing, Bacon & Henry, a prominent firm of engineers and real estate managers, which has the new building in its charge and which, besides, is a member of the co-operative corporation. From inception to finish, the Architects' Building is, in a sense, a joint product, for every matter of importance connected with it has been passed upon by the board of directors; and it will therefore, no doubt, be widely studied as an authentic expression of progressive tendencies in office building construction and management.

When appraising the merits of a building it is essential to have in mind the practical conditions which had to be met. Those that governed in the case of the Architects' Building may be inferred from the following remarks by Mr. Fenner: "At the time the firm of McKim, Mead & White moved into its present offices, it was assumed that this part of Fifth avenue, below Twenty-third street, would long remain the center of a high-grade business district. Since then, however, there has been a strong uptown movement of the better class of retail shops, clubs, hotels, and residences, and this end of the avenue has become congested with manufacturing establishments. In addition to finding ourselves isolated in an undesirable neighborhood, we have had our light partly shut off by the erection of an adjacent tall building.

"We began several years ago to look for suitable quarters uptown, but most of the new buildings there are loft structures, and what we required were the environment and the facilities offered by a first-class office building. Just as we had become thoroughly convinced of the fruitlessness of our search, we were asked to join a group of men in the architectural and engineering profes-

sion, building on a more or less cooperative plan.

"The corporation organized to carry out this project, acquired a site that is centrally situated, that commands abundant light and that is in a vicinity where land values are sufficiently high to act as a barrier against the encroachment of factories. The chief purpose of the members of the corporation was to obtain roomy, well-lighted offices in a thoroughly fireproof and sanitary structure, at a yearly cost which should not exceed the rents they had been paying for inferior accommodations. They also saw that in occupying offices in a building owned and operated by themselves they could control the service and make it exactly what they themselves desired it to be rather than that which an outside landlord might choose to make it.

"In planning the building it was necessary to consider the financial conditions, as well as the professional demands, of the owners; for professional men are not capitalists, and the funds at the disposal of the corporation were limited. In the development of the design and in the choice of materials and equipment, the architects, Ewing & Chappell and La Farge & Morris, and the engineers, Ewing, Bacon & Henry, were guided by the necessity of avoiding needless expense and making every dollar count, which conditions, we believe, have been fully met in the completed building. Even with additional funds, I doubt whether we should have changed any essential feature in the construction of the building."

Conditions Which Determined the Design.

From what Mr. Fenner has said, it will be seen that the practical considerations which had to be met by the design were these: The offices had to be uncommonly well lighted, and the building had to be in every essential respect a high-class structure, yet the investment cost was not to exceed the minimum required to impart dignity and character to the building, and, finally, as low a maintenance cost was to be achieved as would be practicable without sacrifice of quality in service.

In a general way, the objects aimed



THE ARCHITECTS' BUILDING.

sions, who, like ourselves, had failed to discover appropriate quarters uptown, in an enterprise to erect and maintain a

at were quite the same as those which it is intended to accomplish in any typical modern office building planned as an investment to produce a reasonable return rather than for the adventitious purpose of advertising the business prosperity of some corporate owner, a fact which makes the design of the Architects' Building particularly instructive. It shows what relative commercial value expert opinion, uninfluenced by the whims of clients, attaches to each of the more important features of a building. For example, the entrance hall is commonly exalted beyond its functional value in relationship to other features. That in the Architects' Building is simplicity itself, but it is undeniably appropriate to its purpose, both in appearance and in arrangement.

Before entering upon an explanation of how the practical conditions which governed the design of the building were met, perhaps one more preliminary statement may not be out of place. There are probably few buildings—indeed, the present writer knows of none—in which so much attention has been given to the details, however small, that insure efficiency and economy of service as in the Architect's Building. A single such detail may be instanced here, out of its proper context, by way of illustration. Thus, the building, although it has a complete heating plant, is to be heated with exhaust steam from an adjoining building, its own plant being reserved for emergencies.

An Advantageous Site.

The site of the Architect's Building is at the northeast corner of Park avenue and Fortieth street. Its dimensions are 98.9 by 151 feet. To readers of this newspaper, it would be superfluous to discuss the advantages of the location with respect to transportation.

The light controlled by the site is abundant. On the easterly side are low residences, which are not likely soon to be displaced, because the opposite side of Fortieth street is protected against business construction by the "Murray Hill restriction," which also serves to exclude tall structures over against the southerly front of the Architect's Building. Park avenue, as is well known, is an exceptionally wide thoroughfare. Finally, the adjoining structure on Park avenue has a court of about 30 by 80 feet, abutting the north line of the Architect's Building toward the rear. By placing a court of the same dimensions opposite this, the Architects' Building has obtained a light reservation equal in width to an ordinary street for its interior rooms above the ground floor, the stores, according to custom, covering the entire ground area.

The ample light commanded by the plot has been utilized to the utmost in designing the building. The stores have a ceiling height of not less than 18 feet in the clear, while the clear height of the offices is 12 feet, instead of the usual 10; and the window openings are correspondingly large. By the simple device of framing the bottom of the wall girders level with the bottom of the beams and allowing their excess height to project upwards into the wall in the space beneath the window sills of the story next above it was possible to arrange the window heads practically flush with the ceiling; it is remarkable how effective this device is in admitting good light to a maximum distance and at no increase in expense.

Architectural Treatment.

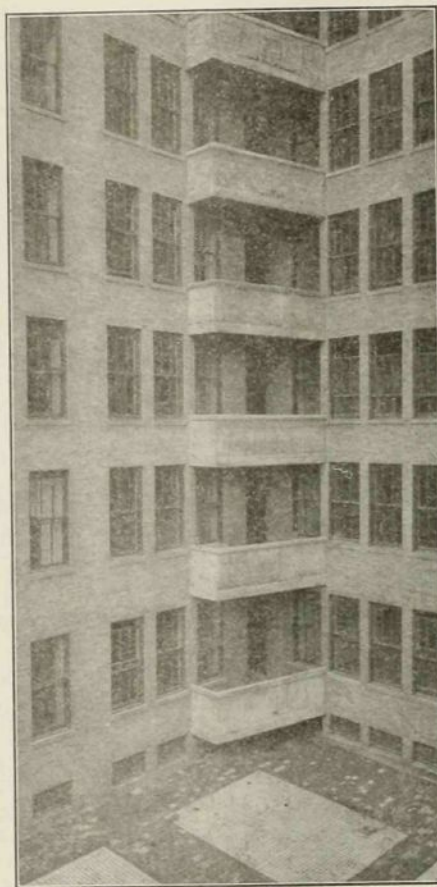
The endeavor to flood the interior of the building with light has been made the governing motive in the architectural treatment. The facade, in warm tones of granite, limestone and brick, is suggestive of the genial effulgence of

sunshine on wide floor spaces and in generous corridors. The detail is simple, the functions of the building are frankly expressed, and lines and proportions are good. The steel in the construction was figured to carry an additional load of four stories, and this has somewhat affected the design by making it necessary to keep the cornice very flat. The unobtrusiveness of the cornice, however, is in harmony with the leading architectural motive, as it serves to emphasize the idea of illumination.

Floor Plan Insures Maximum of Light and of Rentable Space.

In planning the interior of the building, the purpose of securing a maximum of light was correlated with the purpose of insuring economy of service. The two were achieved largely through identical means. For example, the floor plan was so arranged as to serve both purposes.

The building has a fire tower, two stairways, six passenger elevators, a freight elevator and a freight lift. The fire tower, which opens on the court, one of the stairways, the freight ele-



The fire tower is reached by balconies at each floor. These overlook the light court and each may be entered from the building through a door and two windows. The building has two additional stairways enclosed in fireproof walls.

vator and the passenger elevators are all placed together near the center of the building. Backing up against the elevator group on each floor, are the toilet rooms and the janitor's closets. Adjacent is a commodious shaft which contains the service pipes and is roomy enough to permit mechanics to work freely in it. By this grouping together of utilities, it has been possible to furnish outside light to all offices and to give the smallest of them a width of 20 feet. No typical office has fewer than three windows, while the southeast corner office on each floor has ten. The arrangement of columns, windows and corridors enables changes in partition walls to be made with little difficulty, an important consideration to the renting agent and building manager.

The freight lift, package chute and one stairway are near the southeast corner of the building, on Fortieth street. Incoming freight is there lowered to the

basement, where it is transferred to the freight elevator, which communicates with all the floors. The moving in and out of tenants and the ordinary handling of freight are therefore accomplished independently of the main entrance corridor; and the freight elevator is so placed that it takes up no space of value from the renting standpoint.

The street floor is laid out in two stores, the larger of which has two show windows on Park avenue and seven on Fortieth street. The rear of this store occupies the greater part of the ground area of the light court, where it has three skylights and clerestory windows. The smaller store, with a floor space approximately the area of an ordinary city lot, has two show windows on Park avenue and a similar arrangement of light openings in the rear. Every part of both stores is well lighted, and their ceiling height of 18 feet in the clear is sufficient to permit of mezzanine floors. A proportionate amount of basement space is reserved for each store.

The second floor, like the first, is fitted with show windows. Those on the Park avenue front will be conspicuous from the viaduct which it is proposed to construct from the upper driveway of the Grand Central Station over Forty-second street and which will come to level in front of the main entrance to the building, not, however, occupying the full width of Park avenue.

The entrance hall, in the center of the Park avenue front, extends about one-third the depth of the building. On the left hand or northern side of the lobby is a glazed recess for the customary cigar stand. The recess, being in effect an interior store, there is no encroachment upon the lobby space and customers of the stand must turn aside from the lobby to make their purchases. The recessed booth is an important feature, as it prevents congestion of the entrance hall.

The passenger elevators, arranged three on each side, run the height of the building, three of them going to a penthouse, that covers a large part of the roof. The penthouse, which, besides having extensive window openings on all four sides, is furnished with skylights, has been rented to two tenants.

Another interesting example of conservation of rentable space is the manner in which storage rooms have been laid out for the preservation of records. The least valuable floors in the matter of rentals are the fourth and fifth. On each of these floors a number of rooms, enclosed in fireproof partition walls, have been recessed into offices that are to be let to tenants requiring smaller offices than the typical unit. The rooms have no other opening than a door giving on the corridor. They are quite independent of the offices, which have their own corridor doorways. Their effect is merely to make some of the offices on the fourth and fifth floors less roomy and of greater variety in area than the corresponding offices on those floors where the square foot rentals are higher. The storage rooms are rented at better figures than the same space would bring as an extension of the adjoining offices.

Construction Details.

The care with which the interior plan of the building was adapted to the purpose of the structure and the possibilities of the site has resulted in netting about 10,000 square feet of rentable space on each typical office floor, the superficial area of the site being 14,913 square feet. This is a remarkable achievement when one considers the reservation made for the court and the abundance of well-diffused light obtained.

In the construction, as in the design and plan, of the building, the dominant notes are serviceability and economy in upkeep. Rock was found a short distance below the basement excavation level. It was a simple matter, therefore, to carry the columns down to bed rock on concrete foundations. The frame work is structural steel throughout, and none but fireproof materials has been employed in the construction of the building.

The floor arches are of concrete, with cinder concrete fill and smooth cement finish. The cement finish has been treated with the Master Builders' process, which eliminates the annoyance of cement dust. The floors of corridors are finished in terrazzo.

All trim of doors and windows is of

regular boiler plant is not in commission.

The building is supplied with water from a roof tank, water being pumped to the tank by two electrically driven pumps, so arranged that either pump may be in service. There are two fire stand pipes in the building, connected both to the tank and the house pumps and having outlets on the street for connection with the fire engine.

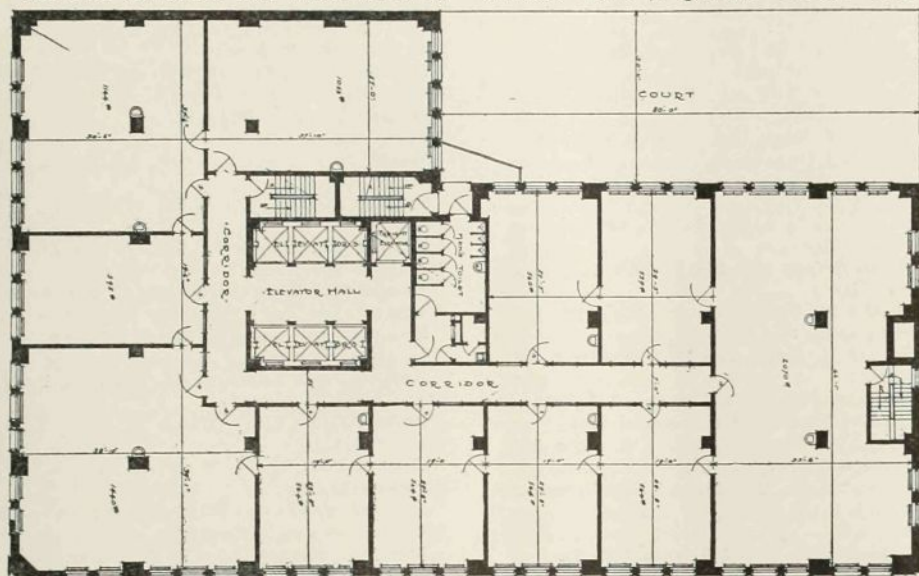
The plumbing fixtures are of solid vitreous material and the basins are fitted with the most modern slow closing faucets. The toilets are equipped with the overhead tank system. There are men's toilets on each floor, with an additional women's toilet and rest room on the eighth floor. Several of the architects have a private toilet. Each

first floor to the penthouse, a distance of 213 feet. All of the elevators are equipped with the Armstrong full flash signal system, having up and down lamps at each floor, and are arranged so that any one or combination of them may be used for express service, a switch on the controller providing for the discontinuance of flash signals between the first and ninth floors.

The elevators are fully equipped with automatic safety devices, including safety governors, wedge clamp safeties, limit switches, safety brakes, potential switches, emergency switches and Otis patented oil buffers. The buffers are located under the car and counterweight, and are provided to bring the car to a gradual and positive stop at the extreme limits of travel beyond the terminal landings. They have been proven capable of bringing a loaded car safely to the rest from full speed without discomfort to those in the car.

There are, as already noted, two Otis freight machines. One is of the Worm Gear Traction type. It is adjacent to the passenger elevators on the left side of the main corridor, and serves all floors from the basement to the penthouse on the roof. It is designed to operate at a speed of 300 feet per minute with a capacity of 3,000 pounds, which can, however, be increased to 5,500 pounds if heavy loads or safes must be carried. The other freight elevator is of the Drum type and is located in the receiving entrance at the rear of the building, on Fortieth street. It travels from the boiler room to a freight platform and has a rise of 17 feet 6 inches. It is designed to operate at a speed of 150 feet per minute with a capacity of 3,000 pounds. The platform is on a level with the average wagon floor, an arrangement which eliminates heavy lifting and which, for example, has made it possible to obtain a reduction in the ash removing contract. Elevator shafts and stairwells are all enclosed with fireproof doors.

With a pleasing exterior, in which the



TYPICAL FLOOR PLAN ABOVE THE SECOND STORY.

Every office has "outside" light, and the three stairways, each enclosed in fireproof walls, furnish 35 per cent. more emergency exit facilities than are required by law.

hollow metal. No attempt has been made to disguise the metal with imitation wood finish. The metal work, including doors, is painted in a neutral green tint that is restful to the eye, that will harmonize with the usual colors of furniture and that will not readily show marks of ordinary usage.

Window sills are of slate and there is a base, 6 inches high, of the same material, around the rooms and columns. Finally, under every radiator, is a slate base, concealing the radiator branches. For the purposes indicated, slate is not only economical, but answers admirably, being both fireproof and non-absorbent, and is easily kept clean.

There are two vacuum cleaner outlets, one each at the extreme west and the extreme east side of the building.

The lighting fixtures are of the semi-direct and indirect type. Where required, as in certain of the architects' offices, special drop lights have been provided for illumination over drafting tables.

Economy of Upkeep.

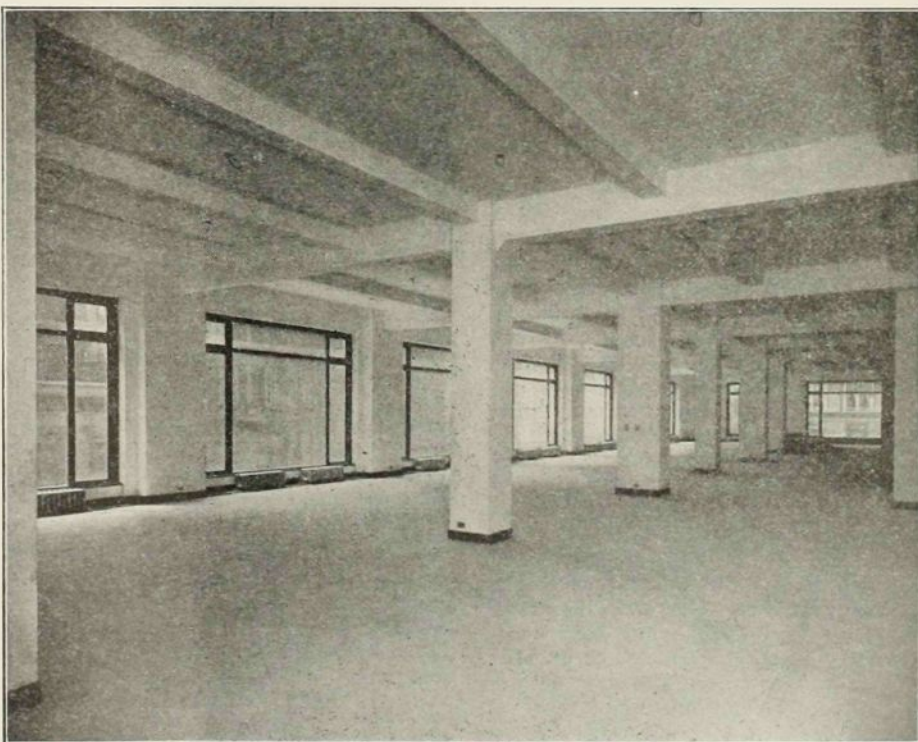
The heat is distributed by means of the one pipe system with separate air lines running to the boiler rooms. As pointed out in an earlier paragraph, the generating plant, while complete in itself, will not be used, except for emergencies, arrangements having been made with the owners of the adjoining building to use the exhaust steam in their plant.

The hot water is also provided from the same source. With a double supply for heat and hot water, the building is secured against possible interruption of service. A Kewanee refuse destructor utilizes the refuse from the offices in the building as an additional source of heat or hot water. This, of course, is an advantage in the summer, when the

floor has a janitor's room equipped with slop sink, broom closet and lockers.

Elevator Equipment.

The passenger elevators are of the Standard Otis Gearless Traction type



Showing the arrangement of windows and piers on the second floor. A spiral type of radiators had to be designed to fit the narrow space under the windows. Every part of the floor is exposed to the light.

with 2:1 roping, designed to operate at a speed of 450 feet per minute, with a capacity of 2,500 pounds. Those at the right hand side of the main corridor travel from the first to the sixteenth floor, an approximate distance of 200 feet. Those at the left travel from the

desired artistic impression is conveyed through the simplest of means; with a structural arrangement which throws the remotest interior open to the light; with a floor plan and a service equipment that yield a maximum of rentable space and insure a minimum of operat-

ing cost; and with a choice of constructive materials and fixtures aiming at serviceability rather than richness of effect, the Architects' Building meets in a notable degree the practical conditions outlined by Mr. Fenner.

In conclusion, it may be said that the care exercised in every other matter connected with the building is shown also in the letting of space. The tenantry is largely recruited from the architectural, engineering and allied professions or occupations, and no tenant is admitted without having been accepted by a vote of the board of directors.

Exceptional Renting Record.

The ultimate test of the merits of the building, as any investor will assert, is its ability to obtain tenants in competition with other structures of the same class. It has so happened that since the Architects' Building was planned a very considerable number of high-class office buildings have been put under construction in the Grand Central neighborhood. Yet the Architects' Building opens with a very nearly complete rent roll as regards office space, and perhaps a dozen intending tenants who were too late for the kind of suites they wanted have been "placed" by the agents, Ewing, Bacon and Henry, in nearby structures.

Several things have helped to insure this exceptional renting record. Firms that do business with architects and engineers were quick to see the saving of time made possible through being under the same roof with a group of men whom they were obliged to visit frequently, but the principal reason for the immediate success of the building is, without question, the quality of the accommodations and of the service offered, coupled with relatively low rents. Indeed, to sum up the achievements of the designers of the Architects' Building, the office rents of \$1.50 to \$2.36 a square foot represents a value which is probably unique in this town.

A contributory help was the promptness with which the construction contract was executed. For perhaps two months before the scheduled opening day it was possible to show prospective tenants through the offices. With reference to this phase of the building operation, Mr. Morris of La Farge and Morris, may be quoted: "The general contractors (the Fortieth Street Company—Irons and Todd) did a notable piece of work. Last September the site was a mere hole in the ground; by October 6 the first tier of beams were up, and on April 3 the first tenant moved in. Furthermore, we cannot speak too highly of the manner in which the contractors carried out the spirit as well as the letter of the contract and specifications." As a matter of fact, from whatever point of view the Architects' Building is studied, it conveys the impression of skilled workmanship.

The architects of the Architects' Building were Ewing and Chappell, 345 Fifth avenue, and La Farge and Morris, 23 East 26th street; the steam and electrical engineers were Ewing, Bacon and Henry, 101 Park avenue; the steel engineers were Eugene Stern and S. O. Miller, 103 Park avenue. The contractors, sub-contractors and manufacturers of materials used were as follows:

Construction Contractors.

General Contractor:

Irons and Todd, 101 Park Ave.

Mason:

A. Mungo & Co., 33 East 125th St.

Wrecking:

Rheinfrank House Wrecking Co., 620 E. 14th St.

Excavating:

Joseph Garry & Sons, 418 E. 25th St.

Steel Erectors:

Post and McCord, 101 Park Ave.

Steel Fabricators:

American Bridge Co., 30 Church St.

Protective Paints:

Toch Brothers, 320 Fifth Ave.

Blue Stone:

Penney & Bunt, 132d St. and Willow Ave.

Cut Stone:

John Hutchinson & Sons, 2383 First Ave.

Brick (Face):

Houghtaling & Wittpenn, 44 E. 23d St.

Terra Cotta:

Atlantic Terra Cotta, 1170 Broadway.

Cement (Brick):

Atlas Portland Cement Co., 30 Broad St.

Cement (Floors):

Nazareth Portland Cement Co., 1270 Bway.

Vulcanite Portland Cement Co., 200 Fifth Ave.

Wire Mesh Reinforcement:

Roebbling Constr. Co., Metropolitan Tower.

Building Materials:

Candee, Smith & Howland, Ft. E. 26th St.

Lime (construction):

Rockland Rockport Lime Co., 200 Fifth Ave.

Lime (finishing):

Clifford L. Miller Co., 110 E. 23d St.

Fireproof Partitions:

Roebbling Constr. Co., Metropolitan Tower.

Granite:

Penney & Bunt, 132d St. and Willow Ave.

Ornamental Iron Work:

Richey, Browne & Donald, Maspeth, L. I.

Sheet Metal Work:

L. A. Storch & Co., 517 E. 73d St.

Roofing (Slag):

Globe Roofing Co., 208 E. 89th St.

Wire Glass:

Mississippi Wire Glass Co., 220 Fifth Ave.

Waterproofing:

Walter H. Storm Co., 1182 Broadway.

Heating:

Mulhern Steam Heating Co., 103 Park Ave.

Concealed Trenches for Steam Mains:

New York Slate Works, 255 E. 138th St.

Fireproof Doors:

Kalamine Co., 16th St. and New Vernon Ave.,

L. I. City.

Electrical:

Lord Electric Co., 105 West 40th St.

Plastering:

T. A. O'Rourke Co., 103 Park Ave.

Painting:

Waters, Nichols & Crowingshield, 3 W. 29th St.

Plumbing:

W. G. Cornell & Co., 4th Ave. and 17th St.

Hardware Supplies:

Yale & Towne, 9 East 40th St.

Elevators:

Otis Elevator Co., 11th Ave. and 26th St.

Freight Elevator Doors:

Richey, Erowne & Donald, Maspeth, L. I.

Marble Work:

Traitel Marble Works, Webster Ave., L. I. C.

Vault Lighting:

Berger Mfg. Co., 11th Ave. and 22d St.

Balanced or Pivoted Sash:

S. H. Pomeroy Co., 1123 Broadway.

Pipe Covering:

Johns-Manville Co., 41st St. & Madison Ave.

Plate Glass:

Pittsburg Plate Glass Co., 60 Vandam St.

Sidewalk Lifts:

Otis Elevator Co., 11th Ave. and 26th St.

Paint:

Atlas Paint Co., 103 Park Ave.

Wire:

Standard Underground Cable Co., 50 Church St.

Conduits:

Thomas & Betts, 299 Broadway.

Pipe (Heating):

Reading Iron Works, 28 Platt St.

Pipe (Plumbing):

National Tube Co., 30 Church St.

Basins:

Monument Pottery Co., Trenton, N. J.

Toilet Seats:

L. Wolff Mfg. Co., Chicago, Ill.

Urinals:

Trenton Potteries Co., Trenton, N. J.

Toilets:

L. Wolff Mfg. Co., Chicago, Ill.

Hod Hoisting:

Smith Operating Corp., 275 140th St.

Scaffolding:

Patent Scaffolding Co., 647 W. 50th St.

Metal Lath:

Roebbling Constr. Co., Metropolitan Tower.

Cement Floors:

Harrison & Meyer, 1182 Broadway.

Vacuum Air Valves on Radiators:

Harlem Mfg. Co., 42 W. 67th St.

EQUIPMENT—Contractors'.

Filters:

Loomis Manning Filter Co., Madison Ave. and

23d St.

Radiators:

United States Radiator Corp., 101 Park Ave.

Electrical Switches

Hart Manufacturing Co., 203 Broadway.

Boilers:

Titusville Iron Co., 90 West St.

Mail Chutes:

Cutler Mail Chute Co., 27 Thames St.

Electrical Floor Receptacles:

Harvey Hubble, Inc., 1 Madison Ave.

Switchboards:

Metropolitan Elec. Supply Co., 76 W. 36th St.

Panel Board:

Metropolitan Elec. Supply Co., 76 W. 36th St.

Lighting Fixtures:

Enos & Watkins Co., 36 W. 37th St.

Damper Regulators:

Spencer Regulator Co., 78 Murray St.

Elevator Signals:

Elevator Supply & Repair Co., 105 W. 40th St.

Current:

N. Y. Edison Co., Elm and Duane Sts.

Metal Lockers:

Hart & Hutchinson Co., 100 Lafayette St.

Fire Insurance Brokers:

DeLanoy & DeLanoy, 2 Wall St.

Valves—Radiators:

Jenkins Bros., 80 White St.

Boiler Grates:

Washburn & Granger, 50 Church St.

Starting Rheostat:

Sprague Electric Works, 527 W. 34th St.

Motors:

Sprague Electric Works, 527 W. 34th St.

Fire Hose and Reels:

Eureka Fire Hose & Mfg. Co., 13 Barclay St.

Pumps:

Deane Steam Pump Co., 115 Broadway.

Fire Alarm Systems:

Western Union Telegraph Co., Dey St. & Bway.

Chain Drive on Pumps:

Morse Chain Co., 50 Church St.

Electric Lamp:

General Electric Co., 30 Church St.

Directory Boards:

Tablet & Ticket Co., 381 Broadway.

Vacuum Cleaning (Portable):

Electrical Cleaner Co., 477 Fifth Ave.

Window Chains:

Bridgeport Chain Co., Bridgeport, Conn.

Gilt Paint for Radiators:

Geo. Benda, 221 Fourth Ave.

Reduced Rents in Old Bronx Apartments.

J. Clarence Davies says the percentage of vacancies in new-law houses near the subway or elevated stations in The Bronx will be small this year, while houses more than three blocks from a station will suffer. Old-law houses are well rented, but owners of these style houses have had to reduce rents to keep their tenants, and to obtain new ones.

"There is a perceptible demand for cheaper apartments, consisting of three, four and five rooms, while six to ten rooms are harder to rent, especially at former rentals," says Mr. Davies. General renting conditions in The Bronx are in a healthy state; there seems to be no desire of tenants to leave The Bronx for other boroughs.

A Good Year for Savings and Loan Associations.

The Metropolitan League of Savings and Loan Associations, comprising seventy-six Co-operative Savings and Loan Organizations in the greater city and contiguous counties, held its annual meeting in the offices of the Atlantic Association, Brooklyn, last Saturday night. The meeting was largely attended, and all the institutions belonging to the League reported progress. There was an increase in assets of \$2,500,000 last year, and the number of depositors increased 15,000.

The following officers were elected: President, Walter L. Durack, 215 Montague street, Brooklyn; Vice-President, Charles Stuart Folsom, 14 Bible House; Secretary, Archibald W. McEwan, 2161 Bathgate avenue; Treasurer, Edward M. Cutler, 56 Pine street. Trustees for three years, George J. Beyer, M. V. Dorney and Martin S. Cohen.

THE COST OF GOVERNMENT IN NEW YORK CITY

A Study of the Principal Causes of the 98 Per Cent. Budget Increase Which Has Taken Place in the Last Ten Years—Remedies Suggested.

—Article I, Part II—

By HENRY BRUERE, Director, Bureau of Municipal Research.

IN the first installment of this article I reviewed the growth of city expenditures, showing that since 1908 appropriations had increased in all departments except those of the Borough Presidents of Manhattan and The Bronx.

Table II printed last week showed that the ratio of increase in the Mayor's department outruns the ratio of increase in the Borough Presidents' offices by five times. As a matter of fact, during the present administration the most notable instances of economy have occurred in departments under the jurisdiction of Borough Presidents. This is in part due to the very low level of administration existing in those departments heretofore, brought to light by Commissioner of Accounts Mitchel and by citizens working through the Bureau of Municipal Research, but is also due to the fact that major emphasis was placed upon the need of economy at the very outset of the present administration of these offices.

The Department of Finance has effected economies, but its expenditures have increased because of additions to its expert force made necessary by the accounting reorganization.

For definite thinking it will be helpful to analyze still further the increases in the several departments under the jurisdiction of the Mayor. This analysis is shown by Table III—Comparative Statement of Budget Appropriations for the Departments, Bureaus and Offices Subordinate to the Mayor.

Many explanations may be offered of these increases. Thus, appropriations for weights and measures and the commissioners of accounts have increased because of a redefinition of the work of these two offices. Health work has been expanded. In part, the increases in these and other departments represent normal growth of activities on the old theory that extensions in work necessarily involve increased expenditures. Unquestionably, they also include a percentage of "slack" representing inefficiency of method and unnecessary employment. The opportunity for economy lies in the bulk of expenditures which furnish the background for these increases and not merely in the increases themselves. This bulk represents the cost of operating the municipal institution which has been built up through a process of slow accretion. It is governed by an accumulation of habits developed long before efficiency and public business were brought even into the same field of thought. It is to these major expenditures that attention must be given if important economies are to be realized.

Waste Admitted; Action Dilatory.

A few days ago Comptroller Prendergast published a report recommending the establishment of a central purchasing agency for the city. In this report he pointed out that under present conditions, when 125 different departments each buys its own supplies, great waste occurs because of disparity of prices and inequality of purchasing methods. The Comptroller showed that the practice of buying supplies on open market orders, as contrasted with competitive contracts, penalizes the city about 25 per cent.

The present article, begun last week, is the first of a series of five, written by Mr. Bruere at the request of the Record and Guide. The purpose of the series is to discover why taxes are increasing out of proportion to the growth of population. If the causes of the disproportionate increase in taxes can be ascertained, there should be no great difficulty in getting the men of public spirit in the community to cooperate toward obtaining effective remedies.

Mr. Bruere's first article, which ends with this installment, analyzes the increased cost of government, locating (1) the divisions of governmental activity in which the principal increases have occurred and (2) the causes of these increases. It emphasizes the important fact that the concentration of fiscal responsibility supposed to exist in the city administration is more apparent than real, as the Board of Estimate has "more or less jurisdiction" over only \$85,000,000 in a budget of nearly \$193,000,000.

The second article will discuss what will be shown to be a principal factor in the rising cost of government—the mounting bonded indebtedness of the city. The third article will describe present efforts under way to eliminate waste and to obtain a dollar's worth of service for a dollar's taxes, and results already obtained from them. The fourth will deal with obvious next steps for taxpayers to insist upon in bringing about greater efficiency and economy in city government. The fifth article will forecast tendencies in development of city activities, prospective undertakings and methods of financing them.

In 1911 \$3,500,000 of supplies were bought on open market orders representing, if the Comptroller's figures are correct, a waste of \$700,000. The joint legislative committee investigating the city's finances as long ago as 1909 reported in favor of establishing a central purchasing agency. The Ivins charter commission before and the Hammond charter commission afterwards made similar recommendations. But the Legislature failed to act because legislative inertia and the influence of contractors were greater than pressure in favor of the proposal brought by responsible city officials.

Public officials have from time to time said the waste in the city's payrolls amounted to \$15,000,000 a year. This is probably a reasonable estimate, for the city's salary and wage list now aggregates \$90,000,000. Yet due to Aldermanic obstruction, salary standardization recommended in 1910 was not seriously undertaken until 1913. The very first study made showed enormous inequalities in compensation. In one of the smaller departments if employees were paid equally for equal work there would result a reduction of \$60,000 a year in the salary cost. The Comptroller and the Borough Presidents of Manhattan and The Bronx proved three years ago that it was possible to obtain increased service from their departments by an actual reduction in the number of men employed. The example of this demonstration has not been followed by other city departments. Thus, a certain bureau has for years made out a case to an easily persuaded because uninformed commissioner and to a more easily persuaded because less informed Board of Estimate and Apportionment that it required five men to do

a certain piece of work. All during the present administration, and doubtless for years before, these five men have been "segregated" to this work. Recently, when clerks were urgently needed in another branch of the department an attempt to take them from this division met with violent opposition. This protest resulted in an analysis of work done by the whole group. The analysis based on statements of the division head and signed by him for submission to the commissioner showed that the maximum daily work done by the five men did not constitute a full day's work for two men.

In greater or less degree the same condition of over-supply of service and the performance of unnecessary work prevails throughout every branch of city government, except in the few offices where a careful measurement has been made of quantity and value of work performed by every member of the organization.

Available Relief.

There is no reason why scientific management in its broader sense should not be applied to city business. A recent preliminary study of methods of sewer construction in Philadelphia shows that merely by intelligent organization of work and eliminating delays and unproductive effort, the cost of construction can be cut 50 per cent. Similar readjustment of work in Manhattan has shown equal savings.

The Board of Estimate and Apportionment by standardizing salaries and supplies and by establishing an efficiency division is taking the first steps toward method studies on a comprehensive scale. To push forward and utilize the work of these fundamental reforms will be the most conspicuous service opportunity of the next administration. For until we have an administration cohesively constructed and co-operatively determined to make its first business the elimination of waste we shall not have efficient government in New York City. Until this is done taxes will continue to rise and the tax rate creep steadily up.

Temporary declines in the tax rate sometimes occurring on the eve of municipal elections are meaningless, for the tax rate is only an approximate index of the city's expenditures. An increase in assessed valuations may serve to lower the rate without decreasing the amount of the taxpayer's bill.

Organization Obstacles to Efficiency.

Taxpayers who have supported citizen effort to bring about governmental efficiency in the past seven years sometimes ask the question why, in spite of improvement in municipal methods, taxes continue to increase? The first answer is that the effort has not been sufficiently complete. The second answer is that New York City is not so organized as to facilitate transition from disorderly to efficient business practices. It is easily conceivable that a Mayor's office might be so organized as to obtain adequate control over departmental expenditures, but it is hardly conceivable that any Mayor of New York City will ever be content to forego for the routine duty of supervising the business details of the city all the dramatic opportunities for pub-

lic applause and popular approval which his office affords.

Costly Whimsicalities.

Taxpayers pay an enormous price for the diversion they receive from the philosophical or whimsical utterances of a chief executive. They pay heavily for official after-dinner speeches. They pay heavily for feverish ambition for political advancement which election to office seems to breed. The major cause of the slow progress of waste reduction and the resulting increase in taxes is a lack of a competent responsible governing body for the City of New York. If I had my way I should place responsibility for the administration of all city and county business upon the Board of Estimate and Apportionment. I would minimize the embarrassment of having a board appoint heads of departments by giving heads of departments permanent

constructive steps planned early in the administration must be borne by the Board of Aldermen, which with the Mayor's approval, repeatedly denied funds to make necessary preliminary inquiries. Part of the responsibility is taxpayers' responsibility whose representatives opposed these steps and gave countenance to the Aldermen's action.

Tax Bills Out of Proportion to Service.

Taxpayers will find their tax bills continuing to increase out of proportion to services rendered them by government until they insist that public officials devote the same persistent energy to putting the city on a business basis as they have recently given, for example, to the preparation of subway plans. Moreover, to obtain continuing effort in the direction of greater efficiency taxpayers must learn to applaud and encourage efficient administration as heartily as they now

ried on during the present administration has been under the supervision of men long in city service, but previously denied opportunity to render service up to their best ability. The next administration will start with an advantage never before possessed by any administration, namely, a considerable body of city employees equipped for and devoted to executing a program of efficiency. If taxpayers wish efficient, economical government this is the time for them to make their plans for the next four years.

A Patriotic Contrast.

According to a press dispatch, a citizen of Denver recently offered to run the government of his city for a million dollars less than its present \$6,000,000 budget. This offer was in patriotic contrast to those citizens who are indifferent to government problems or merely raise their voices in complaint. The offer was probably conservative because no American city has yet achieved a government that gives back in service an adequate return for funds expended.

I have no personal information of governmental efficiency in Denver, but I am convinced that if there were no interference by the Legislature, a group of efficient men co-operatively governing New York could render more service in 1914 with a budget of \$10,000,000 less than the present budget than is now being rendered by New York's decentralized government. If there were no expansion in activities, and effort toward efficiency were continued, it should be possible to conduct the city's affairs for a number of years without increasing the total expenditure.

Connection for Subway Systems.

Plans for the connection of the existing subway with the new subway in Lexington avenue have been changed by the Public Service Commission for the First District, so that the junction will be made south of 40th street instead of near 42d street as originally contemplated. The first plan involved the passage of the new subway under private property on both sides of 42d street, and it developed that the obtaining of easements would be very expensive. On this account the Board of Estimate and Apportionment refused to approve the first plan. The Public Service Commission then adopted a plan for a connection through 40th street. According to this plan, the route just touches private property where it cuts the corners of blocks at Park avenue and 40th street and Lexington avenue and 40th street. The Board of Estimate and Apportionment has not yet acted upon this plan.

—Individual names, which almost disappeared for a time from the current records of building operations, seem to be coming more into view again, as in other days before the fever for syndication and incorporating broke out among the smaller builders. For awhile one operator scarcely knew his brother by his corporate name. Certain old firms have through it all taken pride in calling themselves by their personal cognomens, and others have simply added the word "Company," or the abbreviation, "Inc.," so that their identity has never been hidden, and their works do honor them. Of course, there are good reasons for incorporating one's business, but why not let the old firm names stand out as of old?

—For several years there has been an increasing demand for apartments of two, three and four rooms. Some of the older houses, which contain large suites, are so planned as to permit of sub-division; and in some cases this has been done with gratifying results.

Table III—Comparative Statement of Budget Appropriations for the Departments, Bureaus and Offices Subordinate to the Mayor.

	1908.			1913.		
	1903. Amount.	Amount.	% In- crease over 1903.	Amount.	% In- crease over 1903.	% In- crease over 1908.
Departments under complete control of the Mayor.....	\$32,712,508.20	\$43,160,915.68	31.94	\$55,296,299.80	69.04	28.12
The Mayor's Office.....	\$38,345.00	\$43,800.00	14.22	56,600.00	47.61	29.20
Bureau of Licenses.....	20,955.00	27,100.00	29.32	86,820.00	314.32	220.37
Bureau of Weights & Meas.	27,000.00	30,000.00	11.11	77,387.50	186.62	157.96
Commissioners of Accounts.	151,000.00	225,110.00	49.08	212,960.00	41.03	*05.40
Chamberlain's Office.....	45,600.00	56,600.00	24.12	64,365.00	41.15	13.72
Law Department.....	460,560.00	784,370.00	70.31	892,440.00	93.77	13.78
Police Department.....	11,566,680.42	14,350,499.49	24.07	16,738,071.46	44.71	16.64
Fire Department.....	5,218,300.28	7,483,485.50	43.41	8,945,945.40	71.43	19.54
Tenement House Department	466,433.08	643,227.00	37.90	809,275.00	73.50	25.81
Dept. of Docks and Ferries.	423,038.38	569,545.60	34.63	922,255.25	118.01	61.93
Dept. of Bridges.....	4,582,852.23	5,919,056.81	29.15	7,541,391.86	64.56	27.41
Water Supply, Gas & Elec.	5,362,112.20	6,632,856.19	23.70	7,710,576.46	43.80	16.25
Street Cleaning Dept.....	1,375,868.95	2,377,125.00	72.77	2,694,840.53	95.86	13.37
Dept. of Parks.....	791,072.50	1,175,145.50	48.55	1,269,246.87	60.45	58.01
Dept. of Correction.....	1,802,490.16	2,287,944.59	26.93	3,621,806.38	100.93	68.30
Dept. of Public Charities...	349,900.00	455,150.00	30.08	591,024.50	68.91	29.85
Board of Taxes & Ass'ts....	30,300.00	45,400.00	49.83	42,552.90	40.44	*06.27
Public Recreation Com'n...	.....	.....	.....	22,403.12	.....	.....
Commissioner of Licenses....	.....	54,500.00	.....	51,660.00	.....	*05.21
Departments under incomplete control of the Mayor.....	\$22,327,486.03	\$30,884,274.09	38.32	\$41,504,012.78	85.89	34.39
Department of Health.....	\$1,034,391.48	\$2,279,849.50	120.41	\$3,366,219.50	225.43	47.65
Belleuve and Allied Hospitals	595,580.78	926,202.00	55.51	1,363,976.00	129.01	47.27
Board of Ambulance Service	.....	.....	.....	87,175.00	.....	.....
Board of Inebriety.....	.....	.....	.....	7,202.00	.....	.....
Department of Education...	20,063,017.77	26,712,963.59	33.15	35,206,846.96	75.48	31.80
Normal College.....	220,000.00	308,400.00	40.18	486,301.15	121.05	57.69
City College.....	298,362.00	494,000.00	65.57	666,134.17	123.26	34.84
Art Commission.....	8,600.00	7,600.00	*11.64	7,600.00	*11.64	.....
Municipal Civil Service Commission	100,000.00	145,000.00	45.00	209,515.00	109.52	44.49
Municipal Explosives Commission	2,380.00	4,000.00	68.06	9,705.00	307.77	142.63
Permanent Census Board...	.....	.....	.....	87,338.00	.....	.....
Examining Board of Plumbers	5,154.00	6,259.00	21.43	6,000.00	16.43	*04.14
	\$55,039,994.23	\$74,045,189.77	34.53	\$96,800,312.58	75.87	30.73

*Decrease.
NOTE.—The budget appropriations of the Borough of Manhattan from 1908 to 1913 have decreased 1.61 per cent. The budget appropriations of the Borough of The Bronx have decreased 23.47 per cent. in the same period.

tenure subject only to removal on charge by a majority of the board. In case of removal vacancies would be filled by the board. My suggestion is not so much to establish commission government in New York as to concentrate responsibility.

This reorganization would help, but it is not a necessary prerequisite to economy. A determined, competent Mayor could place the city on a business basis. Since it may require some additional years of experience before New York will abandon its present form of government, if New York City desires efficient government, it is important that it employ a mayor who will make it his chief business to bring about efficiency. Notable advances in city efficiency could be made if the present administration for the remainder of the year and next year's administration make their primary business the business of working together for good administration.

The present group of officials in charge of city affairs have suffered obstructions in the form of subway negotiations, personal differences and political aspirations. A large part of the responsibility for obstructions placed in the way of

applaud and encourage the prosecution of public grafters.

New York's budget will pass the \$200,000,000 mark, as its debt has passed the \$1,000,000,000 mark, and the tax rate will continue to rise, unless management is made the prime business of city government. There is no other protection available to the taxpayer against the increasing tax bill. It is true that the Constitution limits the amount of taxes to \$2 in \$100, but in this restriction the amount levied for city debt purposes is excluded. But of the present tax rate of \$1.81, 51 cents is imposed for debt purposes. With the present assessed valuation, therefore, the tax rate may increase about 17 times the average annual increase of the past five years before the friendly hand of the constitution intervenes.

Four years of persistent attention to problems of administration in New York City would not only bring relief to taxpayers but revolutionize the spirit of the army of city employees. There are in the city government now hundreds of men keenly interested in working out efficient administration. Some of the most important constructive work car-

CITY BUILDING COSTS ARE FAR TOO HIGH

New Revision of Code to be Judged by Whether It Raises Costs or Not—Will be Ready by July First—Ernest Flagg Would Strike Out Unnecessary Specifications.

THE hearings on the proposed building code have closed and the Building Committee expects to have its report ready for presentation to the Board of Aldermen on July first. The new code will be embodied in this report, which will then be referred back to the committee by the board for the purpose of giving public hearings. When these are held the code will be put upon its final passage.

Alderman Herbst thinks the chances of its passage are good, as there is general agreement that a new code is extremely necessary. The Republicans have a clear majority of four in the Board of Aldermen, but the indications are that political lines will not be sharply drawn, if the new code is merely to be the sum of the unobjectionable provisions contained in the previous revisions. In fine, the public after six years of argument thinks it is full time that decisions should be rendered.

The real task of the committee now is to complete its editorial work by July first. If the report is delayed much beyond that date, it will have but little chance of getting safely past the Board of Aldermen and the Mayor before the close of the present administration. The Board of Aldermen takes a long recess during the summer, and when it reconvenes in September the political campaign will be on, to the exclusion of other matters. The Building Committee will devote next week to executive sessions in conference with the advisory committee of experts, at which final determinations will be reached for the most part.

A Specification Code.

From present appearance the new code will be a "specification code," in that it will clearly set forth what is lawful construction and leave little or nothing to the discretion of the superintendents of buildings. It will require the registration of all master builders, be they architects, contractors, or structural engineers, provided the Corporation Counsel's office renders an opinion that the Board of Aldermen has the constitutional power to enforce such a provision. As the most vital criticism against previous proposed codes was that it increased the cost of construction, it is expected that costs will be greatly reduced in the revision soon to come out.

Construction Costs Too High.

General admission is made by all authorities that the requirements of the New York building laws are not only far in excess of the requirements in European cities but also greatly in excess of what they ought to be here. This statement was definitely made at the last public hearing given by the committee in the present series, on Monday, by Ernest Flagg, the architect. Personally, architects and builders are said to be indifferent as to what the costs of construction may be, so long as higher costs do not retard building activity; because the costs are shifted first to the owners and finally to the ultimate consumer. But periods come, as now, when the owners have difficulty in shifting the burden, and the consequence is that the real-estate sales market lags, taxes

mount up and property owners rise up and protest against any further burdens, either in the form of construction costs, higher taxation or violation notices. At such a crisis a measure greatly increasing the costs of construction would scarcely be well received by the public, which once every four years has something to say about how the local government will be conducted.

Among real-estate men and builders, these are considered the essential questions concerning the proposed new code—first, can it be finished in time? and, second, will it reduce or increase the cost of construction?

The fourth and last hearing by the Building Committee in advance of its report was given at its office in the Emigrant Savings Bank on Monday of this week, when the subject of terra cotta was considered. The National Fireproofing Company submitted a brief, which was essentially the same as it has submitted to former committees.

Ernest Flagg's Suggestions.

Mr. Ernest Flagg in the course of some remarks, said:

"Three hearings have now been held by your committee on the proposed Building Code; stone concrete, cinder concrete and brick walls have been considered.

"In regard to the two first mentioned items—stone concrete and cinder concrete—it seems to me a great deal of trouble could be saved and considerable advantage would accrue if these sections were stricken out altogether, and I respectfully suggest that that be done.

"In my judgment, items of this sort have no proper place in the law. They are not found in the building laws of European cities.

"Now, what I suggest is this: That these matters be dealt with precisely as we now deal with plumbing. That is to say, leave it to the Superintendent of Buildings to formulate the necessary rules which the users of those materials must follow; furnish blanks containing them to builders to be filled out just as the plumbing blanks are filled out, and issue no permits for buildings unless the plans and specifications conform to the regulations.

"I feel confident that a little reflection will convince you of the wisdom of this plan. If that system were applied wherever it can be applied, in the drafting of the law, not only would almost all the matters which have proved stumbling blocks in the past in drafting a code be removed, but the actual working of the law would be greatly improved, simplified and facilitated.

"A system of this sort would prove very much more elastic than the present one. New inventions, processes and engineering expedients are constantly being introduced and for this reason, if for no other, any hard and fast law which undertakes to provide a rule for every emergency, no matter how skillfully it may be drawn, will become out of date almost as soon as it is made.

A Comparison with European Laws.

"The building laws of European cities are usually much more general than ours. The details of construction in the

use of materials are left in the hands of the administration, just as our plumbing regulations are. The proper sanitation of buildings is certainly quite as important as many of the other details of construction, and if our present method of dealing with these sanitary matters works well, why should not the same method be applied to other details? If this were done, I am sure most of the difficulties in the way of drafting a satisfactory code would disappear at once. Of course, there are many matters which cannot be dealt with in this way, and the regulation of wall thicknesses is one of them.

"In all the building laws of European cities which I have seen, the rules governing the thickness of walls occupy a chief place. In this matter European builders are much more conservative than we are. The wall thicknesses required are much greater and I am convinced that it is to this feature of the European building more than any other that is due the low fire loss in their cities."

Fighting Encroachment Orders.

An earnest body of taxpayers gathered in Muller's Bronx Casino, at 154th street and Third avenue on Monday evening, to protest against President Miller's order to remove building projections on Third, Tremont and Washington avenues. Spirited addresses were made by J. Harris Jones, Thos. D. Malcolm, Julius Trattner, August Oesting, B. Hartman, John F. Frees, Louis Meckes and others. A committee consisting of Julius Trattner, August Oesting, Thos. D. Malcolm, J. Harris Jones, E. Meyer, Chas. Wilhelm, August Lutz, F. A. Lowe, John F. Frees and Thos. Hicks, with the chairman ex-officio with full power to raise funds and engage counsel was chosen to issue and distribute literature and by every means within their power to protect the property owners from the alleged injustice which President Miller's order would cause.

Albert E. Davis was chairman, John F. Frees, secretary and Thos. D. Malcolm, treasurer. A considerable fund was subscribed and paid in at the meeting. A protest and appeal was adopted and directed to be sent to the Board of Estimate with a request for a hearing. Another meeting will be held at the same place next Monday night.

The appeal recites in part:

"We resent as a wicked libel against the honest taxpayers of this borough the attempt to make it appear that they have stolen from the City, as squatters, the space which their show windows, entrance steps and other projections occupy, when in truth and in fact they were placed beyond the building line by the City's invitation and under the signed permits of officials, charged with the same powers and duties and required to abide by the same laws and ordinances as those which the present administration has so flagrantly nullified and defied.

"We assert that these ordinances are authorized by Section 50 of the City Charter and have been sustained by the Courts and that a similar use of the streets in front of buildings is permitted in most large cities and has been from time immemorial."

THE WEEK AT ALBANY.

Last Week of the Session—Workmen's Compensation—Excess Condemnation.

During the earlier part of the week, much of the time of the Legislature was taken up with the direct nominations bill and other political measures. On Thursday morning, at the close of the night session continued over from the preceding day, the Senate passed a resolution providing for the adjournment of the Legislature at 1 p. m., May 3; and immediately afterward the five minute rule was adopted, which means that a Senator may speak only once and for five minutes only on each bill. Corresponding resolutions were presently voted in the Assembly. In the endeavor to close out the work of the Legislature in the remaining days of the week a mass of bills were passed which it will take some time to sift through in order to discover the measures that are of especial interest to the real estate and business professions.

An illustration of the hurried manner in which legislation has been conducted because of the desire to make up for lost time through the Stilwell trial was furnished by the enactment of certain bills introduced by Senator Frawley at the request of the State Comptroller's Department. The bills, which have been signed by the Governor, would make \$110,000,000 outstanding State bonds bear interest at the rate of 4½ per cent, instead of 4 per cent if held by insurance and trust companies and savings banks. The purpose of the bills was to facilitate the flotation of new state bonds, and their effect in raising the interest rate on outstanding bonds was not contemplated. This feature of the bills was pointed out to the Governor by President Lawson Purdy of the New York City Tax Department, who explained that the bills would cost the State nearly \$25,000,000 in fifty years without any consideration in return. The Governor, after a conference with the State Comptroller's office, decided that the Frawley bills were inadvisable and took steps to have them repealed.

The workmen's compensation bill, introduced by Senator Foley, at the instance of the State Insurance Department passed the Senate on Wednesday, despite strong opposition. The bill provides for compensation by a State administered fund, by mutual insurance, by self-insurance and by casualty companies. The provision relating to casualty companies had been bitterly assailed by the representatives of the labor unions at the committee hearings.

It is believed that the amendments to the condemnation law for taking private property for public use, known as the "Supreme Court with or without a jury" amendment and the "Excess Condemnation" amendment, which had passed the Assembly and were on the order of third reading in the Senate, were among the measures that will go to the Governor. These bills are Senate Pr. No. 249 and Assembly Pr. No. 386. They will enable the city to avoid leaving unusable strips, gores and triangles along streets or parks, and paying consequential damages for the partial destruction of lots and then having no power to make the land usable along city improvements.

All persons who are acquainted with the expensive and roundabout method of condemnation now in use will welcome the plan to bring such cases before a court and have them adjudicated by an intelligent judge according to regular rules of procedure.

Section 7, Article I, of the Constitution is amended by these measures, to read as follows:

Section 7.—When private property shall be taken for any public use, the compensation to be made therefor, when such compensation is not made by the State, shall be ascertained by a jury, by the supreme court, with or without a jury but not with a referee, or by not less than three commissioners appointed by a court of record, as shall be prescribed by law.

The legislature may authorize cities to take more land and property than is needed for actual construction in the laying out, widening, extending or re-locating parks, public places, highways or streets; provided, however, that the additional land and property authorized to be taken shall be no more than sufficient to form suitable building sites abutting on such park, public place, highway or street. After so much of the land and property has been appropriated for such park, public place, highway or street as is needed therefor, the remainder may be sold or leased.

If these amendments are approved by the Governor, they will come before the people for voting at the next general election, and, if adopted, will be enacted into a general law by the next Legislature.

The following acts have been signed by the Governor:

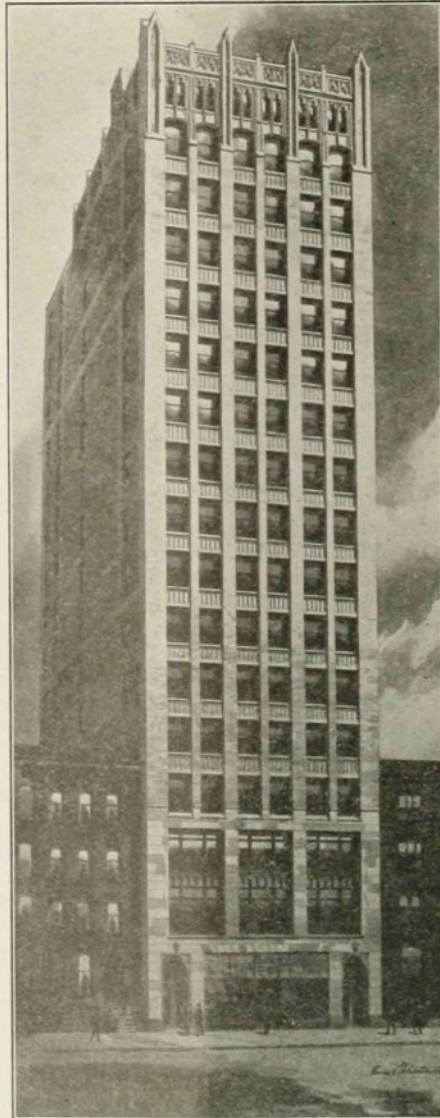
Chap. 134—By Senator Peckham, amending section 47 of the Tax Law, in relation to payment of expenses in certiorari proceedings.

Chap. 128—By Senator Blauvelt, to amend section 12 of the Religious Corporations Law, in relation to the sale, mortgage and lease of real property of religious corporations.

Chap. 152—By Assemblyman Burr, repealing section 13 of the Decedent Estate Law, in relation to devises of real property to aliens.

Chap. 204—By Senator Ramsperger, amending section 351 of the Insurance Law in relation to inspecting water supply and apparatus for fire fighting

Chap. 205—By Senator Ramsperger, amending section 48 of the Insurance Law in relation to the contents of advertisements.



House & Goldstone, Architects.
6-8 WEST 32D STREET.

Sixteen-story office and loft building to be erected by the Bradkin Realty Company (Brody, Adler & Koch).

EVERYBODY'S SIGNING IT.

The Declaration of Principles—A Great Demonstration in Behalf of Municipal Economy.

The Declaration of Principles issued by the citizens' committee of which William H. Chesebrough is chairman, is being largely signed in all the boroughs. Among the names that have not already been printed here are:

Chairman Coggeshall and President Bright of the Lawyers Title Insurance and Trust Company; George R. Sheldon, Ernest Flagg, the architect; President Underwood of the Underwood Type-writer Company; Frederick Johnson, Leo F. Bing of Bing & Bing, and Lee & Fleischmann, builders of the finest apartment houses; Max Marx, the big land developer.

President Hegeman of the Metropolitan Life Insurance Company, which loans more money on city real estate than any other one institution; Bradish Johnson, William J. Dewitt, David A. Clarkson, former president of the New York Real Estate Board of Brokers; De Hart Bergen, president of the Brooklyn Real Estate Board; Lawrence B. Elliman, Henry S. Harper, Mr. Gaillard of McVickar, Gaillard & Co.; Joseph S. Schwab, an executive officer in the United Real Estate Owners' Associations; John M. Stoddard, John H. Judd, estate of Charles F. Hoffman, the Barney Estate Company, Edward P. Doyle and George Wenner.

Taxpayers Are Going to Have a Say.

William H. Chesebrough, chairman of the temporary executive committee, has said that the time has come when the taxpayers propose to have something to say about how the city's revenues, collected from them, shall be expended. This is necessary not only to protect their equities in real property but also essential in safeguarding the city from the most serious financial consequences.

Without doubt, he said, the constant increase in taxes had been the principal, although not the sole cause, of the increasing rents. The rentpayer, while he had not always realized it, had undoubtedly suffered greatly from the burden of increased rent by reason of wasteful city government. And it might be that the rentpayer was so overburdened now that future increase in taxation might have more effect in breaking down values than in further increasing rents.

Mr. Chesebrough thinks it now possible to put a body of men in control of this city who will put political interests and all the interests of friendship aside to the extent of making themselves unpopular by keeping down the cost of city government. Until quite recently he had not thought this possible, but now the psychological moment has come. Until the last two or three years there had been no general appreciation of the danger to the city and to real estate owners.

It is yet early to start a political campaign, and the activities are confined to rolling up a monster list of signatures to the Declaration. Later on plans will be announced for meetings in all the boroughs, delegates will be chosen to a general city convention and organization effected to carry out the principles of the new party.

—From January 1 to April 24 there were 2,599 conveyances recorded in Manhattan as against 3,039 during the corresponding period last year. The assessed valuation of the properties transferred during the current year was \$157,681,412, as against \$247,483,345 last year.

LARGEST FACTORY.

The New Loose-Wiles Biscuit Company Building, Long Island City.

There is now being constructed at Thompson avenue and Meadow street, Long Island City, by the Turner Construction Company, New York, for the Degnon Realty and Terminal Improvement Company, according to plans and specifications by Mr. Wm. Higginson, architect, what is expected to be the largest single industrial building in the eastern part of the United States. When completed, this enormous factory will be occupied by the Loose-Wiles Biscuit Company, a concern of national prominence, with large establishments in Boston and St. Louis.

The building, which is illustrated herewith, is 430x200 feet in plan, ten stories high, or a total of nearly 900,000 square feet of floor space. It is to be built almost entirely of reinforced concrete, though to keep the size of the interior columns as small as possible, structural



Long Island City.

THE LOOSE-WILES BISCUIT COMPANY BUILDING.

William Higginson, Architect.

steel shapes have been provided for the interior columns, up to the sixth floor line. This is necessary because the floor loads are extremely severe, as the following table will show:

- 1st floor—300 lbs. per square foot.
- 5th, 6th and 8th floors—200 lbs. per square foot.
- 2d, 3d, 4th and 7th floors—400 lbs. per square foot with large ovens on the seventh floor, which continue through to the eighth floor, weighing 350 tons each. Floors are designed according to the ordinary beam and girder construction. The floor finish to be maple, almost entirely throughout the building, except that a granolithic floor is specified in the driveways, in the basement and on the 3d and 9th floors and in front of the ovens.

Perhaps the most interesting feature of this building is the exterior, which is to be of a white glazed terra cotta and is to be largely illuminated with electric lights at night, some 4,000 sockets being provided for these lights. Standing as it does on the level plain at the back of Long Island City with nothing of equal or anywhere near the equal height in that part of the city, this new Loose-Wiles Biscuit Company Building will become a landmark for the Long Island portion of greater New York.

The foundations which are on piles are practically complete and the erection of the superstructure is to begin on May 1, as the contractors are under obligation to deliver the building to the owners, ready for occupancy, on February 15, 1914.

To get some idea of the magnitude of this building, it is only necessary to state that a preliminary order for nails amounting to two carloads has already

been placed and that 1,500,000 feet B. M. of lumber for use in the forms alone have been ordered for delivery at the job site, and that between 7,000 and 8,000 tons of steel will be required; 40,000 yards of concrete will be placed, requiring over 70,000 barrels of cement, with corresponding quantities of sand and gravel. When the job is running at a maximum, there will be about 500 men employed by the contractors. The Turner Construction Company expects to make a record for speed, considering the size of the job, and is making every effort to have the building in every way worthy of the past record that concrete construction has made in the metropolitan district.

SPRING RENTING IN 1913.

No Wholesale Moving Day Any More.—New Houses Favored.

The day of wholesale moving out of tenants on May 1 is a thing of the past, as the present day occupants of apart-

ments have changed their habits and methods by the signing of leases expiring in the majority of cases in September instead of May.

For this reason the Spring Season is one in marked contrast to that of years ago and the prospect is for fewer vacancies this summer than last.

Mr. A. V. Amy of A. V. Amy & Co., of Seventh avenue and 115th street, has noted that the tendency of some people, at least in Central Harlem, to seek the newer houses wherein to live instead of the old established, large roomed apartment-houses, is on the increase, and it is purely a matter of individual taste which are the best, for there are few if any of the old apartment structures whose landlords or owners do not see the importance of keeping them up to the latest requirements of the day.

The better class of tenants seek the comfort and luxury combined in the smaller apartments, but in the larger apartments luxury is sometimes overlooked for comfort.

"Owing to the high cost of living there is a demand by some for hotel features in connection with apartment-house life, but this tendency is apt to be limited rather than extended," Mr. Amy said, "to those who are given to travel or live the greater part of the year in the country or surroundings adjacent to New York.

"The building operations of the future for this reason in certain defined locations will no doubt include accommodations to meet this demand."

—A new real estate boom has started in Brownsville, in anticipation of a subway extension. The first boom there resulted from the opening of the Williamsburg Bridge.

TENEMENT BUILDING.

First Quarter's Plans Fully Equal to 1912 Record for Like Period.

A comparison of the number of plans filed for new tenements during the first quarter of 1913 with the record for the like period in the previous year, compiled by the Tenement House Department, discloses that taking into account the city at large, there is somewhat larger activity in tenement building than last year.

Manhattan planned 59 as against 47; The Bronx, 129 to compare with 153; Brooklyn, 214 to compare with 242, while Queens planned 135 this year as against only 58 last year for the same quarter. In other words, Manhattan and Queens are doing better than last year. The total for the city is 537 buildings planned for the first quarter of 1913 to compare with 501 for the first quarter of 1912, and with estimated costs of \$17,772,000 and \$16,629,000 respectively.

In Manhattan the value represented in this year's filings was \$6,656,000, to compare with \$5,285,000; and in Queens, \$1,154,000, to compare with \$60,000, the latter figure representing the estimated cost of all the tenements for which plans were filed during the first quarter of 1912. The following table has been prepared by the Tenement House Department:

1912, FIRST QUARTER.			
	Manhattan.	Bronx.	Brooklyn.
No. of Plans...	36	91	136
No. of Bldgs...	47	153	242
Est. cost.....	\$5,285,000	\$6,246,000	\$4,524,000
1913, FIRST QUARTER.			
No. of Plans...	59	129	117
No. of Bldgs...	59	129	214
Est. cost.....	\$6,656,000	\$6,070,000	\$3,892,000

Changing an Old Landmark.

The firm of Wilcox & Shelton, after thirty-one years in the same block, and twenty-five years in its present office, in 125th street, is about to move to a new location, at 2107 Seventh avenue, one door above 125th street. The firm of Wilcox & Shelton has been established for twenty-nine years with the present partners, who have seen most of the streets of all that part of the city north of Cathedral Parkway built up, and they have had a large part in the upbuilding. It is rare in the real estate field in our time for a firm to be so long established in the same neighborhood that its removal from the block becomes a matter of general comment throughout the city.

Dock Improvements at Long Island City.

The Board of Estimate will hold a public hearing on May 15, at 10.30 a. m., in Room 16, City Hall, relative to the application of the Dock Commissioner for authority to adopt plans for terminal facilities, etc., in that section of Queens Borough, bounded by Borden avenue, Van Dam street, Hunters Point avenue and the center line of Dutch Kills Creek. The plan includes water and car-float connections on Dutch Kills Creek, between Borden avenue and Hunters Point av.

A Thought from the Past but Good To-Day.

"Bear in mind that you may labor and toil in the whirl and excitement of business to build new warehouses and add to the city's wealth and to your own, but that while you thus build, ignorant negligent or corrupt men among your law makers can easily and stealthily pull down."—Grover Cleveland to New York Chamber November 26, 1883.

BUILDING MANAGEMENT

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

FACTORY FIRE DRILLS.

Mandatory Under a New Act.—An Efficient System Described.

[As a new state law makes mandatory the introduction of regular fire drills in loft buildings used for manufacturing purposes, an article describing as this does an efficient system of fire drilling should be valuable and timely to owners who may be puzzled by the provisions of the act.]

By Spear & Co.

A necessary accompaniment to any system of fire drill is the installation of a fire alarm in the building that will warn the tenants in what part of the factory the fire has started. The Legislature at this writing has not as yet formulated the specifications for the fire alarm system, but there is no doubt that the necessary feature, namely, indicating the location of the fire, will not be omitted.

The first step in the preparation of a fire drill is the appointment of a chief on each floor. He should be a person of cool judgment, one who is able to command the respect of the others on the floor. His primary duties are to see that there is sufficient aisle space, and that there are no obstructions to fire escapes and other exits.

Capable Monitors.

The chief selects a few capable assistants to assist him in the drill, and each assistant is assigned to an exit or stairway. Their duties shall be to see that the employees leave in an orderly and quiet manner, and that there is no overcrowding. When the signal to vacate is given by the chief, these assistants are to hasten to their respective exits and to station themselves, one on the inside, the other on the outside or stairside, of their respective exits. Upon the persons on guard at the exit an important duty devolves. The assistant on the stairside should be on the alert to see that none stumble on the stairs. It is the duty of the assistant stationed on the inside of the exit to open the door leading to his exit, when the chief gives the signal, and to remain there until every occupant has passed out. Before leaving he must be careful to notice that none has been left behind.

Where stair exits have sharp bends or turns and are not very well lighted, additional guards should be provided at such point.

Signal Bells.

On each floor there should be provided an additional bell apart from the electric gong, which should be under the sole charge of the chief. Upon the ringing of the house gong the chief will immediately pull the floor bell, which will be the signal for the employees to rise. Two rings will be the signal for the operatives to pick up their stools, chairs, or benches and place them on top of their machines. Three bells and the operatives form in either single or double file, and march toward the exits away from where the fire commenced. If double file is formed, their arms should be linked.

Under no circumstances should any person be permitted to leave the line for wearing apparel or any other article after the march has started.

On the formation of the line it should

be the business of the chief to shut off the power of the machines.

After the employees have reached the stairways they are under instructions of the guards stationed there, and upon reaching the street the line should be led away from the building, and not be allowed to clog up the entrance or the sidewalk in front.

A competent person should be chosen and instructed in the use of auxiliary fire apparatus, such as hose on the standpipes in the halls. Many incipient fires that lead to serious conflagrations can be averted if quick action is taken.

Elevators are not deemed means of exit in case of fire, and should remain on the street level and await the arrival of the firemen. When conditions warrant, elevators may be used to carry down passengers. The elevator operators should be at all times under the orders of the engineer.

These fire drills should be conducted at frequent intervals when the employees leave for their lunch, or are ready to go home at the close of the day's work; also at rarer intervals, during some unexpected moment in the course of the day, so that the employees may be trained to go through the drill without knowing whether there is a fire or not.

The operatives should be made familiar with the rules for the fire drill by posters printed in different languages.

Signs indicating the location of all stairways, fire-escapes and other means of exit should be displayed in prominent places throughout the building.

Make Your Entrance an Asset.

In small stores where the entrance is but one of a synonymous row of little stores and cramped windows a touch of distinctiveness is possible by judicious handling of light and other things about the entrance. In a Northern town a small hardware man found himself so situated that his store was but one of a row of eight where every entrance and every window was of the same size and design. And just because only a few squares away there was a competitor of larger capital and better quarters it became necessary for him to attract attention and assist his chance customers to memorize his address and his name.

Accordingly he installed a soft light system in his display window which, while it did not make his store seem gloomy, at the same time gave his illumination individuality, and set him apart from the others in his row. To partly offset the softer light of his window and complete his idea of being original he attached to his ceiling and just inside his door the most brilliant cluster of electric globes he could obtain. The result was both pleasing and profitable, says a contributor to "Business."

The interior light set his glass door apart from the rest—a brilliant glass affair with his name and number easily read from considerable distance. For daylight hours he has placed across the entire door a round brass bar and to the right on the woodwork is a shiny brass plate encribed "Push." The door swings both in and out. Every other door in the row has a catch and half of them are not in good working order.

Convention of Building Managers.

The sixth annual convention of the National Association of Building Owners and Managers will be held in Cincinnati June 10 to 14, in the south wing of Music Hall. Among the papers which will be read and discussed on this occasion will be one entitled "The Central Agency Compared with Individual Management in Operating Office Buildings," by Edward M. Willoughby of Willoughby & Co. of Chicago, who is president of the Chicago Real Estate Board.

A. L. Hawley of Seattle will speak on "Operating Costs of Rentals on the Square Foot Basis." J. E. Randell of Chicago will discuss the "Duties of a Building Manager During the Construction of a Building." Mr. Randell is the manager of the Continental and Commercial Bank Building, at Chicago, and is now engaged in erecting another bank building.

Clarence T. Coley, of the Douglas Robinson, Charles S. Brown Company, New York, will read a paper on the "Method of Determining the Proper Height of an Office Building." "Smoke Abatement and Furnace Operation" will be considered by Louis Kaiser of Cincinnati, founder of the Cincinnati Society of Combustion Engineers.

Besides the set addresses there will be fifteen minute discussions on "Metering Light to Tenants," "Painting and Decorating," "Painting Floors," "Vacuum Cleaners," "Fire Extinguishers," "Procuring Tenants by Advertising," "Profits from By Products," "Relation of Foot Traffic to Store Rents," "Lobby Tenants," "Elevator Safety Devices" and "Utilizing Roof Space."

Committees will report on Insurance, Plumbing, Government Buildings, Wireless Installation. R. P. Bolton, C. E., New York, will submit a report on the Basic Principle of Figuring Rentable Area in Office Buildings.

A Profitable Alteration.

One of the most conspicuous examples of profitable alterations can be found on middle Broadway, not far from 78th street. The average rent obtained from the old seven-room flats was \$50 a month, and the total rent roll for the several buildings was about \$20,000. It can be readily seen that the income obtained was entirely inadequate to the present value of Broadway property.

The owner, not knowing what else to do, leased the houses to a practical real estate man, and the lessee immediately altered the buildings extensively. By removing all the avenue entrances and making one large entrance on 78th street the entire Broadway frontage was left available for stores. The old flats were sub-divided into suites of two, three and four rooms, with kitchens or kitchenettes. Good plumbing, electric lights, and other modern conveniences were installed. Within a very short time after the alterations were completed the apartments were entirely rented to an excellent class of tenants. The three-room apartments rent for as much as the seven-room flats did, and the entire income of the remodeled house is about \$50,000, two and a half times the original amount.

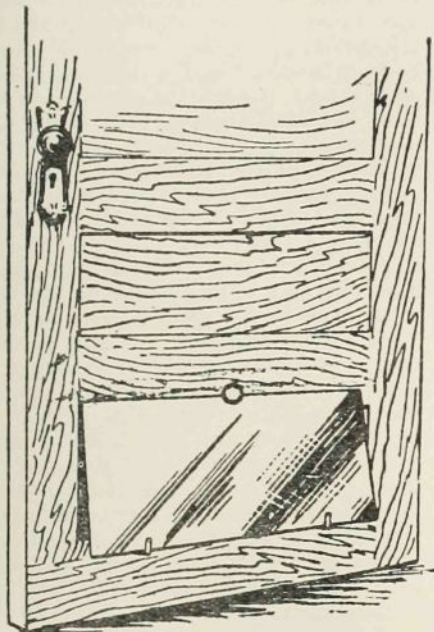
Of course, the stores are capable of producing a much better return than the old ground-floor apartments, and exclusive of the stores there are fifty tenants, as against thirty before altering. The cost was considerable, probably in the neighborhood of \$50,000, but the greatly increased income makes the property one of the most productive in the district.

USEFUL APPLIANCES

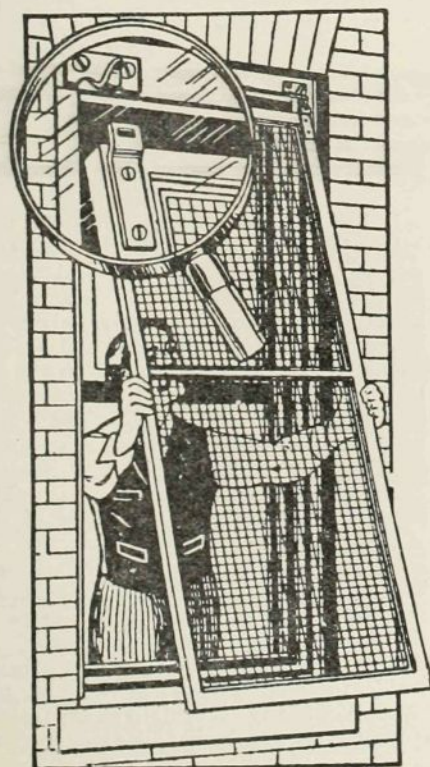
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

A Mirror for Skirts.

Here is a wrinkle for the enterprising house manager. Prospective women tenants will not fail to appreciate a skirt mirror on the bottom panel of their boudoir door. Women are frequently desirous of knowing how their skirts hang, and the mirror gives them a per-



spective of their garment. A mechanic can frame these mirrors and screw them to the door panel at very small cost. In fact, any sash and blind company can supply doors with panels for the insertion of these mirrors in new buildings. A small thumb-screw may be affixed so that the skirt mirror may be pitched at any desired angle.



A New Screen Hanger.

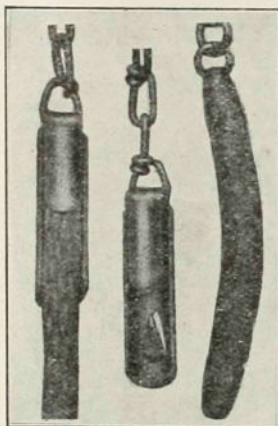
The Phoenix Manufacturing Company, of 54 Center street, Milwaukee, has a new device for hanging window screens and fastening them. The fixtures make the sash usable all year round, in winter for storm windows, and in summer for fly screens and mosquito nettings. They have a special application in the perfection of out-of-door sleeping porches. It is claimed that these devices make the window non-rattling. They may be hung or removed from the inside.

Keeping Down Carpet Dust.

When the janitor runs his carpet sweeper over a rug or carpet in an office he generates a certain amount of dust which must be wiped off later. If the superintendent instructs him to place a piece of cloth one inch wide and twelve inches long saturated with kerosene oil in the dust box of his carpet sweeper he will not generate dust while he is sweeping.

A Sash Mouse that Meets a Need.

Handley & Cotterman, of 164 North Wabash avenue, Chicago, Ill., are putting on the market a device for drawing sash cords through pulleys in window-frames. The device consists of a steel chain having a weight on one end and a fastener on the other. The fastener is made of one piece of steel, with a sharp point or spur for holding the end of the sash



cord and drawing it through. The chain is made of steel, has no open links and cannot be pulled apart. The weight is made of lead and the proper shape to go through the pulleys readily. The total length is 59 inches and the weight only three ounces. This device is known as the "Han-Cot" sash mouse.

QUESTIONS and ANSWERS

Topographical Maps.

Where can I obtain standard topographical maps and what is their cost? Why was the price advanced?

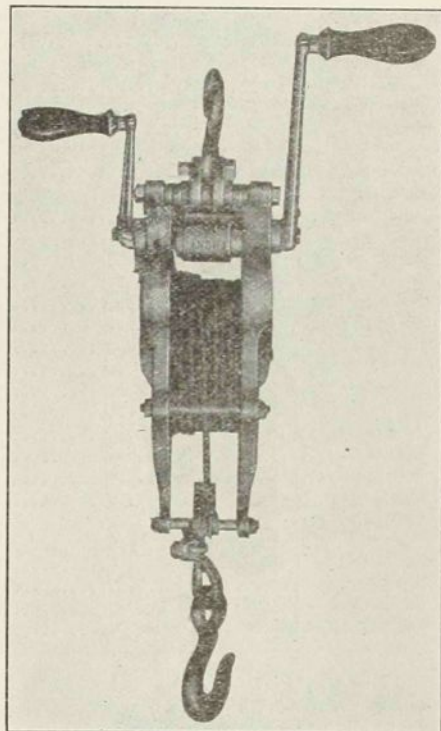
Answer.—From the United States Geological Survey, Washington, D. C. Single copies since January 1st have been sold for 10 cents, but the cost is only 6 cents when the order amounts to \$3 or more. The maps were formerly sold at 5 cents retail and 3 cents wholesale. The increase in price was necessary on account of the increasing refinement in the field work of the surveys, immense amount of detail information put in the maps, the great care necessary in securing exact register of the impressions for each sheet and the higher cost of labor and material. When it is remembered that the standard 15-minute sheet is practically an exact reproduction of 230 square miles of territory, even the prices of 10 and 6 cents per map are seen to be merely nominal.

Cement for Broken Glass.

Reduce quicklime to a fine powder and make it into a paste with white of egg. Add a little whey, made by mixing milk with vinegar. Use the least possible quantity in bringing the edges together.

A Convenient Hoister.

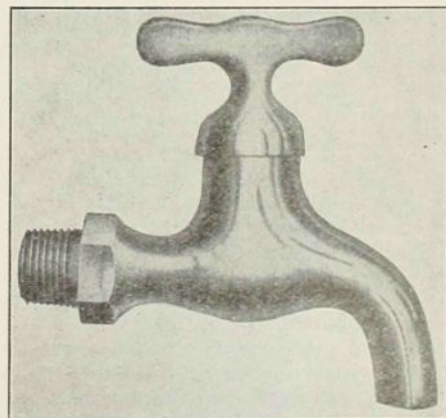
There is a hoister being put upon the market having several uses not usually found in devices of this character. It is ready, when brought in, for immediate use again. It is impossible for the cable to slip, as there is a lock applied when desired going up, and a brake may be applied when going down. It does away with dangers attendant upon dangling ropes and it overcomes



the danger of slipping half hitches. It is tested to a two-ton breaking strain, can not kink and is not affected by acids in cleaning materials. The many uses to which hoists are applied in work among buildings, namely, painting, pointing, refacing, surfacing, ceiling setting, and removal of ashes and other refuse from buildings seems to offer a wide use for this device. It is manufactured by the Motor Specialty Company, of Waltham, Mass.

A Packless Bibb.

The picture herewith presented shows a bibb which requires no packing. It is designed on the siphonic principle, which is intended to eliminate the necessity of top packing and washers on the stem. By the adaption of this principle leakage is reduced to a minimum and it thereby



provides a positive check upon excessive metering, especially if they are provided with a spring check. They are made for lavatories, sinks, laundry trays, water coolers and are composed of only two pieces, the stem and the cap, the handle being in one piece with the cap.

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Building Construction and Building Management
in the Metropolitan District

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John P. O'Brien, assistant corporation counsel in charge of the Tenement House Law department, will address the members of the Real Estate Owners' Protective Association in the Riverside Theatre Building, Broadway and 96th street, this evening on the Relation of the Tenement House Department to the Owners of Real Estate.

According to newspaper reports from Washington, President Lawson Purdy, of the Tax Department, is likely to be the next Collector of the Port of New York. The talent which Mr. Purdy has developed for keeping in good humor people from whom he collects annually bigger taxes should be a valuable asset to the Federal administration.

The National Association of Manufacturers will hold its annual meeting on May 19 to 21, inclusive, at Detroit, Mich. The proceedings of the association this year are expected to be of special interest, as they will no doubt reflect the opinion of employers with respect to the new tariff schedules and the legislative enactments designed for the regulation of business.

The progress of the Cuvillier bill providing for payment of title examination fees by persons wishing to cede land to the city for street purposes seems to have been checked by a memorandum which Borough President Miller sent to Albany. At present the Corporation Counsel is required to examine title and no expense falls upon the owner beyond preparing the deed. Under this arrangement the number of cessions has shown a remarkable increase. President Miller's memorandum points out that the city would undoubtedly lose more than it would gain if the Cuvillier bill went into effect.

The Westchester Railroad's Deficiency and the Reason.

The investigation of the financial situation of the New York & New Haven Railroad Company that is now under way in Boston has developed some significant facts in relation to the new Westchester railroad. It appears from the testimony of the Federal expert that the operation of that line brings with it a loss to the New Haven Company of a sum not far from \$1,000,000 a year. The road was very expensive to construct and as yet the traffic which it has developed scarcely suffices to pay operating expenses. Of course it has only been in operation for about a year, and a railroad built through a new territory can hardly be expected to pay at once; but the point is that the operating deficit is very large, and that it is bound to continue for an indefinite period. Doubtless the traffic will increase steadily, but it is difficult to see how under the present circumstances it can increase rapidly.

The obstacle is that the Westchester road does not carry its passengers to the destination which most of them want to reach. It deposits them at the Harlem River with no means of traveling to the southern part of Manhattan, except those provided by the very inadequate existing machinery of communication. The patrons of the road will be able to reach the financial district somewhat more conveniently as soon as the East Side elevated roads have been supplied with a continuous third track; but they will not obtain the service they need until the new East Side subway gets into operation and even then they will have the inconvenience and delay of changing cars. It seems inevitable that the deficit which results from the operation of the Westchester Road at the present time will continue to exist for many years.

One can scarcely help wondering how it came about that the management of the New Haven company assumed such a heavy and unremunerative responsibility. At best it is bound to be many years before the profits from operation will be sufficient to pay the accumulated deficits.

Doubtless the directors of the company bought the franchises of the Westchester company chiefly for the purpose of preventing the invasion of its own territory, but it does not look as if they could seriously have feared the competition of a company that could have had no means of getting its passengers south of the Harlem River and whose credit would hardly have been sufficient to finance a project prospectively so unprofitable. Why not have let somebody else bear the early losses and risk the chance of getting the property at a bargain at some later date? The answer almost certainly is that at the time the New Haven company bought the Westchester railroad the intention was to connect it directly with the southern part of Manhattan by means of the Lexington-Broadway subway as originally planned by the Public Service Commission.

On at least two occasions President Mellen intimated in public that the New Haven company proposed to bid on that subway, and the plans of the commission providing for the construction of a tunnel which would accommodate unusually large passenger cars were plainly contrived for the use of the New Haven company. If this project had been carried out and if the New Haven company could have transported its suburban passengers over its own rails without change of cars to the financial district, the investment of a great deal of money in the Westchester Railroad might well have been justified. Why the

idea was abandoned the Record and Guide does not pretend to know. Perhaps a cool examination of the chances of profitably operating the Broadway-Lexington avenue subway convinced the management of the New Haven company that it would not be a profitable venture. Perhaps the management of the company had already become convinced that the plans of its President were resulting in the assumption of responsibilities which not even its enormous resources could safely bear. At any rate, the project was abandoned and the New Haven railroad was left with a large number of suburban tracks on its hands which terminated at the Harlem River.

If the company had remained faithful to its original plan and bid upon the Broadway-Lexington avenue subway, its action would have had a profound effect on the future growth of the city. The independent operation of this vital route by a railroad that would not have wished to extend its subway lines would have introduced an irrelevant and embarrassing element into the whole subway situation. The dual system and the utilization of existing means of transit, both in Brooklyn and Manhattan, as part of the new rapid transit system would have been impossible. New York City has done very much better without the assistance of the New Haven company and its citizens are to be congratulated that the ambitious plans of the management of that corporation had to be abandoned. They should remember, however, that in this as in another conspicuous instance certain parts of New York and its neighborhood have profited enormously from the investment by wealthy corporations in temporarily unprofitable local transit enterprises. If the New Haven company had not taken over the project of building the Westchester railroad, it is possible that the enterprise would not have been pushed to completion for many years, and it is certain that the line would not have been so well built or would not have offered such an excellent train service as it does at present. In the same way the Long Island Railroad as an independent corporation would have been wholly unable to finance the series of improvements which are gradually bringing its patrons into so much more convenient relations with the heart of Manhattan. These patrons certainly should be grateful to the corporation which has poured so many millions into the development of the service of a railroad which had for years scarcely been able to pay its own way and which must have long remained a poor servant of its customers, if it had not become the part of a stronger and wealthier railroad system.

The Financial Strain and Property Owners' Duty.

It has become apparent that the real estate interests of New York City must not expect any revival of real estate activity during the current year. The hopes, which some months ago were based upon the increasing volume of general business have proved to be fallacious. Business prosperity had no effect upon local real estate, and now business prosperity itself is apparently on the wane. The prevailing situation presented too many uncertainties. The continued tensivity of the attitude of the several European Powers one to another, as a result of the Balkan war, has resulted in the placing of a strain on the international money markets that has had an unfavorable reaction on this country. In spite of a very considerable liquidation of securities and the absence of any speculative expansion, money rates are high and 4¼ per cent.

bonds which the city sold last year at par are now selling at about 93.

Real estate feels the effect of these high money rates, and so does general business, which is also facing the disagreeable effects of a radical revision of the tariff. How soon the general situation will clear up, it is impossible to predict, but assuming that the existing tension in the money market is relieved during the coming summer, there is every reason to anticipate a substantial improvement in the real estate market during the winter of 1913-1914. The lack of speculative building of all kinds, which is the most obvious aspect of the present situation, will have produced its effect by the middle of next winter. It may be possible to increase rents in certain parts of the city, where building has been inactive and property-owners may in many instances be compensated for the increase in taxation of late years. If any such tendency appears, an expansion in speculative buying is bound to take place.

The real estate market will have had a prolonged period of rest and of stationary or declining prices, and the foundation should be laid for a more substantial and wholesome movement in real estate values than any which has taken place since 1905 and 1906. In the meantime the future prospects for real estate depend as much as anything else upon the results of the approaching municipal election. Property-owners all over the city should clearly understand that the effective way in which they can contribute at the present time to a renewed period of advancing real estate prices is by making municipal economy and efficiency an issue during the coming campaign. This aspect of the situation is up to them. The increasing burden of taxation and the increasing responsibilities imposed upon the municipal government has necessitated an effective organization and agitation for the purpose of protecting their interests, and if they do not get together and support such an organization they will have no one but themselves to blame for future losses.

THE WEEK IN REAL ESTATE.

The real estate situation remained unchanged during the week, extreme quiet prevailing in nearly all branches of the market. Interest in Washington Heights apartment houses, though by no means notable, was perhaps the feature of the trading in Manhattan.

Four apartment houses in West 145th street, one at Ft. Washington avenue and 160th street, one on West 150th street, and others on West 156th, West 151st and West 133d streets, were among the properties that changed hands, as did also the old Bloomingdale Reformed Church site, which is to be improved with a big apartment house. Further north the Realty Operating Co. disposed of the last of its holdings in the Dyckman tract in a deal with the Maze Realty Co.

The Bronx and Brooklyn contributed very little to the week's activities, although Bronx properties figured in various trades for Manhattan apartment houses. The Stedman estate exchanged a tract of land for four 6-story apartment buildings at 239-53 West 145th street. Trinity Church purchased a plot of six lots in Kingsbridge road, to be used for a chapel.

In Brooklyn, there continued to be a moderately good demand for small dwellings, which has been characteristic of that borough for some time.

In Queens, the N. Y. Telephone Co. acquired a city block, to be used for a station.

Long Island real estate was fairly active and several large tracts of land were sold during the week.

CONDEMNATION APPRAISALS.

A Simple and Economical Method of Getting at True Values.

Editor of the RECORD AND GUIDE:

Our taxes increase each year and alarmingly so, and one of the causes of this increase is the extraordinary cost of property acquired by the city through condemnation proceedings. There is much to be said on both sides of the subject undoubtedly; but there is no excuse for the so-called expert appraisers' figures in many of the cases tried from day to day, except that the real trouble lies at the door of many of the lawyers who make a specialty of this class of work and who accept their cases upon a contingency basis. It is to the attorney's benefit to secure high awards, as he is compensated upon a percentage of that award. It is unfortunately a fact that appraisers can be secured to testify to figures of values that appear out of all reason to one not directly interested; and with opinions of experts so widely at variance, what can be expected of commissioners of appraisal who must sit and listen over a period of many weeks and even months to figures, facts, theories and fancies of real estate appraisers?

It is undoubtedly a fact that appraisers of integrity will differ materially in their estimates of values, but these cases are rather the exception than the rule, except in condemnation proceedings. There can often be an honest difference of opinion, but when it happens continually there must be a reason, and to my way of thinking that reason is not always hard to find.

The vast difference of opinion of the experts in the hearing before the Court House commissioners in Manhattan was not warranted by the facts and the same condition obtains in cases being heard practically every day in the week in every borough of this great city.

The newspapers can print no news of more interest and moment to the taxpayers and the rentpayers than just the plain facts of some of these cases, but for reasons best known to themselves they do not, or will not, publish them. To me "the power and the freedom of the press" is a joke.

These cases take too long to try and the owner waits too long for his money. Of this, there is no doubt. The present method is wrong and should be corrected, and I would suggest for consideration and thought the following method: Elect "condemnation judges" at a salary of \$15,000 per year each, to sit one, two or three at a time (as may be decided) in all cases where property is to be condemned for public use, having a calendar of cases noted from day to day for hearings. Let the Corporation Counsel, on behalf of the city, employ two appraisers to value the property affected and prepare their valuations in the form of a brief, setting forth the facts and figures and the sales and other data upon which they base their opinions. The attorney for the property to likewise have two appraisers to estimate values, also in the form of a brief, setting forth facts and figures and the sales and data upon which they base their opinions.

When the case is reached upon the court calendar, have the Corporation Counsel and the attorney for the property owner both appear, together with their appraisers. Have the appraisers sworn by the judge or judges, and subscribe to their appraisals and then have the attorneys discuss the facts, figures and the law with the judges. The appraisers to attend, or leave, the court as the judges may elect. After a hearing of one, two or three hours, as the case may be, the judge would have the facts pretty well in mind, and he would then

personally inspect the property in question, and after due consideration make his award therefor; or if still desirous of more facts, be empowered, at the city's expense, to engage a disinterested appraiser for an additional appraisal, always having the right to recall any or all of the original appraisers for examination or discussion.

It is possible that such judges would, at first, make some mistakes, but I strongly incline to the belief that after a period of six months of active work, they would have a good working knowledge of facts and particularly of men, and from then on their mistakes would not be many.

With some such system, it seems to me, these cases could be tried, awards made and paid within sixty to ninety days, as against the months and years which now elapse and in many cases with interest at 6 per cent. running with the awards.

THOMAS HOVENDEN,
(Treasurer, Chauncey Real Estate Co.)
Brooklyn, April 28.

The Taxpayers' Awakening.

Editor of the RECORD AND GUIDE:

Extravagance and waste in the management of our municipal affairs, enormous increases in the city debt, the tax rate and assessed real estate valuations, together with corresponding decreases in actual values, have finally but rudely awakened the somnolent taxpayer from his chronic state of lethargy. He has come to a realization of the fact that the writing on the wall spells "Disaster," unless indifference, indolence and patience are replaced by a strong determination and resolve to actively and energetically participate in the management of our municipal affairs. Just as the business man sees to it that he receives his quid pro quo for every dollar expended, so the taxpayer has at least decided to ascertain what becomes of his money after he pays it into the city treasury, and to have the city receive one hundred cents for every dollar expended.

In the past few years there has been a deep-seated feeling of unrest, skepticism and distrust among those interested in New York real estate toward city officials. This feeling has recently grown into a positive conviction of inefficiency and incompetency on the part of those whose duty it is to administer the city's finances. And finally, this feeling and conviction has culminated almost spontaneously among all taxpayers throughout the city in a desire and determination to have only such members of the Board of Estimate and Apportionment, who are truly representative of the business interests of the city, and are qualified to solve its great financial problems, and more particularly, men who realize that it is wrong morally and legally to expend year after year more money than the income of the city, or that long-term bonds or corporate stock be issued for temporary improvements or requirements.

With this purpose in view, and with the desire to make the question of taxation and retrenchment the predominant issue in the next municipal campaign, an organization has been perfected by a large number of prominent real estate men, Democrats, Republicans and Progressives, irrespective of party affiliations or alignments. Their frank and earnest purpose is lucidly and admirably summarized in the "Declaration of Principles."

HENRY BLOCH.

Asserting Their Rights.

Editor of the RECORD AND GUIDE:

After three years of persistent persuasion, the lethargic real estate inter-

ests are at last about to assert their rights to some recognition, as to how and by whom this city government for which they pay the bills shall be run.

The credit for the inspiration primarily belongs to your paper, as on January 1, 1910, there began in your columns a series of articles which are now bearing fruit. You asked at that time, "Have the \$7,000,000,000 assessed property interests nothing of their own to protect?"

They are awakening to the fact that they have.

GRATITUDE.

MAIL BOXES TO BE RED.

Real Estate Interests Protesting on the Ground of Increased Fire Menace.

The United States Government has issued an order to all post masters authorizing them to repaint all public mail boxes in red. The insurance people and building managers, realty owners and others who have large interests at stake in the event of fire in a given neighborhood are protesting against this policy on the ground that it will cause confusion among excitable persons and delay in sounding fire alarms, especially at night, by reason of the fact that fire alarm boxes and posts are painted vermilion George W. Babb, chief engineer of the New York Board of Fire Underwriters, this week made the following comment on the order:

"It is our opinion that the recent order of the postoffice department that hereafter all mail boxes shall be painted red is a serious mistake. Red is the accepted color for fire alarm boxes in practically all cities in the United States, and there is absolutely no doubt that its adoption for any other kind of street box will result in confusion and delay. The necessity for promptly locating and identifying a fire alarm box far outweighs any consideration which might be advanced in favor of using for any other similar purpose the color universally recognized as affording such identification."

Higher Costs Since 1897.

The Finance Committee of the House of Representatives, of which Mr. Underwood is chairman, has in connection with the tariff legislation prepared some statistics to prove that the cost of building materials, as well as living expenses, has mounted up since the year 1897. As figures are intended to represent average conditions throughout the country, they cannot well be taken as particularly applicable to the metropolitan market.

The comparison on the prices of building materials is made between the years 1897 and 1912, and on household expenses between 1897 and 1910. The committee reports that cost of food has increased 46 per cent., the cost of clothing, 35 per cent.; house furnishing goods, 24 per cent.; drugs, 23 per cent.; farm products, 93 per cent.; all commodities, 46 per cent.

Increase in the price of selected staple commodities:

	Price, 1897.	Price, 1912.	Increase over 1897, %.
Bricks, per thousand.....	\$4.75	\$6.50	36.8
Lime, barrel.....	.75	.92	22.6
Glass, window.....	1.50	2.01	21.8
Pig iron, No. 1 foundry, per ton.....	12.10	16.00	32.4
Pig iron, gray forge, per ton.....	10.48	14.43	37.7
Bar iron, best refined... 24.73	31.55	27.5	
Steel billets, per ton.... 15.08	21.50	42.5	
Steel rails, per ton..... 18.75	28.00	49.3	
Nails, cut.....	1.47	2.02	37.4
Nails, wire.....	1.46	1.89	29.4
Tin plate, Am. Bes., 100 lb. box.....	3.05	3.50	14.7
Pig lead, per pound..... .037	.047	27.7	
Linseed oil, per gallon... .30	.70	133.3	

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.

	1913		1912	
	April 25 to May 1	April 26 to May 2	April 25 to May 1	April 26 to May 2
Total No.....	232	265	232	265
Assessed value.....	\$12,843,360	\$20,078,700	\$12,843,360	\$20,078,700
No. with consideration..	35	30	35	30
Consideration.....	\$1,247,860	\$3,959,780	\$1,247,860	\$3,959,780
Assessed value.....	\$984,600	\$3,960,000	\$984,600	\$3,960,000

	Jan. 1 to May 1		Jan. 1 to May 2	
	Total No.....	2,831	3,304	2,831	3,304
Assessed value.....	\$170,524,772	\$267,562,045	\$170,524,772	\$267,562,045
No. with consideration..	385	310	385	310
Consideration.....	\$18,317,155	\$17,558,257	\$18,317,155	\$17,558,257
Assessed value.....	\$17,158,562	\$24,110,650	\$17,158,562	\$24,110,650

Mortgages.

	April 25 to May 1		April 26 to May 2	
	Total No.....	159	171	159	171
Amount.....	\$24,607,219	\$13,927,177	\$24,607,219	\$13,927,177
To Banks & Ins. Cos....	42	37	42	37
Amount.....	\$22,632,050	\$12,142,300	\$22,632,050	\$12,142,300
No. at 6%.....	57	67	57	67
Amount.....	\$826,311	\$5,334,777	\$826,311	\$5,334,777
No. at 5½%.....	4	5	4	5
Amount.....	\$991,000	\$2,325,000	\$991,000	\$2,325,000
No. at 5%.....	50	60	50	60
Amount.....	\$995,508	\$3,528,175	\$995,508	\$3,528,175
No. at 4½%.....	11	11	11	11
Amount.....	\$451,000	\$1,755,000	\$451,000	\$1,755,000
No. at 4%.....	1	.....	1	.....
Amount.....	\$50,000	.....	\$50,000	.....
Unusual rates.....	2	.....	2	.....
Amount.....	\$20,510,000	.....	\$20,510,000	.....
Interest not given.....	34	28	34	28
Amount.....	\$783,400	\$984,225	\$783,400	\$984,225

Mortgage Extensions.

	April 25 to May 1		April 26 to May 2	
	Total No.....	33	32	33	32
Amount.....	\$587,500	\$904,200	\$587,500	\$904,200
To Banks & Ins. Cos....	8	7	8	7
Amount.....	\$206,000	\$283,500	\$206,000	\$283,500

Building Permits.

	Jan. 1 to May 1		Jan. 1 to May 2	
	Total No.....	1,852	2,198	1,852	2,198
Amount.....	\$93,979,030	\$135,245,792	\$93,979,030	\$135,245,792
To Banks & Ins. Cos....	445	491	445	491
Amount.....	\$60,892,900	\$96,036,971	\$60,892,900	\$96,036,971

BRONX.

	April 25 to May 1		April 26 to May 2	
	Total No.....	147	163	147	163
No. with consideration..	16	17	16	17
Consideration.....	\$137,618	\$143,700	\$137,618	\$143,700

CONVEYANCES.

	Jan. 1 to May 1		Jan. 1 to May 2	
	Total No.....	2,237	2,481	2,237	2,481
No. with consideration..	256	215	256	215
Consideration.....	\$2,564,530	\$3,138,236	\$2,564,530	\$3,138,236

Around Hempstead.

A notable phase of the demand for medium priced houses, either for sale or rent, in Hempstead has been caused by the presence of the army of employees in a large publishing plant established between Hempstead and Garden City two years ago. Coming as they did, with the firm they work for, from Manhattan, they preferred to reside either within walking or easy riding distance of their place of employment. Much of the land development in the southern part of Hempstead, along the line of the trolley between Hempstead and Freeport, is caused by the demand of workers for homes at prices commensurate with their means. Hempstead, Floral Park, Rockville Centre, Lynbrook, Valley Stream and Rose-dale are all links in one trolley chain which is steadily promoting a homogeneity of interest among the property owners in those places.

Mortgages.

	April 25 to May 1		April 26 to May 2	
	Total No.....	76	100	76	100
Amount.....	\$701,256	\$1,360,516	\$701,256	\$1,360,516
To Banks & Ins. Cos....	3	8	3	8
Amount.....	\$53,000	\$173,000	\$53,000	\$173,000
No. at 6%.....	36	42	36	42
Amount.....	\$407,722	\$452,000	\$407,722	\$452,000
No. at 5½%.....	5	6	5	6
Amount.....	\$27,000	\$107,350	\$27,000	\$107,350
No. at 5%.....	17	22	17	22
Amount.....	\$134,000	\$191,650	\$134,000	\$191,650
Unusual rates.....	2	1	2	1
Amount.....	\$36,284	\$17,000	\$36,284	\$17,000
Interest not given.....	16	29	16	29
Amount.....	\$96,250	\$592,516	\$96,250	\$592,516

Mortgage Extensions.

	Jan. 1 to May 1		Jan. 1 to May 2	
	Total No.....	1,545	1,750	1,545	1,750
Amount.....	\$16,359,563	\$16,476,390	\$16,359,563	\$16,476,390
To Banks & Ins. Cos....	162	206	162	206
Amount.....	\$3,079,679	\$3,721,866	\$3,079,679	\$3,721,866

Building Permits.

	April 25 to May 1		April 27 to May 3	
	New buildings.....	37	39	37	39
Cost.....	\$739,875	\$675,650	\$739,875	\$675,650
Alterations.....	12,470	\$48,300	12,470	\$48,300

CONVEYANCES.

	April 24 to 30		April 25 to May 1	
	Total No.....	463	587	463	587
No. with consideration..	47	57	47	57
Consideration.....	\$235,083	\$537,132	\$235,083	\$537,132

Mortgages.

	April 24 to 30		April 25 to May 1	
	Total No.....	366	467	366	467
Amount.....	\$1,545,322	\$1,634,415	\$1,545,322	\$1,634,415
To Banks & Ins. Cos....	99	129	99	129
Amount.....	\$690,800	\$677,350	\$690,800	\$677,350
No. at 6%.....	201	259	201	259
Amount.....	\$672,273	\$686,078	\$672,273	\$686,078
No. at 5½%.....	67	43	67	43
Amount.....	\$389,340	\$165,400	\$389,340	\$165,400
No. at 5%.....	85	136	85	136
Amount.....	\$368,050	\$671,447	\$368,050	\$671,447
Unusual rates.....	1	7	1	7
Amount.....	\$60,000	\$18,900	\$60,000	\$18,900
Interest not given.....	12	22	12	22
Amount.....	\$55,659	\$92,500	\$55,659	\$92,500

Building Permits.

	April 25 to May 1		April 25 to May 1	
	New buildings.....	63	131	63	131
Cost.....	\$929,190	\$684,070	\$929,190	\$684,070
Alterations.....	\$162,635	\$66,165	\$162,635	\$66,165

CONVEYANCES.

	Jan. 1 to May 1		Jan. 1 to May 2	
	Total No.....	1,664	1,624	1,664	1,624
Cost.....	\$5,055,968	\$6,064,572	\$5,055,968	\$6,064,572
Alterations.....	\$425,062	\$337,955	\$425,062	\$337,955

Building Permits.

	April 25 to May 1		April 26 to May 2	
	New buildings.....	43	21	43	21
Cost.....	\$33,520	\$40,425	\$33,520	\$40,425
Alterations.....	\$3,470	\$13,985	\$3,470	\$13,985

CONVEYANCES.

	Jan. 1 to May 1		Jan. 1 to May 2	
	Total No.....	309	282	309	282
Cost.....	\$457,212	\$1,249,713	\$457,212	\$1,249,713
Alterations.....	\$71,877	\$135,554	\$71,877	\$135,554

BUILDING MATERIALS AND SUPPLIES

First Official Announcement of the Plan to Revise the Common Brick Section of the Code—Will Boost Outlying Realty Activity for Workingmen's Homes.

Large Steel Companies Still Hold to Late Quotations—More Aggressiveness for New Business.

FOLLOWING a report in the street to the effect that some of the small steel makers were making concessions in prices to encourage new business, came a statement on the Metal Exchange that the Sharon, Pa., steel works were about to resume operations after an idleness covering approximately three years. At once there was a quickening tone to future buying sentiment because this is the last of the company's plants to start up. But the real significance in the action was in the time in which the resumption was made, a period when it seems to be the vogue to look with some pessimism upon the steel,

Congressman William M. Calder and Audley Clarke, both prominent Brooklyn material and building men, who are experts for the Aldermanic committee on code revision covering the specifications for common brick in this market, are working out standardization tables which will fix standards for various grades of brick based upon the bearing strain they have to sustain and upon the exposure of walls, absorption, and other requirements. If this recommendation ultimately finds its way into the code, the market for common brick will practically be doubled within a year following the final passage of the code and vast tracts of land in New York and in New Jersey will be thrown open to the erection of workingmen's homes renting for from \$16 to \$18 a month, of brick construction. Behind the recommendations probably will be settlement workers and those opposed to continued congestion of population in this and neighboring cities.

While there is some retrenchment reported in the building material market, prices are holding firm, despite the fact that there is a little more aggressiveness shown in the search for new business. Concessions are not freely given. The manufacturers' agents apparently are willing to coax out a little new business to carry their present outputs until about the first of August when they believe the nervousness incidental to tariff revision will have passed with the final enactment of the new bill and the market will again take its stride.

In view of the fact that as goes the steel market so goes other building materials, it is reassuring to note that the Steel Corporation still maintains all its quotations for finished products,

As far as the small builder is concerned he need not expect any change in list prices for some time to come at least. He should bear in mind that mill stocks are very low, that there is a great scarcity of charterable boats for haulage of lumber and such commodities, that the railroads have not cleared up their congested freight incidental to the recent floods, that southern floods have damaged mills and lack of rains down east have checked logging operations; that open weather last winter consumed a large quantity of material which otherwise would not have been consumed before this season and that facing a possible change in tariff schedules affecting building materials, the manufacturers will naturally be inclined to take all the market will bear in the way of prices while prices are good.

PLANNING FOR CEMENT SHOW. To Be Held in Chicago Next February— Condition of Local Market.

THE Seventh Chicago Cement Show will be held in the Coliseum, February 12-21, 1914. The Coliseum has again been leased by the Cement Products Exhibition Co., 72 West Adam street, Chicago, for the next national Cement Show for a period of nine days. The show will open on the evening of February 12 and close on Saturday evening, February 21. This is a longer show than has been held heretofore, but as there will be only one show next season it is felt that larger benefits will be derived by extending the show two days longer than hitherto. While the exhibition will be conducted along the same general lines as in the past, a number of changes have been adopted. In addition to holding the show open for a longer period, the space units have been increased in size and the rates for space decreased. Some innovations in the way of booth equipment are also in prospect.

Portland cement developed a better tone this week. Shipments from the mills are now practically on a nominal basis and the dealers are now in the market more aggressively than they have been some time.

Rosendale Natural Portland Cement is said to be in heavier demand than it has been in a long time. Prices are well sustained at list and there is rather unusual inquiry for this commodity.

BUILDING STONE EASY. Limestone Leads in Activity, But Demand Is Light.

THE building stone situation may be described as reasonable. There is little improvement in the volume of new orders going out, but the inquiry is fairly encouraging for limestone and granite, the latter, however, being only for small quantities. Local cutting plants say that there has been no change in the recent past, although there is developing a very good tone in this market. The cutting plants are working on about one-half their capacity although here and there exceptions are to be found.

Several inquiries were made this week regarding the current prices of granite. The following quotations were made:

Coast of Maine.....	\$0.50 per cu. ft.
Milford Pink.....	1.10 " "
Stony Creek.....	1.05 " "
Woodbury Bethel (yard).....	1.25 " "
Quincy, light.....	1.00 " "
Quincy, dark.....	3.00 " "
Westerly N. E. G. Co.....	no quotation.
Concord (on cars).....	0.75 per cu. ft.

The preceding quotations are in the rough delivered at cutters' yards with the exception of Concord granite, which is quoted on cars.

STRUCTURAL STEEL STEADY. Although Small Companies are Shading, Corporation's List Still Stands.

THE break in the price of steel as quoted by smaller companies this week tended to credit nervousness in that and other departments. The announcement which almost immediately followed it to the effect that the Sharon, Pennsylvania, Works had resumed operations to take care of new business, immediately offset the effect of the former rumor.

Metal interests have found no disposition on the part of the steel corporations or any of the other producers to make any change in their quoted list, and this had the greatest steadying effect of any other development of the week. The following quotations are current for structural material tide water:

Beams and channels, up to 15-inch....	1.61@1.66
Beams and channels, over 14-inch....	1.51@1.66
Angles, 3x2 up to 6x6.....	1.61@1.66
Zees and tees.....	1.61@1.66
Steel bars, half extras.....	1.51@1.56
Univ'l & sheared, 34-in. and under....	1.61@1.66

The following prices for 100 bundle lots and over for sheets, f. o. b. mill. For smaller lots add \$2 per ton.

Gauge.	Black.	Galvanized.
Nos. 22 & 24.....	2.20	3.15
Nos. 25 & 26.....	2.25	3.25
No. 27.....	2.35	3.35
No. 28.....	2.35	3.50
No. 29.....	2.40	3.70
No. 30.....	2.45	3.90

These are current tide water prices on plates: Tank plates, 3/4 and heavier..... 1.61@1.66 Tank plates, 6/8 to 14-in wide..... 1.61@1.66 Tank plates, 14 to 100 in. wide..... 1.61@1.66 Flange and boiler steel..... 1.61@1.66 Marine, ordinary fire box..... 2.05@2.06 Still bottoms..... 1.91@1.96 Locomotive fire box..... 2.80@2.85

Plates more than 100 inches in width, 5c. extra per 100 lbs.; plates 9-16 inch in thickness, \$2 extra; gauges, Nos. 7 and 8, \$8 extra; No. 9, \$5 extra. These quotations are based on carload lots, with 5c. extra for less than carload lots. Terms net cash in thirty days.

WOULD STANDARDIZE BRICK. Audley Clarke One of a Committee to Revise Brick Code—The Market.

AN effort is being made in Brooklyn to effect a more equitable standardization of brick for use in various types of buildings, by amending certain parts of the building code where common brick is specified for use in building construction. Among those interested in this matter are Audley Clarke, Congressman William M. Calder, who is a builder, and other construction and building material interests in that borough.

The need of a more comprehensive basis for admitting brick into building construction in the city has long been felt. The old code apparently goes upon the presumption that a brick is a brick regardless of the uses to which this material is to be put in the finished structure. At present the same quality of brick is required in a one-story moving picture theatre as would be required in a twenty-story skyscraper. It has been apparent to builders for years that instead of the code exacting the use of one standard of brick for all buildings that some provision should be made to regulate the use according to loads carried and the exposure of the walls.

Builders and others have long felt that they were working under a hardship in being obliged to meet not a fixed standard for all brick in buildings, but a standard that varied with every change in the administration of the office of the Superintendent of Bureau of Buildings. To remedy this condition, members of the advisory committee is preparing data to present to the Building Committee of the Board of Aldermen in the hope that a more equitable standardization of brick may be written into the next building code. All other building materials have to comply with certain tests that experience has shown to be necessary. Brick should be tested for crushing strength, absorption, etc.

The committee has behind it architects, contractors, builders, building owners, and brick manufacturers, some of whom believe that the present high range of brick prices in this market is largely due to the fact that practically only high-grade brick can be used, when it is not always necessary that such expensive brick be specified. This means heavy waste at brick manufacturing plants which consumers must pay for. Brick has been known to run as high as 100 times the factor of safety. Fifty times is very common. Ten times would be sufficient in all cases, except special exposures, when a low per cent. of absorption is a necessary requirement. Speaking of the existing conditions, Mr. Audley Clarke said:

"The subject under discussion refers to setting up tables to determine the strength of common brick to be used in different forms and kinds of construction. Also, tables to determine the amount of absorption permitted in brick for various uses. This refers entirely to common brick as front brick are considered separate and apart from this question.

"While this subject is of considerable interest to the brick manufacturers of the North River, and will materially affect the cost of brick in New York City, this is only one of the changes which it is hoped to incorporate into the new building code.

"Congressman William M. Calder and myself are on the Advisory Committee of experts to offer suggestions to the Aldermanic Committee who are working on the new building code. The question of height of parapet walls, backing-up cornices, the use of wood, the extension of fire limits, reduction of the thickness of walls for the smaller dwelling houses, and various other questions affecting the cost of dwellings, especially those designed to accommodate the laboring classes, for whom no buildings have been put up since the introduction of the Tenement House Code, are all of great importance to the City of New York.

"A practical building code which will provide for the erection of buildings that are substantially built with proper sanitary arrangements, sufficient light and air, proper strength but no unnecessary requirements which do not add to their durability, should be very carefully considered and the effort should be made to encourage builders to erect moderate priced buildings that could be rented from \$16 to \$18 per month to afford comfortable livable homes for our laboring classes, in which respect the present code, and especially the tenement house laws, seem to make almost impossible if not actually prohibitory."

Sales in the brick market were light this week and prices were unchanged at \$7 to \$7.25 for Hudson commons.

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

1913.		
Left Over, April 19—72.		
	Arrived.	Sold.
Monday.....	10	9
Tuesday.....	4	9
Wednesday.....	4	5
Thursday.....	9	16
Friday.....	17	8
Saturday.....	4	3
Total.....	48	50

Conditions of market, dull. Prices, Hudson River (basis), \$7 to \$7.25. Raritans, \$6.87 1/2 to \$7.12 1/2. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25. Left over, April 26—80.

1912.		
Left Over, April 20—67.		
	Arrived.	Sold.
Monday.....	13	14
Tuesday.....	4	15
Wednesday.....	1	13
Thursday.....	7	11
Friday.....	2	4
Saturday.....	16	14
Total.....	43	71

Condition of market, firming. Prices, \$6.50 to \$6.75. Raritans, \$6.25 to \$6.50. Left over, April 20—37.

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits, Building
Loans, etc., Together With Brief Personal Items.

There Still Continues to be a Demand for Upper West Side Apartments.

Big apartment houses figured prominently in this week's news columns, the properties on the west side north of 133d street being particularly in demand. Lower Manhattan saw the passing of 2 old landmarks in State street, and also the acquisition of valuable 23d street parcels for investment. The Bronx market was dull. In Brooklyn, the demand for small dwellings continues. The suburban real estate companies are doing a brisk business in disposing of vacant lots to investors.

The total number of sales in Manhattan this week was 39.

The number of sales south of 59th street was 13 against 13 last week and 18 a year ago.

The sales north of 59th street aggregated 26 compared with 27 last week and 30 a year ago.

From The Bronx, 14 sales at private contract were reported, against 17 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$583,687, compared with \$900,230 last week, making a total since January 1 of \$20,565,743. The figure for the corresponding week last year was \$743,453, making the total since January 1, 1912, \$17,543,891.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

LEROY ST, 19, 3-sty front and 4-sty rear tenements, on lot 25x100, sold by Peter A. H. Jackson's Sons to the Basonio Construction Co., who will improve the site.

STATE ST, 4 and 5, two old landmarks, bought by Wm. H. Chesebrough and Oakleigh Thorne. No. 4 was sold by the German Lutheran Emigrant House Association. It has a frontage of 28x116 ft deep. No. 5 was sold by the executors of the Herman Wronkow Estate. It is on plot 25x116 ft., taking in immediately in the rear what is known as 18½ and 20 Pearl st. These purchases, added to their previous holdings, give the buyers a plot of 136 ft on State st; 131 ft on Whitehall st. and 40 ft on Pearl st. A high-class commercial structure will probably be erected in the near future. The deal was negotiated by Francis Guerlich of H. S. Ely & Co.

20TH ST, 414-416 East, two 4-sty tenements, on plot 40x100, sold for Mrs. Thomas J. Nealis to Thomas Farley of 441 East 19th st, who intends to raze the present buildings and erect a 6-sty loft building. Brokers, Huberth & Huberth and William J. Gabel.

23D ST, 106 and 108, two 4-sty buildings on 75-ft. plots, bought by the United Charities for investment; 106 was purchased last week at auction for \$106,000; 108 was sold by W. H. L. Lee, as attorney for the Demorest estate. The addition of these 2 lots to the lot at 104 already owned by the United Charities gives the buyers a plottage of 75 ft., adjoining the big building at the southeast corner of 4th av and 23d st. The brokers were the Douglas Robinson, Chas. S. Brown Co.

29TH ST, 29 East, and 32 East 30th st, two old-fashioned brownstone dwellings, each occupying a lot 21x98.9, sold by Howard Conkling to the Womans' Hotel Co., which owns the Martha Washington Hotel. The price is said to have been \$150,000. The two buildings will be used for the purpose of erecting a 12-sty addition to the hotel, which now occupies a plot fronting 75 ft. on both 29th and 30th sts. Pease & Elliman were the brokers in the deal.

31ST ST, 25-29 West, new 12-sty loft building, on plot 58.4x98.9, sold by A. M. Jannole, president of the Napoleon Construction Co., to the Rutgers Realty Co. The latter company is said to have paid \$850,000 cash for the property and will hold it for investment.

54TH ST, 308-312 West, church property on plot 75x200, sold by the Trustees of the Amity Baptist Church, to the Greek Orthodox Church, through A. W. Miller & Co. About \$150,000 was involved in the transaction.

PARK ROW, 31, Claire R. Phillips has sold her one-half interest in the property to the estate of Jay Gould, through Wm. H. Whiting & Co. The purchaser acquired a ground lease of No. 31 many years ago and erected the present 5-sty structure over the 2 lots. The ac-

quisition of this interest together with the remaining half interest, which they purchased through the same brokers about a year ago, now gives the buyer a plot 48.1x108.6. The property will probably be improved at the expiration of the present leases, which have about 5 years to run.

1ST AV, 100, 4-sty building, on lot 16.6x70, sold by Magdalena Eizer to an investor, for price said to be \$30,000. Broker, B. Rosenblatt.

Manhattan—North of 59th Street.

ACADEMY ST.—4 lots, 100x100, east side of Academy st, 100 ft. south of Vermilea av, sold by the Realty Operating Co. to the Maze Realty Co. Hall J. Horr & Co. represented the Realty Operating Co. and Wm. A. Darling represented the Maze Realty Co.

ARDEN ST, 25, 5-sty 4-family house, on plot 27x110, sold for the Charles Hensle Construction Co., through Arnold, Byrne & Baumann.

72D ST, 110 East, 4-sty dwelling on plot 18.9x102.2, sold by the Estate of Sarah Goldenberg to Edgar A. Levy, who bought for the purpose of protecting the light and air of the 12-sty apartment, he is to erect on the corner plot. Brokers were Douglas Robinson; Chas. S. Brown Co.

81ST ST, 146 East, 5-sty flat, on lot 22x104, sold by George S. Forscher to Dr. F. L. Tooley.

88TH ST, 154 West, 3-sty dwelling, on lot 18x100, sold by Mrs. Alice Griffin to Carrina de S. S. Benjamin, through Leroy Coventry.

103D ST, 134-136 West, two 5-sty flats, on plot 53.1x104.10, between Columbus and Amsterdam avs, sold for the Estate of Annie F. Shardlow to J. J. Falihee, by M. M. Haywood & Co.

104TH ST, 157 East, 4-sty flat, on lot 25x100, sold for Bern. Budd to a Mr. Weinschank, through Brooks & Momand.

104TH ST, 115-121 East, two 5-sty flats, on plot 65x100, sold for Aaron Goodman to Lena Kanneson by J. Rosenbaum.

118TH ST, 217 East, 4-sty tenement on lot 18.9x100.11, sold for the Realty Realization Co., to Sebastiano Benanti, by A. H. Levy.

128TH ST, 71-73 East, two 5-sty apartment houses, on plot 75x100, sold by the Cantiaque Development Co., Anthony J. Brogan, president, to a client of Duross & Co., who were the brokers.

133D ST, 119 West, 5-sty flat, on plot 19x100, sold by L. Dober to a client of J. B. Ward.

145TH ST, 239-253 West, four 6-sty apartment houses, on plot 206x99.11, sold by the Central Building Improvement and Investment Co. (Sonn Bros.) to the Stedman estate, who gave in part payment a 36-acre tract fronting on Williamsbridge rd, between Allerton and Mace avs. David Stewart was the broker in the transaction.

150TH ST, 305-7 West, 7-sty apartment house, on plot 100x112.6, sold by Eugene Schildknecht to H. S. Biesel by Albert & Platt. The buyer is an out-of-town investor.

151ST ST, 454 West, 5-sty flat house on lot 26x100, sold by L. & Y. Loewenstein to an investor.

156TH ST, 560-570 West, "The Markeen" 6-sty apartment house, on plot 125x99.11, sold by Samuel Glass to Adolph Sussman, who gave in part payment land at Edgewood, L. I.

BROADWAY and West End av.—The Bloomingdale Reformed Church, one of the oldest religious organizations in the city, sold the plot, 75x100, directly opposite Straus Park, to Harry Schiff, who will erect a big apartment house. The property was held at \$300,000. The plot occupies an exceptionally advantageous location for light and air.

FORT WASHINGTON AV AND 160TH ST, the new 6-sty elevator apartment "Dayton Court" on plot 102.2x121.6xirregular, sold for Oaklawn Corporation to Isidor Kempner through Arnold, Byrne & Baumann and Schindler & Liebler. In part payment the buyer gave two 6-sty modern tenements at the northeast corner of 10th av and 26th st, on a plot 75x100.

NAGLE AV, s s, 300 ft west of Elwood av, 50x200, sold by John P. Duff to a Bronx syndicate of builders, who will break ground for a large apartment house.

ST. NICHOLAS AV, n w c 117th, 5-sty flat house on plot 29x108, sold by A. E. Kight to a client of Charles E. Moore. The property was held at \$85,000.

2D AV, 1842, 5-sty tenement on lot 25x100, sold by the Hospital Estates, a holding company for the Presbyterian Hospital, to the M. Fard S. Realty Co., Inc., who recently bought 409 East 52d st from the Hospital Estates.

Bronx.

141ST ST, 486 East, 5-sty flat, on plot 37.6x100, sold for Huzo Helburn to E. Brown, for investment, through Alex. Selkin, in conjunction with David Mintz.

176TH ST, n s 100 ft. west of Washington av, 2-sty frame dwelling, on plot 50x100, sold for Herman Auskulat to Charles E. Damon, by Edward Polak.

BARNES AV, nwc 205th st, four lots sold by Hugo Wabst to a client.

BATHGATE AV, 1757, 2½-sty frame dwelling with store, sold for George Hahn to Mrs. Kate W. Whitbread, through Clement H. Smith. The buyer gave in part payment plot 50x257 on the west side of Ryer av, 244 ft. north of Burnside av.

BROOK AV, swc 137th st, 6-sty tenement on plot 40x100, sold by the E. & W. Construction Co., to Emily L. W. Johns, a client of Brooks & Momand, who were the brokers in the deal.

FORDHAM RD, swc Loring pl, 6-sty apartment house known as the "Juliette," sold for the Juliette Construction Co. to an investor. The property was held at \$85,000 and occupies a frontage of 57 ft. on Fordham rd and 130 ft. on Loring pl.

KING AV, CITY ISLAND.—Two lots 50 ft. south of Bowne st sold by the City Real Estate Co. to Peter J. Stumpf.

KINGSBRIDGE RD, nec 233d st, plot of about 6 lots on which there is an old frame house, sold by clients of the F. R. Wood-W. H. Dolson Co. to the Trinity Chapel Home.

LONGFELLOW AV, nwc 176th st, plot 77x82, sold by the Benenson Realty Co. to Morton Green, who gives in part payment 790 and 792 Courtland av, two 3-sty flats with stores, on plot 50x90.

MINFORD PL, 1449-1451, two 4-sty new law apartments, sold for the Sealy Holding Co. to Chas. Demmeyer, by Kurz & Uren.

PERRY AV, 3-sty 9-room brick dwelling, west side, 250 ft. north of Bedford Park boulevard, on lot 25x110, sold by George D. Kingston to a Mr. Kruger, who will occupy.

TOPPING AV, 1655, 3-sty brick dwelling, sold by Benjamin Polak to Mrs. Frances Dunn, through Edward Polak, who also negotiated sale of lots 89, 90 and 91 of the Waring Estate to Rudolf Hall for Emma N. Polak.

WASHINGTON AV, 2056, 2-sty frame dwelling, on lot 18.8x95, traded by John F. Stokes for plot 50x149 on the northwest side of 236th st, between Webster and Vario avs, owned by the G. & S. Realty Co. Ernst & Cohn and J. J. Pittman were the brokers in the exchange.

WEBSTER AV.—Clement H. Smith was the broker in the exchange of 2247, 2249 and 2251 Webster av, near 182d st, three 5-sty flats, each with 41 ft. frontage, and the plot of 9 lots on the southwest corner of Webster av and 173d st. The principals were August Nelson and Albert Lowenstein, in the trade which involved over \$200,000.

WEST FARMS RD, sec Hoe st, vacant plot 47.55x147.67x76.96x101.94x10x78.84, sold for Francis T. Perry and others to a client of the Ruland & Whiting Co., which negotiated the deal.

Brooklyn.

BERGEN ST, 1076, 3-sty and basement brick and stone private dwelling, on lot 20x125, sold for James C. Green by the Bulkley & Horton Co.

BERGEN ST, 383, 2-sty dwelling sold for Emile Brotzman to Wm. O'Donnell by M. Bennett & Sons, who also sold 220 79th st, one-family cottage, for J. E. Sullivan to E. Kealy.

SUMMIT ST, 95, 3-sty and basement brick dwelling sold for John Olsen to Lungi Forte by James H. Gilvarry. The latter sold 111 1st pl, 3-sty 3-family dwelling, for the Frawley Estate to Cath. McKenna; also 75 2d pl, 3-sty dwelling, on lot 21x133, for H. Creamer to Gavin Heron; also 874 60th st, 3-sty brick building with store for Francesco Rinando to Vito Chiovara; and 160 West 9th st, 3-sty house with store for R. C. Farley to Modesto Vaccaro.

SOUTH 2D ST, 229, 3¼-sty dwelling sold for M. Sporn to Mrs. J. Winham, by Joseph Metzger. The plot measures 25x70.

4TH ST, 589, 3-sty and American basement, bay window, limestone dwelling, 17x65x95, sold for Charles A. Whittier to F. H. Herrfeldt, by Charles E. Rickerson.

57TH ST, 257, one-family frame house sold for C. Hayes to L. Jenkins, by Frank A. Seaver, for investment.

67TH ST, 268, 16-family brick flat, 40x88x100, sold for Emily H. Wilhelm to an investor, through Frank A. Seaver.

BEDFORD AV, 478, 3-sty dwelling, on lot 25x125, opposite the fountain, sold by Howard Mosher and Peter A. H. Jackson's Sons to Charles Wynne.

EASTERN PARKWAY, 1085-1091, two 16-family apartment houses, sold for the Parkway Realty Co. to the Realty Traders Corporation, who gave in part payment 61 lots at Arlington Park, N. J.

FLATBUSH AV, 826-830, 3 buildings sold by the John Reis' Co. to Ruhmshottel Bros., grocers, who will make extensive alterations and will use the ground floor for a market.

FIELD AV.—Six vacant lots in the west side of Field av, 112 ft. north of Baldwin av, sold by the David P. Leahy Co. to Olson & Anderson. The same company sold plot of 6 lots on the west side of Boss av, between Rockaway boulevard and Helen av. The buyer will improve the property with moderate priced dwellings.

KENSINGTON PARK.—Wood, Harmon & Co. sold at Kensington Park one lot on East 2d st, near Franklin av to J. H. Langerin; one lot on East 2d st, near Franklin av, to Leon Lepine; a lot on East 2d st, near Av F, to Joseph Pesant; two lots at the corner of Av F and East 2d st to Maxime Martineau; and one lot on East 2d st, near Franklin av, to E. A. Martineau.

LAFAYETTE AV, 559, 2-sty dwelling, on plot 18.9x100, sold for Geo. S. Boyd to a client of Robt. Young, Jr., for occupancy. The latter was the broker in the sale.

ROGERS AV, nwc President st, and Rogers av, sec President st, both having a frontage on Rogers av of 87.9 with a depth of 100 ft., sold

for Anna S. de Selding, to one of the largest building concerns in the city. The two corners are now being graded and will probably be improved within a very short time with apartments. With the new stations on Eastern Parkway at Franklin and Nostrand avs, to be built, added to present transit facilities, these two corners take rank as two of the best in that section. A. E. Colson, of the office of David Porter, negotiated the deal.

ST. MARKS AV, 1425, 4-sty flat house, on lot 20x100, sold by Sarah L. Chapman to Clara Wax. Brokers, Brooks and Momand.

5TH AV AND 42D ST.—Two 3-sty business buildings on the west side of 5th av, 20 ft and 40 ft north of 42d st, on plots 20x100, sold for the Lanoor Realty Co. by John F. Burke. These properties are a row of business buildings now in course of construction. The purchasers were investors.

11TH AV, s w c 84th, one-family frame house on plot 100x120, sold for Mrs. Densmore to G. W. Dickinson. Broker, Frank A. Seaver.

PROSPECT PARK EAST SECTION.—Realty Associates report sales of 289 Sterling pl, one-family dwelling, 20x100; 290 and 296 Sterling pl, two 2-sty, one-family dwellings, each 20x100; 33 Clarkson st, 2-sty one-family dwelling, 20x120; also in the West Borough Park section, 1170 54th st, one-family dwelling, 20x100, and 4914 11th av, two-family dwelling, 20x100; also in the Flatbush section, 2324 Newkirk av, 2-sty two-family dwelling, 20 ft. wide, on lot 23x92.10, and 326 East 25th st, 2-sty one-family dwelling, 20x100.

Queens.

PIERCE AV, L. I. CITY.—The block front between 7th and 8th avs, consisting of about 20 lots, purchased by the New York Telephone Co. for a large telephone station. The seller was Peter Cleary.

BAYSIDE, FLUSHING.—The McKnight Realty Co. sold house of 8 rooms and bath to a Mr. Wilson, of Brooklyn. The plot has frontage of 40 ft. and depth of 100 ft. facing Highland av.

FORT HILL, S. I.—2½-sty frame house on ground 33x100 at 53 5th av, sold for the estate of Cornelia Ahrens to Mary D. Daly, through Cornelius G. Kolff.

LONG ISLAND CITY.—Theo. S. Weeks, publisher of the Long Island City "Star," bought lot, 25x60, at corner of Jackson av and Henry st, near the bridge plaza, as a site for a building to be used for his publication.

MEYERROSE FARM.—The G. X. Mathews Co. sold the corner of Putnam and Woodward avs to S. Liebmanns Son's Brewing Co.; 1870 Putnam av to Wm. Winder; 1829 Cornelia st to Frank Zero, and 1893 Cornelia st to C. Strievel.

ROCKAWAY PARK.—Corner of 6th and Newport avs, 60x100, sold for J. Luther to Frank Busto, who will erect a residence thereon. The brokers were the Rockaway Park Realty Co., Inc., who also sold for George Gross plot 40x100 on the west side of 10th av to a client.

Richmond.

SOUTH NEW YORK, NO. 2.—J. Sterling Drake sold for George A. Marshall to Frank L. Doty, plot 30x122 on Quinlan av, which Mr. Doty intends to improve with a modern residence.

Near-By Cities.

FISHKILL, N. Y.—Mrs. Annie Wiltsie sold to H. Seaton Frank of New York City, one of the choicest estates in that section, consisting of 18 acres of land, with a famous trout stream through it, a fine Colonial house of 14 rooms, and a big orchard.

YONKERS, N. Y.—Five unfinished 3-sty frame 2-family dwellings on Sterling av, Wakefield Park, sold for James M. Scofield by Shaw & Co. Mr. Scofield has figured in a number of recent New York City transactions.

Rural and Suburban.

BRONXVILLE.—One-half acre plot in Sagamore Park, sold by the Sagamore Development Co. to W. Fenton, who will erect a residence.

BRONXVILLE, N. Y.—The Sagamore Development Co., of Bronxville, has sold to W. Fenton, an architect of New York City, a plot of about half an acre in Sagamore Park, Bronxville. Mr. Fenton will build his residence from his own plans.

CEDARHURST, L. I.—The McKnight Realty Co. sold to Peter R. Hansburk of Manhattan plot having frontage of 40 ft. and depth of 100 ft. on Locust st; to M. McNamara, plot of 40x100 on Trysting pl; to Mary D. Riordan, plot with frontage of 40 ft. and depth of 100 ft. on Linden st; to G. Strocinsky plot, 40x100 facing Trysting pl.

CHESTER HILL PARK.—New brick dwelling, on plot 75x100, on Sheridan av, sold for Samuel Gibson to Jeanette Riker, of New York City, through the Anderson Realty Co., who also sold for Jeanette Riker her dwelling at 422 Homestead av, Oakley Manor.

FAIRVIEW, N. J.—Edward Polak sold the 2-sty flat on the northwest corner of Walker and 5th sts, for Valeria Velder to the Property Real Estate Co., the latter giving in part payment vacant lot, 40x100, on the west side of Montauk av, 250 ft. north of Hegeman st, Brooklyn, N. Y.

FAR ROCKAWAY, L. I.—75 lots fronting on the Atlantic ocean, and known as the Harriman court property, adjoining the Grove Club at Edgemere Crest, sold for the Amundson Realty Co., M. Morgenthau, president, represented by James Frank, to the S. & L. Construction Co., represented by Morris Cooper, through the Lewis H. May Co. These lots will be immediately improved with 14 cottages and two large seashore hotels. The total investment will aggregate over \$300,000.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to J. Daly a plot 194x100; to

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Private Realty Sales—Manhattan.

P. Dallis a plot 40x100, Geranium av; to E. A. Young a plot 120x41, and to A. O'Connor a plot 50x100, Primrose av; to J. Meany a plot 40x100; to E. Spiegelberger a plot 60x100 Plainfield av; to E. A. Allen a plot 60x100 Tulip av; to A. Lambert a plot 60x100, Carnation av; to M. A. Murphy a plot 60x100, Rose av; to A. Mackey a plot 40x100, Clover av; to E. and E. Mackey a plot 40x100, Violet av; to A. Harvey a plot 40x100, Iris av; to M. J. Feeley a plot 42x94, Lily st. The same company sold at Rosedale to J. Mallon a plot 40x100, Clifton av; to W. E. Millahy a plot 48x98, Dartmouth pl.

FREEPORT, L. I.—The John J. Randall Co. sold to Mrs. D. D. Martin, of Brooklyn, house and lot of ground 110x150 on Long Beach av and Randall Bay; to Mrs. Blanche Trubenback two plots 60x160 and 50x160 on Grove st and Woodcleft Channel; and to Daniel B. Combs a lot 25x100 on East av and East Channel.

GARFIELD, N. J.—Four-family brick house, on plot 50x100, northeast corner of Harrison and Frederick sts, sold by Valeria Velder to the Property Real Estate Co., through Edward Polak.

GREAT NECK, L. I.—Plot of 5 lots facing Tulip drive sold by the McKnight Realty Co. to Dr. Geo. H. Guth, of Manhattan. It is the intention of Dr. Guth to build a house of hollow tile construction with stucco finish, at a cost of \$14,000. The McKnight Realty Co. has also sold a plot having a frontage of 122 ft on Linden boulevard to W. E. Hoyer, of Manhattan. The purchaser is having plans drawn by Wm. F. Morris, architect, for a hollow tile house with stucco finish, at an approximate cost of \$16,000. To Muriel R. Babcock, of Yonkers, the same company has sold a house of 9 rooms and 2 baths facing Maple st, Estates of Great Neck, situated close to the entrance to the property.

HEMPSTEAD, L. I.—The Windsor Land & Improvement Co. sold to M. A. King and J. Montague each a plot 40x100 and to J. Currissine a plot of 60x100 Nassau Parkway; to D. and Deg. Joseph a plot 60x100; to C. Armstrong plot 149x100, Frazier st; to F. and T. McCarty each a plot 60x100, Bernhard st and Hempstead Parkway; to M. Challon a plot 40x100, Miller st; to Y. C. Grossman a plot 100x100, Lawson st and Hempstead Parkway; to M. Feeney a plot 40x100, Lawson st; to J. McCrea a plot 40x100, Emery st; to T. O'Connor a plot 20x119 Grand av; to L. and M. Unger a plot 60x100, Booth st and Oceanside av; to A. F. Tagg a plot 40x100 Windsor Parkway.

HILLSDALE, N. J.—Nine-room stucco house on Magnolia av, sold by the W. J. Rich Development Co. to John R. T. French for \$6,500.

EAST NORWICH, L. I.—The Vernon tract, consisting of 100 acres, has been bought by M. Campbell, of Manhattan. A residence will be erected on what is one of the highest hills along the North Shore, and the property developed into a country estate. Valentine & Waters negotiated the sale.

MASSAPEQUA, L. I.—The Queens Land & Title Co. sold plots to G. P. Jarden, H. H. Osterhouse, M. T. Joy, H. Harpen and R. M. Brooks.

NORTHPORT, L. I.—Joseph J. Day has sold for Ferdinand Kurzman 20½ acres to a syndicate represented by Willis Bruce Dowd. The new owners will improve it by the erection of various buildings for a health and recreation resort.

OCEANSIDE, L. I.—The Windsor Land & Imp. Co. sold to L. Jentz, J. Von Hollen, W. D. and M. E. Haimie, each a plot 40x100, Yost Parkway; to E. Goldbach, J. C. Riley, W. R. Schow, each a plot 40x100; to J. Hamain a plot 60x100, Perkins av; to H. Thurston a plot 20x95; to W. H. Berney a plot 20x83, Bayside av; to H. C. Behrens a plot 40x100, Hallman av; to J. Stanton a plot 40x100, Hoke av; to F. Seibold a plot 20x97, Lawson av.

SHOREHAM, L. I.—The Cliff House and about 5 acres of land surrounding it has been sold by the Suffolk Land Co. to Fredk. Coykendall, of Manhattan, who will occupy it as a summer home. Julian T. Dillon was the broker in the deal.

VALLEY STREAM, L. I.—The Windsor Land & Imp. Co. sold to J. Block a plot 100x100; to H. Klx, Jr., H. A. C. Meyer, each a plot 60x100; F. Clapper a plot 40x100, Beverly Parkway; to S. A. Glasson a plot 40x100; to F. J. Tittman a plot 60x100, Chester st; to T. A. Horan, M. Reilly, each a plot 40x100, Rockaway Parkway; to A. Kupfer a plot 40x100, Dover st; to A. Braunstein a plot 40x100, Mauier st; to M. Byrne a plot 40x100, Argyle st and Cottage Parkway; to A. B. Stover a plot 40x100, Berry st; to P. Courtney a plot 40x100, Decker st; to R. J. Smith a plot 40x100, Argyle st; to H. Aaron a plot 100x100, Albemarle av and Beverly Parkway; to J. McCauley a plot 40x90, St. Marks place; to H. Bunger a plot 40x100, Montague st. The same company sold at Rockville Centre to M. and A. Razzoah a plot 40x100, Jackson st; to F. H. Weyer a plot 40x100 Mount st.

LEASES.

Manhattan.

WILLIAM H. WHITING CO., 41 Park Row, has leased to John R. Thompson, of Chicago, No. 33 Park Row, for 21 years, from May 1, 1913, at a net rental for the period of about \$250,000, with the privilege of two renewals of 21 years each. These figures correct the announcement made a week ago that the lessee would pay \$250,000 rent during the term of the lease of 60 years. Mr. Thompson, who conducts four restaurants and lunch places in this city, three on Broadway and one in the Grand Central Station, will erect a three-story building there for his exclusive use. This is the third 21-year lease made by Whiting & Co. in this block within the past six months.

G. W. BARNEY leased the store in 423 and 425 Lexington av to the Hanover Lunch; also to the O'Keefe Cockcroft Printing & Binding

Co., of 70 Pine st, the 5th loft in 65 Park Row; also to Krone Brothers the store in 89 Murray st, and to Haddad Brothers the 4th loft in 875 Broadway.

THE CROSS & BROWN CO. leased the store in 1966 and 1968 Broadway to the Knox Automobile Co., of 1966 Broadway, and space in 90 West st to C. A. Dawley, of 90 West st.

AMES & CO., INC., leased for W. L. Douglass Shoe Co. to M. Goldsmith & Co., of 610 Broadway, the store in 70 East 8th st; also for S. W. Peck to Wah Tai Co., of 6 West 29th st, the store and basement in 6 West 29th st.

ALBERT B. ASHFORTH leased the store and basement in 240 5th av for a term of years to Charles W. Wolf, of 204 5th av, the London Leather Goods Shop, now at 204 5th av. The lease is for a term of years at an annual rental of \$9,000.

THE FIRM OF L. J. CARPENTER and Myer Bondy leased the 3d loft in 380 and 382 Lafayette st, corner of Great Jones st, to Adelson Bros., of 30 Great Jones st.

JOHN W. BRETT leased from Dr. George L. Peabody the 4-sty dwelling at 49 West 38th st. Mr. Brett is also the lessee of 35, 42, 57, 58 and 60 West 38th st.

THE CROSS & BROWN CO. leased the 2d floor in 647 and 649 West 50th st to the Peteler Shock Absorber Co. and the 1st loft in 129 to 135 Charlton st to Gravvel-Wiley Paper Mfg. Co.

THE CROSS & BROWN CO. leased the store at the northeast corner of Broadway and 52d st to E. Lascaris, of 1649 Broadway, and the store and 2d loft in 129 to 135 Charlton st to Fullers' Express, of 188 Chambers st.

AMES & CO., INC., leased space in the business building at 4 West 33d st to M. Piza, of 2 West 33d st; E. Gallauer, of 4 West 32d st and the Misses Joyce and Y. Mogo; also 3d loft in 5 West 31st st for Estate of A. Baudonine to M. A. Cappucci, and the 9th loft in 5 West 31st st to J. Goldfarb & Co.; also store 523 6th av for Mandelbaum & Lewine to B. Doktor.

DUFF & CONGER rented a store at 82d st and Madison av to the Knickerbocker Cleaning & Dyeing Co., of 402 East 31st st.

THE DUROSS CO. leased with the Douglas Robinson, Charles S. Brown Co. store in 39 Broadway to the Southern Pacific Railroad Co., of Kentucky, for a term of years; also the building at 826 Greenwich st to the West Side Juvenile Club.

THE J. C. EINSTEIN CO., INC., leased for the Midwest Realty Co. the 11th loft in 22 to 26 West 32d st to Rappaport & Gottlieb, of 15 West 24th st; for the Graf Realty Holding Co. the 3d loft in 119 to 125 West 24th st to Rotherosen Bros., of 30 West 24th st; also for Herbert A. Sherman the top loft in 15 and 17 West 18th st to Swernofsky Bros. & Leon, of 5 Gouverneur st.

THE DUROSS CO. leased the 1st loft in 247 Canal st to Alfred Seton to the Typographical Union of 16 North William st.

GOODWIN & GOODWIN rented for the estate of Jacob Epstein to Dr. Meyer Rosensohn the private dwelling at 70 West 119th st.

ROYAL SCOTT GULDEN leased the dwelling at 49 West 56th st for Mrs. Marie A. Grau to Miss R. C. Korn, of 41 West 46th st.

WILLIAM HUTTER leased for Frederick Frisch to M. Ancker care of William Hutter, 140 Nassau st, 11 Park Row, an old 3-sty brick building on a lot 20x94 ft., running through to Ann st. The lease is for a term of five years, at an aggregate rental of \$85,000. The lessee has ordered Gohelf & Zimmermann, contractors, to build a 280-seat moving picture theatre. The old building will be demolished on May 1.

HEIL & STERN leased for Raymond & Raiman the store and basement in 3 and 5 East 28th st to the Manhattan Ribbon Co., of 96 Prince st; also for Eliza Guggenheimer the westerly store and entire basement in 40 to 46 West 20th st to J. E. Brenner & Co., of 58 West 15th st. Both leases are for a long term of years.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased the 3d loft in 15 West 45th st to Miss Nellie Wheeler, and for Webster B. Mabie & Co., as agents, space in 110 and 112 East 19th st to the Popular Games Co., of 47 West 34th st.

WILLIAM HUTTER leased for Frederick Frisch, 11 Park Row, 20x94, running through to Ann st, for five years at an aggregate rental of \$85,000.

GEORGE KETCHUM sub leased to the Martha Washington Candy Co., of 105 West 125th st the west store in 48 West 34th st.

EDGAR A. MANNING leased for Frederick Fox & Co. to David Schlein, of 91 Green st, the store in 29 West 25th st.

PEASE & ELLIMAN leased the private dwelling at 112 West 73d st to Evelyn A. Strait for a term of years.

THE RULAND & WHITING CO. leased the 3d loft in 530 East 72d st to Gottfried & Steckler, of 530 to 538 East 72d st; also two lofts in 388 Pearl st to H. Holiner, of 405 Pearl st; also the basement in 143 Bleeker st to Royal Dye Works, of 143 Bleeker st; also the top loft in 69 Beekman st to H. Weinhausen, of 405 Pearl st; also the store in 225 Pearl st to Postal Telegraph Co.; also store in Platt st to Monsanto Chemical Works, of St. Louis, Mo.; also two floors in 59 Cortlandt st to O. H. Jadin & Sons, of 63 Cortlandt st; also the basement in 69 Cortlandt st to Wyeth Chemical Co., of 74 Cortlandt st, and a loft in 79 Cortlandt st to Charles H. Chute.

SAMUEL H. MARTIN leased for a term of years offices in the Simpson Building, Broadway and 67th st, to the National Association of Audubon Societies.

THE MIDWEST REALTY CO. leased the 11th floor in 22-26 West 32d st to Herman Ziegler & Co., manufacturers of cloaks and suits of 24 West 25th st, through the Julius Friend-Edw. M. Lewi Co.

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M. MORGENTHAU, JR., CO., agents for the recently remodelled 6-sty store and loft building at 314 East 34th st, announce the following leases in that building: A store and basement to the Precision Machine Co., of 317 East 34th st; 1st loft to George Sykes, Inc., of 1123 Broadway; 3d loft to U. S. Stamp Book Co., of 314 East 34th st, and 4th loft to Armand M. Pacher, of 181 Lexington av.

PEASE & ELLIMAN leased space in the Aeolian Building, at 25 West 42d st, to the following: T. B. Browne, of 7 East 42d st; Frances Thurber Seal, of 47 West 34th st; the A. S. Nichols Co., of 1901 Park av; Dr. M. E. Close, of 500 5th av; Samuel E. Ramseyer, of 47 West 34th st; George H. Wilson, of 56 Cedar st; John B. Tillotson, of 1 Madison av; Mrs. M. D. Hallman, of 97 West 34th st, and Dr. S. A. Steeves; also the 3d loft in 431 5th av to John Fitzgibbon.

PEPE & BRO. leased for J. Personini store and basement in 21 West 3d st to Malpolose & Co., of 21 West 3d st, for a term of years; also for Wm. H. Hiltz, sub-basement in 82 West 3d st, for a term of years to E. Fucini & Co., of 165 West 4th st.

FRANK RUSSEK, furrier, leased for a term of years the northerly store in 362 5th av. Mr. Russek is now located at 23 West 34th st.

HERBERT A. SHERMAN leased about 5,000 sq. ft. in 15-17 West 18th st to M. Schachter & Co., of 368 Canal st.

LEWIS B. PRESTON leased to the Henry Heinger Co. the 2d loft in 353 Broadway for a term of years. The Heinger Co. formerly occupied space in 371 Broadway, which was recently destroyed by fire.

H. C. SENIOR & CO., in conjunction with J. V. S. Oddie, leased for E. W. Lenson, the 3-sty dwelling at 66 West 71st st to Mrs Thomas Sherwood for a term of years.

THE CROSS & BROWN CO. leased to Carl H. Page & Co., of 1627 Broadway the ground, 2d, 3d and 5th floors in the building 651 to 655 West 52d st, and to the Schacht Motor Car Co., of 1700 Broadway, the 2d, 3d and 4th floors in 245 to 249 West 55th st.

LOUIS C. SCHLIEP leased a loft in 334 and 336 East 23d st to the North American Store & Fixture Co., of 195 Bowery.

H. C. SENIOR & CO. leased for Mrs. Sarah Rothgesser, the 4-sty dwelling at 53 West 82d st to Mrs. Cecile Braquehais.

DUFF & BROWN CO. leased for William Aiger to Margaret E. Fenton the 3-sty dwelling at the corner of 170th st and Colonial Parkway, and for the Germania Life Insurance Co. to M. Robinson 427 West 144th st, a 4-sty dwelling.

F. R. WOOD, W. H. DOLSON CO. leased for Dr. Frederick de Sola Mendes the 4-sty dwelling at 140 West 80th st for a term of 5 years to Miss Flora Chapman.

FISH & MARVIN AND CROSS & CROSS leased the United States Motor Building on 61st and 62d sts, between Broadway and Central Park West, vacant since the United States Motor Co. went out of business two years ago, to the Jandorf Automobile Co., of 42 West 62d st. The company, which is one of the largest dealers in second hand motor cars in the city, takes the building for two years at rental of \$39,000 a year. The building is seven stories high and occupies a plot fronting 75 feet on each street and 200 feet deep. It was erected several years ago by the United States Motor interests and is probably the largest building of its kind in the city. Its erection brought the automobile trade north of 59th st on Broadway.

TUCKER, SPEYERS & CO. leased for Burton S. Castles to Frederick Altheimer, of 36 West 20th st, the 8th floor east in 39 and 41 West 38th st for a term of years; also in conjunction with Edgar A. Manning, space in the 'Spring Building' at 29 to 33 West 38th st to A. M. Crofts, of 3 East 41st st.

DOUGLAS L. ELLIMAN & CO., INC., leased for a long term of years, for Joseph J. O'Donohue, Jr., as the receiver for the Improved Property Holding Co., the large store and basement in 505 5th av, now occupied by R. H. Haan, to Alfred A. Kohn, a dealer in high class boots and shoes, now at 1231 Broadway. On account of his large increase in business Mr. Kohn will continue the Broadway store in connection with his new location. This property, which is covered with an 18-sty office building, was not included in the recent sale of the Corn properties at auction, but was held out by the Committee of the Bond Holders "B." The total amount of the rental to be paid under this lease is close to \$400,000 and shows a considerable advance over the present rental being paid. This store is about 30 feet from 42d st, and is considered one of the most valuable locations in the upper 5th av section. A. N. Gitterman was associated as broker in the transaction.

THE CROSS & BROWN CO. leased for Oden & Clarkson, as agents, the store in 17 West 30th st to Phillips & McConnell and in conjunction with Daniel Birdsall, the 1st loft in 22 and 24 West 38th st, to Breitkopf & Hartel; also 24 West 20th st for the Harrison Estate, the northerly store and basement in 362 and 364 5th av, to Russoks, modistes and furriers, now on 34th st and 5th av, who will occupy the same after extensive alterations. The lease is for a term of 21 years at an aggregate rental of \$50,000.

EWING, BACON & HENRY rented through William Le C. Roome a suite of offices in the Architects' Building at Park av and Fortieth street to the E. E. Smith contracting Co. of 71 Broadway; also offices to John K. Turton, builder, of 39 West 32d st.

JOHN N. GOLDING leased to Davis & Sanford Co., photographers, the top floor in the new Scribner Building at 599 5th av for a term of years at an aggregate rental of \$45,000. The lessee is now located at 246 5th av.

THE MIDWEST REALTY CO. leased the 12th floor in their new building at 22-26 West 22d st to Rappanort & Gottlieb, now at 12 West 27th st, through the J. C. Einstein Co., Inc.

FRED'K SOUTHACK & ALWYN BALL, JR., leased the store and basement in 12 East 33d av, Far Rockaway; for S. E. Forest to W. J. st for Ralph Wilson to the D'Amron Co., Inc.,

of 12 East 33d st, dealers in stationery and art novelties, for a term of years.

ALBERT B. ASHFORTH, INC., leased space in the Frances Building, at the southeast corner of 5th av and 53d st, with the following concerns: David G. Carmichael, of 366 5th av; Prentiss & Hauser; Daniel O. Pierce, of 18 West 34th st, and Herbert Baer, of 16 East 97th st.

THE CROSS & BROWN CO. leased space in the Heidelberg Building, 1465 Broadway, to Utleys, Inc.; the National Fair Exposition, Inc., and to Saul Osder.

EWING, BACON & HENRY leased offices in the Architects' Building, northeast corner Park av and 40th st, to the John Swenson Granite Co. and Robert W. Hanson, of 42 East 14th st.

M. & L. HESS leased for the Hess Building Co. to the Universal Silk Mill, formerly of 486 Broadway, 2,000 ft. of space on the 17th floor of the Hess Building at 4th av, southwest corner of 26th st.

PEASE & ELLIMAN leased 34 East 63d st, the 4-sty private dwelling on lot 20x100, for Mrs. S. Fisher Johnson to William E. Lowe, of Johnson & Higgins, who recently sold his dwelling at 65 East 66th st to the Fullerton Weaver Realty Co., in conjunction with the northwest corner of 66th st, for an apartment house; also 54 East 77th st, the 4-sty private dwelling on lot 12.6x half the block, just east of Madison av, for the Justa Realty Co. to Alfred D. Bell; also store in 50 East 62d st to George Thompson; and private dwelling at 36 West 45th st to Mrs. Bertha D. Cousey.

H. C. SENIOR & CO. leased for Walter A. Wells the 3-sty dwelling at 132 West 83d st, for a term of years, to Mrs. Mary E. Cantrell; for David Doniger, the 5-sty flat at 35 West 65th st, for a term of years; for Percy C. Greely, the 3-sty building at 412 West 48th st, to John Ward for two years; for Mayer S. Auerbach, the 4-sty dwelling at 30 West 60th st, for three years, to Constantino Pichi, of 30 West 60th st; for the Direct Realty Co., James Butler, the 3-sty garage building at 212 West 68th st, to Alex Lurie, manager of the Automobile Department for the World Newspaper.

HERBERT A. SHERMAN leased for Mrs. Lillian W. Porter the dwelling at 36 East 62d st to Dr. G. R. Pisek, of 36 East 62d st.

WORTHINGTON WHITEHOUSE leased the 1st loft in 6 and 8 East 46th st to Madam Vere, millinery and gowns.

ALBERT B. ASHFORTH, INC., leased space in the Acker, Merrall & Condit Building, at the southwest corner of 5th av and 35th st, to Herbert S. Blake, of 366 5th av; Dorland Advertising Agency, of 303 5th av; Max Lazarowitz, of 366 5th av; Embo Land Co., of 366 5th av; Poeckes & Baumlin, of 111 5th av; Jacob McD. Mackay, 366 5th av; and H. W. Palen's Sons, of 45 Broadway.

Bronx.

S. DE PASQUALE leased for the Weiber Construction Co. 7 new law tenements, each on plot 50x100, at 610 to 634 East 136th st for a long term, at a total rental of about \$122,000; also for Weil & Mayer 1145 1st av, a 5-sty tenement, for three years at \$1,800 a year. This plot is 25x90.

CLEMENT H. SMITH leased for the Avenue Amusement Co., to the New York Telephone Co., a store, 19x100, in 453 East Tremont av, at a rental of \$4,700 per annum. The store will be used as a telegraph and telephone office; also leased for Ferdinand T. Hopkins, 217 and 219 Burnside av, two 3-sty buildings with stores and one 2-family house.

Brooklyn.

THE NEW YORK DOCK CO. reports the following leases in its industrial buildings in Im-lay st, between Bowne and Verona sts: Etudebaker Brothers Co., of 136 West 52d st, New York, 20,000 ft.; Munro Chemical Co., of 1 Liberty st, 9,000 ft.; James Beggs & Co., of 36 Warren st, boiler and machine specialties, 7,000 ft.; American Metal Cap Co., 9,000 ft.; Depasse Mfg. Co., of 41 Maiden lane, manufacturers of silver deposit ware, 5,000 ft.; Remington Arms Co., of 299 Broadway, 13,000 ft.; National Air Cell Covering Co., 9,000 ft., and a large food product house, name withheld, 50,000 ft. The New York Dock Co. further reports that the four buildings erected this year are completely rented, with the exception of one loft of 9,000 ft.

DOUGLAS L. ELLIMAN & CO., INC., leased for C. W. & H. E. Mehrer, a dwelling at 7923 13th av, Dyker Heights, to Cromwell G. Macy.

THE EULKLEY AND HORTON CO. leased the Automobile Show Rooms at 1281 Bedford av, to E. J. Montigny, agent for the Stutz Motor Car Co., for a term of years.

CHARLES E. RICKERSON leased 589 2d st, a 3-sty American basement, limestone dwelling, for Louis Bonert, to H. M. DeLanoie, for a term of years.

Queens.

THE ROCKAWAY PARK REALTY CO. leased for the Matinecock Realty Co. their moving picture establishment on the east side of 5th av, Rockaway Park, to Lubin, et al, for a term of three years; also leased for the Matinecock Realty Co. new store to be erected on the east side of 5th av, Rockaway Park, to M. Neveloff for confectionery and ice cream parlor.

THE ANDREW McTIGUE CO. rented the following cottages at Far Rockaway: For Joseph H. Myers his cottage in Wave Crest to G. Richard Davis; for Frederick Haberman 3 Reeds lane to Harry J. Simon; for Mrs. Ray Myers her cottage to William Shannon and for Frederick Haberman his cottage at 47 Greenwood av to M. J. Stroock.

HERMAN FRANKFORT leased cottages at Far Rockaway to B. C. Levy and L. Heilbron.

HERMAN FRANKFORT leased for Joseph P. Dwyer to L. M. Friend a cottage in Chandler Organa cottage in Sheridan blvd.; for Ernest Jenny to Isadore Cohen a cottage in Hollywood av, and for B. Langdon a cottage in Sea View av.

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Suburban.

PEASE & ELLIMAN leased for F. R. Coudert his cottage at Oyster Bay, L. I.

WILLIAM J. ROOME & CO., INC., rented for Mrs. Emily Ladenburg her place known as "Littlecote" at Westbury, L. I., directly opposite the Meadowbrook Club, to J. Cornelius Rathborne, of Harvey La.

JOHN F. SCOTT rented for Mrs. Le Grand L. Benedict her country place, in Hollywood Crossing, Cedarhurst, to Charles Palmer.

HERBERT A. SHERMAN leased for Richard T. Wainwright his place, Killua, at Rye, N. Y., directly on the water, with several acres of land, to John L. Cutler for the summer.

HERMAN FRANKFORT rented a cottage at Lawrence, L. I., for L. A. & D. A. Aasbacher to Herbert J. Carr.

HERMAN FRANKFORT rented for Peter Robohm to Felix Jellenik a cottage in Washington av. Lawrence, L. I.; for P. McCaffry to John Levy a cottage in Beach av., Edgemere.

PEASE & ELLIMAN leased for George G. Entz his house on the Post rd at Rye to Gorton James.

REAL ESTATE NOTES.

D. & H. LIPPMAN have moved their offices from 198 Broadway to 192 Broadway.

PEASE AND ELLIMAN announce the removal of their downtown office at 156 Broadway to the third floor of the Liberty tower, 55 Liberty st.

ISIDOR KEMPNER has opened an office at 1787 Amsterdam av near 148th st, where he will conduct a general real estate and insurance business.

SAMUEL MARX has moved his offices to the Woolworth Building, suite 2126.

M. ADLER has moved his offices from 203 Broadway to 160 Broadway.

MRS. M. TOWNSEND is the buyer of the 5-sty tenement recently sold by Margaret L. Boylan, through the Duross Co.

FRED'K ZITTEL & SONS were the brokers in the recent sales of 634 West 135th st for the Hensle Construction Co. and 263 and 265 West 137th for A. H. Atterbury to George Tomes.

W. V. ASTOR wants \$1,000,000 from the city for an easement permitting a tunnel under the southerly half of the Astor House, which he inherited from his father. The Public Service Commission considers such a sum too great for a mere right of easement and it is probable that the property will be purchased outright.

THE H. D. BAKER CO. has removed its offices from 170 Broadway to 135 Broadway.

EDWARD A. ARNOLD, for the past 12 years associated with Richard M. Montgomery at 27 Pine st, has opened an office in the Montreal Building at 64 Wall st, of which he is agent, and where he will engage in all branches of the real estate business.

GODFREY N. NELSON has published a corporation calendar giving all information concerning the various classes of taxes, including real estate, personality, Croton water, State franchise and Federal.

BRYAN L. KENNELLY will sell at auction on May 17 221 lots known as Kingsland Park at Nutley, N. J. The property adjoins Nutley Park, a fine residential section.

DUFF & BROWN CO. have been appointed agents by Mr. Fred W. Crandall of premises Nos. 531 and 533 West 145th st, two 5-sty apartments.

DUFF & CONGER have been appointed agents by Mr. Fred W. Marks of the entire block front on the westerly side of Madison av. between 86th and 87th sts, consisting of 2 apartment houses and a taxover; also the "Lispnard," Nos. 53-55 East 86th st, and the 2 adjoining houses at Nos. 57-59 East 86th st.

ASHLEY M. HERRON has resigned his position as manager of the office of Mooyer & Marston.

THE NUTLEY REALTY CO. announce the removal of their New York offices from 99 Nassau st to the Woolworth Building.

HENRY MORGENTHAU CO. has moved to 30 East 42d st at the southwest corner of Madison av.

GUST. SIDENBERG formerly at 25 Broad st, has moved to 66 Broadway.

W. Z. GREENE, formerly president of the Greene & Taylor Realty Co. has opened an office at 500 5th av. Mr. Greene has been on this thoroughfare for the past 29 years.

THE FIRM OF GIBBONS & YOUNG, composed of G. Reynolds Gibbons and Harry J. E. Young, has been dissolved by mutual consent.

DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for "Arthur Hall," a 7-sty apartment building at the northeast corner of 96th st and Madison av, by the Holly Realty Co.

BRIEFS were submitted this week in the condemnation proceedings for the New York courthouse site to Abram I. Elkus, Henry Schneider and James I. Coogan, composing the Courthouse Condemnation Commission. The valuation totals \$5,600,000, and the owners' \$10,250,000.

Flushing Auction Sale.

Moderate prices marked the auction sale of building lots on the Joel B. Dinsham property by Bryan L. Kennelly last Saturday afternoon. The property, bounded on the east by Parsons avenue, on the north by Queens avenue, on the west by Burling avenue and on the south by Laburnum avenue, comprised 125 building lots and is said to have been one of the choicest pieces of real estate offered at auction in Flushing in years. Only seventy-four of the lots were sold. They brought a total of \$39,170, an average price of \$529 a lot.

The Long Island Real Estate Market.

Activity in the Long Island real estate market is now well advanced. The movement of property throughout the territory is looked upon as a logical sequence of the extensive railroad improvements that have been completed and those that are under way. Not only do the land developing companies in Nassau county show excellent business, but the selling of acreage is extensive in Suffolk county and also in the inner recesses of Nassau county.

Only this week the sale of a site in Suffolk county to Thomas W. Lamont of J. P. Morgan & Co., was reported, while sales of acreage for a similar purpose are numerous. Mr. Lamont will build a fine country house at Easthampton. Mrs. W. K. Vanderbilt, Jr., has just had plans prepared for a home for herself on a picturesque tract at Jericho, in Nassau county. And only a few days ago, Payne Whitney and W. K. Vanderbilt, Jr., were instrumental in incorporating a country club whose headquarters will overlook a wild beauty spot dotted by a lake, at Wading River, in Suffolk county. The latter circumstance tends to confirm the opinion that has been oft expressed by real estate developers, that country clubs and landed estates were being driven to eastern Suffolk county by the residential expansion of New York City into the major part of Nassau county and western Suffolk.

The suburban growth is well exemplified by the fact that a decade ago country seats abounded in such places as Rockville Centre, Lynbrook and Hempstead, whereas now those communities are all year residence centres. About the only prominent country place remaining in Hempstead is that of August Belmont; and, yet when Mr. Belmont first went to Hempstead it was a community of acreage homes to a great extent. A decade ago Floral Park was one vast conservatory under floral cultivation by a prominent seedsman. This extensive owner is now so surrounded by all year homes that he contemplates moving his seed and plant business further east. He has also sold much acreage to land companies at a huge profit over what he paid for it twenty odd years ago. In other words acreage at Floral Park has become too valuable for horticultural purposes.

Practically all of Nassau county is now traffic served by the third-rail electric system of transportation, and it is widely divergent. Electric cars carry passengers to and from points on the North Shore, the central section to Hempstead and Mineola and the southern section to the ocean front at Long Beach. The latter place has undergone remarkable transformation and the circumstance has beneficially affected adjacent places such as East Rockaway and Oceanside, both of which are on the same electric road as is Long Beach. All of Nassau county is within thirty miles of Manhattan and much of it is within a smaller radius.

When Taxes Are Due.

Taxpayers are advised that their taxes for the first half of 1913 were due on the first day of May.

The other half is not due until Nov. 1, but may be paid earlier. There is no rebate for payment on the first half of a tax, but if the first half is not paid during May an owner must forfeit 7 per cent. interest until paid.

The first half of the tax becomes a lien after May 1. The second part of the tax becomes a lien after Nov. 1, and whoever owns property on that day will have to pay the second half of the tax.

If an owner chooses to pay the second half of his tax in May, or at any time before Nov. 1, he will be allowed a rebate from the time of payment until Nov. 1 at the rate of 4 per cent. per annum for the intervening time.

Ten million dollars were received in payment of taxes on May 1. Some who paid for the full year were: Interborough Rapid Transit Company, \$1,200,000; William Waldorf Astor, of London, \$575,000; Standard Oil Company, \$250,000; George Ehret, \$240,000, and the Wendel estate, \$240,000.

New Route for the Flushing Extension.

The Public Service Commission for the First District has changed the route previously laid down for the Flushing extension of the Corona rapid transit line in Queens. The plan provided for the construction of an elevated railroad through Flushing to Bay Side, but property owners in Amity street, Flushing, objected to an elevated structure. The Board of Estimate and Apportionment failed to give its approval, and the elevated plan was sent back to the commission. Thereupon the commission laid out a new route providing for an elevated extension to a point in Flushing in the block bounded by Amity street, Delong street, Redwood street and Lawrence street, and thence extending as a subway under Lawrence street and Amity street and private property to a point in the block bounded by Marston avenue, Murray street, the Long Island Railroad right of way and Dunsing street, where the railroad will emerge from the ground and again become an elevated structure, continuing northeasterly to Warburton avenue and Bay Side boulevard. The new route has been sent to the Board of Estimate and Apportionment for approval.

New Direction of Growth.

Expansion during the last half century has rushed northward, but Bryan L. Kennelly is quoted as saying that the new transit systems will change this condition, stopping the old time north and south development and substituting for it the great high round city of the near future.

"By this I mean," added Mr. Kennelly, "the northward movement must halt now until the city shall have rounded out along the new transit lines in an easterly direction. This means that high land values will march eastward just as previously they have marched northward."

"The East Bronx was the centre at one time, Washington Heights at another. The dual subway system affects chiefly Queens, which presents five times more territory for exploitation

than was available in the northward line, and I have reason to expect that the new eastern movement will reach five times, or more, the proportions of the Bronx and Washington Heights 'booms.'"

Why New Buildings Rent Well.

In the lower sections the possibility of re-tenanting old buildings is made more problematic by the continued erection of such giant skyscrapers as the Woolworth Building, the Bankers' Trust and Trinity Buildings, and the thirty-six-story monster designed for the Equitable site. The farther the new skyscrapers reach into the clouds, the less light and air for those buildings which in their day cut light and air from their lowlier neighbors.

To induce tenants to come into them at any price the old buildings must be remodeled, brought somewhere near the requirements of the moment in front appearance, sanitary equipment, elevator service, and general safety. The insurance rate looms important in the mind of every prospective tenant, and the owner that can offer no reasonable assurance of safety finds it hard to get tenants at any price in these deserted districts. And when it comes to spending thousands in repairing old buildings, which at best can bring but a poor return for valuable ground, owners are more than likely to begin flitting with wrecking companies, architects and contractors, for they know that new buildings, down to the second in all equipment and service, with a minimum insurance rate, find tenants, no matter how fast they are put up.

The result of all this shifting is a strangely anomalous condition. The mad uptown rush, which has shoved homes and small buildings by hundreds off Fourth and Fifth avenues, has left yawning vacancies behind, indicating that it was not due to over-crowding in those sections. And with the yawning gaps in various parts of lower Manhattan, dreadnaught skyscrapers are going up at an unprecedented rate until many are beginning to fear a glut of skyscrapers. The shifting of centers and the seeming overproduction of buildings can be traced in part to certain definite trade conditions, too complex to enumerate here, but it is none the less true that but for the improved construction methods even the changing trade conditions would have failed to precipitate such a pronounced shuffling of centers and such a wild building orgie as are now going on.—Melville McPherson in "Building Progress."

Bad Legislation.

That portion of the State Factory Department bills that the real estate man almost unanimously objects to, and which are admittedly unfair and wrong, says Charles F. Noyes, is the placing of the five and six-story buildings in the same class as the twelve, fifteen and twenty-story structures so far as fireproofing stairways, fire-escapes, exits, etc., is concerned. These buildings are admittedly safe, provided abnormal conditions do not exist. The same general proposition holds true in the matter of fireproofing the hoistways and elevator shafts in low buildings.

"In the final analysis legislation that will protect life from fire and disease and so limit working hours that the working class will have a chance for a normal existence at fair wages is commendable. Much of this legislation is good. Some affecting the low five and six-story buildings is exceptionally bad, but the only reason that it is not a great deal worse is because a few practical, level headed, conscientious men were consulted before the various bills were framed."

Bath Beach and Bensonhurst.

According to W. G. Morrissey, former president of the Brooklyn Board of Brokers, Bath Beach prior to 1885 was known as the village of Bath, the name subsequently being changed to Bath Beach to distinguish it from the village of Bath in Steuben County, N. Y. About the year 1879 the late Archibald Young and Judge J. Lott Nostrand began to cut up their farms into building lots, which changed the character of the little village to a good sized suburb.

In the autumn of 1887 James D. Lynch, a Wall street operator, purchased several large farms adjoining Bath Beach on the east, which were owned by the Benson family, opened new streets to conform with the Kings County map, planted trees and put in sewers and water. When he had everything completed the property consisted of about five thousand lots, all developed and ready for purchasers. They were carefully restricted, and he christened the place Bensonhurst by the Sea. The last of these lots Mr. Lynch sold to W. H. Reynolds.

Fifty Thousand a Year Rental.

"When Fifth avenue can no longer be regarded as the great home center of the millionaires the doom of the big private town house will be near," said W. S. Constant, of Wood, Harmon & Co. "No other section is bidding successfully for ultra-fashionable homes. It will mean a general retreat to magnificent country estates, with town quarters confined mainly to apartments for temporary use in the most exclusive of the new skyscraper apartments.

"And each year the list of apartment houses shows more and more costly structures. It is only a few years ago that a \$10,000 a year apartment was placarded as the most expensive of its kind. Now there is quite a range of selection for those who are able to pay \$25,000 or more annually, and it seems quite within the realm of probability that we shall all see \$50,000 a year suites.

"Just as true is it that there seems to be no limit to the rise in value of New York realty. The past ten years or so have seen the top notch high record rise from \$250 a square foot to \$600 and again to \$822, and the jump from these figures to \$1,000 a square foot—\$2,000,000 a lot—is a comparatively short one."

Public Documents.

The Superintendent of Documents, Government Printing Office, Washington, D. C., in discussing the activities of his department says that every American should be interested in the publications that emanate from this office, for public documents are the history of the country. While a small portion of the issues might be obtained without cost through the friendship of public men, by far the larger part must be purchased, and nearly everyone interested in the literature of the United States prefers to pay for what he desires, rather than to be under obligation for small favors. Because of this it may be desirable to give the widest possible publicity to the fact that public documents can be purchased from the Superintendent of Documents, Government Printing Office, at a nominal cost. Price lists, indicating the subjects covered, may be obtained free, upon application in person or by mail. Among them are the following:

- 10. Laws of the United States.
- 15. Geological Survey publications.
- 18. Engineering: Mechanics.
- 20. Lands.
- 25. Transportation, publications of Interstate Commerce Commission and other documents on roads, railroads, inland waterways and shipping.
- 28. Finance.
- 31. Education.
- 34. Library of Congress publications.
- 36. Periodicals published by various Government bureaus.
- 37. Tariff.
- 41. Entomology Bureau, publications on insects.
- 42. Experiment Stations Office, publications on drainage, and irrigation investigations.
- 43. Forest Service, publications on trees, lumber, wood preservation, and forest management.
- 45. Public Roads Office.
- 46. Soils Bureau.
- 53. Maps published by various Government bureaus.
- 54. Political economy.

The foregoing by no means embrace the subjects treated in public documents. The Department carries a vast amount of information relating to news that real estate men and builders are interested in.

All public documents are sold either at five cents or a multiple of that sum. It is not always convenient to purchase a money order, while there is a risk in sending cash remittances. To meet these drawbacks in purchasing Government publications, it has been decided to furnish coupons, in sets of twenty, for one dollar a set, which are good until used. Buyers of public documents will find the use of these coupons the most convenient and the safest way of remitting the amount of their purchases. Address all orders for coupons to the Superintendent of Documents, Government Printing Office. Postage stamps will not be accepted. No charge is made for postage on documents forwarded to points in the United States, Guam, Hawaii, Philippine Islands, Porto Rico, or to Canada, Cuba or Mexico. To other countries the regular rate of postage is charged, and remittances must cover postage.

A Permanent Exhibit of Telephone Apparatus.

The telephone, though only a little over thirty-seven years old, and therefore still young, has probably developed more in that short time than any of its humanity-helping contemporaries. In fact, writers have termed the development of the telephone a "romance of science." The story of this romance has been put forward in what is perhaps the most understandable and, at the same time, the most interesting way, in the exhibit of historical and modern telephone apparatus and electrical supplies recently inaugurated at the offices of the Western Electric Company at 463 West street. The exhibit is in three sections.

The historical section shows the development of the telephone from its earliest stages up to the present time. The smoked glass records of sound waves made by Alexander Graham Bell, in 1874, using the human ear as a transmitting diaphragm and thus proving that diaphragms would transmit sound waves; parts of Bell's original telephone of 1876, mounted to make a complete model, and numerous instruments showing the gradual improvement in design, are exhibited to great advantage in large glass cabinets with placards giving a description of each article. Included in the historical collection, which is composed partly of apparatus loaned by the American Telephone and Telegraph Company and partly of Western Electric apparatus, are the switchboard by Mr. Bell in opening the New York-Chicago line in 1892, and the receivers and transmitters used at the opening of the New York-Denver line in 1911.

The modern apparatus section contains switchboards, magneto and central battery, each switchboard having wired to it a number of telephone sets, so that service demonstrations may be made to visitors.

District Heating by Steam and Hot Water.

The advantages of heating one or several blocks of residences or business buildings from a central heating station are fairly well known. It is obvious that even where supplying heat is the only consideration a higher degree of economy in its generation at least could be attained in a large central plant where coal could be burned under economical conditions, where the labor required is reduced to a minimum, and where economical operation in general can best be had. The principal disadvantage of district heating is that it requires in most cases an extensive and costly system of piping and conduits, and in some cases also requires the purchase of a franchise for laying conduits in the streets or public highways.

When heat is furnished to a group of buildings from a central station in which a considerable amount of power is also generated, the

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Wants and Offers

The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M., Friday.

WE are entirely out of the New York Edition of the Record and Guide of March 1, 1913. We will pay 20 cents each for this number if both sections are delivered to us in good condition. We also need Brooklyn Edition of March 8, 15 and 22, 1913, for which we will pay for both sections 15 cents if in good condition. This offer will expire on May 6, 1913. Record & Guide Company, 11 East 24th St., New York.

EXPERIENCED, live, active man wishes connection with real estate firm. Sales renting management. Salary and commission. CLOESON, 274 Lenox Ave.

FOR SALE—One ATLAS (Bromley) of Manhattan, 1910. One ATLAS (Bromley) of Manhattan, 1908. Two volumes Hyde ATLAS. Battery to 23rd St., 1906. 23rd St. to 72nd St., 1907. COLLINS, TOAN & CO., 30 East 42nd St.

WANTED—Position as caretaker by reliable party, for summer months or longer. City or country. Best references. Box 116, Record & Guide Co.

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COMPLETE SET RECORD & GUIDE,
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two duties may then be profitably combined. Especially is this true of a central lighting and pumping station. In a power plant using steam as the motive power, where condensing water is costly, it is even possible to make the heating end of the power plant a condensing system for the steam engines and other steam apparatus.

To make an accurate calculation of the amount of heat necessary to supply a given amount of radiation already installed, or that which is to be installed, the compilation of the individual requirements of each customer must be made, but this amount may be estimated with a fair degree of accuracy by estimating the cubical contents of the buildings to be heated about one square foot of radiation for each 70 cu. ft. of volume.

The consideration which governs a choice between steam and hot water may be stated as follows: The first cost of the plant installed is in favor of the steam system, when it is not equipped with heat control. The cost of operation is usually in favor of the hot-water system, if heat is supplied from the exhaust of steam apparatus, and especially if in heating the water with exhaust steam more or less of the steam may be condensed and the engine run under partial vacuum. The cost of circulating mains is in favor of hot water when forced circulation is employed, and besides the steam temperatures are usually higher, so that radiation losses will be greater than for hot water. Where the area supplied is comparatively large and exhaust heat from the engines is available, a consideration of all features indicates that hot-water circulation will be preferable.—L. B. Lent in Power.

Saving the Pieces.

On every hand the wreckers at work, and curiosity is naturally aroused as to what there is of value in buildings representing the best effort of fifteen, thirty, fifty years ago. Surely the carved wood in a room which cost its owner \$100,000, or a rarely beautiful marble mantelpiece, or the solid mahogany and rosewood doors that were the pride of many a mansion must have some intrinsic value; and more surely the stone and brick and granite of office blocks which one day shoved home-owners from the comfortable villages of lower Manhattan to the far regions of 40th and 50th street, and thence onward to the distant Seventies and Eighties.

There is some value in the latter, and also in some of the heavy timbers and framework; and in the very old houses the lead pipes are worth the price of bulk lead. These things are carefully carted to the wrecking companies' yards, and from there go to the country, or find use in subway construction and various other ways.

But when, not long ago, the wood in a hundred-thousand-dollar room was offered for sale at \$25,000, it found no buyer. The price gradually went down to five thousand; and if in the end it brought a fraction of that, the buyer probably paid dearly by the time it was refitted and reset in another place. In the same house was a fine mantelpiece coveted by an artist for his studio, but by the time it was wrenched loose and set up again, it was a sorry bargain and a disappointment to the artist.

In the home of a literary man in Gramercy Park were some rosewood doors which he wished removed to an apartment being built to his order. The doors were removed, but at such cost as only a deep-rooted sentiment and reverence for the work of other days can justify. The fact is, that the solid hardwood door of that other day, made after the very best manner of its time, is no longer as practical as the veneered door of to-day, which has proved immune to warping, checking, and shrinking.—Melville McPherson in "Building Progress."

To Recopy Old Records.

Justice Jaycox has issued an order permitting the County Clerk of Queens to recopy about 200 maps and almost as many books, records of transactions of years gone by which have become mutilated through constant use.

Real Estate Show.

The annual Real Estate Show, which has become in a sense, a feature, under the management of Mr. Frank Bouckhout, No. 203 Broadway, will be held this year at the Grand Central Palace, May 3 to 10. This show is primarily a suburban development proposition.

The Tariff Rates.

Many members of the Merchants' Association are deeply interested in the tariff schedules and rates of the Underwood bill. Appeals have been made to the officers of the Association by business men of this city and also, through them, by business men in other parts of the country, urging that the Association take action to change some of the rates proposed.

Huge City Traffic.

The annual report of the Public Service Commission for the First District shows that 4,592,934 persons ride in the subway, elevated and trolley cars in New York City every day, on an average, throughout the year. The total number of passengers carried last year was 1,680,914,025, an increase of 77,000,000 over the preceding year. The railways have 1,666 miles of track and 11,688 passenger cars.

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REPAIRS

BUSINESS NEWS

A Weekly Summary of New Catalogues and Bulletins and of Articles Appearing in Current Periodicals of Interest to Architects, Building Managers, Contractors and Realty Interests.

New Ransome Catalog.

The Ransome Concrete Machinery Co., Dunellen, N. J., have just issued a well-illustrated 80-page general catalog covering the entire Ransome line which includes every piece of equipment necessary in a complete concrete plant. This catalog will be sent upon request for the "Red Book."

New Lamp Book.

A new hand book on Incandescent Lamp Illumination has made its appearance from the offices of the General Electric Company. The object of this compact little book is to provide a ready reference to any one with an incandescent lamp illumination problem. Complete tables and formulae with much general and special information are given.

Ultra-Violet Ray Lamp Records.

The Engineering News of March 20th, price 15 cents, 505 Pearl street, has on page 559 an article describing the new ultra-violet ray lamp, which possesses an ultra-violet radiation 50 to 60 times more intense than a 110 volt lamp of 75 volts and 3.4 amperes.

How Portland Cement is Made.

Under this title the Lehigh Portland Cement Company, with offices at 261 Broadway, is issuing an attractive brochure, describing in seven pages the complete processes of the manufacture of Portland cement and what constitutes a standard grade. Copies will be sent upon application to anyone interested from any of the company's offices.

March "Doorways."

In the March issue of "Doorways," published by the Richards-Wilcox Mfg. Co., of Aurora, Ill., producers of door hangers and hardware specialties, is an article in which \$100 in prizes is offered for a 200-word sketch on the subject of Advantages and Conveniences of Sliding Doors in the Modern Home. In this issue also appears an interesting article on the construction of private garages, on which subject the Richards-Wilcox Co. issues a special catalog describing its garage equipment.

Central Station Heating.

"Central Station Heating," by Byron T. Gifford, is being published by the Heating and Ventilating Magazine, of 1123 Broadway. As a pioneer work on district heating, it represents, in compact form, all of the important data covering this field. It is thoroughly up-to-date and has the vital features of clearness and simplicity. While its main theme is central station heating, it is full of valuable hints and data that can be applied to a variety of heating problems.

Storm Tests Store Fronts.

On Friday, March 21, Detroit was visited by the most severe wind storm in the history of the city. The gale reached a velocity of 86 miles an hour and in some parts of the country would be considered a hurricane. In every part of the city signs were torn from their fastenings, chimneys were knocked over and in the downtown district the big plate glass fronts failed under the pressure.

An interesting result of the storm has just been brought to the attention of the Detroit Show Case Company, which manufactures the Petz Bars for store front construction. Although there is a widespread use of their bar throughout their home city, there was not a single instance in which glass set in Petz Bars had been broken.

Text Book on Corrosions.

A revised and enlarged edition of the Stark Rolling Mill Co.'s text book on corrosion has just come from the press and is ready for distribution to anyone who mentions the Record and Guide and who is a consumer of sheet metal products. The work is divided into three sections: Part 1, is technical information; part 2, is illustrative of some of the meritorious qualities and properties of toncan metal, and shows a few of the many prominent installations; and part 3, describes sheets and products in which is found some very valuable tables and information on roofing, siding, standard weights, gauges, number of corrugated sheets in one square, rules of measurement, index, etc. Illustrations are profuse, showing the use of toncan metal and describing some of the practical tests of its durability.

Plymouth Seam Face Granite.

The Plymouth Seam Face Granite Co., of 30 West 33d street, is issuing to the trade a handsomely illustrated brochure showing the uses and describing some of the buildings in which its seam face granite has been used. The book contains many signed testimonials from many prominent architects of buildings, monuments and mausoleums, and an extract from the report of Professor W. O. Crosby and Dr. F. G. Loughlin of the Department of Geology of the Massachusetts Institute of Technology, on this company's product. The company owns about fifty-nine acres of granite quarries in Massachusetts from which are taken generally uniform run of white, pink, steel grays, golden hues, yellows, russet browns and red stone. The tests show that this product has a crushing strength of about 35,000 pounds to the square inch.

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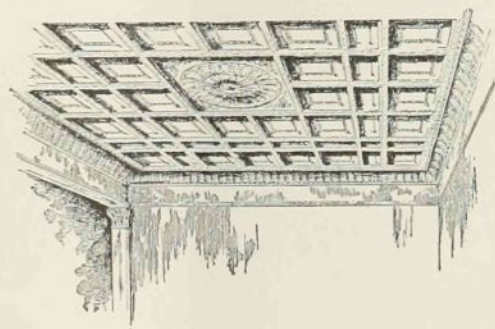
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THE BIG LOT SALE.

An Official Statement Concerning the Morris Park Race Track Property.

Editor of the RECORD AND GUIDE:

The Banking Department of the State of New York, as liquidator of the Carnegie Trust Company and the Northern Bank of New York, is largely interested in the property formerly known as the Morris Park Race Track, located in the Borough of the Bronx, City of New York, extending from about 175th street to Pelham Parkway.

This property, consisting of about 3,000 lots, will be sold at public auction to the highest bidder on May 31st, 1913, and succeeding days.

The property is high ground, many of the streets are on grade. The city grew up to the property years ago and this great tract has stopped its development in a northeasterly direction.

There are five railroad stations on or in the immediate vicinity, a number of trolley lines come to and along its borders, and this Department is advised by the Manager of the Interborough Railway that two of the lines of rapid transit recently adopted by the city will have stations adjoining or near the property, and that it is expected one of these lines will be in operation within the next two years. This property will then be in direct communication with all parts of Manhattan and Brooklyn for a five-cent fare.

Your attention is respectfully called to this proposed sale.

GEORGE C. VAN TUYL, JR.,
State Superintendent of Banks, in charge of the Carnegie Trust Co. and the Northern Bank in liquidation.

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertisements Legal Sales.

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 2, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3203-10 3 av.

JOSEPH P. DAY.

- *11TH st, 57-9 E (*), ns, 302.9 w Bway, 54x103.3, 10-sty bk loft & str bldg; due, \$192,709.15; T&c, \$9,545.15; U S Trust Co of NY. 175,000
- *23D st, 155-9 E, ns, 84 w 3 av, 78x98.9; withdrawn.
- *39TH st, 311 E (*), ns, 175 e 2 av, 25x 98.9, 5-sty bk tnt & str; due, \$6,125.56; T&c, \$—; Bernhard Mayer. 15,812
- *69TH st, 217-21 w, ns, 205 w Ams av, 60x 100.5; withdrawn.
- *76TH st, 431 E (*), ns, 413 e 1 av, 25x 102.2, 4-sty bk tnt; due, \$11,772.28; T&c, \$392.79; Metropolitan Savgs Bank. 10,000
- *79TH st E, ns, 313 e Av A, 135x102.2, 1-sty fr stable & vacant; due, \$9,703.80; T&c, \$1,268.89; sub to mtg \$30,375; Bella Cohen. 42,000

- *113TH st, 202 E (*), ss, 69 e 3 av, 25x 100.11, 4-sty bk tnt & str; due, \$4,410.74; T&c, \$631.04; sub to mtg \$14,400; Henry Steindler. 16,150
- *130TH st, 63 W (*), ns, 175 e Lenox av, 20x99.11, 4-sty & b stn dwg; due \$12,716.12; T&c, \$240.92; Utica Trust & Deposit Co. 13,000
- *148TH st, 400 W, see St Nicholas av, 755.
- *154TH st, 412 W (*), ss, 131.9 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; due, \$23,519.35; T&c, \$363.55; Manhattan Life Ins Co. 15,000
- *160TH st, 310 E, see Park av, 3152.
- 175TH st, 401 (667) E, nec Webster av (No 1808), 31.1x99.2 2 & 3-sty fr tnt & str; due, \$11,531.02; T&c, \$639.09; G A Cambeis 13,000
- *174TH st E, ns, 110.5 e Webster av, 40.3x 99.5x47x100.8; vacant; due, \$2,006.60; T&c, \$487.79; Saml K Jacobs. 7,050
- *214TH st, 709 E (*), ns, 80.11 e White Plains rd, 25x100, Wakefield; due, \$5,126.85; T&c, \$601.66; sub to a mtg of \$1,000; Grant Squires, exr. 5,100
- Central Park W, 464, ws, 57.11 n 106th, 18x100; adj to May 16.
- *Eastburn av, 1675, ws, 43.4 n 173d, 25x 95, 3-sty bk tnt; due, \$9,828.05; T&c, \$229.12; Janet Muller. 7,000
- *Heath av, 2880 (*), es, 161.9 n land of T N Reed and opp 229th, 20.2x100.5x20x 100.5, 3-sty bk dwg; due, \$7,119.97; T&c, \$178.58; Thos M Crowley. 2,000
- *Lampert av (*), ss, 250 w Ft Schuyler rd, 25x100; Throggs Neck; due, \$3,356.19; T&c, \$10. Aug Funck. 2,000
- *Park av, 3152, sec 160th (No 310), 26.6x 85.6x23.5x73.1, 2-sty & b fr dwg & 2-sty fr stable; due, \$3,367.20; T&c, \$825; Michl J Sullivan. 4,475
- *St Nicholas av, 755 (*), swc 148th (No 400), 24.11x100, 5-sty bk tnt & str; due, \$23,733.49; T&c, \$—; sub to a prior mtg of \$30,000; Rembrandt Realty Co. 51,500
- Webster av, 1808, see 175th, 401 E.
HENRY BRADY.
- *Jackson st, 91, nwc South (Nos 386-7), 50x104.4, 6-sty bk tnt & str; adj sine die.
- *Ludlow st, 179 (*), ws, 125 s Houston, 23.10x87.10, 3-sty bk tnt & str & 3-sty bk rear tnt; due, \$17,254.38; T&c, \$1,280.91; Gertrude Palmer. 18,000
- *116TH st, 350 E, ns, 125 w 1 av, 16.8x 100.11, 3-sty & b stn dwg; due, \$8,676.59; T&c, \$374.54; withdrawn.
- *118TH st, 364 W (*), ss, 196 w Manhattan av, 18x100.11, 3-sty & b bk dwg; due, \$11,288.50; T&c, \$237.75; Danl J O'Connor, exr. 11,000
- *233D st, 920-2 E, ss, 205 e Bronxwood av, 50x64, Wakefield; due, \$2,113.19; T&c, \$874.77; sub to mtg of \$1,500; Augustus Schwenk. 6,660
- *Carpenter av, 3811 (*), ws, 541.7 s 222d, 25x105, Wakefield; due, \$4,428.25; T&c, \$155.29; Lillie Winkens. 4,500
- *Jerome av, 1756-60, es, 50 n 175th, 90x 100, 2 5-sty bk tnts; due, \$14,453.69; T&c, \$1,980.80; sub to two prior mtgs aggregating \$32,500; Herman B Stingham. 48,500
- *Tremont av, or 177th st (*), ss, 184.8 w Montgomery av, 25.5x98.5x—x94.2; vacant; due, \$957.85; T&c, \$842.62; Kath V McEvoy. 1,500
- HERBERT A. SHERMAN.
- *132D st, 34 W (*), ss, 360 w 5 av, 25x 99.11, 5-sty bk tnt; due, \$17,285.70; T&c, \$500; Marie L Mead, extr. 1,500
- *223D st E, nec Kepler av, see Kepler av, nec 233d.
- *Bainbridge av (Woodlawn rd) (*), ws, 177.4 s 212th, 25.1x103.7x25x103.7; vacant; due, \$1,761.44; T&c, \$57.07; Mary L Whiting. 1,000
- *Kepler av (*), nec 233d, 53.7x100x89.11x 106.5; vacant; due, \$3,765.99; T&c, \$36.60; Florence S Biggart et al. 1,000
- D. PHOENIX INGRAHAM.
- *Pitt st, 7 (*), ws, 100 n Grand, 25x100, 5-sty bk tnt & str; due, \$28,114.79; T&c, \$ 20; Frank J Dupignac. 27,900
- *Longfellow av, 883 (*), ws, 125 n Seneca av, 25x100, 2-sty bk dwg; due, \$1,868.93; T&c, \$43; sub to mtg of \$6,000; Mathilde Weinberg. 6,100
- SAMUEL MARX.
- 3D st, 8 W, see Mercer, 246.
- Mercer st, 246 (*), sec 3d (No 8), 25x100, 6-sty bk loft & str bldg; due, \$81,237.76; T&c, \$2,986.75; Windham Realization Co, Inc. 75,000
- BRYAN L. KENNELLY.
- 128TH st, 255 W (*), ns, 258 e 8 av, 15x 99.11, 3-sty & b stn dwg; due \$8,600.38; T &c, \$85.78; Marie H Burt. 5,000
- Total \$583,687
- Corresponding week, 1912.... 743,453
- Jan 1, 1913, to date 20,565,743
- Corresponding period, 1912... 17,543,891

Borough of Brooklyn.

- The following are the sales that have taken place during the week ending April 30, 1913, at the Brooklyn Sales rooms, 189 Montague street:
- WM. H. SMITH.
- BEATTIE st, nes, 240 nw road leading from New Utrecht to Flatbush, 60x100; Victor Ernst. 3,666
- FULTON st, 2041, ns, 160.6 w Rockaway av, 20x62.3 to Somers x19.6x66.8, 3-sty bk tnt & str; voluntary; Max Feller & Louis Greenbaum. 5,700
- FULTON st, 2029, ns, 160 e Somers, 23.6x 40.4 to Somers x22.11x35.2, 3-sty bk tnt & str; voluntary; Clarence B Smith. 3,850
- FULTON st, 2015-21, ns, at ss Somers, 127.4x 27.11x124.2, gore. 3-sty bk tnt & str; voluntary; withdrawn.
- HERKIMER st, 1182, sec Radde pl, 20x89.6, 3-sty bk tnt & str; voluntary; withdrawn.
- ROBINSON st (*), ss, 52.5 w Bedford av, 87.11x120; Louis Rosenberg. 7,500
- W 8TH st, es, 58.10 n Av S, 19.4x82.5; K B Realty Co. 2,500
- W 8TH st, es, 39.6 n Av S, 19.4x82.5; K B Realty Co. 2,500
- W 8TH st, es, 20.2 n Av S, 19.4x82.5; K B Realty Co. 2,500
- 73D st (*), ss, 287.6 w 11 av, 31.3x100; Julia F Hellwig. 3,500
- 83D st (*), sws, 463.6 se 20 av, 18.2x100; Jas H Mullarky et al. 4,000
- BROOKLYN av, nec Hawthorne, 242.9 to Fenimore —x100; vacant; voluntary; Jos L Gompert. 8,350
- FORT HAMILTON av, es, 40.8 s 75th, 20.4x 97; Helen Hartwig. 7,100
- GLENMORE av (*), swc Warwick, 50x89.2; Henry Schober. 19,000
- MERMAID av, ns, bet W 15th & Stillwell av, lot 38; withdrawn.
- NORMAN av, swc Baker, —x—; adj May 14.
- ROGERS av (*), ws, 48.5 s Prospect pl, 16.1x 80; Carrie D Lee. 4,000
- 10TH av, ws, 140 s 80th, 20x100; Chas S Conklin. 3,250
- 12TH av, ws, 100.2 s 40th, 50x100; Urban Securities Co. 3,000
- CHAS. SHONGOOD.
- GLEN st, ss, 48 w Crescent, 26x100; adj May 27.
- HENDRICKSON st, sws, 140 se Av P, 40x 100; withdrawn.
- TILLARY st (*), ss, bet Hudson av & Navy, lot 137; Max Zeitz. 1,200
- TROUTMAN st, nws, 125 sw Bushwick av, 25x100; Eliza Wills. 5,025
- W 15TH st, ws, 880 n Neptune av, 87x104.3; adj June 25.
- 36TH st (*), nes, 220 sw 14 av, 20x100.2; Christopher Muller. 3,500
- 66TH st, es, 75 n 6 av, 25x100; Geo S Gallot. 1,900
- GRAVESEND av, ws, adj land of Jane Voorhies, runs n99.6xnn99.6x—48.6xw135 to Van Sicklen x49.3xse97.2xnel.9xse313.7 to beg; also VAN SICKLEN st, ws, adj land of Jane Voorhies, runs n99.1xnn592.8xsel12.2xse554.3 to beg; M Demborn. 30,000
- SNEDIKER av, ws, 60 s Blake av, 100x100; withdrawn.
- 3D av (*), es, 55.6 s 10th, 17.9x70; Merchants Co-operative Mtg Co. 3,950
- WM. P. RAE.
- PRESIDENT st (*), nes, intersec es Hamilton av, 22.10x100; Saml Broom. 13,000
- W 3D st, ws, 110.8 n Sheepshead Bay rd, 30x 119.4; also SHEEPSHEAD BAY rd, ns, 157.5 e W 5th, 36.4x92.7; Chas Buser. 9,875
- N 6TH st (*), sws 100 nw Roebing, 25x100; Asa A Spear. 1,000
- TILDEN av (*), swc E 34th, 19.6x95.3x irreg; Helen M Organ. 3,492
- JAMES L. BRUMLEY.
- BAY 25TH st, nws, 300 ne Benson av, 35x 96.8; Alfred Turton. 8,300
- BAY 25TH st, nws, 335 e Benson av, 35x 96.8; Eliz B Reilly. 8,300
- JOSEPH P. DAY
- BARBEY st, 381, nec Pitkin av, 2297, 25x100, 3-sty bk tnt & str; voluntary; withdrawn.
- COLUMBIA Heights, 81-3, sec Cranberry, —x 101x100, 3-sty bk sanitarium; voluntary; Sigsmund Reiss.
- ELTON st, nec Fulton, see Fulton, 2983-93.
- FULTON st, 2993, ns, 75 E Elton, 25.6x93.1x 87.1x25.6, 3-sty fr tnt & str; voluntary; Henry Stamm. 10,000
- FULTON st, 2983, nec Elton, 108.6x25.6, 3-sty fr tnt & str; voluntary; F Nolte. 13,750
- FULTON st, 2987, ns, 25 e Elton, 25.6x103.4, 3-sty fr tnt & str; voluntary; R A Renslaw. 8,950
- FULTON st, 2989, ns, 50 e Elton, 25.6x98.3, 3-sty fr tnt & str; voluntary; R A Renslaw. 9,250
- WILLOUGHBY st, 48, ss, 57.6 e Jay, 20x90; also JAY, 385, es, 30 s Willoughby, 20x57.6, 3-sty bk bldg & str; voluntary; A I Eima. 54,500
- E 14TH st, 1754, ss, 345 w Av R, 35x100, 2-sty & a fr dwg; voluntary; A Rietnez. 4,800
- ALABAMA av, 165-7, es, 100 s Glenmore av, 40x100, 2-3-sty fr tnts; voluntary; Jos Anker. 9,400
- EASTERN Pkway, ss, 189 w Nostrand av, 20 lots, ea 200x155.7 to Union; voluntary; Harry L Wyatt. 55,000
- FORT HAMILTON pkway, 7509, es, 19 s 75th, 20x101.4x—x97.8, 2-sty & b bk dwg; voluntary; withdrawn.
- GREENPOINT av, 79, ns, 80 e Franklin, 25 x95, 4-sty bk tnt with str; voluntary; withdrawn.
- NEWKIK av, 2409, nwc Flatbush av, 120x 169x120.1x180, 3-sty bk & fr dwg; voluntary; G Henry Jackson. 46,250
- PITKIN av, 2297, see Barbey, 381.
- 8TH av, 34, ws, 62 s Lincoln pl, 19x100, 3-sty stn ft dwg; voluntary; D G C Sinclair. 11,750
- JERE JOHNSON, JR., CO.
- BALTIC st, ns, 275 w Nevins, 25x100; Saml E Burtis. 2,460
- Total 442,318
- Corresponding week, 1912..... 403,050

ADDRESS ALL OFFICIAL COMMUNICATIONS TO THE SUPERINTENDENT.



State of New York,
BRANCH OFFICE OF
Banking Department,

60 BROADWAY

Geo. C. Van Tuyl, Jr.
Superintendent

New York N.Y. -13-

Dear Sir-

The Banking Department of the State of New York, as liquidator of the Carnegie Trust Company and the Northern Bank of New York, is largely interested in the property formerly known as the Morris Park Race Track, located in the Borough of the Bronx, City of New York, extending from about the line of 175th Street to Pelham Parkway.

This property, consisting of about 3000 lots, will be sold at public auction to the highest bidder on May 31st, 1913, and succeeding days.

The property is high ground, many of the streets are on grade. The City grew up to the property years ago and this great tract has stopped its development in a northeasterly direction.

There are five railroad stations on or in the immediate vicinity, a number of trolley lines come to and along its borders, and this Department is advised by the Manager of the Interborough Railway that two of the lines of rapid transit recently adopted by the City will have stations adjoining or near the property, and that it is expected one of these lines will be in operation within the next two years. This property will then be in direct communication with all parts of Manhattan and Brooklyn for a five-cent fare.

Your attention is respectfully called to this proposed sale.

Very truly yours,

GEORGE C. VAN TUYL, Jr.

State Superintendent of Banks;
in charge of the Carnegie Trust
Co. and the Northern Bank in
liquidation.

For Maps and Particulars regarding the above letter, apply to
J. Clarence Davies, 149th St. and 3d Ave., Bronx
Joseph P. Day, 31 Nassau St., New York City
Agents and Auctioneers.

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

MAY 6.

BROOME st, 375, ss, 50.8 w Mott, 25.4x118.3x 25.4x116.5, 6-sty bk tnt & str.

CATHARINE st, swc Madison, 70x64.7, 3-sty bk church.

KINGSBRIDGE terrace, 2748, es, 754.3 n Kingsbridge rd, 25x125, 3-sty bk dwg.

MADISON st, 68-70, ss, 64.3 w Catharine, runs s155xw139.9 to Oliver (No 46) xn34.10xe 69.4xn90.11xe24.9xn21.7xw1.5xn7.3xe44.2 to beg, 5-sty bk loft & str bldg.

52D st, 248 W, ss, 204.2 e 8 av, 20.10x100.5, 3-sty & b stn dwg.

62D st, 16 E, ss, 118 w Madison av, 23x100.5, 5-sty & b stn dwg.

106TH st, 157-9 W, ns, 100 e Ams av, 50x 100.11, two 5-sty bk tnts.

108TH st, 122-4 E, ss, 100 w Lex av, 50x 100.11, two 5-sty bk tnts.

134TH st, 352 E, ss, 243.1 e Alex av, 16.8x100, 3-sty & b bk dwg.

AUDUBON av, nec 176th, 99.11x100, 6-sty bk tnt & str.

MADISON av, 2024, ws, 37.11 n 128th, 18x70, 3-sty & b stn dwg.

MAY 8.

WOOSTER st, 43-5, 6-sty bk loft & str bldg. 104TH st, 63-5 E, 2 3-sty & b stn dwgs.

113TH st, 215-21 E, 4 5-sty bk tnts.

118TH st, 56 E, 5-sty bk tnt.

ALEXANDER av, 126-34, 5 4-sty bk tnts & str.

BOWERY, 208, 3-sty bk bldg & str.

KATONAH av, nwc 240th, 80x85, vacant.

LENOX av, 151, 4-sty & b stn dwg.

LEXINGTON av, 1896, swc 118th, 2 & 3-sty bk dwgs.

UNDERCLIFF av, 1758, 2-sty bk & fr dwg.

WASHINGTON av, nwc 189th, 95x100, vacant.

WEBSTER av, 1476, sec 171st, 5-sty bk tnt & str.

ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

Manhattan and Bronx.

The following is a list of legal sales for Manhattan and The Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey Street, and The Bronx Salesroom, 3208-10 Third Avenue, unless otherwise stated:

MAY 3.

No Legal Sales advertised for this day.

MAY 5.

137TH st, 250 W, ss, 525 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Paul Chopak et al; Dulon & Roe (A), 41 Park row; Harry Bijur (R), due \$13,777.60; T&c, \$14; Joseph P Day.

137TH st, 230 W, ss, 343 w 7 av, 18x99.11, 3-sty & b stn dwg Germania Life Ins Co—Fannie Bick et al; Dulon & Roe (A), 41 Park row; Jno T Quinlan (R), due \$13,257.90; T&c, \$160.40; Joseph P Day.

148TH st, 502-4 W, ss, 100 w Ams av, 41.8x 99.11, 5-sty bk tnt; Sigmund Ashner—Harris Friedman et al; Goldfogel, Cohn & Lind (A), 271 Bway; Robt F Wagner (R); due, \$10,087.35; T&c, \$1,305.70; Henry Brady.

LONGFELLOW av, ws, 150.5 n Garrison av, 50x100; vacant; Charlotte A O'Shea—Henry Gundlach et al; Wm C Arnold (A), 165 Bway; Wm J A McKim (R), due \$4,532.98; T&c, \$32.94; Joseph P Day.

THERIOT av, ws, 150 n Gleason av, 25x100, Unionport; Sheriff's sale of all right, title, &c, which Chas & Mary O'Rourke had on Jan24 '13 or since; Saml Ecker (A), 261 Bway; Julius Harburger, Sheriff; Henry Brady.

MAY 6.

DRY DOCK st, 19; swc 12th, (722-8), 75x84, four 3 & one 4-sty bk tnts & str; Marie J Myers—Sallie Well et al; C W Bennett (A), 2 Rector; Jas M Donohue (R); due, \$25,298.63; T&c, \$1,734.30; Joseph P Day.

12TH st, 722-8 E, see Dry Dock, 19.

172D st, 506 W, ss, 125 w Ams av, 48.4x95, 5-sty bk tnt; Caecillie Ettlinger—One Hundred & Seventy-first Street Realty Co et al; Ira J Ettinger (A), 99 Nassau; Francis S McAvoy (R); due, \$12,260.72; T&c, \$998; sub to 1st mtg \$36,000; Samuel Marx.

ARTHUR av, 1838, es, 117.1 s 176th, 17.11x 100, 3-sty fr tnt; Otto Haas—Marie W Wallis et al; Chas V Gabriel (A), 38 Park Row; Jno T Dooling (R); due, \$7,267.53; T&c, \$455; sub to a tax lien of \$1,692; Joseph P Day.

HOE av, es, 179.5 n Freeman, 25x100, vacant; L Austin Johnson—Annie C Victory et al; Worden & Van Gordon (A), 27 William; Wm T Quinn (R); due, \$1,266.77; T&c, \$375; Henry Brady.

MORRIS av, 2308, es, 134.6 n 183d, 18.9x117.6, 3-sty bk dwg; Cornelia H Hughes—A Warren Constn Co et al; McClure & McClure (A), 22 William; Albt W Ransom (R); due, \$8,187.98; T&c, \$350; mtg recorded Nov30'10; Joseph P Day.

OAKLEY av, 1303, ns, 143 e 216th, 25x100, Wakefield; Michl F Sweeney—Michele Agugliaro et al; Knox & Dooling (A), 27 Cedar; Edw R Rayher (R); due, \$3,636.64; T&c, \$191.42; Joseph P Day.

STORY av, 2159, ns, 199.9 w Castle Hill av, 49.3x103.1, Unionport; Sol Libman et al, exrs—Josephine Kassler et al; Herbert Cracauer (A), 271 Bway; Timothy Murray (R); due, \$4,290.42; T&c, \$243.04; Henry Brady.

VERIO av, es, 164.8 n 236th, 85.5x153x14.8x 168.7, vacant; Wm A Martin—Jos Stevenson et al; Lachman & Goldsmith (A), 35 Nassau; Wm T Quinn (R); due, \$3,612.10; T&c, \$248.60; Henry Erady.

WHITE PLAINS rd, 1737, ws, 100 s Morris Park av, 25x45, Van Nest; Mary Black—Ludwig Maurer et al; J Homer Hildreth (A), 3d av & 148th; Leighton Lobdell (R); due, \$1,209.29; T&c, \$312.36; sub to mtg \$1,000; mtg recorded Oct17'08; Geo Price.

MAY 7.

238TH st E, swc Katonah av, see Katonah av, 4325.

KATONAH av, 4325, swc 238th, 25x85, 2-sty fr dwg; Central Mtg Co—Benj Grabisch et al; Otis & Otis (A), 60 Wall; Alfred J Talley (R), due \$5,886.03; T&c, \$165; mtg recorded Feb17 '10; Henry Brady.

PLEASANT av, 314, es, 50.5 s 117th, 22x98, two 2-sty bk loft & str bldgs; N Y Trust Co—Annie M Keenan et al; Norwood & Marden (A), 68 William; Walter B Caughlin (R); due, \$15,145.58; T&c, \$530; Joseph P Day.

MAY 8.

BLEECKER st, 26-30, sec Mott (Nos 318-320), runs s90xe80.6xn19.6xw12.2xn70x69, 7-sty bk loft & str bldg; Brooklyn Savings Bank—Emma Schalk et al; Schenck & Punnett (A), 19 Liberty; A Welles Stump (R); due, \$132,320.67; T&c, \$5,405.12; Henry Brady.

MONROE st, 284, ss, 150 e Jackson, 25x95, 7-sty bk loft & str bldg; Amelia A Purdy—Wm Rankin et al; Arthur Knox (A), 198 Bway; Arthur G Hays (R); due, \$26,563.38; T&c, \$4,100; mtg recorded Apr20'05; Bryan L Kennelly.

MOTT st, 318-20, see Bleecker, 26-30.

10TH st, 66 W, ss, 103.4 e 6 av, 25.1x92.3, 5-sty bk tnt; Wilson Marshall—Geo B Hayes et al; Action 1; Dutton & Kilsheimer (A), 203 Bway; Wm A Boeckel (R); due, \$4,686.12; T&c, \$802.10; Samuel Marx.

10TH st, 68 W, ss, 78.1 e 6 av, runs s46.1xe .05xs46.1xe24.10xn92.3xw25.3 to beg, 5-sty bk tnt; same—same; Action 2; same (A); same (R); due, \$4,682.12; T&c, \$802.10; Samuel Marx.

73D st, 503-5 E, ns, 98 e Av A, 37.6x102.2, 6-sty bk tnt & str; Union Bank of Bklyn—Rubin Rubenstein et al; action 1; Louis Goldstein (A), 26 Court, Bklyn; Phoenix Ingraham (R); due, \$12,219.10; T&c, \$—; sub to a prior mtg of \$27,000; mtg recorded Feb18'10; D Phoenix Ingraham.

73D st, 507 E, ns, 135.6 e Av A, 37.6x102.2, 6-sty bk tnt; same—same; action 2; same (A); same (R); due, \$12,590.42; T&c, \$—; sub to a prior mtg of \$27,000; mtg recorded Feb18'10; D Phoenix Ingraham.

101ST st, 56 E, ss, 150 e Mad av, 20x100.11, 5-sty bk tnt & str; Margt T Westcott—Isidor Tager et al; Wm Hauser (A), 100 William; Fredk L C Keating (R); due, \$16,077.85; T&c, \$675; Joseph P Day.

120TH st, 301 E, see 2 av, 2340-2.

170TH st E, nwc Fulton av, see Fulton av, nwc 170.

BOWERY, 208, ws, 193.11 n Spring, 16.10x 100x16.7x100, 3-sty bk str; Augusta U Meinell—Marguerite M O'Avenel de Romanet et al; Augustus N Hand (A), 49 Wall; Wm D Sporsborg (R); partition; Joseph P Day.

FULTON av, nwc 170th, 189x280x18.7x280, 1, 2, 3, 4 & 7-sty bk & fr bldgs of brewery; Chas Frazier et al—Liberty Brewing Co et al; Rose & Paskus (A), 128 Bway; Moses J Stroock (R); due, \$75,968.13; T&c, \$22,485.77; Samuel Marx.

2D av, 2340-2, nec 120th (No. 301), 40.11x80, 6-sty bk tnts & str; Emanuel L Spellman—Wm Wolf et al; Reginald F Isaacs (A), 290 Bway; Theo B Richter (R); due, \$12,458.75; T&c, \$597.40; Joseph P Day.

MAY 9.

CROTONA pl, es, abt 100 s 171st, see Fulton av, 1473-9 on map 1471-3.

GREENE st, 171-3, ws, 140 e Bleecker, 40x 100, 6-sty bk loft & str bldg; Rosie Bernheimer—Ferdinand H Mela et al; Rose & Paskus (A), 128 Bway; P Lewis Anderson (R); due, \$78,765.68; T&c, \$1,244.40; Joseph P Day.

WYATT st, 1150, sec Bronx Park av, 25x 100; Henry Breslauer, trste—Rebecca Zuckerkandel et al; Simon M Roeder (A), 119 Nassau; Robt F Wagner (R); due \$5,413.10; T&c, \$850; mtg recorded July29'09; Henry Brady.

3D st, 8 W, see Mercer, 246.

136TH st E, swc Lincoln av, see 3 av, 2486.

136TH st E, sec 3 av, see 3 av, 2486.

164TH st W, sec St Nicholas av, see St Nicholas av, 1064-74.

BRONX PARK av, sec Wyatt, see Wyatt, 1159.

FULTON av, 1473-9, on map 1471-3, ws, 100 s 171st, 75x141.11 to Crotona pl, x75.1x137.3, two 5-sty bk tnts & vacant; V Bernard Ploch—Bethel Constn Co et al; F W Brodsky (A), 51 Chambers; Maurice S Cohen (R); due, \$15,836.11; T&c, \$805.84; sub to 2 mtgs aggregating \$45,000; mtg recorded Feb21'12; George Price.

LINCOLN av, 179, see 3 av, 2486.

PARK av, 3402-6, see 166th, 435 E.

ST NICHOLAS av, 1064-74, sec 164th, 149.3 x97.4x139.10x149.6, two 2-sty & b bk dwgs & vacant; Jas Butler—Gingold Realty Co et al; Jno H Rogan (A), 145 Nassau; Walter R Herrick (R); due, \$93,788.68; T&c, \$3,439.65; Bryan L Kennelly.

3D av, 2486, sec 136th, 26.10x105.10 to Lincoln av (No 179) x26.10x99.9, two 3-sty fr tnts & str; Jno S Murphy et al—Anna M Mullen et al Jno J Smith (A), 71 Wall; Harry N French (R); due, \$7,869.61; T&c, \$401.80; Jos P Day.

MAY 10.

No Legal Sales advertised for this day.

MAY 12.

46TH st, 235 E, ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; Philip Bardes—Mary J Bornemann et al; Joshua A Haberman (A), 132 Nassau; Wm L Turner (R); due, \$6,711.72; T&c, \$1,255; sub to two mtgs aggregating \$14,500; J H Mayers.

140TH st, 303 W, ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Catherine O'F Duffy—Wm Higgins et al; Wm F Clare (A), 135 Bway; Wm S Bennet (R); partition; Joseph P Day.

215TH st E, swc Barnes av, see Barnes av, 215.

BARNES av, 215, swc 215th, 25.6x74.5x25x 69.7, Wakefield; Robt A B Dayton—Geo Zuelch et al; Robt A B Dayton (A), 15 William; Benj Tuska (R); due, \$4,424.43; T&c, \$234.38; Samuel Goldsticker.

FRANKLIN av, 1230, es, 35 n 168th, 22x100, 2-sty fr dwg; Geo B Price gdu—Abr H Westervelt et al; Chas F Bishop (A), 67 Wall; Harry Bijur (R); due, \$4,957; T&c, \$300; J H Mayers.

MANHATTAN av, 503, ws, 18.5 s 121st, 15x 80, 3-sty & b stn dwg; Danl Seymour et al exrs—Andw Colvin et al; Danl Seymour (A), 29 Wall; Robt F Wagner (R); due, \$11,965.24; T&c, \$467.45; Joseph P Day.

6TH av, — c18th, lots 94 to 105, map of property of Jno Tonnele, —x—; 6TH av, sec 18th, lots 106 to 108, same map, —x—; 14TH st, — s, lots 16 & 17; 15TH st, —s, lots 30 & 31, same map, —x—; Sheriff's sale of all right, title, &c, which Edith Tonnele had on Mar17 '10, or since; Sidney L Josephal (A), 19 Cedar; Julius Harburger, sheriff; Henry Brady.

Brooklyn.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated.

MAY 3.

No Legal Sales advertised for this day.

MAY 5.

CENTRE st, ns, 139 e Columbia, 20x100; Chas Held—Max Turner et al; Stewart Engel (A), 258 Bway, Manhattan; Ira L Rosenson (R); Chas Shongood.

E 10TH st, es, 540 s Caton av, 20x100; Merchants Co-operative Mortgage Co—Sarah Lamburg et al; Milton Hertz (A), 391 Fulton; Harrison C Glore (R); Chas Shongood.

MAY 6.

JEFFERSON st, ss, 150 w Irving av, 25x100; Stewart B Close—Peter Fritz 4th et al; Chas S Stephenson (A), 27 Cedar, Manhattan; Chas F Murphy (R); Wm P Rae.

W 5TH st, ws, 252 n Av T, 18x100; Henry D Lott—Highlawn Estate & Improvement Co et al; Henry J Davenport (A), 375 Pearl; Everett Caldwell (R); Wm H Smith.

W 7TH st, es, 400 n Av U, 20x100; Florence L Smith—Ponce Realty Co et al; Action 2; McGuire, Delany, Niper & Connolly (A), 189 Montague; Wm P Pickett (R); Wm H Smith.

71ST st, nes, 405.1 se 18 av, 18.6x100; Jas W McDermott—Jacob Kaiser Improvement Co et al; Chas J McDermott (A), 2 Rector, Manhattan; Thos P Peters (R); Wm H Smith.

BELMONT av, ss, 80 w Milford, 20x90; Lewis Ströhson—Helen G Ghivens et al; Geo F Alexander (A), 315 Washington; Isaac Allen (R); Wm H Smith.

EASTERN Parkway, ss, 140 w Brooklyn av, 40x120.7; Wm J Gaynor—Notwen Lumber Co et al; Harry K Thompson (A), 175 Remsen; Milton Wright (R); Wm H Smith.

NOSTRAND av, ws, 38.11 s Hawthorne, 16.8x 90; Kenneth Dows—Arthur J Waldron et al; Harry K Thompson (A), 175 Remsen; Geo C Jeffery (R); Chas Shongood.

SCHENECTADY av, ws, 194.9 s Av L, 23.6x 100; Edw S Atwater—Anthracite Realty Co et al; Hirsh & Newman (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

MAY 7.

DEAN st, ss, 365.4 e Howard av, 134.7x107.2; Chas S Voorhies—Nellie King et al; Harry L Thompson (A), 175 Remsen; Sidney V Lowell (R); Jas L Brumley.

LORIMER st, es, 80 s Richardson, 20x75; Ellen T Blanchfield—Lizzie I Demevo et al; Jas A Blanchfield (A), 2 Rector, Manhattan; Robinson Leech (R); Wm H Smith.

RUBY st, ws, 201.1 s Liberty av, 100x40.3; RUBY st, es, 181.1 s Liberty av, 120x40.3; GLENMORE av, swc Ruby st, 101.5x301.1; GLENMORE av, sec Ruby, 201.1x301.1; DREW av, ws, 301.1 s Pitkin av, 101.1x228.3; RUBY st, ws, 101.1 s Pitkin av, 301.1x irreg to Belmont av; Henry J Robinson—Wm F Coppinger et al; Harrison, Elliott & Byrd (A), 59 Wall, Manhattan; Edw Kelly (R); Thos Hovendon.

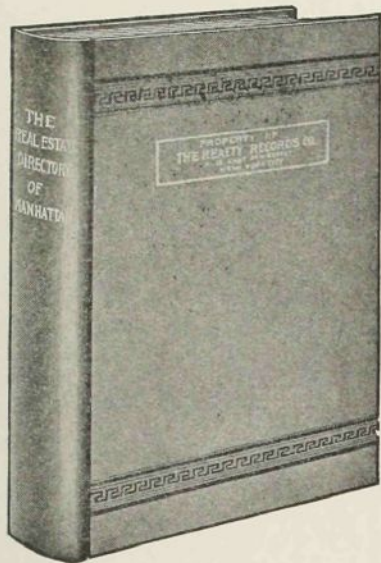
60TH st, sws, intersec nws 21 av, 480x200; Franklin Trust Co—Weeks Land Co et al; Chas C Suffern (A), 202 Montague; Wm J Youngs (R); Jas L Brumley.

61ST st, nes, 160 nw 21 av, 320x100; Estelle Grosjean—Weeks Land Co et al; Chas C Suffern (A), 203 Montague; Wm R McGuire, Jr (R); Wm H Smith.

PARCEL of land beg at a point formed by the intersec s line lot 38 & w line of right of way of Brooklyn, Bath Beach & West End R R, —x —; Frank W Boyer—Wm E Butler et al; Chas B Law, sheriff; Wm P Rae.

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Advertised Legal Sales—Brooklyn (Continued).

MAY 8.

COLUMBIA st, es, 202.2 n Degraw, 20x97.6; Jos Cohen—Sallie Bicks et al; Martin H Latner (A), 350 Fulton; Harry E Lewis (R); Chas Shongood.

FULTON st, ss, 180 e Saratoga av, 40x100; Freling H Smith—Ellphalet L Davis et al; Henry W Simpson (A), 160 Bway, Manhattan; Chas J McDermott (R); Wm H Smith.

PACIFIC st, ns, 196 e Rochester av, 16x100; Frank Elhoff—Nils Olsen et al; Howard C Conrady (A), 204 Montague; Francis S Castiglione (R); Wm H Smith.

58TH st, ns, 160 w 3 av, 20x100.2; Frances H McCormick—Coburn Constan Co et al; Andw F Van Thun (A), 189 Montague; Benj Mervin (R); Wm H Smith.

TROY av, swc Pacific, 107.2x100; Moses Bernstein—Troy Pacific, Inc; Jos J Schwartz (A), 361 Stone av; W Harry Sefton (R); Wm H Smith.

WILLOUGHBY av, ns, 385 e Tompkins av, 20 x100; Peoples Trust Co—Louis Meyer et al; Cary & Carroll (A), 59 Wall, Manhattan; Raymond Malone (R); Wm H Smith.

MAY 9.

STERLING pl, ss, 90 w Hampton pl, 20x90.7; Solomon Fromm—Aronson Realty Co et al; Action 1; Louis Karasik (A), 44 Court; Emory F Dyckman (R); Chas Shongood.

STERLING pl, ss, 130 w Hampton pl, 20x 90.7; same—same; Action 2; same (A); Jas T Williamson (R); Chas Shongood.

6TH st, swc 6 av, 78.10x20; Bernard Heinrich—Dora Grant et al; Louis Wendel, Jr (A); Chas J McDermott (R); Thos Hovendon.

NEW UTRECHT av, ws, 46.7 s 39th, 20x83.7; Fredk H Winckler—United Dressed Beef Co et al; Howard O Patterson (A), 215 Montague; Howard E Greene (R); Chas Shongood.

WILLOUGHBY av, ss, 345 w Sumner av, 60x 100; Louis Bendick—Jos Freedman et al; De La Mare & Morrison (A), 140 Nassau, Manhattan; Isaac Sargent (R); Wm H Smith.

MAY 10.

No Legal Sales advertised for this day.

MAY 12.

OCEAN Parkway, ws, 160 s Ditmas av, 30x 150; Solon J Liebeskind—Mary V McKeon et al; Nathan Kalvin (A), 55 Liberty, Manhattan; Thos A Gallagher (R); Chas Shongood.

8TH av, nec 43d, 20.2x90; Chas T Branch—Matil Falkenberg et al; Chas C Branch (A), 149 Bway, Manhattan; Fredk Durgan (R); Wm P Rae.

FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 26.

BROOME st, 375; Sarah Baum et al—Concetta D Paoli et al; Moss, Laimbeer, Marcus & Wels (A).

77TH st, 434 E; also 76TH st, 433 E; Max Borck—Otto Boden et al; C L Borck (A).

128TH st, 10 E; Loretto E Cosgrove—Nellie A Kelly et al; W F Clare (A).

ARTHUR av, ws, 27.7 n 179th, 100.4x190x irreg; Albt L Dickinson exr—Kitty D Parmentier et al; W G Mulligan (A).

LAFONTAINE av, ws, 80.6 n 181st, 100x174 xirreg; Albt L Dickinson exr—Francis E McKiernan et al; W G Mulligan (A).

MORRIS av, ws, 190.6 n 164th, 24.6x105; Esther H Eno—Abr W Herbst et al; C Eno (A).

TINTON av, ws, 100 n 150th, 75x95.2; Jno A Murray et al—Tinton Av Consta Co et al; E Herrmann (A).

LOT 151, map of Unionport, Bronx; Jno Welcker—Alex F Walsh et al; A Knox (A).

APRIL 28.

91ST st, 61 W; Thos J Caulfield—Ida M Conklin et al; J H Regan (A).

132D st, ss, 185 e 5 av, 25x99.11; Harry Isaacson—Louis Segelbohm et al; W F Clare (A).

142D st, 541-3 W; Chas H Freeman—Janpole & Werner Consta Co et al; H W Freeman (A).

HEATH av, es, 141.7 n cl 229th if extended, 20.2x100.5; Paul L Kiernan, trste—University Heights Realty Co et al; M J Moore (A).

APRIL 29.

MADISON av, nec 132d, 19.11x80; Farmers' Loan & Trust Co—Jno McClure et al; Geller, Rolston & Horan (A).

MIDDLETOWN rd, nwc Pier av, 30x150x irreg; BRONX & PELHAM Pkway, sec Mullner av, 75.2x160.9; BRONX & PELHAM Pkway, swc Bogart av, 25.1x145.11; BOGART av, ws, 147.6 s Bronx & Pelham Pkway, 75x100; BOGART av, ws, 444.5 s Bronx & Pelham Pkway, 275x 200x irreg to Mullner av; two actions; Washington Savings Bank—Theodore Werner et al; F M Patterson (A).

5TH av, ws, 18 s 132d, 17x75; Rutherford Realty Co—Edw L Montgomery, Jr, et al; Wells & Snedeker (A).

APRIL 30.

ELIZABETH st, 205-7; Jas A Trowbridge—Eva Cone et al; T H Baskerville (A).

FREEMAN st, ns, 60 e Chisholm, 30x85; Caroline F Searle—Geo J M Ketter et al; Harris, Corwin, Gunnison & Meyers (A).

MINERVA pl, nwc Anthony av, 50x100; Colonial Bank—Josephine Raabe et al; R G Bab- bage (A).

12TH st, ss, 105 w Av C, 25x108; Fridolin C Mehler et al—Bernhard Ebeling et al; Wessel- man & Kraus (A).

13TH st, 626-8 E; Irving Smith—Thal Realty Co et al; Cary & Carroll (A).

126TH st, ns, 214.3 w Lenox av, 17.10x99.11; Florence H Rogers—Geo H Sutton et al; E S Clinch (A).

132D st, ns, 185 e Cypress av, 15x110; Six- teenth Baptist Church—Esther M Sutherland et al; H B Pogson (A).

132D st, ns, 170 e Cypress av, 15x110; Six- teenth Baptist Church—Jos S Ansonge et al; H B Pogson (A).

135TH st, 168-70 W; Wm J Farrell et al—Julia E Liggan et al; D Daly (A).

211TH st, ss, 157.7 e White Plains rd, 57.7 x36.7; Richd J Doyle—Adelaide Burlando et al; Austin & McLanahan (A).

234TH st, ns, 460 e Katonah av, 50x100; Geo Brown & Co—J C Vreeland Building Co et al; C E Hill (A).

240TH st, ns, lots 183 & 184; Hyatt Farm; Geo Brown & Co—J C Vreeland Building Co et al; C E Hill (A).

AV A, swc 67th, 40.5x100; Nathan J Gumb- ner—Athos Realty Co; S N Tuckman (A).

JACKSON av, swc 161st, 100x25.1; Mamie Christiansen—Henry C Fischer et al; J Heid- erman (A).

ST NICHOLAS av, nec 128th, 20.2x92.6; Sarah L K Haines—Agnes M Scoville et al; Leach & Williams (A).

6TH av, 818; Wm B Trowbridge—Philip A Fitzpatrick et al; T H Baskerville (A).

MAY 1.

GREENE st, 158-60; Jno A Stewart et al— Henry Corn et al; Beekman, Menken & Gris- com (A).

MAIN st, es, lot 5 map of portion of Arnow Estate, Bronx; Mathilde Weinberg—Zerega Realty Co et al; G Meyer (A).

SHERIFF st, ws, 150 s Rivington, 25x100; City Real Estate Co—Mary Hanisch et al; amended; G B Winthrop (A).

10TH st, 66-8 W; two actions; Florence M Haskin—Geo B Hayes et al; A Knox (A).

69TH st, ss, 225 w Central Park W, 25x100.5; Hermann H Cammann et al—Annie B Mackay et al; H L Morris (A).

132D st, ss, 185 e 5 av, 25x99.11; Harry Isaac- son—Louis Segelbohm et al; amended; W F Clare (A).

224TH st, ns, 145 w White Plains rd, 20x114; Gottfried F Laufenburger et al—David M May- erson et al; S Williamson (A).

224TH st, ns, 105 w White Plains rd, 20x114; Walter L Crow—David M Meyerson et al; S Williamson (A).

228TH st, ns, lot 106 map of village of Wake- field, Bronx; Edw F Maloney—Jno F Harley et al; R W Maloney (A).

BOSTON rd, 1444; Henry McC Channing— Louis F Braun et al; amended; Cary & Car- roll (A).

8TH av, 2180; Edgerton Park Co—Thos F Coffey et al; J J Walz (A).

LOT 203, map of Mapes Estate, Bronx; Annie L McChintock—Wm Geyer et al; Clocke, Koch & Reidy (A).

MAY 2.

25TH st, 127-31 W; Bankers Trust Co—Jno E Olson Consta Co; W F Clare (A).

PELHAM av, sec Arthur av, 15x98.5x16.5x95.2; Gaetano Del Bello—Domenico Boslone et al; B F Gerding (A).

TRINITY av, es, 280 s 156th, 20x82.9; Harriet S Scott—Patk A Goeghegan et al; H Swain (A)

8TH av, 464; City Real Estate Co—Patk A Goeghegan et al; H Swain (A).

LOT 96, map of Unionport, Bronx; Jno B Harrison—Alex F Walsh et al; E Berry (A).

LOT 108, map of New Village of Jerome, Bronx; Edw Regenhard—Filomena De Carlo et al; amended H C Kudlich (A).

JUDGMENTS IN FORECLOSURE SUITS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 24.

No Judgments in Foreclosure Suits filed this day.

APRIL 25.

124TH st, ns, 310 e 2 av, 20x100.11; Andw Jackson—Realty Transfer Co et al; C H & J A Young (A); Isidor Meier (R); due, \$18,845.00.

APRIL 26.

No Judgments in Foreclosure Suits filed this day.

APRIL 28.

POPLAR st, ss, 101.8 w Chauncey st, 50.10x 45.11; Wm F Kuntz—Philip H Krausch; Morris Cooper (A); David B Cahn (R); due, \$1,553.69.

APRIL 29.

151ST st, 275-77 E; Stephen O Lockwood— Saverio A Mascia; Crane & Lockwood (A); Ellsworth J Healy (R); due, \$41,566.66.

UNION sq, swc 16th, 32.6x141.10; N Y Trust Co—29 Union Sq Co; Fredk A Snow (A); Wm D Sporborg (R); due, \$35,094.85.

WEBSTER av, ws, 225.4 n 179th, 75x100; Louis Salzberg—Gerard Building Co et al; Louis Wendel, Jr (A); Standish Chaid (R); due, \$9, 978.00.

APRIL 30.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

The first name is that of the Plaintiff, the second that of the Defendant.

Manhattan and Bronx.

APRIL 26.

23D st, 114-20 E; also 22D st, 115-9 E; Elbert Skannell—Fredk C Beach et al; action to foreclose mechanics lien; Weschler & Cohen (A).

UNION av, nec 160th, 18x86.9; Clausen-Flana- gan Brewery—Jno P Bastone et al; foreclosure of mtg of lease; Guggenheimer, Untermeyer & Marshall (A).

8TH av, 2574-6; Adolph E Gutsell—Gussie Helmsley et al; specific performance; G M S Schulz (A).

APRIL 28.

57TH st, 205-9 E; Michl D'Amore et al— Two Hundred and Five East Fifty-Seventh Street Co et al; action to foreclose mechanics' lien; Gorden & Rogers (A).

TINTON av, ws, 154.4 n 161st, 6.2x135; Chas Hlawatsch—Wilhelmina Hlawatsch et al; fore- closure of transfer of tax lien; H Robitzek (A).

6TH av, 646-8; Manhattan Ry Co—Matilo Baer; action to acquire title; J L Quacken- bush (A).

6TH av, 659; same—General Realty & Mort- gage Co et al; action to acquire title; J L Quackenbush (A).

6TH av, 647; same—Mary A Haley; action to acquire title; J L Quackenbush (A).

6TH av, 663; same—Teresa M J O'Donohue; action to acquire title; J L Quackenbush (A).

6TH av, 649; same—same; action to acquire title; J L Quackenbush (A).

6TH av, 661; same—Jane E Oothout; action to acquire title; J L Quackenbush (A).

6TH av, 666; same—Agnes W Peck; action to acquire title; J L Quackenbush (A).

6TH av, 642; same—Catharine A F Ughetta; action to acquire title; J L Quackenbush (A).

6TH av, 662-4; same—Sperry Realty Co; ac- tion to acquire title; J L Quackenbush (A).

APRIL 29.

MORRIS av, es, — pt Park View Terrace lot 101; Tax Lien Co of N Y—Michl L Burke et al; foreclosure of transfer of tax lien; W Lust- garten (A).

APRIL 30.

68TH st, ss, 120 w Central Park W, 55x105; Leo S Bing et al—Wm D Baldwin et al; action to declare lien; Stoddard & Mark (A).

WEBSTER av, nec 175th, 6.1x31.1x irreg; Eb- ling Erewing Co—Wm C Katzenberger et al; action to reclaim lien; E Cohn & J Levy (A).

5TH av, 2076; Rebecca Goldberg—Philanthro- pin Hospital et al; specific performance; E A Brown (A).

MAY 1.

175TH st, ns, bet Webster & Park avs, Lot 46; Sadie B Clocke—Henry Young et al; fore- closure of transfer of tax lien; Clocke, Koch & Reidy (A).

5TH av, 548; Harris, Silvers Baker Co—Anna A Murland et al; action to foreclose mechanics lien; W H Kinnear (A).

MAY 2.

No Lis Pendens filed this day.

Borough of Brooklyn.

APRIL 24.

JACKSON pl, ws, 157 n Prospect av, 23x82x 85x85; Herman Grayer—Pauline Garcewich et al; H Cook (A).

PROSPECT pl, ns, 141 w Ralph av, 41x128. Curtis Bros Lumber Co—Miller Bldg Co et al; A A Schlickerman (A).

ST JOHNS pl, ns, 450 e Underhill av, 50x 123; Carmina Camardella—Victor Holding Co et al; A A Hovell (A).

WINTHROP st, ns, 489 e Nostrand av, 20x 106; Lucretia D Linington—Mabel E Vaughn et al; Watson & Kristeller (A).

E 15TH st, ws, 200 n Foster av, 20x100; Richd Vom Lehn, Jr—Walter L Clark et al; Van Alen & Dyckman (A).

E 15TH st, ws, 140 n Foster av, 20x100; Richd Vom Lehn, Jr—Walter L Clark et al; Van Alen & Dyckman (A).

40TH st, es, 277 n Av E, 20x100; Maud Delap —Annie P Grissler et al; J M Kelly (A).

BROADWAY, ss, 136 w Brooklyn & Jamaica Plank rd, runs xw122x78 to Bklyn & Jamaica Plank rd xcl107xn— to beg; Brenton H Collins —Philip H Reid et al; J M Wainwright (A).

DEKALB av, nws, 324 ne Evergreen av, runs nw91xe26xse60xs27 to DeKalb av xs20 to beg; DEKALB av, nws, 344 ne Evergreen av, runs n27xse26 to DeKalb av xsw 7 to beg; Frank Bowman—Pauline S Preiss; performance of agreement; H S Lucia (A).

LIBERTY av, ns, 69 w Jerome, 31x100; Lou- esa H McKeon—Saml H Cheson et al; E R Vollmer (A).

NEW LOTS rd, ss, 21 w Williams av, w85xs 82xe20xn15xe20xn5xe40xn90 to beg; Fredk M Knowles & ano—Vermont Bldg Co et al; G B Davenport (A).

WILLIAMS av, ws, 97 s New Lots rd, runs w 60xs5xw20xs15xe80 to Williams av xn20 to beg; Second United Cities Realty Corp—Vermont Bldg Co et al; Isaac Roth (A).

7TH av, ws, 34 n 20th, 25x80; Sophie Nied- erehe—Lena Wolff et al; G M Moscovitz (A)..

APRIL 25.

BERGEN st, ss, 275 w Albany wav, 33.4x 125.3; Saml L Fooks—Sarah H Ruhrin; war- rant of attachment; A A Mayer (A).

HALSEY st, ss, 160 w Reid av, 20x100; Her- man C Huelle, Jr—David Nowak et al; Chas Reinhardt (A).

HENDRIX st, es, 100 s Dumont av, 100x220; Max Wiener & ano—Hine Cooper et al; Geo Booscher (A).

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Lis Pendens Brooklyn (Continued.)

LINWOOD st, ws, 300 n Arlington av, 25x100; Justina S Steeger—Jno J Brady et al; Geo H Boyce, Jr, (A).

ST JAMES pl, ws, 352.9 s Greene av, 20.10x100; Bushwick Sav'gs Bank—Florine Foster & ano; R L Scott (A).

WEST st, ws, 82.4 n 40th, runs w77.9xw25x6.9x95x25 to beg; Lawyers Title Ins & Trust Co—Jos B Thomson Real Estate Co et al; Philip S Dean (A).

WEST st, ws, 107.4 n 40th, 25x95; same—same; same (A).

WEST st, ws, 132.4 n 40th, 25x95; same—same; same (A).

WILLIAMS pl, nec East New York av, runs e 106.10xw51.3xw60x102.2 to beg; Caroline M Carroll—Carrie I Clayton & ano; Jno F Brush (A).

E 15TH st, es, 160 s Av P, 30x75; Kath Rohrs—Lawrence A Brennan et al; Reynolds & Geis (A).

68TH st, 1201; Maria Hall—Lillian M Peyser et al; to set aside deed; H F Doris (A).

EASTERN PKWAY, ns, 181.5 e Bklyn av, runs n92.5xw21.3xw88.5x2 to beg; Benzion Karfiol—Eastbrook Constn Co et al; A S Galitzka (A).

LAFAYETTE av, 325; Sarah A Stoutenburgh—Lillian Stoutenburgh et al; partition; J C Danzilo (A).

NEWKIRK av, ss, 249.3 e 1st, 26x69.9; Julius Lehrenkrauss & ano—Lawrence A Brennan et al; Reynolds & Geis (A).

RALPH av, es, 123.4 s Dean, 25.10x100; Helen Y Strong—Fannie Levin et al; Davison & Underhill (A).

THATFORD av, 160-2; Mathew W Carmel et al—Jacob Weinstock et al; G J Rosen (A).

UTICA av, nwc Pacific, 50x83.4; Roy M Hart—Ray Kaufman et al; S H Coombs (A).

APRIL 26.

CRESCENT st, es, 60 s Magenta, 20x85; Title Guar & Trust Co—Union Holding Co et al; T F Redmond (A).

CRESCENT st, es, 42 s Magenta, 20x85; Emma Clark—Union Holding Co et al; T F Redmond (A).

ECKFORD st, es, 148.4 s Driggs av, 25x67.4x25.5x62.8; Conrad Rhodes—Benj C Floyd et al; J V Short, Jr, (A).

ESSEX st, es, 246.2 s Atlantic av, 100x100; Meta M Wissel as gen guard, &c, Howard C Wissel—Salvatore Catapano et al; P P Huberty (A).

MELROSE st, ss, 350 e Knickerbocker av, 25x100; N Y Investors Corp—Peter G Jantzer et al; T F Redmond (A).

STOCKTON st, ss, 260 w Throop av, 20x100; German Sav'gs Bank—Chas Piesch et al; Fisher & Voltz (A).

63D st, nes, 550 nw 19 av., 28.6x100x29.11x100; Jas Harkins & wife—Muskoka Realty Co et al; J H Fleury (A).

ATLANTIC av, ss, 200 e Howard av, 25x100; Title Guar & Trust Co—Mary F Blazzo et al; T F Redmond (A).

CHRISTOPHER av, nec Dumont av, 100x100; Title Guar & Trust Co—Louis Haerberle et al; T F Redmond (A).

SNEDIKER av, ws, 240 n Newport av, runs s240 to Newport av xw200 to Vesta av xw260x e100x20x100 to beg; also HINSDALE st, ws, 200 s Riverdale av, runs s200xw100x25xw100 to Snediker av xw50x100x100x100 to Snediker av xw50x100x25x100 to beg; also NEWPORT av, swc Snediker av, 325x200 to Vesta av, also HINSDALE st, ws, 200 s Newport av, runs s170.5 to New Lots rd xsw190.8xw93.7xw20 to Snediker av xw100 to av xw100x100x100 to beg; also SNEDIKER av, ws, 130 s Hegeman av, runs s420 to Vienna av xw200 to Vesta av xw550 to av xw100x130x100 to beg; also NEWPORT av, swc Powell, 200x500 to Lott av; also NEWPORT av, swc Sackman, runs s500 to Lott av xw200 to Christopher av xw100 to 100x300xw100x100x200 to beg; also VESTA av, es, 325 s Newport av, 75x100; also NEW LOTS rd, sec Vesta av, —x98x40x84; also VESTA av, nec Hegeman av, runs e200 to Snediker av xw150xw20xw127.2xw40x98.7xw10 to av xw430 to beg; also POWELL st, es, 81.5 s New Lots rd, runs s100x200 to Junius st xw80xw100x20x100 to beg; also NEW LOTS rd, nec Hinsdale, runs ne— to Williams av xn— to Newport av xw— to Hinsdale xs— to beg; also NEWPORT av, swc Alabama av, runs w— to Williams av xs— to New Lots rd xne— to Alabama av or beg; also VESTA av, sec Riverdale av, runs s240x e100x20x100x260 to av xw200 to beg; also HINSDALE st, ws, 90 n Hegeman av, 220x100; also BLOCK bounded on n by Lott av xe Sackman xs New Lots av xy Christopher av; also BLOCK bounded on n by Lott av xe Powell xs New Lots av xw Sackman; also LOTS 166-175, blk 6; 367-376, blk 12; 391-394, blk 12; 428-431, blk 13; 484-485, blk 14; 507-526, 530-533, blk 15; 664-684, 689-695, blk 21; 166-175, blk 6; 367-376, blk 12; 391-394, blk 12; 428-431, blk 13; 507-526 & 530-533, blk 16; 664-684 & 689-695, blk 21; on map of property belonging to estate of Jacob Snediker, excepting certain portions thereof; Metropolitan Trust Co—Island Cities Real Estate Co et al; Carter, Ledyard & Milburn (A).

APRIL 28.

HART st, ns, 185 w Throop av, 20x100; Mary N Seranton—Israel Koldklang et al; W H Garrison (A).

SACKETT st, 688; Mutual Life Ins Co—Edwin Savage et al; Fredk L Allen (A).

SACKETT st, 690; same—same; same (A).

E 18TH st, es, 240 n Av V, 20x100; Julia L Atwater & ano as extrs, &c, Lillian Atwater—Clover Holding Corp et al; J T Ackerman (A).

E 18TH st, es, 260 n Av V, 20x100; same—same; same (A).

BEDFORD av, ws, 48 s S 2d, 24x103.6; Rebecca Borenstein—Adolph Haupt; specific performance; S Widder (A).

LENEX rd, ss, 22 e E 42d, 22x90; August Hannewald—Louis Grissler et al; Wm C McGann (A).

LENEX rd, sec E 42d; same—same; same (A).

METROPOLITAN av, ss, 283 e Olive, 25x100; Mary C Gibbons—Peter L Graham, individ & exr Annie Graham; Edw J Reilly (A).

STH av, ses, 120.2 ne 53d, 20x80; Wm V Eberhart—Thos Williams et al; J A Sheehan (A).

APRIL 29.

MACON st, ss, 100 e Saratoga av, 20x100; Alfred Samisch—Philip Schmitt et al; I G Darrin (A).

MACON st, ss, 219 e Saratoga av, 19x100; same—same; same (A).

E 13TH st, es, 120 n Av Q, 40x100; Ida de L Emerson—Minnie F Keller et al; C H Lott (A).

E 15TH st, ws, 240 n Foster av, 20x100; Richd Vom Lehn, Jr—Walter L Clark et al; Van Alen & Dyckman (A).

E 15TH st, ws, 260 n Foster av, runs w100xn15.9xne10.6xe90.5xs20 to beg; same—same; same (A).

64TH st, nwc 9 av, 79.9x81.10x62.8x80; R Annie Armstrong & ano as extrs, &c Roland D Armstrong—Otto W Adams et al; R T Griggs (A).

BLAKE av, ss, 60 w Blake av, 20x80; Moran Realty Co—Beatrice Janpol et al; S S Schwartz (A).

EMMONS av, ns, 80 e E 14th, 40x99.8x40x96.6; Emilie Huber—Harry F O'Brien et al; F Obernier (A).

12TH av, ses, 130.4 ne 38th, 20x100; 12TH av, nes, 160 nw 40th, 20x95.2; Empire City Lumber Co—Yetta Berkowitz et al; L Sacks (A).

APRIL 30.

PROSPECT pl, ns, 117.4 e Troy av, 138x155.7; Ernest W Tyler & ano as committee, &c Wm A Tyler—Agnie I Maillie et al; H P David (A).

REEVE pl, ss, 291.1 w C I Plank rd, 15x101.2; REEVE pl, ss, 306.1 w C I Plank rd, runs s101.2xw20xw82.8 to Sherman x along same 19.8xe13.8 to beg; REEVE pl, ss, 326.1 w C I Plank rd, 50x101.6x50x101.3; REEVE pl, ss, 276.1 w C I Plank rd, 15x101.2x15x101.1; Emma Schumacher—Mary B Samuel; to set aside deed; J R Watts (A).

UNION st, 473; Kings Co Trust Co as trste, &c Margt J Muns—Henry P Berti et al; Cary & Carroll (A).

BAY 13TH st, nws, 100 ne Benson av, 25x80; Henry P Ansoerge—Meyer Israelowitz et al; M Sulzberger (A).

E 14TH st, ws, 420 n Av N, 20x99.9x20x100.1; Julian F Scott—Anna E Mondshain et al; F Taylor (A).

E 35TH st, nwc Beverly rd, 21x100; Postal Life Ins Co—Dorey Realty Co et al; Hirsh & Newman (A).

E 35TH st, ws, 220.4 n Beverly rd, 19.8x100; same—same; same (A).

42D st, ns, 80 w 13 av, 20x100.2; Title Guar & Trust Co—Rose Frucht et al; T F Redmond (A).

ATLANTIC av, ss, 108.7 w Sackman, 19.4x100; Frank Lopardo—Nicholas Grasso et al; partition; I M Lerner (A).

BEDFORD av, es, 510 s Clarendon rd, 20x100; Merchants Co-op Mtg Co—H A Kaufman Amusement Co et al; M Hertz (A).

1ST av, es, 75.2 n 5th, 25x100; Julia H Sherry—Fred P Huff et al; W Thora (A).

6TH av, es, 20 s 51st, 20x80; United Relief Works of Society Ethical Culture—Mary Stutz et al; T F Redmond (A).

13TH av, nws, 20.5 w 53d, 20x55.7x23.10x68.6; Morgan G Barnwell & ano as trstes &c Peter Marie—Rustof Co et al; Hirsh & Newman (A).

LOTS 2422 & 2423, block 13, map of 630 lots belonging to E H Nichols; Celestino De Marco—Filomena M Sapio; E J White (A).

33D st, ss, 340 e 3 av, 60x100.2; Granite Associates—Ferdinando Penna Constn Co et al; V M Stillwell (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

APRIL 26.

45TH st, 17-21 W; Lockwood Co—Midville Realty Co & White, Von Glahn & Co (renewal) (182). 368.00

95TH st, ns, 127 e Broadway, 30x100; Mastrocchio & Cohen Inc—Geo Brown & Keloe Realty & Constn Co (181). 325.00

125TH st, ss, 100 e St Nicholas av, 25x100; Harry De Costa—Roanoke Realty Co & Thos Mochinski (180). 238.35

APRIL 28.

114TH st, 322 E; Antonio Brescia—Maddelena Colucci (183). 2,025.00

BROADWAY, 1520; Harry Weissman—N Y Theatre Co, Wm Morris & Mossmore Co (187). 661.70

MADISON av, swc 42d, 98.9x142x irreg to 41st; Pelham Operating Co—42d St & Madison Av Co & Malcolithic Concrete Co (188). 855.64

PARK av, ws, 50 n 188th, 40x60; Wm Balkin—N Y Edison Co & W A Burr & Co (184). 288.37

3D av, sec 171st, 25x—; Domenico A Del Donno—Eliz Schultz & Geo Schultz (renewal) (186). 2,227.95

11TH av, 554; Feinberg & Feinberg, Inc—Theresa Metzger & Michl Clements (185). 353.50

APRIL 29.

22D st, 237 E; Jos Naughton—Theresa J Kelly (190). 450.00

148TH st, 514-20 W; Rudolph Federman—Athos Realty Co (192). 509.45

215TH st, ss, 225 w Paulding av, 50x100; Giov B Ferrara—Rosario Lo Bue (191). 800.00

6TH av, 257; Alfred B Rosenstein—Jas Eagan & Edwin F Grant (189). 190.00

APRIL 30.

8TH st, 55 W; Adolph Shapiro—Arlington Estates, Inc, & Emanuel Keiffelsohn (193). 138.61

14TH st, 154-60 W; Jno F Kuhn—Seventh Avenue & Fourteenth Street Corp & Jno Gellenter (199). 400.80

20TH st, 34 E; Water Supervision Co—McConihe Realty Co & Jacob Wald (197). 10.50

59TH st, 315 W; Bernat Pomerantz—Alfred Beinbauer & M Markowitz (194). 33.00

74TH st, 25 W; Morris Hochberg—S Ormond Golden & Jacob Rubin (201). 47.00

114TH st, ss, — w 2 av, —x—; David Saron—Maddelena Colucci & Toney Brescia (200). 30.00

128TH st, 131 W; Water supervision Co—Max Berlin (198). 18.00

EASTCHESTER rd, es, 75 n Chester, 30x97.6; Silvio Federici—Jac Lotter & Herman H Isch (196). 52.00

TIEMAN av, ws, 151 n Boston rd, 25x100; Silvio Federici—Jno Marx (195). 60.00

TREMONT Terrace, 720; Isidoro Mascello—Eliza Cooper & Chas R Baxter (202). 290.00

MAY 1.

14TH st, 154-60 W; Mark Silver Iron Works—Seventh Ave & 14th St Corp & Jos Gellenter (1) 391.57

25TH st, 133-5; Jno K Turton—N Y & Chicago Realty & Constn Co (8). 3,000.00

45TH st, 141-7 W; Henry Hekmaier et al—Wm Crawford, C H Lang & Lang Contracting Co (9). 174.75

64TH st, 241-5 W; Lewinson & Co—Bournonville Realty Co & F J Ashfield & Sons (4). 969.85

91ST st, 61 W; Alex C Patterson—Ida M Conkling (7). 87.53

127TH st, 229 E; Rocco L Graziano—Italian Saves Bank & Rocco M Marasco (6). 350.00

AMSTERDAM av, swc 96th, 25.8x89.9; Cosgrove Bros—Abr Goldberg & Jno Sheier (10). 125.00

SAME prop; same—Abr Goldberg (11). 100.00

MAHON av, ws, 108 n Middletown rd, 25x100; Christian Vordrans' Sons—Eliza Cooper & Chas K Baxter (3). 135.10

TREMONT ter, 720; A Iaconica Co, Inc—Eliza Cooper & Chas R Baxter (2). 225.00

WHITLOCK av, 832-72; Ludvig Larsen—Lockwhit Co (5). 760.00

MAY 2.

CROTONA PKWY E, 1890; Elias Saltzer—Kramer Cont Co, Blonstein & Sons (16). 350.00

OAK TREE pl, sec Arthur av, 90x25; Chas Shapiro—Rogers & Gallagher Constn Co (19). 138.00

ROOSEVELT st, 119-125; Chas Stein—Isaac Nacht (12). 140.00

29TH st, 105-7 E; Fredk D Shaper—29th St Constn Co (13). 200.00

76TH st, 356-60 E; McNeill Bros—Edw McGuinness, East Side Amusement Co, Julius M Schwartz, Monroe Bldg Co & Davis-Levine Co (15). 61.25

76TH st, 356-62 E; Louis K. einfeld—East End Amusement Co, Julius Schwartz (18). 450.00

DALY av, 1891-7; Elias Saltzer—Kramer Cont Co, Blonstein & Sons (17). 150.00

WASHINGTON av, nec 182d, 93x152; Morris Rothberg et al—Nora Constn Co, Jacob Frankel (14). 800.00

Borough of Brooklyn.

APRIL 24.

REMSEN st, 159; Albro J Newton Co—E A O'Connell & Van Wagner Constn Co. 335.00

PARK av, 533; Halpern & Mertel (Inc)—Pasquale & Salvina De Menna & Levy & Co. 85.00

SAME prop; Morris Glass—same. 121.88

APRIL 25.

CARROLL st, ss, 140 e ostrand av, 60x100; Jacob Lieb & ano—Montrose Bldg Co (Inc). 132.00

REMSEN st, 159-61; J Farbstein & Co—Ellen A O'Connell & Van Wagner Constn Co. 113.00

REMSEN st, 159-61; Chas J Miller & Jos T & Ellen A O'Connell & Van Wagner Constn Co. 275.00

E 16TH st, es, 55 s Newkirk av, 52x90; National Bridge Wks—Henry F Newbury. 2,371.00

LAFAYETTE av, 59; Fraad Contracting Co—Eliz R Jung. 299.81

APRIL 26.

RALPH st, 41; Geo W Koerner—Sophie Leopold. 40.00

NEWKIRK av, swc E 26th, 100x100; Colwell Lead Co—Lefferts Constn Co & M J Shevlin Plumbing Co. 3,427.48

APRIL 28.

CARROLL st, ss, 140 e Nostrand av, 60x100; Leibovitz & Stark—Montrose Bldg Co. 50.00

REMSEN st, 159-61; Bergen Constn Co—Ellen A O'Connor & Van Wagner Constn Co. 768.00

HAMBURG av, 437; Lanigan & Hughes—Chas W Spear. 30.02
 ROCKAWAY av, es, 75 s Livonia av, 25x100; Klein Material Co—Isaac Sirota & "Jno" Sirota, Sirota Bros. 67.95
 SNEDIKER av, ws, 60 s Blake av, 60x100; Jos Samlowitz & ano—Snediker Constn Co. 340.00

APRIL 29.

BEDFORD av, NEWKIRK av & FLATBUSH av, The Triangular block; Hyman S Sulsky—Lehigh Land Co, Morris Suiger & Emanuel H Gold. 127.00
 REMSEN st, 159-61; Isaac P Conklin—Eleanor O'Connell Gormley as atty-in-fact of Ellen A O'Connell. 4,623.00
 JAMAICA av, nec Bushwick av, runs e125.2 xn—xnw—xn—xw—to Pellington pl xsw—to av xs102.2 to beg; Abr B Prudens—W T Field, Jno D Gausfols & Wm Magarities. 700.00
 SKILLMAN av, 119; Cesido D Fiori—Emmanuel P Sodano. 150.95

APRIL 30.

VERMONT st, es, 100 s New Lots av, 635x100; Hyman L Herberg—Vermont Bldg Co. 470.00
 WITHERS st, 30; Philip Lucks & ano—Michele Canzairo, Francesco Coniglio & Vincenzo Chiaro. 125.00
 53D st, ws, 460 s 17 av, 107x108; Phillips Plumbing & Heating Co—Wm Koenig & Chas E Klingenberg & Co. 270.00

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First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

WILLIAM st, 45; Geo F Root Co—Jno Doe et al; Apr24'13. 725.00
 BROADWAY, 57-61; Grant Pulley & Hardware Co—Adams Express Building Co et al; Apr24'13. 1,854.87
 WASHINGTON av, nec Fletcher; Goodman Constn Co—Nora Constn Co et al; Mar18'13. 200.00

APRIL 29.

CORTLANDT av, es, bet 157th & 158th; Chas Haushalter—Chas Eanke et al; Mar19'13. 74.75
 46TH st, 16-18 W; Coleman & Krause—16 West 46th St Co et al; Apr17'13. 879.00
 86TH st, 318-20 E; Jos Rothenberg—Wm P Zwinge et al; Dec19'12. 539.97
 155TH st, ss, 125 e Cortlandt av; Wm J Fowler—K & C Constn Co et al; Feb6'13. 713.21
 SAME prop; same—same; Feb6'13. 729.65
 160TH st, 423-5 E; Guerino Baldi—Herman Realty Co et al; Apr9'13. 31.58
 RIVERDALE av, nwc 261st, Ames Transfer Co—Sisters of St Vincent de Paul et al; Apr2'13. 106.35
 4TH av, 348; Ornamental Sheet Metal Works—Otto Kuhneman et al; Apr8'13. 57.00

APRIL 30.

RIVERSIDE drive, es, 75.11 s 106th; Yale & Towne Mfg Co—Caroline Takamine et al; Sept29'11. 188.00

MAY 1.

22D st, 116 W; Frank Sub—Chas W Wayne et al; Apr12'13. 130.00
 132D st, ss, 400 e Willis av; Albin Anderson—N Y, Westchester & Boston R R Co et al; Apr5'13. 61.51
 AMSTERDAM av, nec 120th; Achoellkopf, Hartford & Hanna Co—Edmund Francis Realty Co et al; Mar17'13. 310.25
 LEXINGTON av, 287; Jas B Ferguson & Co—Mrs D Croat et al; Mar29'13. 110.00
 SAME prop; David H Epstein—same; Feb5'13. 16,500.00
 SAME prop; Alfred David Co—same; Feb7'13. 1,325.00

MAY 2.

125TH st, 326 W; Harry DeCosta—Roanoke Realty Co et al; Apr26'13. 238.35
 BROADWAY, 260TH st, SPENCER av & 261ST st; Timothy F Dooley—F P & H A Forster et al; Feb28'13. 138.24
 MOHEGAN av, 2078; Harry Karp—Benny Savio Realty Co et al; Apr11'13. 67.15
 7TH av, swc 58th; Jones & Laughlin Steel Co—Paterno Constn Co et al; Mar17'13. 1,392.27

Borough of Brooklyn.

APR. 24.

71ST ST, nes, 105.9 se Narrows av, 40x98.8x39.11x100.4; Pedersen & Anderson—Andw G Gullikson; Feb29'12. 300.00
 DeKALE av, 650; Morris Bershad et al—Jacob Silverman; May21'12. 40.75
 EVERGREEN av, 269; Fred Weber—Clara Vogt; May27'12. 290.55
 MERMAID av, ns, bet W 32 & W 33, 200x100; Morris G Williams & Co—McFerran Bldg & Realty Co; May29'12. 32.00
 SNEDIKER av, ws, 60 s Blake av, 100x100; Louis Cohen—Snediker Constn Co; Aug20'12. 609.00
 SUTTER av, ss, 50 w Schenck av, 25x100; Abr Taishoff—Abr Gellert & Sam Lyman; Apr4'13. 60.00
 SUTTER av, 824; Sam Leiman & ano—Philip Waldman & Abr Geller; Mar17'13. 485.00
 4TH av, ws, 20 s Carroll, 80x100; Abr Talin—Frank J Dufrey & H E Healy & Co; Jan3'13. 140.00

APRIL 25.

PROSPECT pl, ss, 100 e Buffalo av, 50x127.9; Vincenzo Polito—Jno Fernino; Mar20'13. 150.00
 FT HAMILTON av, nws, from 59th to 60th, 203.8x200.4x206.4x171.1; Hillel Dworkin—Israel J Rosenstein; Apr10'13. 650.00
 BLAKE av, sec Hinsdale, 50x100; Atlantic Marble Co—Allen Constn Co; Jan15'13. 261.30

APRIL 26.

CLINTON ST, 139; American Radiator Co—Edw L Hearn & R C Vernis; Mar25'13. 97.90
 ALBANY av, es, 88 n St Johns pl, 30.8x100; Wm Buchanan—Wm F Meyer Realty Co & Sylvester E Coffin; Jan23'13. 25.00

APRIL 28.

BUTLER st, 58; Wm C Pauk et al—Merwin E Keeney; Jan7'07. 125.00
 FURMAN st, ws, bet Montague & Joralemon, 200x100; J I Haas (Inc)—N Y Dock Co & Tucker & Vinton; Nov4'12. 642.00
 FURMAN st, ws, opp ft Remsen, runs s170 xw about 125xn85xw100xn85xe227 to beg; Herman Fougner—same; Nov6'12. 1,285.67
 FURMAN st, ws, 216.9 s Montague, 197.6x300; Isaac Moritz—same; Dec4'12. 608.75
 FURMAN st, ws, 200 s Montague, 200x—; Deslauriers Column Mould Co—same; Nov9'12. 154.50
 FURMAN st, ws, 216.9 s Montague, 85x229; N Y Slate Works—N Y Dock Co, Bklyn Wharf & Warehouse Co & Tucker & Vinton; Oct31'12. 550.00
 STERLING pl, ns, 100 w Saratoga av, —x—; Lawrence Rukeyser—Commonwealth Impt Co; Apr14'13. 300.00

STERLING pl, ns, 100 w Saratoga av, 175x143; Terminal Lumber & Trim Co—Commonwealth Impt Co & Hyman Meyersohn; Apr10'13. 486.09

STERLING pl, ns, 100 w Saratoga av, —x—; Sam Rosenberg—Commonwealth Impt Corp; Apr11'13. 157.00
 Sa—E prop; Fanny Feldman—same; Apr2'13. 257.50

WEST st, es, 180 n Av C, 270x100; Meyer Uslan—Bristol Bldg Co & Jas Moore; Apr25'13. 650.00

E 26TH st, swc Newkirk av, 100x100; Frank P Bangert—Lefferts Constn Co; Mar19'13. 1,434.00

DITMAS av, ns, 125 e Gravesend av, —x—; Erick P Backie—Ditmas Theatre Corp; Mar25'13. 277.52

EASTERN Parkway, ns, 240 w Utica av, 50x130.7; EASTERN Pkway, ns, 290 w Utica av, runs n130.7xw50xsl0xw0.9xsl20.7xe50.9 to beg; Benj Jackerson—Dennis T Flynn, Morton I Katz & Parkvale Realty Co; Nov6'12. 60.00

NEPTUNE av, nec E 3d, —x—; Louis Solomon—Peoples Trust Co, Robt Ward, Jr, & as Sommer (Inc); July25'12. 50.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Max Karlsruher—Snediker Constn Co & Sam Chodash; Aug19'12. 1,204.66

SNEDIKER av, ws, 60 s Dumont av, —x—; Wm C Morton—Snediker Constn Co; Mar28'13. 500.00

SNEDIKER av, ws, 100 s Blake av, 50x100; Terminal Lumber & Trim Co—Snediker Constn Co & Max Sobnen; Apr5'13. 91.4

SNEDIKER av, ws, 60 s Blake av, 100x100; Solomon Weltman—Snediker Constn Co; Apr3'13. 600.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Klein Material Co—Snediker Constn Co; Aug20'12. 449.15

SAME prop; Jas De Mario—same; Aug20'12. 850.00

SAME prop, Abr Metrik & ano—same; Aug20'12. 500.00

SAME prop; Empire City Lumber Co—same & Rachmiel Sohnen; Aug19'12. 2,296.63

SAME prop; Sam Chodas—Snediker Constn Co; Aug19'12. 2,920.06

SAME prop; Chas I Rosenblum—Snediker Constn Co & R Sohnen as pres; Aug19'12. 205.09

SAME prop; Donin Plumbing Contracting Co—Snediker Constn Co; Aug19'12. 1,500.00

SAME prop; Isidore Krassner—same; Aug19'12. 53.25

SAME prop; Empire City Lumber Co—same & Rachmiel Sohnen & Hyman Silver; Aug19'12. 2,296.64

SAME prop; Farbstein & Berlin—Snediker Constn Co; Aug20'12. 140.00

SAME prop; Max Cohen—same & Saml Chodas; Aug22'12. 425.00

APRIL 29.

84TH st, ns, 368.3 e Ft Hamilton av, 200x100; Parselsky Bros (Inc)—Ft Hamilton Constn Co & Abr Brody; Dec24'12. 1,920.00

APRIL 30.

HANCOCK st, 148; J Wieser & Co—Estate of L Serrell & Geo W Worth; Mar18'13. 59.37
 63D st, 1813-17-21; Wm M Young—Konkle & Co, Muskoka Realty Co, Clara M Kunkle, Munroe Young & Lombard Realty Co; Jan17'13. 58.95

63D st, 1813, 1817, 1821, 1825, 1829, 1833, 1835, 1839, 1843, 1847, 1851, 1853, 1857, 1861, 1865 & 1869; also 62D st, 1814, 1818, 1822, 1826, 1830, 1834, 1836, 1840, 1844, 1848, 1852, 1854, 1858, 1862, 1866 & 1870; International Gas & Electric Fix Co—Muskoka Realty Co, Louis Landes, Arthur E Day, Jas Brown, Wm H Echelmeier, Mae G Reid, Lombardy Realty Co, Chas N Rosenthal, Wm Jackson, Nellie K Rosenthal, Bavarian Realty Co, Jac Landsberger, Walter R Lord & Konkle & Co; Jan28'13. 411.00

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

APRIL 24.

Rachel, Harry W of Harry K Belgardt; Minnie Rachel; \$1,184.50; S Sultan.
 Barry, Edwin W; Anna M Faulkner; \$1,823; H Schwob.
 Ruhlin, Sarah M; S L Frooks; \$5,318.75; A A Maysper.
 Goldsmith, Ike; Sartorial Mfg Co; \$654.25; Schwed & Frank.

APRIL 25.

Harris, Jno E & Robt L Lucas, exrs; M Bartlett; \$15,001.25; P Carpenter.
 Brundage, Matthias; Sulzberger & Sons Co; \$2,134.06; Olcott, Schwartzschild, Schramm & Bishop.

APRIL 26.

Forsyth Bros C & Geo H Forsyth; Columbia Machine Works & Malleable Iron Co; \$5,168.29; M S Lynch.

APRIL 28.

National Electric Sign Co; National Surety Co; \$1,333.32; W R Page.

APRIL 29.

Citizens' Bank of Live Oak; Arthur W McKay; \$1,456; Hardin, Hess & Ferguson.

APRIL 30.

Mechanical Rubber Tire Co; Jno J Casey; \$2,000; Sondheim & Sondheim.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

APRIL 25, 26, 28, 29, 30 and May 1.

Joseph H Davis Eldg Co, 74th st, ss, 225 w 74th—Consolidated Chandelier Co. Fixtures. 700

Borough of Brooklyn.

APRIL 24, 25, 26, 28, 29 AND 30.

Frank, Wm & Morris Weintraub, Pavonia av N J.—Chas Frank. 1/2 part Barge "Uno." 400

Madansky, Mary, Milford st nr Belmont av.. Isaac Barrow, Wash Basins, &c. 343

Milford Constn Co, 553-71-73-75-77-79-81 Elton st.—Progress Gas Fix Co. Lamps. 217

Orgen, Jacob M, 3329 Fulton st.—Benj Lottman, Gas Fix, &c. 1,873

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

APRIL 26.

6TH st, es, 51.6 n 228th, 50x100; Jno P Pape loans Henriette Turkheimer to erect a 2-sty dwelling; 2 payments. 3,000

APRIL 28.

No Building Loan Contracts filed this day.

APRIL 29.

NORFOLK st, 82; Montrose Realty Co loans Theresa Karg, Augusta Roeszler, Amelia Karg & Matilda Sutherland to erect a —sty bldg; 4 payments. 35,000

236TH st, ns, 25.1 e Carpenter av, 25.1x101.7—Clara Best loans W M Realty Co to erect a —sty bldg; — payments. 5,500

DALY av, es, 517.9 s 177th, 75.9x150.11; City Real Estate Co loans Hoffman Co Builders, Inc, to erect two 5-sty apartments; 7 payments. 56,000

ST NICHOLAS av, nwc 122d, 118.5x124.2; City Mortgage Co loans Hancock Constn Co to erect a 6-sty apartment; 1 payment. 15,000

APRIL 30.

FOX st, ws, 190.10 n Tiffany, 170.6x135x irreg; City Mortgage Co loans Rosenberg Building Corpn to erect a 5-sty apartment; 11 payments. 50,000

182D st, ns, 221.4 e Crotona av, 100x100; Rockland Realty Co loans 182d & Garden Sts Co Inc to erect two 5-sty tenements; 15 payments. 42,000

VERMILYEA av, sec Hawthorne, 100x100; Carph Berman loans Inwood Constn Co, Inc, to erect two 5-sty apartments; — payments. 7,500

VERMILYEA av, sec Hawthorne, 50x100! same loans same to erect a 5-sty apartment; 13 payments. 48,000

VERMILYEA av, s s, 50 e Hawthorne, 50x100; Van Dyck Estate loans Inwood Constn Co, Inc, to erect a 5-sty apartment; 13 payments. 37,000

WESTCHESTER av, ns, 50.2 e Wheeler av, 109.3x101.1x irreg; City Real Estate Co loans Winnie Co to erect a —sty bldg; — payments. 40,000

3D av, swc 182d, 80x103; Jas G Wentz loans Corgil Realty Co, Inc, to erect two 5-sty apartments; — payments. 62,000

MAY 1.

FAILE st, ws, 155 s Aldus, 50x100; City Mtg Co loans Fram Bldg Co, Inc to erect a 5-sty apartment; 11 payments. 34,000

Building Loan Contracts—(Continued.)

MAY 2.

WALTON av, nwc 177th, 100x77.3; Bronx Investment Co loans Adolph Wexler, Inc, to erect a 5-sty bldg; — payments. 50,000
MOHEGAN av, ws, 69 n 175th, 50x98 to Vermilyea av; City Mtg Co loans McEvoy & Koester Constn Co to erect a 5-sty apartment; 9 payments. 32,000

ORDERS.

Borough of Brooklyn.

APRIL 24.

No Orders filed for this day.

APRIL 25.

HINSDALE st, ws, 200 s Dumont av, 75x100; Wm Robb on Bushwick Savgs Bank to pay David Marcus & ano. 275.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on N Y Title Ins Co to pay Jacob Abrahams & ano. 1,350.00

APRIL 26.

E 15TH st, es, 140 s Av J, 60x75; Caroline Lacy on Jas Demarest to pay Chas H Finch & Co. 63.53

APRIL 28.

NEW YORK av, ws, at cor of Union, 77x100; Bedford Development Co on Lawyers Title Ins Co to pay Danziger Lippmann Painting Co. 800.00

APRIL 29.

ST JOHNS pl, ns, 100 w Albany av, —x—; M J Shevlin Plumbing Co on Woodthorpe Co to pay Albt J Dowdeswell Co. 1,000.00

APRIL 30.

No Orders filed this day.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

- Canal st, 243—Royal Art Glass Co.....A-G
Canal st, 357—C & A D'Angio.....A-C-E-G
Canal st, 357—Harriet T Banta.....B-C-E
Canal st, 357—Silberfeld & Brill.....A-C-E-G
Canal st, 357—Moses Kinzler.....A-C-E
Canal st, 357—Saml Schulman & Co.....A-C-E-G
Catherine st, 14-6—P Lorillard Est.....A-C-D
Cherry & Jefferson sts—Beth Israel Hospital..D
Columbia st, 17-9—R Hoe & Co.....K
Cooper sq, 4—American Sea Grass Co.....A
Duane st, 129—Alfred Guderman.....D
East Bway, 98—Cohen Bros.....A
East Bway, 177 Hyman Levin.....A-G
Grand st, 64—Thos Clermand.....D
Grand st, 64—Otto Wimpfheimer.....D
Grand st, 64—Max Weil.....D
Grand st, 64—Benj Bernstein.....A-D
Grand st, 64—Peppy Altman.....D
Grand st, 64—Morris Safran.....D
Grand st, 68-70—Aron Hand.....C-D
Grand st, 68-70—Lewis Lavendiger.....D-E
Grand st, 68-70—Max Silverman.....C-D-E
Grand st, 68-70—A H Baraschick.....D-E
Grand st, 68-70—Morris S Herman.....D
Grand st, 76—H Cohen.....L
Grand st, 137-9—Kramer Contracting Co.....A
Grand st, 213—Julius Martinson.....C-D
Grand st, 230—John S Foster.....A
Greene st, 175-7—Diamond Straw Works.A-E-F-G
Greene st, 175-7—Samuel Miller.....A-C-F-G
Greene st, 175-7—Roth & Lask.....A-F-G
Greene st, 175-7—Holz & Scoff.....A-F-C
Greene st, 175-7—Bee Hat Works.....A-C-F
Howard st, 1—I Richman.....A
Hudson st, 392-4—M Kamenstein.....G-O
Lafayette st, 106-10—John Melcher.....A
Laurence st, 102—M Sprelman.....L
Lewis st, 94-6—Everitt Macy.....D
Macdougall alley, 19—A R Shattuck.....D-G
Manhattan st, 138 (rear)—Blue Grass Distributing Co.....L
Market st, 84—M Garfinkel Co.....L
Monroe st, 85—Barney Cohen.....D

- Orchard st, 33—D Selwan & Bro.....L
Pearl st, 107-11—N Y Cotton Exch.....A
Pearl st, 312—Wm Schiefelin.....C
Pelham st, 5—Benj Shapiro.....L
Pelham st, 7—J Levy & H Cohen.....D
Pelham st, 7—Abr Pruzansky.....L
Perry st, 133—Seeman Bros.....K
Prince st, 178—John Lacorazza.....L
Prince st, 197—John Leibolds Sons.....C-O
Prince st, 203—Lanza Bros.....G
Reade st, 96—David L Einstein.....A-C
Ridge st, 145—Alland & Fenkel.....A
South st, 160—Frank Richard & Gardner Co.....G
Spring st, 39—Francis A Russo.....C-F-G-I
Vesey st, 26—Sorrentau Anthaky.....F-G
Vesey st, 26—Crisis Magazine.....A-F
Vesey st, 26—Oswald G Villard.....A-C-F
Vesey st, 26—John Karl, Inc.....A
Walker st, 78-80—Chas Laue.....A
Warren st, 20—Shapiro & Aronson.....C
Washington st, 591-3—Alexander Powell.....A
Water st, 366—Jas Fernando & Son.....A
Water st, 486—John Perchich.....L
White st, 77—J M Dowd Est.....A
William st, 251-3—J A Cuzzino Este.....B-C-F
William st, 251-3—Lyman Hurshey.....C-F
William st, 251-3—Fred'g Kalthoff.....C-F-G
William st, 251-3—John Hermuse.....C-E-F

Numbered Streets.

- 6th st, 749 E—Isaac Greenberg.....L
14th st, 134-6 E—Automatic Vaudeville Co.....A
14th st, 120 W—Reliance Trading Co.....G
15th st, 525 E—N Y Mail Co.....A-C-K-L-O
17th st, 243-7 W—Philip Lewisohn.....A-B-C-F
17th st, 243-7 W—Jos M Bleyer & Son.....A-G
17th st, 243-7 W—American Thermos Bottle Co.....A-C-G
17th st, 243-7 W—Jacob Auslander.....A-G
17th st, 243-7 W—N Y Braid Co.....A-C-E
17th st, 243-7 W—Biglow Carpet Co.....A-E
17th st, 243-7 W—Joseph W Johnson.....A
21st st, 243-7 W—Standard M O Co.....A-G
21st st, 54-62 W—American R E Co.....D
23d st, 361 W—Pasteur Institute.....D
32d st, 132 E—Mary Coldwater.....C-E
32d st, 17-21 W—Louis Markel.....A
46th st, 10 W—Lydia Franco.....F
46th st, 10 W—Ernest Deubert.....C-F
46th st, 10 W—Jas B Martin Est.....E
46th st, 10 W—Sol Kalvin.....C-E-F
46th st, 10 W—Jacob Goodman.....C-F
47th st, 222-6 W—S E Rogers.....F-G-I
49th st, 207 E—P W French.....F-G
56th st, 160 W—Blance Lloyd.....A-K-L
57th st, 154 W—Carnegie Hall Co.....C-E
66th st, 49-51 W—Walter Motor Truck Co.....E
70th st, 506 E—State Investing Co.....G
76th st, 208-12 W—Superior Motor Garage Co.....K-L

- 77th st, 75 E—Mrs J J Wysong.....K
88th st, 212-4—Hartford Suspension Co.....H-L
120th st, 525 W—V Everit Macy.....D
125th st, 247 W—Adelaide B Cromwell.....F
134th st, 267 W—Newton Estate.....C-O
152d st, 448 W—Anton Fuerst.....A-I
174th st, 550-2 W—Stratford Building Impt Co.....C

Named Avenues.

- Broadway, 50—Morris Building Co.....A
Broadway, 339—John F Hitchcock.....D
Broadway, 339—American Proct Tariff League.D
Broadway, 339—Brettell & Bray.....D
Broadway, 339—Hall Safe Co.....D
Broadway, 345-7—Mary Brandegee.....A
Broadway, 346—N Y Life Ins Co.....A
Broadway, 354—Emily M Lawrence.....A
Broadway, 384-6—Rich'd T Wilson.....A
Broadway, 388—John Parsons.....A
Broadway, 416—Surety Realty Co.....A
Broadway, 476-82—Jas H Roosevelt Est.....A
Broadway, 2906—Paul Cimiotti.....G
Lenox av, 196-8—James Schessel.....G
Lenox av, 196-8—Ada S Sulton.....G
Lexington av, 196—Yosta Rosenberg.....B-C-E
Lexington av, 225—Standard Utility Co.C-D-G-K
Lexington av, 1666—Louis Tulsy.....C
Lexington av and 23d st—City College.....D
Madison av, 211—J P Morgan, Jr.....A-K
Paradise Park (Fort George)—Sigmund Strauss A-F
Park av, 409—Fred'k Gallatin.....K
Park av and 76th st—German Hospital.....D

Numbered Avenues.

- 1st av, 457-9—Hyman Bros & Co.....A-G
1st av, 457-9—Estelle F Taylor.....C
2d av, 104-6—Abraham Rosen.....A
2d av, 197—N Y Telephone Co.....A
2d av, 203—People's Hospital.....D
2d av, 376—Tabard Press.....G
2d av, 1254—Krukin & Miller.....A-G
2d av, 1729—H Weinstein.....A-G
2d av, 1394—David Miller.....L
2d av, 2035—Elkam & Lehmeier.....D
2d av, 2329—Henry Graf.....C-I
5th av and 138th st (school)—Board of Education.....D
6th av, 30—Israel Sogovitz.....A-G-L-O
7th av, 731—7th av Garage.....A-C-K

BRONX ORDERS SERVED.

Named Streets.

- Brown pl, 142-4—Liesmann Bros.....C-L
Purdy st, 1501—A C Blaicher.....A-F
137th st, 518-20 E—7th Av Amusement Co.....F-I
156th st, 850 E—E R Stearns.....C-K-L
221st st, 723 E—John A Lindberg.....A-G-H
Named Avenues.
Clason Pt rd—Martin J Kane.....A-C-F
Hunts Pt av, 815—James F Meehan.....K-O
Intervale av, 1075—Intervale Auto Cab Co.....A-G
McGraw av, 1880—City of New York.....J
Morris Park av and 178th st—J C Green.A-G-H-K
Mott av, 306-8—Victor H Rapke.....L
Mullner av and Delancy pl—James J Burke.....A-K-L
Van Nest av, 506 (rear)—Carlo Totaro.....A
Webster av, 4366—R H Macy & Co.....C-K-L

BROOKLYN ORDERS SERVED.

Named Streets.

- Ash st, 36—Church & Dwight Co.....A-G-L
Beard s w c Conover st—Bklyn Union Gas Co.A
Bergen st, 466—Morris Bellman.....G
Chauncey st, 90-2—Farrell Auto Co.....G
Cumberland st, 2-24—Bklyn Union Gas Co....A

- Cumberland st, 2-24—C T Bainbridge Sons...C-F
Cumberland st, 28-32—Bklyn Union Gas Co...A
Driggs st n e c Monitor st—Board of Education.....C
Elbery st and B'way (P S 52)—Board of Education.....C
Elbery st nr Throop av (P S 148)—Board of Education.....A
Emerson pl, 96—Washington Bulkley, Inc.C-K-L
Floyd st, 150-6—Board of Education.....D
Frost st, 100—Orlando Bros.....D
Fulton st, 175—P J Scully.....G
Fulton st, 175—Anthony Cireilli.....G
Fulton st, 1100—B Ginsberg.....G
Garden st, 58—Malt Diastase Co.....C
Garfield pl, 46 (rear)—Bklyn Union Gas Co...C
Guernsey st, 85-7—Wm E Smith.....C-D-E-F-G
Harman st, 389-95—Bklyn Union Gas Co.....A
Herkimer st, 396—Bklyn Nursery of Infants.....A-C-E-F

- Hewes st, 249—Dr Louis Lowria.....A-C-G
Java st, 132-40—Board of Education.....A
Jay st, 186—Wm C Cutchley.....M
Laurence st, 104 (rear)—Emil Lazansky.....G
Leonard st, 533-9—Board of Education.....C
Madison st, 780—Central Knitting Co..A-E-F-G
Manhattan & Calyer sts—B F Keith Vaudeville Co.....A-C-E-G
Manjer st, 107-13—Board of Education.....C
McKibbin st, 11-15—Jacob Ochrig.....A-C-G
McKibbin st, 11-15—Bklyn Union Gas Co.....A
Moore st, 179-83—Bklyn Union Gas Co.....A
Moore st, 179-83—Michael Mayer.....A-B-C-F
Moultrie st, 17-21—A Schaeztle.....A
Navy st, 61-7—Wm G Hewitt.....G
Navy st, 175—James Ambrose.....M
Park pl, 65—F T Parsons.....A-C-D-I
Powell st, 28—Bklyn Union Gas Co.....A
Richmond st, 126—Board of Education.....C
Toafe pl, 175—St Patrick's School.....C
Troutman st, 172—Board of Education.....C-I
Van & Brunt & President sts (school)—Sister Agape.....G
Washington st, 243-5—David Simon.....A
Whipple st, 13—Andrew Shieldmaster.....K
Whipple st, 13—Domine Guseffee.....K-N

Numbered Streets.

- 3d st, 155-63—L I Kindling Wood Co.....A-C
7th st, 300-2—Louis H Heberlein.....C
7th st, 300-2—Pauline C Heberlein.....C
9th st, 260 (school)—Sister Angelita.....B
41st st, 36-44—Great Bear Spring Water Co.....A-C-F

Named Avenues.

- Bedford av, 690-2—Henry R Apel.....A-E-G
Belmont av, 484—Bklyn Union Gas Co.....A
Broadway, 174—Louis Borner.....A-F-G
Bushwick av, 144-58—Board of Education....A
Bushwick av, 319-53—Board of Education....A
Clermont av, 470-4—M Marlborough & Sons...A-B-D-G
Driggs av, 782—Novelty Theatre.....E-G
East N Y av, 1486—Glick & Glick.....G
Evergreen av, 192—Andrew Domogalski.A-C-F-G
Flatbush av, 58—Amelia Jonas.....A-F-G
Flatbush av, 236—Louise Prieto.....C
Flatbush av, 236—Chauncey Realty Co.....E
Flushing av, 339—Bklyn Union Gas Co.....A
Flushing av, 339—Adam E Heilmeier.....G
Graham av, 294-8—Cooke Milk & Cream Co...A-G-I
Hamilton av, 367-81—United Patent Uniform Co.....A-C-F-G
Hamilton av, 367-81—Manhattan Chemical Co.....A-C-F-G
Hamilton av, 367-81—Bklyn Union Gas Co....A
Hamilton av, 367-81—Bklyn Rapid Transit Co...A-C-E-G
Harrison av, 118—David Sommer.....C
Irving & Willoughby av (P S 123)—Board of Education.....A
Jamaica av op Enfield st—Board of Education.C
Jefferson & Hamburg avs—Rev Geo Sanders.C-G
Lott & Hopkinson avs (schools)—Board of Education.....C
Marcy av, 633—J C Powell.....A-C-G-K-L
Meeker av, 79-83—Board of Education.....C
Meserola av, 73-9—Board of Education.....C
Meserola av, 73-9—Board of Education.....C
Metropolitan av, 573-5—Bklyn Union Gas Co..A
New York av n e c Herkimer st—Herkimer Realty Co.....F-I
Pitkin av, 1920-4—Shetland Co.....C-G
Rockaway av & MacDougal st (school)—Board of Education.....C
Saratoga av, 502—Bklyn Union Gas Co.....C
Throop av, 91—Louis Fleck.....A-G
Throop av & Bartlett st (P S 165)—Board of Education.....D
Union av, 74-8—Board of Education.....A
Waverley av, 185—Fred'k B Pratt.....A-C-G

Numbered Avenues.

- 3d av, 405—Jackson Diamond Saw & D Co.....A-C-F-G
3d av, 410-2—E J Smith.....C
3d av, 410-2—T J Smith.....A-F
5th av, 360—Abraham Creveling.....G
5th av, 360—Geo J McFadden.....C
7th & Prospect avs (school)—Board of Education.....C
8th av & 13th st (school)—Board of Education.....C

QUEENS ORDERS SERVED.

Named Streets.

- Grand st (Elm Grove)—Wm V Wolf.....F
Jay st, 55—Frank Szanowska.....F
Jay st, 55—Alex Bagush.....A
Pearsall st, 55 (Blissville)—Sam'l Gragers.....F
Pearsall st, 55 (Blissville)—Rose H Goodman.A

Named Avenues.

- Cypress av, 891 (Ridgewood)—Fred'k Enz....A
Garrison av (Maspeh)—Adolph Feldman.....F
Greene & Covert avs (Ridgewood)—John Frank A
Greene & Covert avs (Ridgewood)—Anna Frank E-F
Jamaica av, 814 (Cypress Hills)—Edw Hoarman.....F-G

Numbered Avenues.

- 2d av, 465 (College Pt)—Theo Witzel.....C-E-F
2d av, 877 (Astoria)—Hy F Offenbacher....B-G

NEW STANDARDS FOR GAS FIXTURES

What the Committee on Utilization of Gas Appliances of the American Gas Institute Proposes.

A NEW standard of gas fixture installation will shortly be put into effect in this city and vicinity if the recommendations of the Committee on Utilization of Gas Appliances of the American Gas Institute are finally adopted at the annual meeting of the Institute to be held this year. The report of this committee's findings has just been made public by William J. Serrill, chairman.

A committee on the utilization of gas appliances submitted a report at the last annual meeting in Atlantic City, in which report was embodied proposed specifications for gas fixtures. While its report on gas ranges and character of appliances was approved, that part of the report contemplating a higher standard of quality for gas fixtures in all types of buildings was not adopted then, but subsequently it was decided tentatively to adopt them, with the understanding that the committee should be continued for the purpose of following up the subject and reporting at the next meeting, which will be held in October; and in the interim that the committee should consult with architects and owners and make recommendations for changes at that time. The specifications, with proposed pipe and cock standards, follow:

Gas fixtures should be of such mechanically good construction that proper installation, operation and maintenance will be assured without encountering any special difficulty.

Care should be exercised in the design of the fixture, so that no portion of it interferes with ready access to any nut, or screw, which it may be necessary to get at for purpose of adjustment.

Brass pipe or tubing should be either seamless drawn or brazed; in either case of best quality to allow bending and threading without splitting.

The thickness of walls of brass pipe or tubing should be not less than No. 17 B. & S. gauge (0.04525-in.) except when it is used as casing or covering for iron pipe, in which case it may be not less than No. 22 B. & S. gauge (0.02534-in.).

Iron pipe should be of the American standard size.

No. 1 Sizes of Thread.

(A) All threads on brass tubing should be straight threads of the size commonly known to the trade as "gas fixture" or "brass pipe" size, and should have, for all sizes of 1/4-in. and over, 27 threads to the inch. If less than 1/4-in., the threads are to be 32 to the inch.

(B) All pipe threads for iron pipe should be the standard iron pipe size. (Briggs standard).

(C) When brass and iron are connected the thread should be iron pipe size (Briggs standard), and when such a thread is cut on brass tubing, this tubing should be of sufficiently heavy wall to permit cutting a full thread.

No. 2 Assembling Requirements.

(A) All joints of stem, body-arms, cocks, nozzle, etc., to be threaded. No joints should depend on soldering or brazing to hold the parts together.

(B) The threaded portion of pendant body, or manifold, for fixture stem to be of such a depth that in no case will the stem come in contact with the arms. The pendant body should be threaded for at least five full threads, both for the stem and arms.

(C) Fixture arms should not extend into the pendant body, or manifold, for a greater distance than the threaded portion of the manifold.

(D) If the arms of the pendant are straight, then the pendant body, or manifold, should be drilled in such a way that the arms will be perpendicular to the stem.

(E) The burner nozzle, or nipple, to have a 3/8-in. straight iron pipe, male thread. The length of this threaded portion should be not less than 9-32 ins., and not more than 11-32 ins., and the bottom of the thread should be recessed so that the burner will make a neat, tight joint with the finished end of the arm immediately before the threaded portion.

(F) The axes of the burner nozzles should be vertical.

(G) Special precautions should be taken in the construction to prevent the obstruction of the gas-ways by foreign matter, such as gas fitters' cement, solder, or other jointing mate-

rial, or metal chips. The ends of tubing should be reamed to remove burrs. When duplex tubing is used, care should be exercised to prevent faulty alignment of the gas-ways.

(H) Gas fitters' cement should not be used on any part of the fixture where it may be affected by the heat from the burners. When solder is used, it should be of such a mixture that it will not be affected by the heat from the burners.

NO. 10 SIZES OF PIPE OR TUBING USED IN FIXTURE STEMS.

Length of stem.	No. of lights.	When made of iron pipe.		When made of brass pipe duplex tubing.		Size of gas-way through cock, inch.
		Cased, inch.	Uncased, inch.	Plain, inch.	Chain, inch.	
2 ft. 6 in. and under	1	3/8	1/2	1/2	3/8	3/8
2 ft. 6 in. and over	1-2	1/2	3/4	3/4	3/8	3/8
Over 2 ft. 6 in. and under						
3 ft. 6 in.	1-2	1/2	3/4	3/4	3/8	3/8
3 ft. 6 in. and over	1-2	3/4	1	1	3/8	3/8
Any length	3-4	3/4	1	1	3/8	3-16
Any length	5-7	3/4	1	1	3/8	3-16
Any length	8-12	3/4	1	1	3/8	7-32
Any length	Over 12	3/4	1	1	3/8	1/4

(I) Fixtures for use out of doors, or in exposed situations should be provided with suitable drips, or means for the convenient removal of condensation from any part of the fixture in which such condensation may accumulate. Independent pilot lines in outdoor fixtures should not be smaller than 3/8-in. iron pipe size.

(J) Globe holders should be of such construction and weight that they will probably support without sagging or bending, any globe, or shade, with which they are intended to be used. They should be readily and rigidly attached to the fixture arm or portable stand and held in place by screwing down the burner, or by other means. They should provide a good seat for all parts of the globe with which they are supposed to be in contact.

No. 3 Goose or Stork Neck.

(A) The thread on the fixed portion of a goose or stork neck should be not less than five full threads.

STANDARD SIZES OF TUBING FOR ARMS.

Length of arm.	When made of iron pipe.		When made of brass pipe, inch.
	Cased, inch.	Uncased, inch.	
12 in. or shorter	3/8	1/2	3/8
13 in. to 18 in.	1/2	3/4	1/2
Over 18 in.	3/8	3/8	3/8

(B) The ground joint between the fixed and movable portions should have a bearing surface of not less than 1-in. and the diameter of the small end of the ground joint should be not less than 3/8-in.

(C) The joint should be thoroughly and properly ground and not merely tool finished. It should be perfectly gas tight, without grease under a pressure of 8-in. water column.

(D) It should be possible to lock the movable part to the fixed part by a bayonet lock, or similar means.

No. 4 Casing.

Where casing is used, it should be cut to an exact length, so that the joints may be made up tight, without marring or jamming the parts of the fixture at either end of the casing.

No. 5 Chain Pulls.

(A) Where a by-pass chain passes through a part of the casing, or an ornament of the fixture the opening through which the chain passes should have an eyelet, or similar means, to prevent the links of the chain from catching on the edges of the opening. If a rod is used in place of a chain, the eyelet may be omitted.

(B) If a chain pull is to be used, a sample of such chain should be submitted for examination and approval.

No. 6 Cocks on Portable Stands.

A portable stand should not have a cock as part of the stand.

No. 7 Swing Joints.

(A) In fixtures having swing joints, the swing joint should be constructed in accordance with the specification for the gas fixture cock in so far as that specification may cover the plug, the gas way and the lock nut and the jamb nut. It is to be understood that in no case shall the diameter of the plug at the small end be less than 3/8-in.

(B) Fixtures having swing joints must be made so that the arms of the fixture will, at all times, be in parallel horizontal planes and the construction must be sufficiently heavy so that the arms will maintain these positions when a lamp of any weight up to 2 1/4 pounds is attached. Exception.—Fixtures which are intended to revolve in planes other than horizontal planes, need not conform with this clause of the specifications, but should be submitted for examination and approval.

(C) Swing joints should be so assembled, that

the weight of the fixture has a tendency to seat the plug in the body.

No. 8 Center Control Cocks.

(A) A center control cock, which is the cock used for controlling the supply of gas to a fixture having two or more arms and which may or may not be at the same time a by-pass cock, should have, in all cases, a 3-16-in. gas-way, and in other dimensions should conform with the gas fixture cock specifications appended hereto.

(B) If this center control cock has lever arms, these arms should be of sufficient length to permit of easy operation of the cock so that neither the arms, nor the rods, nor the chains, operating the cock, come in contact with the body arms or other parts of the fixture.

No. 9 Grease.

The grease used on cocks, or swing joints, should not contain resin, wax, rubber, paraffine or similar substance.

No. 11 Sizes of Piping or Tubing for Arms.

(A) Arms of pendants, or of wall brackets, i. e., those parts which carry gas for only one burner, should be made not smaller than the following sizes:

(B) "Length of Stem" is understood to be the

distance in a straight line from the stiff joint to the lowest point of the pendant. In the case of wall brackets, which carry more than one burner, the sizes given in the table are correct, except that no pipe smaller than 1/4-in. should be used. In brackets which carry more than one burner, the "Length of Stem" is understood to be the distance from the stiff joint to the point where the arms diverge.

(C) A one-piece or harp pendant, if not over 2 ft. 9-ins. long, may be made of 1/4-in. iron pipe or 3/8-in. brass tubing. If longer than 2 ft. 9 ins., it should conform to the table.

(B) "Length of Arm" is understood to be a distance measured as follows:

In pendants—a straight line from the center of the stem to the center of the burner nozzle.

In stemless wall brackets, like stiff brackets, or single swing or double swing brackets, carrying but one burner—a straight line from the stiff joint to the center of the burner nozzle.

measured when the bracket has its maximum reach.

In stemmed wall brackets—a straight line from the point of divergence of the arm to the center of the burner nozzle.

(C) In the case of cast wall brackets the area of the gasway in stems and arms should be not less than the area of the pipe, or tubing, of equivalent lengths of the sizes already specified.

No. 12 Cocks.

All cocks including arm cocks, center control cocks, lantern cocks, or any other shut-off cock, should be made in accordance with the "Specification for Gas Fixture Cocks." By "shut-off cock" is meant any cock intended to be used for completely shutting off the gas supply to a burner or burners.

Specification for Gas Fixture Cocks.

It is not intended that this specification shall in any way govern the design of fixture cocks, except in so far as the dimensions given may govern the size. The accompanying drawing, which is on a large scale, is merely conventional, and is intended to show only the dimensions referred to in the specification.

(1) The material of both plug and body should be free from all defects, and of such grade that constant use will not cause excessive wear.

(2) The end of the plug should have two flat sides for the washer and two nuts—a main nut and a jamb nut—should be used instead of a tail screw. (Boston type). The plug and the male thread on the end of the plug should preferably be made of one piece; if made of two pieces, the nipple forming the male thread on the end of the plug should be screwed and sweated with hard solder, into the plug.

(3) The bearing surface for the washer on the cock body, should be not smaller in diameter than the diameter of the washer. The washer should wear evenly on the face of the body.

(4) The plug should stop at 90 degrees in either direction when shut off, but when the cock in question is a main by-pass cock, it may be a quarter-turn cock. The plug should be thoroughly and properly ground, and not merely tool finished. The question of thorough grinding is of great importance; any sign of insufficient grinding will lead to the rejection of the cock. The cock should be perfectly gas-tight, without an excess of grease, under a pressure of 8-in. of water column, while the plug may be turned by hand.

(Continued on page 974.)

CURRENT BUILDING OPERATIONS

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

Architects in Waterbury Competition.

Announcement has just been made of the list of competing architects for the rebuilding of the City Hall for the city of Waterbury, Conn., the operation involving an expenditure of more than half a million dollars. The advisory architect, Prof. Warren Powers Laird, of the University of Pennsylvania, Philadelphia, has selected the following architects for a limited competition, Cass Gilbert, E. D. Litchfield, Delano & Aldrich, Dennison & Hiron, Jos. T. Smith & H. Van Buren Magonigle (Assoc.), Howells & Stokes, all of New York City, and one Boston architect, Parker, Thomas & Rice.

Plans for Fifth Avenue Bank.

C. P. H. Gilbert, 1123 Broadway, has completed plans for a four-story limestone bank building, 28x68 feet, to be erected at 204 5th avenue, through to Broadway, for the Lincoln Trust Co., 208 5th avenue, owner. Alexander S. Webb, president; Horace F. Poor, treasurer, 28 West 51st street, and Frederick P. Davis, secretary.

Cathedral Parkway Apartments.

Neville & Bagge, 217 West 125th street, are preparing plans for a ten-story apartment house, 125x100 feet, for Arthur Sontez, 2 Lenox avenue, to be erected at the northeast corner of Cathedral Parkway and 110th street. The owner will handle the general contract.

PERSONAL AND TRADE NOTES.

GUY R. BOLTON, architect, has given up his office at 105 West 40th st.

GEO. B. POST & SONS, architects, have moved from 345 5th av to 101 Park av.

ARNOLD W. BRUNNER, architect, has moved from 320 5th av to 101 Park av.

E. E. PAUL, general contractor, has moved from 1 Madison av to 101 Park av.

STEVOR & VANDER CLUTE, architects, have opened an office at 33 West 42d st.

HOWARD GREENLEY, architect, formerly of 298 5th av, has moved to 101 Park av.

R. L. WALSH & CO., contractors, have moved from 100 William st to 30 East 42d st.

C. SCHNEIDER & SON, general contractors, have opened an office at 1251 DeKalb av.

FRANKFORT & KIRSCHNER, architects, have opened an office at 830 Westchester av.

W. NICHOLAS ALBERTSON, architect, has moved from 95 William st to 2875 Broadway.

R. IRVING DODGE, architect, formerly of 381 4th av, has moved to the Woolworth Building.

OSCAR VALENTINE VATET is engaged in the practice of architecture at 15 East 40th st.

THE J. O. DEVLIN CO., builders, have moved from 1328 Broadway to the Woolworth Building.

KENNETH M. MURCHISON, architect, formerly of 298 5th av, has moved to 101 Park av.

WARREN E. GREEN CO., contractors, have moved from 1133 Broadway to 29 West 38th st.

W. S. MOORE, architect, has moved from 501 5th av to the 42d St. Building, Madison av and 42d st.

McKIM, MEAD & WHITE, formerly of 160 5th av, have moved to the Architects' Building, 101 Park av.

MURPHY BROS., contractors, have moved from 200 5th av to the 42d St. Building, Madison av and 42d st.

PERCY B. TAYLOR, engineer, has moved from 196 Market st, Newark, N. J., to the Essex Building, Newark.

H. D. SCUDDER, engineer, has moved from 196 Market st, Newark, N. J., to the Essex Building, Newark.

THE EBSARY FIREPROOFING & GYPSUM CO., formerly of 1123 Broadway, has moved to 140 West 42d st.

ISAAC HOPPER & SON, builders, have moved from 213 West 125th st to 110-2 West 40th st (Browning Building).

A. PASQUINI, general contractor, has moved from 1123 Broadway to the 42d St. Building, Madison av and 42d st.

EUGENE W. STERN, consulting engineer, has moved to the Architects' Building, 101 Park av. Phone, Murray Hill 2535.

NATHAN MYERS, architect, Metropolitan Building, Newark, N. J., has opened an office in the Woolworth Building.

W. H. & F. W. CANE, INC., builders and general contractors, announce their removal to the Woolworth Building.

BACON, EWING & HENRY, consulting engineers, formerly of 90 West st, have moved to the Architects' Building.

F. BURRALL HOFFMAN, JR., architect, announces the removal of his office to the Anderson Galleries, 45 East 40th st.

CLARK, MACMULLEN & RILEY, consulting engineers, formerly of 80 Maiden la, have moved to the Architects' Building.

P. F. KENNY CO., plumbers, formerly of 2291 Broadway, has moved to 33 Old Broadway, near 129th st. Phone, Morningside 240.

GILBERT C. HIGBY, architect, has moved from 45 Clinton st, Newark, N. J., to the Ordway Building, 207 Market st, Newark.

GEORGE A. FULLER CO. has the steel frame of the Hotel Biltmore raised to the seventh tier, with the stonework following close after.

HENRY C. MEYER, consulting engineer, formerly of 1 Madison av, has moved to the Architects' Building, 40th st and Park av.

THE TILEINE CO., formerly of 1 Madison av, is now located in the Architects' Building, 101 Park av, Room 603. Phone, Murray Hill 4871-2.

ALBERT E. PARFITT, architect, formerly of 26 Court st, Brooklyn, is now located in the Woolworth Building, 233 Broadway. Phone 7652 Barclay.

NYGREN, TENNEY & OHMES, consulting engineers, formerly of 130 Fulton st, have moved to the Architects' Building, 40th st and Park av.

LOCKWOOD GREENE & CO., engineers and architects, formerly of 320 Fifth av, have moved to the Architects' Building, 40th st and Park av.

THE PRINCETON CONSTRUCTION CO., contractors and builders of 220 Broadway, have moved to 30 East 42d street. Phone Murray Hill 4397-4398.

THE COMMERCIAL CONSTRUCTION CO., formerly of 24 State st, has moved to more commodious offices at 8-10 Bridge st (Maritime Building), Rooms 222-224.

S. H. POMEROY COMPANY (Inc.), which manufactures hollow metal fire-retardent windows, has moved its sales office to the 42d Street Building at 30 East 42d st.

RAPP CONSTRUCTION CO., which manufactures fireproof floor arches, has moved its main office from 600 West 110th st to the Forty-Second Street Building, 30 East 42d st.

LOUIS DUNCAN, consulting engineer, formerly at 55 Liberty st, has associated with S. Marsh Young and Henry A. Pressey, under the firm name of Duncan, Young & Pressey, Inc., and will locate at 50 Church st.

NATIONAL ASSOCIATION OF MANUFACTURERS will hold its annual convention this year at the Hotel Pontchartrain, Detroit, instead of in New York, where it has been held for many years. Four thousand of the country's largest manufacturing firms will be represented in the Western city on May 19, 20 and 21.

CHARLES J. FARLEY, who lives at 1334 Lexington avenue, Manhattan, chief clerk of the department and connected with it since 1887, has been appointed First Deputy Commissioner of Docks and Ferries by Commissioner Smith to succeed Mr. Cresson. Mr. Farley is an expert on dock department matters. As chief clerk, Farley drew a salary of \$4,000 a year. As first deputy, his pay will be \$5,000.

THE FIRM OF C. O. MAILLOUX & C. E. KNOX, consulting engineers, 90 West st, has been dissolved, and the engineering work formerly done by the firm will be carried on by Mr. C. E. Knox, at the Architects' Building, 40th st and Park av. Mr. Mailloux will devote his time to the development of electric railway propositions, and will remain at 90 West st. Mr. Mailloux is candidate for President of the American Institute of Electrical Engineers.

ISAAC A. HOPPER (INC.), contractor and builder, has taken new and enlarged quarters on fifteenth floor at 110-12 West 42d street. The business established and carried on for many

years by the late Isaac A. Hopper was incorporated in 1901 and has been conducted since then with many large and prominent building operations to their credit. With increased facilities and well equipped organization, the continuance of past success is assured. The present officers are: Walter F. Hopper, president and treasurer; George B. Hopper, vice-president; Morris P. Altman, secretary and assistant treasurer.

BUILDING HEIGHT.—The members of the advisory committee held a special meeting on Monday evening at the rooms of the Bar Association. The committee has not yet fully determined as to plan and scope. Briefs and addresses delivered at hearings held by previous committees having the subject of building height in charge have been transmitted to the advisory committee. One of the addresses on the subject was by the late John M. Carrere, who favored a pyramidal limitation.

PATRICK J. CARLEY, one of the operators in the Bay Ridge section, who has erected about 200 houses there, is of the opinion that little vacant land will be left in Bay Ridge when the subway from the Bronx to Coney Island is actually in operation. He says a vast number of people are even now preparing to move into the section, and they will come just as soon as we have houses ready for them. "It is the greatest chance builders have ever had in New York City," he says.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—The Lederer Construction Co., 1341 Southern Boulevard, has purchased a plot, 75 x100 ft., on the east side of Southern Boulevard, 125 ft. south of Jennings st, and contemplates the erection of two 5-sty brick and stone apartments. No architect has been selected.

BRONX.—Ernest & Herman Levy, 4th av and 19th st, N. Y. C., contemplates the erection of a silk mill, for which architect and engineer have not been selected. Exact location has not been decided.

BAYONNE, N. J.—The Y. M. C. A. of Bayonne, A. W. Forman, president, and H. B. Robinson, 718 Broadway, secretary, contemplates the erection of a brick and reinforced concrete Y. M. C. A. building at Broadway, 38th to 39th sts, for which no architect has been selected. The building committee comprises H. C. Colville, 718 Broadway; J. G. Eadie, 726 Av A; L. N. Creighton, West 8th st; R. P. Whitcomb, 96 West 36th st, and Alvah W. Forman, all of Bayonne. Cost about \$100,000.

ANDOVER, N. J.—The Borough Council of Andover, N. J., contemplates the erection of a borough hall here. No architect has been selected. For particulars address Robert T. Smith, mayor.

KINGSTON, N. Y.—The First Dutch Reform Church, Dr. J. L. Leeper, 304 Clinton av, contemplates the erection of a 2½-sty rectory on Clinton av, near Wall st. Architect will be selected in May and will probably go ahead the first part of this summer.

DELHI, N. Y.—The Board of Education contemplates the erection of \$60,000 school building here. No architect has been retained.

OSSINING, N. Y.—A. L. Meyers, this place, contemplates the erection of a 3-sty brick store and apartment building in the west side of Main st, to cost \$12,000. No architect has been retained.

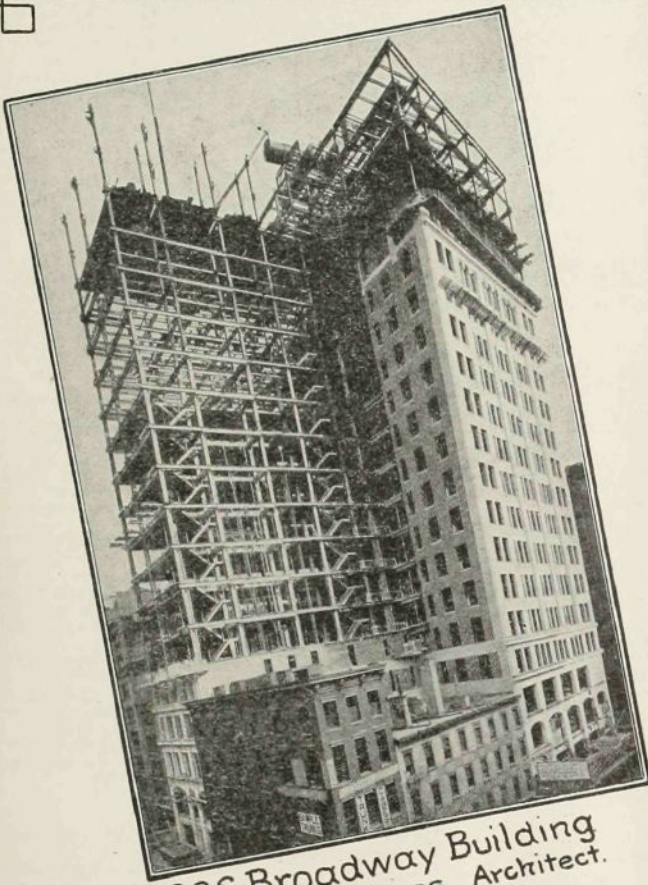
OSSINING, N. Y.—Miss Blanche Potter, Ossining, and 180 West 59th st, N. Y. C., contemplates rebuilding the chapel at Eagle Park. Nothing definite has been decided, and no architect selected.

LEPTONDALE, N. Y.—The Board of Education of Leptondale, Chas. G. Tompkins, of building committee, in charge, contemplates the erection of a 1-sty school house here, in Orange County, northwest of Newburgh, for which no architect has been selected. Cost, \$3,000.

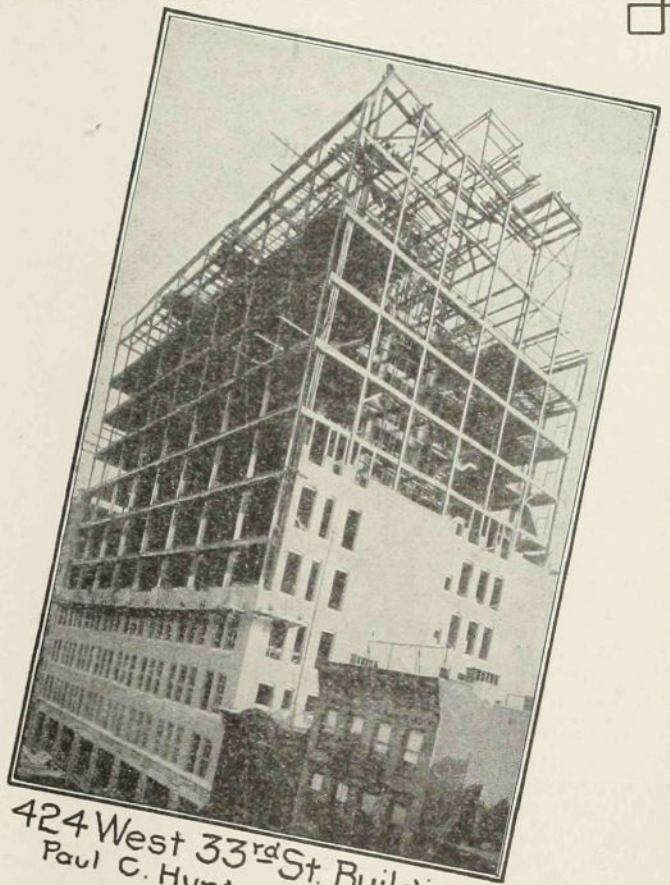
ROCHESTER, N. Y.—Neisner Bros., 194 East Main st, contemplates the erection of a store and apartment house at 17 North st, for which no architect has been retained.

BUFFALO, N. Y.—The German American Bank, E. A. Weppner, cashier, Main and Court sts, contemplates the erection of an addition to the bank at Main and Court sts, for which no architect has been retained.

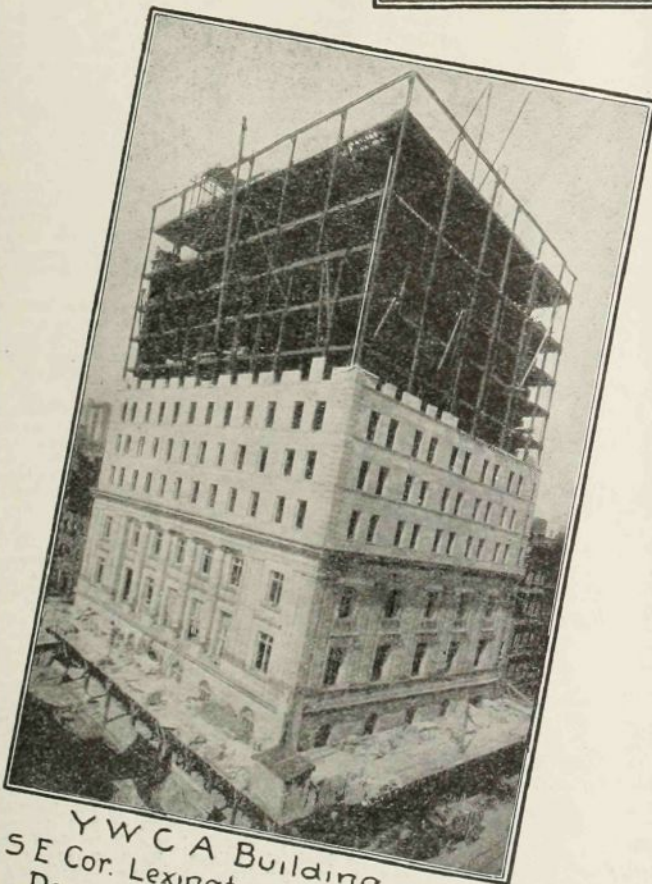
ELMIRA, N. Y.—The Kelley-Whitney Co., at site, E. J. Kelley, president, H. M. Schwartz, manager and in charge, is receiving competitive sketches for a 3-sty reinforced concrete or brick factory, 50x100 ft., to be erected at Lake and East 4th sts. Foundations are to be built so that additional stories may be added later. Cost, \$40,000.



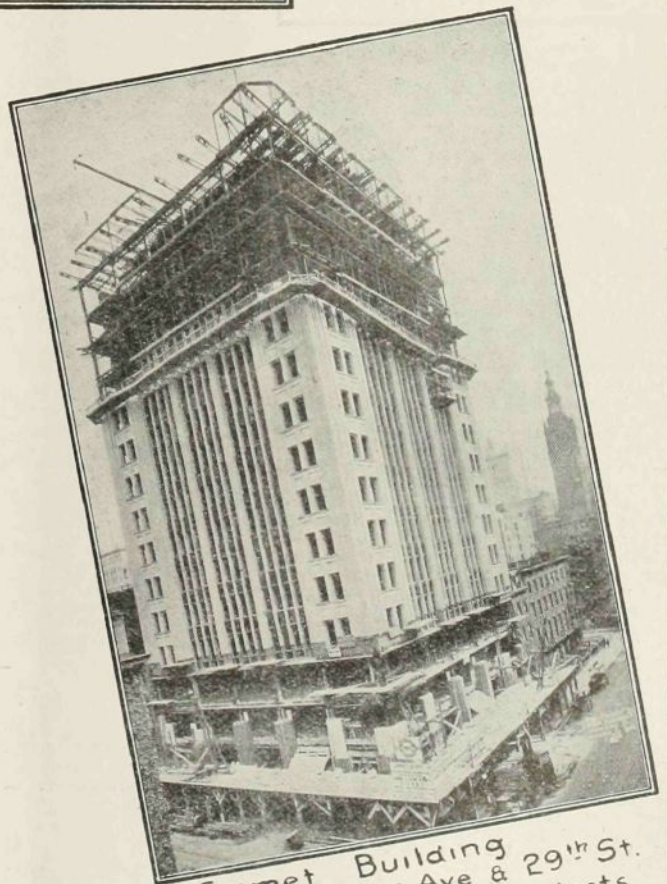
906 Broadway Building
Robert T. Lyorrs Architect.



424 West 33rd St. Building
Paul C. Hunter Architect.



YWCA Building
SE Cor. Lexington Ave. & 52nd St.
Donn Barber Architect.



Emmet Building
SE Cor. Madison Ave & 29th St.
Barney & Colt Architects.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Brown Bros., Inc., 33 East 20th st, general contractors, are taking bids on subs for alterations to the 7-sty bachelor apartments, 75x100 ft., at 24-28 West 59th st, for A. Smith Cochran, 355 Palisade, owner. A. J. Bodker, 62 West 45th st, architect. Cost about \$150,000.

JAMAICA, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, architect, is taking bids for a 4-sty brick tenement, 40x89 ft., to be erected on the east side of Herriman av, 67 ft. north of Shelton av, for Robert Adolph, care of architect, owner. Cost about \$26,000.

BRONX.—The M. J. B. Building Construction Co., 1029 East 163d st, Meyer Solomon, president, and Benj. Solomon, secretary, are taking bids on subs for two 5-sty brick tenements, 50x90 ft., which they will erect in the north side of Aldus st, from Bryant to Faile sts, from plans by the Kreymborg Architectural Co., 163d st and Hunts Point av. Cost, about \$80,000.

BROOKLYN.—Chas. B. White, 189 Montague st, Brooklyn, architect, is taking bids from a selected list of general contractors for the 4-sty brick tenement, 61x91 ft., to be erected at the northwest corner of Grand st and Bushwick av, for the Central Brewing Co., care of architect, owner. Cost, about \$25,000.

NEW BRIGHTON, S. I.—McDermott & Hanigan, 103 Park av, N. Y. C., are figuring the contract for the apartment house to be erected on Central av, from plans by F. P. Platt, architect.

DWELLINGS.

WHITE PLAINS, N. Y.—J. C. Moore, Realty Building, architect, is ready to take bids on the general contract for a 2½-sty frame residence, 45x31 ft., to be erected at 38 Greenridge av, for Kelsey Smith, Westmoreland av, owner. Cost about \$9,000.

HALLS AND CLUBS.

MANHATTAN.—The Libman Contracting Co., 107 West 46th st, is figuring the general contract for the Italian Club to be altered at 117-119 West 48th st, for Katherine Reynard, Stamford, Conn., and Mathias Nicoll, 119 West 48th st, owners. Ogden, Pryor & Day, 1170 Broadway, are architects. Cost, about \$40,000.

107TH ST.—William H. Hoffman, Empire Building, Philadelphia, Pa., is preparing plans for five 2-sty brick and stone stores and dance hall to be erected at 107th st and 5th av, for Geo. H. Earle and E. Sullivan, care of the Finance Co. of Pennsylvania, Drexel Building, Philadelphia, Pa., owners.

STORES, OFFICES AND LOFTS.

MANHATTAN.—The Marmac Construction Co., 316 West 30th st, general contractor, is taking bids on subs for the 12-sty loft building to be erected at 130-132 West 29th st, from plans by Browne & Almirot, 220 5th av, architects.

46TH ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for alterations to the 2-sty brick studio, 25x100 ft., at 335 East 46th st, for John Dornely & Elisee Ricci, 451 West 54th st, owners. Architects will take bids on the general contract. Cost, about \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

110TH ST.—Neville & Bagge, 217 West 125th st, are preparing plans for a 10-sty apartment house, 125x100 ft., to be erected at the northeast corner of 110th st and Cathedral Parkway, for Arthur Senteiz, 2 Lenox av, owner. Plans will be completed about May 6.

5TH AV.—Gronenberg & Leuchtag, 303 5th av, are preparing plans for a 5-sty apartment, 100x72 ft., to be erected in 111th st, 345 ft. west of 5th av, for the Tillmill Construction Co., 132 Nassau st, owner.

BROADWAY.—Candee, Krekeler Co., building material dealers, Hamilton av and 15th st, Brooklyn, have purchased the old buildings on the west side of Broadway to the east side of Fort Washington av, 165th and 166th sts, of the Institute for the Education of the Blind, 34 West 19th st. The property contains six buildings, and the Institute contemplates cutting streets through the property and putting same on the market for apartment house sites.

NAGLE AV.—Foundations are under way for two 5-sty apartments, 40x100 ft. each, to be erected on the north side of Nagle av., 50 ft. west of Arden st., for Brown Bros., Inc., 33 East 20th st, owners. Wortmann & Braun, 114 East 28th st, architects. Total cost, \$100,000.

ST. NICHOLAS AV.—Chas. B. Meyers, 1 West Union sq, has completed plans for the 6-sty apartment, 97x107 ft., to be erected at the northwest corner of St. Nicholas av and 190th st, for the 190th St. Holding Co., 85 West 119th st, owner. Cost, about \$150,000.

WADSWORTH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-sty tenements to be erected at the northeast corner of Wadsworth av and 191st st, for the 191st St. Construction Co., 35 Nassau st, owner. Cost, about \$80,000.

111TH ST.—Gronenberg & Leuchtag, 303 5th av, have completed plans for the 5-sty tenement, 100x59.6 ft., to be erected in the south side of 111th st, 345 ft. west of 5th av, for the Till. Mll. Realty Co., 132 Nassau st, owner. Cost, about \$80,000.

WADSWORTH AV.—Gronenberg & Leuchtag, 303 5th av, have completed plans for three 5-sty tenements to be erected on the west side of Wadsworth av, 60 ft. north of 185th st, for the Comfort Realty Co., 10 West 40th st, owner. Cost, between \$60,000 and \$85,000.

BROADWAY.—William H. Hoffman, Philadelphia, Pa., has completed plans for alterations to the 9-sty tenement at 1672-4 Broadway, for Geo. H. Earle, Jr., Philadelphia, Pa., owner.

1ST AV.—A. Balschun, 483 Willis av, has completed plans for alterations to the 4-sty tenement at 1471 1st av, for Marie Butt, 36 Morning-side av, owner.

86TH ST.—Wm. Weissenberger, Jr., 55 Duane st, has completed plans for alterations to the 5-sty tenement at 151 East 86th st, for the Yonkers Holding Co., 227 Fulton st, owner. Cost, \$12,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education April 29 for the removal of old P. S. 38, at 8 to 14 Clark st, and forming a playground on the site. Louis Fink was low bidder at \$500. D. L. Delancy was low bidder at \$875 for the sanitary work.

THEATRES.

PARK ROW.—L. Leining, Jr., 160 5th av, has nearly completed plans for a 1 or 2-sty moving picture theatre, 20x95 ft., to be erected at 11 Park Row, for L. Zimmermann, care of the architect, lessees.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TIEBOUT AV.—Plans are being prepared by Harry T. Howell, 3d av and 149th st, for two 5-sty tenements to be erected on the northeast corner of 188th st and Tiebout av for the Schorn Co., to cost \$41,000.

VYSE AV.—Harry T. Howell, 3d av and 149th st, is preparing plans for a 5-sty brick tenement on the west side of Vyse av, 150 ft. north of Jennings st, 50x88, for the Hargton Building Co., to cost \$55,000, and two 5-sty brick tenements on the west side of Carter av, 105 ft. south of 174th st, for the Tully Realty Co., to cost \$64,000.

236TH ST.—Excavating is under way for two 3-sty brick tenements, 33x55 ft. each, to be erected in the north side of 236th st, 100 ft. east of Napier av, for E. J. Byrne, 3029 3d av, architect and owner. D. Lasala, 565 East 178th st, has the mason work. Total cost, \$60,000.

ALDUS ST.—Excavating is under way for two 5-sty brick tenements, 50x90 ft., to be erected in the north side of Arduis st, from Bryant to Faile st, for the M. J. B. Building Construction Co., 1029 East 163d st, owner; Meyer Solomon, president, and Benj. Solomon, secretary. The Kreymborg Architectural Co., 163d st and Hunts Point av, are the architects. Cost, about \$80,000.

Brooklyn.

FACTORIES AND WAREHOUSES.

5TH ST.—Benj. Finkenseiper, 134 Broadway, Brooklyn, has completed plans for an extension to the 5-sty factory in the north side of 5th st, 100 ft. east of Bedford av, for S. W. Farber, 143 South 5th st, Brooklyn, owner. Cost, about \$18,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—The Board of Education opened bids April 28 for installing heating and ventilating apparatus in P. S. 172. R. J. McKinnon low bidder at \$38,000. For installing temperature regulation in same school the National Regulator Co. was low bidder at \$2,649.

BROOKLYN.—Bids were opened by the Board of Education for installing electric equipment in P. S. 99. Eugene Frank was low bidder at \$7,566.

Queens.

DWELLINGS.

FAR ROCKAWAY.—The S. and L. Construction Co. has purchased from the Amundson Realty Co. M. Morgenthau, President, represented by James Frank, seventy-five lots, fronting on the Atlantic Ocean, known as the Harriman Court property, adjoining the Grove Club at Edgemere Crest, Far Rockaway, L. I. These lots will be immediately improved with fourteen cottages and two large seashore hotels. The total investment will aggregate over \$300,000.

STORES, OFFICES AND LOFTS.

QUEENS, L. I.—Smith & Holler, 82 Wall st, N. Y. C., have completed plans for five 1-sty brick stores, 16x55 ft., to be erected at the northwest corner of Manor and Jamaica pls, Brooklyn. Mrs. S. C. Holliday, 45 Brevoort pl, Brooklyn, owner. The general contract will be awarded without competition. Cost about \$25,000.

MISCELLANEOUS.

JACKSON AV.—Estimates are being prepared for the cost of putting the tunnel into temporary operation from Jackson av, Long Island City, to 3d av, New York, and an operating contract will be signed shortly.

Richmond.

HOTELS.

NEW DORP, S. I.—A. Munger, 32 Broadway, N. Y. C., has purchased the New Dorp Beach Hotel here and in all probability will lease the property.

Nassau.

DWELLINGS.

EAST NORWICH, L. I.—The Vernon tract at East Norwich, consisting of about 100 acres, has been sold to M. Campbell of Manhattan. A residence will be erected on the crown of the hill and the property developed as a country estate.

Westchester.

DWELLINGS.

BRONXVILLE, N. Y.—Ogden, Pryor & Day, 1170 Broadway, N. Y. C., have completed plans for a 2½-sty terra cotta block and stucco residence and garage to be erected at Cedar-Knolls for Joseph Petruzzi, 463 5th av, owner, and will take bids on general contract about the middle of May. Cost about \$15,000.

CRESTWOOD GARDENS.—For the purpose of developing Crestwood Gardens, the D. & D. Construction Co. has been organized, with a capital of \$100,000. Charles E. Drake, President. As many as 150 high-class private dwellings will be erected.

STORES, OFFICES AND LOFTS.

NEW ROCHELLE, N. Y.—John E. Kleist, 515 7th av, N. Y. C., has completed plans for a 2-sty brick stores, offices and apartments, 65x70 ft., to be erected at North and Morris sts. for Geo. Fenschild, Hawthorne av and Orchard pl, owner. Cost about \$25,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Geo. Violante, 241 Camelia st, Long Island City, has received the general contract to erect two 4-sty brick and stone tenements, 35x89 ft., on the west side of 9th av, 135 ft. south of Washington av, for the Queens Bohemian Realty Co., 65 6th av, L. I. City, owner. Frank Braun, 585 9th av, L. I. City, is architect. Cost about \$18,000.

59TH ST.—Brown Bros., Inc., 33 East 20th st, have received the general contract to alter the 7-sty bachelor apartments, 75x100 ft., at 24-28 West 59th st, for A. Smith Cochran, 355 Palisade av, owner. A. J. Bodker, 62 West 45th st, is architect. Cost about \$150,000.

BANKS.

JORALEMON ST (sub).—The Marcus Contracting Co., Inc., 310 Front st, N. Y. C., has received the contract for the excavation, shoring, sheath piling and underpinning for the 12-sty bank and office building, 135x124 ft., to be erected at the southwest corner of Joralemon and Court sts, Brooklyn, for the Weinboro Realty Co., Levi Weingarten, 47 West 34th st, N. Y. C., owner. Wm. E. Lehman, 738 Broad st, Newark, N. J., is architect. Cost, \$400,000.

DWELLINGS.

HARRISON, N. Y.—Rocco Briante, 5 North Lexington av, White Plains, has received the general contract to erect a 2½-sty stone, terra block and stucco residence at Burling pl and Purchase st, for Herbert Lehman, 16 William st, N. Y. C., owner. H. A. Jacobs, 320 5th av, N. Y. C., architect. Cost about \$35,000.

FOREST HILLS, L. I.—The Cord-Meyer Development Co., Hoffman boulevard, has received the general contract to erect a 2-sty brick residence, 42x32 ft., for Anna M. Pelton, care of architect, owner. W. S. Worrall, Jr., 9 Twombly pl, Jamaica, L. I., architect. Cost about \$10,000.

FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—The Turner Construction Co., 11 Broadway, has received the general contract from the Hewitt Rubber Co. for the construction of an all reinforced concrete factory building, 3-stys, 460x90 ft., with an "L" 61x30 ft., to be erected in Buffalo, according to the plans of Lockwood, Greene & Co. Work to go ahead at once.

NEWARK, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract for the construction of an 8-sty and basement cold storage warehouse entirely of reinforced concrete for the Merchants Refrigerating Co., Newark, N. J., on River st, south of Cherry st. The building is to be 50x100 ft. J. B. Snooks Sons, 261 Broadway, N. Y. C., architects.

GLOUCESTER, MASS.—The Aberthaw Construction Co., Boston, has received the contract to erect the 4-sty reinforced concrete building, 120x60 ft., for the Russia Cement Co., Gloucester, Mass., manufacturers of LePage's glue, inks, oil, etc.

FLORENCE, MASS.—The Florence Manufacturing Co., Florence, Mass., manufacturers of Prophylactic tooth brushes, etc., have awarded the contract to the Aberthaw Construction Co., of Boston, Mass., for building a new building to replace an old structure which is being torn down.

BROOKLYN.—John Thatcher & Son, 60 Park av, Brooklyn, have received the general contract to erect a 1 and 2-sty brick factory, 50x80 ft., and 50x137 ft., at the southwest corner of Bridge and Plymouth sts, Brooklyn, for William H. Miller, 18 Bridge st, owner. Cost about \$25,000.

HOSPITALS AND ASYLUMS.

TROY, N. Y.—The Chas. Crowley Construction Co. has received the contract to erect the day nursery which Peter McCarthy has donated to the Seton Home. The building will be 2-stys and cost about \$20,000.

64TH ST.—(Sub.) C. W. Klappert's Son, Inc., 328 East 25th st, have received the carpentry for the 5-sty addition, 44x142 ft., to the hospital at the southwest corner of 64th st and Avenue A, for the Flower Hospital and New York Homeopathic Medical College. R. S. Copeland, dean, and J. W. Dowling, secretary. Delano & Aldrich, 4 East 39th st, are architects. R. D. Kimball, 15 West 38th st, heating engineer. F. A. Burdett & Co., 16 East 33d st, heating engineer. C. T. Willis, Inc., 286 5th av, is general contractor. Cost, about \$180,000.

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Both quotations above are from Bulletin 95 (page 44), U. S. Dept. of Agr. (Forest Service), June 30, 1911.

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Contracts Awarded (Continued).

HOTELS.

BROADWAY.—(Sub.) Ravitch Bros., 1182 Broadway, have received the steel contract for the 12-sty hotel, 35x114 ft., to be erected at the northeast corner of Broadway and 94th st. for Harry Schiff, 355 West End av. owner. Schwartz & Gross, and B. N. Marcus, 347 5th av. associate architects. Owner builds and H. Fox, southeast corner of 88th st and West End av. is superintendent. Cost about \$200,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Eugene Frank, 22 East 21st st. has received the contract for the electric wiring of Public School No. 99, Brooklyn.

STABLES AND GARAGES.

ELMIRA, N. Y.—The Compton Realty & Construction Co., Lake and Market sts. Elmira, has received the general contract to erect the 3-sty reinforced concrete garage, 60x160x120 ft., at Church and Baldwin sts. for the American La France Co., 100 East La France st. owner. J. R. Clarke, president. Pierce & Bickford, 118 Lake st. architects. Cost about \$40,000.

STORES, OFFICES AND LOFTS.

WILLIAM ST.—McDermott & Hanigan, 103 Park av. have received the contract for alterations to the building at 164 William st.

5TH AV.—Edward Corning Co., 100 William st. has received the general contract to erect the 13-sty office building, 26x125 ft., at the southwest corner of 5th av and 13th st. for George A. Plimpton, 70 5th av. owner. Chas A. Rich, 320 5th av. is architect. Cost about \$100,000.

29TH ST.—The Marmac Construction Co., 316 West 30th st. has received the general contract to erect the 12-sty store and loft building, 40x88 ft., at 130-132 West 29th st. for the 130 West 29th St. Co., Inc., E. Jacobs, president, 160 Broadway. Browne & Almirot, 220 5th av. are architects. The Radley Steel Construction Co., 624 East 19th st. has the steel contract.

42D ST.—The Murphy Constn. Co., 50 Church st. has received the general contract to erect the 6-sty store and office building, 22x100 ft. at 8 East 42d st. for a Mr. Korn, from plans by H. L. Walker, 103 Park av.

4TH AV.—The Murphy Constn. Co., 50 Church st. has received the general contract for alterations to the store and office building southwest corner 4th av and 28th st. The United Merchants' Realty Improvement Co. is the lessee.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

191ST ST & WADSWORTH AV, n e cor, two 5-sty brick tenements; cost, \$80,000; owner, 191st St. Construction Co., John Katzman, president, 35 Nassau st; architects, Sommerfeld & Steckler, 31 Nassau st. Plan No. 214.

SHERMAN AV & ARDEN ST, s w cor, 5-sty brick tenement, 80x115; cost, \$125,000; owner, Gibraltar Realty Co., Wm. Briethaupt, Pres., 475 8th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 212.

SHERMAN AV, n s, 100 ft. w Hawthorne st, six 5-sty brick tenements, 50x118; cost, \$210,000; owners, Vermiljea Realty Co., Chas. Hensle, president, 356 10th av; architects, Moore & Landsidel, 148th st and Broadway. Plan No. 222.

DWELLINGS.

120TH ST, 411-415 West, 5-sty brick home for working girls, 75x90; cost, \$100,000; owner, Mrs. Susan Devin, 220 West 105th st; architects, Lawlor & Haase, 69 Wall st. Plan No. 227.

FACTORIES AND WAREHOUSES.

26TH ST, 521 & 523 West, 9-sty brick factory, 40x91; cost, \$50,000; owner and architect, Harris H. Uris, 16 East 96th st. Plan No. 217.

31ST ST, 230 West, 1-sty frame storage, 19x46; cost, \$1,000; owners, Caswell-Massey Co., 230 West 31st st; architect, Clarence W. Meyers, 165 Broadway. Plan No. 210.

5TH ST, 602 West, 6-sty brick factory, 100x99; cost, \$60,000; owner, Henry Astor, 11 East 42d st; architects, Ross & McNeil, 39 East 42d st; lessee, Chas. Kohler, 50th st and 11th av. Plan No. 219.

HOTELS.

42D ST, 403-5 West, 5-sty brick hotel, 38x100; cost, \$20,000; owner, Wm. J. Daniel, 583 9th av; architect, Thos. H. Styles, 1451 Broadway; builder, John Jordan, 1451 Broadway. Plan No. 213.

STABLES AND GARAGES.

37TH ST, 414-418 East, 2 and 3-sty stable, 75x98; cost, \$15,000; owners, R. Gordon & Son, Inc., John J. Gordon, Pres., 46th st and North River; architect, Frank A. Rooke, 489 5th av. Plan No. 228.

20TH ST, 414-416 East, 3-sty brick stable, 40x92; cost, \$12,000; owner, Thomas Farley, 441 East 19th st; architect, Geo. F. Spelman, 101 Park av. Plan No. 221.

STORES, OFFICES AND LOFTS.

6TH AV, 510-12, 12-sty brick store and lofts, 41x65; cost, \$40,000; owner, Louisa Appell, 353 West 29th st; architect, Walter Williams, 245 West 34th st; builder, Edward J. Appell, 202 East 42d st. Plan No. 218.

35TH ST, 9 West, 5-sty brick store and lofts, 18x98; cost, \$30,000; owners, Carnegie Trust Co., Chas. Newmark, president, 600 West 113th st; architects, Gross & Kleinberger, 721 Beck st. Plan No. 225.

LAFAYETTE ST, 383-389, 4-sty brick loft and store, 79x120; cost, \$75,000; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 220.

STORES AND TENEMENTS.

THOMPSON ST, 152-154, 6-sty brick store and tenement, 49x86; cost, \$40,000; owner, Citizens Investment Co., Dominick Abbate, Pres., 226 Lafayette st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 209.

THEATRES.

2D AV, 11-17, 3-sty brick moving picture, stores and lofts, 70x68; cost, \$30,000; owner, Louis Minsky, 228 2d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 208.

65TH ST, 37 to 43 West, open air moving pictures, frame, 90x100; cost, \$1,500; owner, Albert Crame, Stamford, Conn.; lessees, Lester Amusement Co., 110th st and 8th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 215.

PARK ROW, 11, 1-sty brick moving picture theatre; dimensions irregular; cost, \$10,000; owner, Joseph Aufer, 160 5th av; architect, Lewis Leining, 160 5th av. Plan No. 223.

110TH ST, s s, between Riverside drive and Broadway, 1-sty frame open-air theatre, 100x10; cost, \$4,000; owner, Mrs. Olivia Sage, 111 Broadway; architect, John E. Kleiss, 515 7th av. Plan No. 224.

MISCELLANEOUS.

GRAND CENTRAL TERMINAL TOWER LEVEL, 1-sty cement stucco toilet, 16x8; cost, \$1,200; owner, N. Y. C. & H. R. R. Co., Wm. C. Brown, Pres., Grand Central Terminal, city; architects, Warren & Wetmore, 70 East 45th st. Plan No. 211.

23D ST, 250-2 West, 1-sty frame toilet, ticket box and operating booth, 8x4; cost, \$1,000; owner, Nicholas Abel, 165 Broadway; architect, Max Muller, 115 Nassau st. Plan No. 216.

82D ST, 215-219 West, 1-sty frame coal office, 12x18; cost, \$400; owner, Thomas Ward, 218 West 83d st; architect, Horace G. Knapp, 111 Broadway. Plan No. 226.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

19TH ST, s e cor Vyse av, two 5-sty brick tenements, plastic slate roof, 61.11x77.11, 50x75.2 cost, \$100,000, owner, K. & R. Const. Co., Ignatz Roth, 35 Nassau st, Pres.; architects, Chas Schaefer, Jr., Co., 401 Tremont av. Plan No. 270.

MONTEREY AV, s w cor 179th st, three 5-sty brick tenements, slag roof, 50.9 1/2 x 88.10, 50.9 1/2 x 86.7, 50.9 1/2 x 89.5; cost, 125,000; owner, Cioffi Constn. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 271.

MONTEREY AV, w s, 130 n 178th st, three 5-sty brick tenements, slag roof, 50.9x83.9, 50.9x84.7, 50.9x85.4; cost, \$120,000; owner, Angel Const. Co., Carmine Cioffi, 1228 Hoe av, Pres.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 272.

190TH ST, s s, 78.78 w Creston av, 5-sty brick tenement, 43x91.11, slag roof; cost, \$30,000; owners, Henry F. A. Wolf Co., Henry F. A. Wolf, 549 East 138th st, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 277.

LONGFELLOW AV, w s, 175 s Seneca av, six 4-sty brick tenements, 23x72; slag roof; cost, \$108,000; owner, Edmund Powers, 176 Garfield st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 280.

STEBBINS AV, w s, 169.08 s Westchester av, five 5-sty brick tenements, slag roof, 40x88; cost, \$175,000; owner, Foxvale Realty Co., Frank Starkman, 748 Beck st, Pres.; architects, Kreymborg Archtl. Co., 163d st and Southern Boulevard. Plan No. 286.

DWELLINGS.

226TH ST, s s, 230.02 e Barnes av, two 2-sty brick dwellings, 21x53, slag roof; cost, \$12,000; owners, C. Guidone, Inc., C. Guidone, 99 Nassau st, president; architect, P. Richard, 230 East 115th st. Plan No. 275.

BAILEY AV, e s, 178 s Heath av, five 2-sty brick dwellings, 19.11 1/2 x 36, tin roof; cost, \$25,000; owners, Fordham Realty Co., Alfred Ericson, 2585 Sedgwick av, president and architect. Plan No. 273.

216TH ST, s s, 75 e Bronxwood av, 2-sty brick dwelling, 21x60, tin roof; cost, \$6,000; owners, Lagattuta & Spitalive, 906 East 216th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 278.

WALES AV, No. 633, 2-sty brick dwelling and shed, tin roof, 25x57; cost, \$5,025; owner, Casper Hellbock, on premises; architect, Chris F. Lohse, 371 East 149th st. Plan No. 281.

STABLES AND GARAGES.

WEBSTER AV, n e cor 184th st, 1-sty brick office and garage, slag roof, 75x95; cost, \$18,000; owners, The Fleischmann Co., 515 Park av; architects, Jardine, Hill & Murdock, 3 West 29th st. Plan No. 285.

LORILLARD PL, w s, 190 s 187th st, 1-sty frame stable, 14x25; cost, \$400; owner, Wm. B. Taus, 2336 Bathgate av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 279.

STORES AND DWELLINGS.

3D AV, e s, 115 n 164th st, 2-sty brick store and dwelling, tin roof, 16.3 1/2 x 50.2; cost, \$3,500; owner, Max Albert, 320 West 96th st; architect, Edw. J. Byrne, 3029 3d av. Plan No. 269.

STORES, OFFICES AND LOFTS.

WALDO AV, n w cor 246th st, 1-sty frame office, 17.4x24; cost, \$1,850; owners, Delafield Estates, 27 Cedar st; architect, Carlton van Valkenburg, 147 4th av. Plan No. 274.

WESTCHESTER AV, w s, 214.8 n Edison av, five 1-sty frame stores, tin roof, 19.1x36 & 78; cost, \$8,000; owner, Louise R. Allen, 3011 Westchester av; architect, Anton Pirner, 2069 Westchester av. Plan No. 284.

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THEATRE.

163D ST, n w cor Tinton av, open air theatre, 93x90; cost, \$1,000; owners, Leavenfeld & Prager, Singer Bldg.; architect, I. Goldsmith, 1699 Fulton av. Plan No. 283.

JEROME AV, e s, 78.1 n 177th st, open air theatre, 40x100; cost, \$1,000; owner, Alfred J. Murphy, 754 Jennings st; architect, Takao Iwanami, 682 Post st. Plan No. 288.

MORRIS AV, e s, 175 n 164th st, open air theatre, 40x104; cost, \$1,000; owner, Henry L. Hunter, Pleasantville, N. Y.; architect, A. H. Guilbert, 1009 Morris av. Plan No. 287.

MISCELLANEOUS.

226TH ST, s s, 230.02 e Barnes av, 1-sty brick shop, 21.4x17.4, slag roof; cost, \$800; owners, C. Guidone, Inc., C. Guidone, 99 Nassau st, president; architect, P. Richard, 230 East 115th st. Plan No. 276.

150TH ST, No, 788, 1-sty frame shed, 25x25; cost, \$150; owner, John Wilker, 566 Wales av; architect, Chris F. Lohse, 371 East 149th st. Plan No. 282.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HERKIMER ST, n s, 175 e Utica av, 4-sty brick tenement, 25x75, gravel roof, 4 families; cost, \$10,000; owner, Wm. F. Smith, 719 Herkimer st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2280.

DEAN ST, s s, 200 w 3d av, 5-sty brick tenement, 50x87.6, slag roof, 25 families; cost, \$50,000; owner, Hartman Realty Co., 68 William st, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2270.

WEST 17TH ST, w s, 220 n Neptune av, two 2-sty frame tenements, 20x80, gravel roof, 4 families; cost, \$10,000; owner, Jos. Koppel, 1519 Mermaid av; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2341.

HOWARD AV, e s, 22 n Prospect pl, 4-sty brick tenement, 40.3x89, gravel roof, 16 families; cost, \$20,000; owner, Morris Topol, 1512 Eastern parkway; architect, H. B. Pollak, 358 Stone av. Plan No. 2343.

LAFAYETTE AV, n s, 125 e Tompkins av, 4-sty brick tenement, 25x88, gravel roof, 17 families; cost, \$40,000; owner, Benj. Gaborowitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 2263.

LAFAYETTE AV, n s, 175 e Tompkins av, 4-sty brick tenement, 25x88, gravel roof, 8 families; cost, \$25,000; owner, Benj. Gaborowitz, 188 Stockton st; architect, Lew Keon, 9 Debevoise st. Plan No. 2362.

DWELLINGS.

LINCOLN PL, w s, 100 s Sutter av, 2-sty brick dwelling, 20x42, tin roof, 2 families; cost, \$2,800; owner, Antonio Falletta, 444 Crescent st; architect, W. K. Taylor, 137 Union Hall st, Jamaica, L. I. Plan No. 2228.

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Plans Filed, New Buildings, Bklyn. (Cont.).

CARROLL ST, s s, 225 w New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$6,500; owner, John J. Kilbourne, 1467 Dean st; architect, Alex M. McLean, 883 35th st. Plan No. 2232.

CARROLL ST, s s, 250 w New York av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$6,500; owner, John J. Kilbourne, 1467 Dean st; architect, Alex McLean, 883 35th st. Plan No. 2231.

EAST 14TH ST, e s, 180 s Av W, four 2-sty frame dwellings, 18x29, shingle roof, 1 family each; total cost, \$12,000; owner, C. M. Meyers, 14390 East 14th st; architect, A. W. Pierce, 59 Court st. Plan No. 2236.

WARWICK ST, e s, 200 s Ridgewood av, 2-sty frame dwelling, 22x32, shingle roof, 1 family; cost, \$3,500; owner, Mathilda Meniman, 349 Schenck av; architect, L. F. Schillinger, 167 Van Sien av. Plan No. 2273.

EAST 34TH ST, e s, 130 n Church av, 2-sty brick dwelling, 20x54, tin roof, 2 families; cost, \$4,000; owners, Adolf & Helen Landero, 428 6th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2332.

63D ST, s s, 100 w 4th av, 2-sty brick dwelling, 20x55, gravel roof, 12 families; cost, \$7,000; owner, C. Ciancimino, 8 Spring st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 2304.

CONEY ISLAND AV, e s, 139.3 n Dorchester rd, 3-sty brick dwelling, 20.11x55, slag roof, 2 families; cost, \$10,000; owner, John Guebe, 797 Coney Island av; architect, Fred'k Dunn, 797 Coney Island av. Plan No. 2325.

FORBELL AV, w s, 28.3 s Glen st, two 2-sty brick dwellings, 20x52.4, gravel roof, 2 families each; total cost, \$5,000; owner, Magenta Development Co., 99 Forbell av; architect, Hy Rockmore 1531 48th st. Plan No. 2302.

MONTAUK AV, e s, 90 s Belmont av, 2-sty brick dwelling, 20x52.4, gravel roof, 2 families; cost, \$7,000; owner, Gronchino Muzzola, 39 Snediker av; architect, C. P. Cannella, 60 Graham av. Plan No. 2303.

ESSEX ST, e s, 130 s Dumont av, five 2-sty brick dwellings, 20x45, gravel roof, 2 families each; total cost, \$17,500; owner, Ethel Stromwasser, 257 Vermont st; architects, Chas In-fanger & Son, 2634 Atlantic av. Plan No. 2347.

CYPRESS AV, n s, 200 e Seagate av, 2-sty frame dwelling, 26.3x42, shingle roof, 1 family; cost, \$6,500; owner, Emil Reineking, 386 Crescent st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 2345.

ULMER PARK, 700 w Warehouse av, 1-sty frame dwelling, 25x34, shingle roof, 2 families; cost, \$600; owner, John W. Weber, 31 Belvidere st; architect, Wm. H. Ludwig, 801 Eastern parkway. Plan No. 2338.

GRAND PL, n s, 92.11 e Canarsie av, four 2-sty frame dwellings, 18x28, shingle roof, 1 family each; total cost, \$6,000; owner, H. Silverstone, 357 Shepherd av; architect, L. Danancher, 7 Glenmore av. Plan No. 2369.

ROST PL, s s, 83.6 w East 94th st, two 2-sty frame dwellings, 17x28, shingle roof, 1 family each; total cost, \$4,000; owner, H. Silverstone, 357 Shepherd av; architect, L. Danancher, 7 Glenmore av. Plan No. 2370.

TAYLOR ST, s s, 249.6 e Bedford av, 1-sty brick dwelling, 20.6x45, gravel roof; cost, \$1,500; owner, Wm. Welge, 100 Taylor st; architects, Hopkins & McEntee, 37 East 28th st. Plan No. 2398.

EAST 17TH ST, w s, 460 n Av J, 2½-sty frame dwelling, 22.6x30, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bradfeld, 463 East 34th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 2373.

FACTORIES AND WAREHOUSES.

LIBERTY AV, n e cor Chestnut st, 2-sty brick storage, 25.10x92.10; concrete roof; cost, \$15,000; owner, Wm. Block, on premises; architect, W. L. Stoddart, 30 West 38th st, N. Y. Plan No. 2255.

KEAP ST, n w s, 40.5 n e Ainslie st, 5-sty brick storage, 44.4x100, gravel roof; cost, \$20,000; owner, J. L. Hopkins & Co., 100 William st, N. Y.; architect, Jos. A. Carroll, 2108 Av Q. Plan No. 2378.

WASHINGTON ST, s w cor Front st, 9-sty brick factory, 200x125, felt roof; cost, \$250,000; owner, Robt. Gair, Water and Front sts; architect, Wm. Higginson, 21 Park Row, N. Y. Plan No. 2334.

GRAND AV, w s, 47 s St Marks av, 1-sty brick storage, 12x11.4, gravel roof; cost, \$300; owner, Pasquale Puma, 622 Grand av; architect, Jas. F. Bly, 422 St Marks av. Plan No. 2312.

SCHOOLS AND COLLEGES.

DRIGGS AV, n e cor South 3d st, 5-sty brick school, 199.6x102.4, slag roof; cost, \$240,000; owner, City N. Y.; architect, C. B. J. Snyder, 500 Park av. Plan No. 2329.

STABLES AND GARAGES.

MONTGOMERY ST, s s, 200 e Nostrand av, 1-sty frame stable, 12x12, gravel roof; cost, \$300; owner, Antonio Costello, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 2222.

CARROLL ST, s s, 120 e New York av, 1-sty frame garage, 18x20, gravel roof; cost, \$400; owner, Chas. Harris, on premises; architect, Alex McLean, 883 East 35th st. Plan No. 2223.

BEACH 48TH ST, n s, 160 w Surf av, 1-sty frame garage, 13x27.4, — roof; cost, \$800; owner, Edw. H. Bally, 31 East 17th st, N. Y.; architects, Parfitt Bros., 26 Court st. Plan No. 2233.

McDOUGALL ST, s s, 100 e Hopkinson av, 1-sty brick garage, 10x16, — roof; cost, \$140; owner, Dora Hulle, 180 McDougall st; architect, C. A. Pope, 1095 Herkimer st. Plan No. 2286.

RIDGE CT, n w cor 72d st, 1-sty brick garage, 20x12, gravel roof; cost, \$600; owner, Fred B. Conford, 319 78th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 2277.

AV I, s s, 50 e East 21st st, 1-sty frame garage, 12x17, shingle roof; cost, \$10; owner, Felix Brendeke, 335 Adams st; architect, Alfred Nelson, 1811 Av I. Plan No. 2272.

78TH ST, n w cor 4th av, 1-sty frame garage, 10x16, rubberoid roof; cost, \$150; owner, Mary T. Smith, 7222 4th av; architect, E. Erickson, 7615 5th av. Plan No. 2388.

EAST 13TH ST, e s, 245.6 s Ditmas av, 1-sty frame garage, 18x12, shingle roof; cost, \$200; owner, M. M. Hubner, 559 East 13th st; architect, W. S. Banta, 490 49th st. Plan No. 2374.

WEST 16TH ST, s w cor Hart pl, 1-sty frame stable and store room, 39.6x22, gravel roof; cost, \$850; owner, John T. Stanley, 642 West 30th st; architect, Geo. H. Sues, 2966 West 29th st. Plan No. 2285.

83D ST, n s, 120 e Marrows av, 1-sty brick garage, 15x30, tile roof; cost, \$600; owner, Edw. De Knight, 49 83d st; architects, H. P. Kube and J. J. Pettit, 103 Park av, N. Y. Plan No. 2336.

85TH ST, n s, 260 w 2d av, 1-sty brick garage, 12.6x37.6, concrete roof; cost, \$1,000; owner, Nellie S. Bodine, 425 56th st; architects, Slee & Bryson, 154 Montague st. Plan No. 2379.

MAPLE ST, n s, 134.6 w Kingston av, 1-sty frame stable, 28x18, gravel roof; cost, \$400; owner, Michael Dimoid, 517 Maple st; architect, Alex. McLean, 883 East 35th st. Plan No. 2350.

STORES AND DWELLINGS.

13TH AV, n e cor 55th st, 2-sty brick office and dwelling, 54.1x98, gravel roof, 1 family; cost, \$10,000; owner, R. B. Sedgwick Estate, 136 Flatbush av; architect, F. H. Quinby, 99 Nassau st, New York. Plan No. 2289.

ROCHESTER AV, w s, 120.8 s Carroll st, 2-sty brick store and dwelling, 20.4x43, tin or gravel roof, 1 family; cost, \$3,000; owner, Chas. Zuppadi, East New York and Rochester avs; architect, L. Danancher, 7 Glenmore av. Plan No. 2263.

HAMBURG AV, n e cor Gates av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families; cost, \$7,000; owner, Bushwick Development Co., 1258 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2328.

HAMBURG AV, e s, 20 n Gates av, eight 3-sty brick stores and dwellings, 20x50, gravel roof, 2 families each; total cost, \$48,000; owner, Bushwick Development Co., 1258 47th st; architect, Hy Dorf, 614 Kosciusko st. Plan No. 2327.

STORES, OFFICES AND LOFTS.

FRANKLIN ST, n e cor Sullivan st, 1-sty frame store, 17.6x13.6, — roof; cost, \$50; owner, Gregairo Spardi, 22 New Bowery, N. Y.; architect, Vincent Dattita, 525 Carroll st. Plan No. 2253.

ST. JOHNS PL, s w cor Rochester av, six 1-sty brick stores, 40.7x100, gravel roof; cost, \$8,200; owner, Wm. P. Knowles, 189 Montague st; architect, F. L. Hine, 370 Jefferson av. Plan No. 2382.

THEATRES.

BATH AV, n e cor 20th av, 1-sty brick moving picture theatre, 42.1x98.4, slag roof; cost, \$50,000; owner, Stuyvesant Amusement Co., 133 West 21st st; architects, Shampun & Shampun, 772 Broadway. Plan No. 2299.

5TH ST, n e cor 4th av, 1-sty brick moving picture booth, 6x8; iron roof; cost, \$1,000; owner, Rev. J. Donohue, 9th st and 4th av; architect, T. N. Langan, 429 58th st. Plan No. 2254.

FLATBUSH AV EXT, n e cor Fulton st, 1-sty brick open air show, 100x135, tin roof; cost, \$1,500; owner, City N. Y.; architect, John Burke, 603 East 2d st. Plan No. 2330.

5TH AV, s e cor Sterling pl, 1-sty brick moving picture show, 20x100, gravel roof; cost, \$4,000; owner, Chas. Suzzo, 98 5th av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 2316.

MISCELLANEOUS.

CHRISTOPHER AV, w s, 125 s Livonia av, 1-sty frame shed, 10x48, tarpaper roof; cost, \$100; owner, Max Rosenthal, 121 Allen st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2404.

NEW LOTS AV, s s, 20 e Warwick st, 1-sty brick chicken market, 20x55, gravel roof; cost, \$1,400; owner, Louis Stang, 715 Hendrix st; architect, E. Dennis, 241 Schenck av. Plan No. 2389.

OSBORN ST, w s, 175 s Blake av, 1-sty frame shed, 16x38, tarpaper roof; cost, \$100; owner, Jacob Grossman, 26 Baltic st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2406.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Van Alst av, n w cor Nott av, 4-sty brick tenements, 45x90, slag roof, 22 families; cost, \$35,000; owners, Courtean & Plante, 714 8th ay, L. I. City; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1357.

DWELLINGS.

DUNTON.—Foothill av, n s, 100 w Dunton av, 2-sty frame dwelling, 30x39, shingle roof, 1 family; cost, \$4,100; owner, Herman Bucher, 202 East 69th st, N. Y. C.; architect, Ralph R. Clark, 1031 Trinity av, N. Y. C. Plan No. 1384.

EDGEMERE.—Frank av, n s, 62 n Boulevard, 2-sty frame dwelling, 25x33, shingle roof, 1 family; cost, \$3,000; owner, Jos. A. Lane, 187 Gates av, Brooklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 1396.

HOLLIS.—Beaufort st, n e cor Farmers av, two 2½-sty frame dwellings, 22x33, shingle roof, 1 family; cost, \$7,000; owner, Jos. F. Berneschaff Building & Const. Co., Hollis, L. I.; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1350-51.



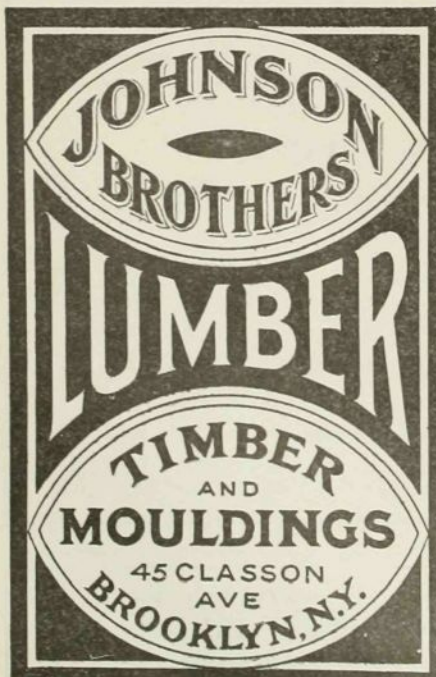
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EAST ELMHURST.—Flushing rd, s s, 40 w National av, 2½-sty frame dwelling, 20x30, shingle roof, 1 family; cost, \$3,000; owner, C. O'Neill, Flushing rd, East Elmhurst; architect, I. P. Card, Corona. Plan No. 1346.

FLUSHING.—Holly st, s s, 525 w Jamaica, av, 2½-sty frame dwelling, 19x28, shingle roof, 1 family; cost, \$3,000; owner, James Keenan, 168 Forest av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1347.

HOWARD ESTATES.—Hawtree av, n e cor Grimm av, 2-sty frame dwelling, 30x30, shingle roof, 1 family; cost, \$4,000; owner, Mrs. M. Freeman, 147 Washington st, Brooklyn; architect, Wm. Rapp, Jr., Glen Morris. Plan No. 1397.

JAMAICA.—Lewis st, w s, 131 s Hillside av, two 2-sty frame dwellings, 17x47, tin roof, 1 family; cost, \$4,000; owner, Wm. Spencer, 4055 Ferris st, Woodhaven; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 1398.

JAMAICA.—Pacific st, n s, 250 w Vine st, 2½-sty frame dwelling, 16x35, shingle roof, 1 family; cost, \$2,000; owner, John J. Blom, Gaylord and Alsop sts, Jamaica; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan No. 1394.

LONG ISLAND CITY.—Freeman av, n e cor 3d av, 2-sty brick dwelling, 20x78, tar and gravel roof, 2 families; cost, \$7,000; owner, Thomas W. Jeffries, 45 3d av, L. I. City; architect, Frank Cymelk, 796 2d av, L. I. City. Plan No. 1395.

RICHMOND HILL.—Welling st, e s, 100 s Lexington av, four 2-sty frame dwellings, 18x37, shingle roof, 1 family; cost, \$9,000; owner, Geo. E. Johnson, 2374 Jamaica av, Richmond Hill; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1387-8-9-90.

RIDGEWOOD.—Greene av, s s, 100 e Onderdonk av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Michael Kurz, 647 Hart st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1331.

ROCKAWAY BEACH.—Kneer av, No. 34, 1-sty frame dwelling, 20x23, shingle roof, 1 family; cost, \$900; owner, James Kelley, 34 Kneer av, Rockaway Beach. Plan No. 1344.

ROCKAWAY BEACH.—Bay av, s s, 50 w Eldert av, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$5,000; owner, Eldert Ranck Realty Co., 377 Atlantic av, Brooklyn; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan Nos. 1338-39.

ROCKAWAY BEACH.—So. Eldert av, e s, 22 s Bruce pl, 2-sty frame dwelling, 16x21, shingle roof, 2 families; cost, \$800; owner, Wm. Hainings, Rockaway Beach; architect, J. B. Smith, Rockaway Beach. Plan No. 1404.

SOUTH OZONE PARK.—Kennet av, s s, 710 e Brinkmeyer av, 2-sty frame dwelling, 18x26, shingle roof, 1 family; cost, \$2,200; owner, John S. Horan, Boss av, So. Ozone Park; architects, Olsen & Anderson, So. Ozone Park. Plan No. 1402.

WOODHAVEN.—Atfield av, e s, 178 n Broadway, two 2½-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$6,000; owner, Hillside Realty Co., 441 Hegeman st, Brooklyn; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan Nos. 1392-3.

WOODHAVEN.—Manor av, s e cor Ashland st, four 2½-sty frame dwellings, 18x42, shingle roof, 1 family; cost, \$10,000; owner, Wm. Chapelle, 29 Vanderveer av, Woodhaven; architect, Lawrence J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos. 1340-41-42-43.

BELLE HARBOR.—Montauk av, e s, 112 n Washington av, 2½-sty frame dwelling, 30x52, shingle roof, 1 family; cost, \$8,000; owner, St. Francis De Sales Church, Belle Harbor; architect, Wm. W. Smith, 82 Wall st, N. Y. C. Plan No. 1355.

CORONA.—43d st, e s, 180 n Jackson av, 2-sty frame dwelling, 18x45, tin roof, 2 families; cost, \$3,150; owner, Peter Pasetti, 102 43d st, Corona; architect, Alfred DeBlasi, 51 Grant st, Corona. Plan No. 1359.

CORONA.—National av, e s, 240 n Jackson av, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owners, Puglisi & Panaldo, 18 East Jackson av, Corona; architect, J. H. Dioguardi, 1 Bridge Plaza, L. I. City. Plan No. 1361.

JAMAICA.—Alsop st, w s, 45 n DeGraw av, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, \$4,600; owner, E. J. C. Wasmer, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1372.

MASPETH.—Catherine st, w s, 269 n Juniper rd, 2½-sty frame dwelling, 20x40, tar and felt roof, 2 families; cost, \$3,000; owner, Samuel Wright, 301 Myrtle av, Brooklyn; architect, W. J. Conway, 400 Union st, Brooklyn. Plan No. 1367.

METROPOLITAN.—Charlotte st, s s, 90 e Flushing av, 2½-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$3,200; owners, Kreemer & Kruse, Flushing and Woodward avs, Metropolitan; architects, Hart & Schmidt, 15 East 40th st, N. Y. C. Plan No. 1364.

RICHMOND HILL.—Pitkin av, n w cor Guion pl, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$4,000 (2 houses); owner, John F. Hanfe, 16 Parkview av, Glendale; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1377-78.

RICHMOND HILL.—Greenwood av, e s, 134 s Orchard av, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$6,000; owner, Harry Wade, Orchard st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1374-75.

RICHMOND HILL.—Chestnut st, w s, 159 s Orchard av, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$3,000; owner, Harry E. Wade, Orchard av, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1373-76. Two buildings cost \$6,000.

WOODHAVEN.—Fulton av, s e cor Hopkinton av, 19 2-sty brick dwellings, 18x36, shingle roof, 1 family; cost, \$57,000; owner, Innovation Homes Co., 1227 Av G, Brooklyn; architect, Benj. F. Hudson, 319 9th st, Brooklyn. Plan Nos. 1368-9-70-71.

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Plans Filed—Queens (Continued).

WOODHAVEN.—Water st, n s, 30 w Park pl, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,000; owner, Antonia Giuliano, Water st, Woodhaven; architect, A. Cebio, 3948 Broadway, Woodhaven. Plan No. 1380.

FOREST HILLS.—Greenway North, e s, 133 n Cranford st, 3 1/2-sty brick dwelling, 55x31, tile roof, 1 family; cost, \$18,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architects, Albro & Lindeberg, 2 West 47th st, N. Y. C. Plan No. 1409.

JAMAICA.—Shore av, s w cor Wyckoff st, 2 1/2-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$2,000; owner, L. Walczk, 56 Elm st, Jamaica; architect, John F. D. Beball, 324 Fulton st, Jamaica. Plan No. 1405.

RICHMOND HILL.—Grimm av, n s, 40 w Hawtree av, 2-sty frame dwelling, 28x30, shingle roof, 1 family; cost, \$1,500; owner, Wm. Carl, 771 Lafayette av, Brooklyn; architect, Lew Koen, 9 Debevoise st, Brooklyn. Plan No. 1419.

RIDGEWOOD.—Linden st, s s, 249 w Prospect av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$2,800; owner, Wm. Kirchner, 679 Grove st, Ridgewood; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 1408.

ROCKAWAY BEACH.—Ward av, w s, 117 n L. I. R. R., four 1-sty frame dwellings, 16x50, felt roof, 2 families; cost, \$1,400; owner, F. S. Marshall, 302 Broadway, N. Y.; architects, J. P. Powers Co., Rockaway Beach. Plan Nos. 1417-18.

ROCKAWAY BEACH.—Thompson av, s w cor Boulevard, 1-sty frame dwelling, 16x20, shingle roof, 1 family; cost, \$300; owner, Mary J. Drissler, premises; architect, J. P. Powers, Rockaway Beach. Plan No. 1414.

MASPETH.—Garrison av, w s, 470 n Flushing av, 2-sty frame dwelling, 22x42, tin roof, 2 families; cost, \$2,200; owner, Adolph Feuman, Garrison st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1423.

MASPETH.—Elm st, n s, 150 w Fisk av, 2-sty frame dwelling, 21x46, tin roof, 2 families; cost, \$3,000; owner, Henry Sugar, 25 Elm st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1424.

LONG ISLAND CITY.—Purdy st, e s, 275 n Ditmars av, 2-sty brick dwelling, 22x54, tin roof, 2 families; cost, \$4,500; owner, August Kupka, 743 8th av, L. I. City; architect, Louis Baumann, 743 8th av, L. I. City. Plan No. 1427.

MASPETH.—Clinton av, e s, 175 s Clermont av, 2-sty brick dwelling, 22x50, tin roof, 1 family; cost, \$3,500; owner, Holy Cross R. C. Church, Maspeth; architect, Wm. A. Finn, 353 Fulton st, Jamaica. Plan No. 1428.

ROCKAWAY BEACH.—South Eldert av, e s, 44 s Bruce pl, 2-sty frame dwelling, gravel roof, 1 family; cost, \$800; owner, Wm. Hanges, Bayview av, Rockaway Beach; architect, J. B. Smith, No. Fairview, Rockaway Beach. Plan No. 1432.

ST. ALBANS.—St. Marks av, s s, 60 w Welsey pl, 2-sty frame dwelling, 20x40, shingle roof, 1 family; cost, \$3,000; owner, Herman Richter, 23 Shepard av, Brooklyn; architect, Ernest H. Tatje, 106 Van Sicien av, Brooklyn. Plan No. 1435.

SOUTH OZONE PARK.—Kennet av, s s, 753 e Brinkmeyer av, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,200; owner, John S. Horan, Boss av, South Ozone Park; architects, Olson & Anderson, South Ozone Park. Plan Nos 1430-1431.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Van Alst av, n w cor 14th st, 2-sty brick factory, 56x46, slag roof; cost, \$12,500; owners, Howe & Howard, 408 Union av, Mt. Vernon, N. Y.; architects, Werner & Windolph, 27 West 33d st, N. Y. C. Plan No. 1348.

JAMAICA SOUTH.—South rd, s e cor Conduit av, 1-sty brick storehouse, 15x22, tar and gravel roof; cost, \$750; owner, Bureau of Highways, Boro. Hall, L. I. City. Plan No. 1407.

STABLES AND GARAGES.

ELMHURST.—Denmore av, s s, 350 w Lamont av, 1-sty brick garage, 14x21, shingle roof; cost, \$600; owner, Fred'k Hothan, 174 Denmore av, Elmhurst. Plan No. 1385.

FLUSHING.—Sandford av, s s, opposite Boerum av, 1-sty frame garage, 9x12, shingle roof; cost, \$60; owner, F. L. Porter, premises. Plan No. 1391.

ROCKAWAY BEACH.—Holland av, w s, 97 s Lefferts av, 1 1/2-sty frame garage, 18x19, shingle roof; cost, \$500; owner, Chas. Baumann, 293 New York av, Brooklyn; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Beach. Plan No. 1345.

FLUSHING.—Amity st, 209, 1-sty frame garage, 12x18, iron roof; cost, \$150; owner, Geo. C. DeBevoise, 209 Amity st, Flushing. Plan No. 1362.

ARVERNE.—Boulevard, s s, 60 w Meredith av, 1-sty frame garage, 18x20, sheet iron roof; cost, \$75; owner, Gee Hemmert, Arverne; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1415.

FLUSHING.—Sandford av, n s, 300 w King st, 1-sty frame garage, 13x18, shingle roof; cost, \$300; owner, H. K. Lires, premises. Plan No. 1400.

JAMAICA.—Maple st, 219, 1-sty frame portable garage, 12x24, felt roof; cost, \$200; owner, M. J. Morris, premises. Plan No. 1410.

ROCKAWAY BEACH.—Huron st, e s, 347 s Washington av, 1-sty frame garage, 14x18, tile roof; cost, \$200; owner, Neponsit Bldg. Co., Neponsit; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1416.

FAR ROCKAWAY.—Mott av, s w cor Gipson pl, 1-sty frame garage, 14x20, shingle roof; cost, \$300; owner, F. M. Pitter, Far Rockaway. Plan No. 1411.

STORES AND DWELLINGS.

JAMAICA.—Jackson av, s s, 400 e Rose av, 2-sty frame dwelling and store, 45x55, tin roof, 2 families; cost, \$3,500; owner, Wm. F. Stern, Chichester av, Jamaica; architect, A. Freund, Far Rockaway. Plan No. 1401.

MIDDLE VILLAGE.—Metropolitan av, s s, 425 w Railroad av, 3-sty brick dwelling and store, 20x55, tin roof, 2 families; cost, \$5,000; owner, Frederick Marquardt, 1813 Metropolitan av, Middle Village; architect, —. Plan No. 1552.

STORES, OFFICES AND LOFTS.

JAMAICA.—Fulton st, n s, 50 w Bergen av, 1-sty frame store, 89x56, slag roof; cost, \$5,000; owner, Stuard Hirschman, 200 Broadway, N. Y. C.; architect, T. Y. Parsons, 1133 Broadway, N. Y. C. Plan No. 1365.

WOODHAVEN.—Jamaica av, n e cor Manor av, 1-sty brick store, 20x55, slag roof; cost, \$2,100; owner, Mrs. C. S. Holliday, 45 Brevoort pl, Brooklyn; architects, Smith & Heller, 82 Wall st, N. Y. C. Plan No. 1354.

RICHMOND HILL.—Jerome av, s s, 21 w Chestnut st, 2-sty frame store and dwelling, 18x50, tin roof, 1 family; cost, \$6,000 (3 buildings); owner, F. H. Schmitt, 317 Front st, N. Y.; architect, W. A. Blecher, 4420 Belmont av, Richmond Hill. Plan No. 1413.

WHITESTONE.—Sth av, s s, 286 s 18th st, 1-sty brick storeroom, 15x40, paroid roof; cost, \$400; owner, J. Kamil, Whitestone; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1426.

STORES AND TENEMENTS.

RIDGEWOOD.—Stephen st, s w cor Seneca av, 3-sty brick store and tenement, 21x81, tin roof, 6 families; cost, \$10,000; Stephen st, s s, 161 w Seneca av, 3-sty brick tenement, 28x77, tin roof, 6 families; cost, \$10,000; Norman st, n s, 21 w Seneca av, 3-sty brick tenement, 28x66, tin roof, 6 families; cost, \$10,000; Norman st, n s, 161 w Seneca av, 3-sty brick tenement, 28x77, tin roof, 6 families; cost, \$10,000; Stephen st, s s, 49 w Seneca av, four 3-sty brick tenements, 28x68, tin roof, 6 families; cost, \$40,000; Stephen st, s s, 21 w Seneca av, 3-sty brick tenement, 28x66, tin roof, 6 families; cost, \$10,000; owners, Schmidt & Holterman, 1810 Weirfield st, Ridgewood; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 1332-33-34-35-36-37.

MISCELLANEOUS.

LONG ISLAND CITY.—Broadway, s e cor 10th av, erect frame shed, for carousal; cost, \$500; owner, Geo. Ehret, 235 East 14th st, N. Y. C. Plan No. 1381.

LONG ISLAND CITY.—Sth st, 132, erect temporary music stand, 20x10; cost, \$30; owner, Anthony Troia, 37 Skillman av, Brooklyn. Plan No. 1386.

MIDDLE VILLAGE.—Metropolitan av, n s, 25 e Pullis av, 1-sty frame open shed, 27x13, tar and gravel roof; cost, \$100; owners, Knottgen Bros., 2265 Metropolitan av, Middle Village. Plan No. 1383.

ROCKAWAY BEACH.—Chase av, e s, 80 s Boulevard, 1-sty frame shed, 16x10, paper roof; cost, \$100; owner, Kalmen Kohen, premises. Plan No. 1403.

ROCKAWAY BEACH.—Gouvenour av, s s, 180 w Wavereast av, 1-sty brick abattoir, 26x60, tin roof; cost, \$2,500; owner, Benj. Eisenman, 68 Cortlandt st, N. Y. C.; architect, Max Muller, 115 Nassau st, N. Y. C. Plan No. 1399.

JAMAICA.—Church st, s w cor Catherine st, 1-sty frame coal shed, 156x67, gravel roof; cost, \$5,000; owner, A. J. Van Sicien, 95 Ray st, Jamaica; architect, owner. Plan No. 1349.

MORRIS PARK.—Liberty av, w s, 40 s Johnson av, 1-sty frame shed, 12x15, slag roof; cost, \$150; owner, Wm. Scott, on premises. Plan No. 1353.

FOREST HILLS.—Slocum Crescent, n s, 150 w Greenway north, erect brick vault, 12x18; cost, \$300; owner, Sage Homes Co., 47 West 34th st, N. Y. C. Plan No. 1379.

LONG ISLAND CITY.—Queens boulevard, n s, 150 w Rawson st, erect frame concrete mixing plant, 16x12; cost, \$2,000; owner, E. E. Smith Contracting Co., 71 Broadway, N. Y. C. Plan No. 1358.

ROSEDALE.—Lafayette av, n s, 100 w Rose-dale av, 1-sty frame tool house, 18x16, shingle roof; cost, \$250; owner, Clara Roby, Rosedale; architect, H. J. Vietor, Rosedale. Plan No. 1360.

WOODSIDE.—Woodside av, n s, 75 w 2d st, 2-sty frame shop, 16x32, shingle roof; cost, \$500; owner, John Haring, 243 Woodside av, Woodside. Plan No. 1356.

LONG ISLAND CITY.—Old Thomas st, n s, 200 w Review av, 250-ft brick chimney; cost, \$10,500; owner, Standard Oil Co., 26 Broadway, N. Y. Plan No. 1412.

RIDGEWOOD.—Woodward av, s w cor De Kalb av, 1-sty frame shed, 20x12, gravel roof; cost, \$50; owner, Thos. F. Crough, 1432 Metropolitan av, Middle Village. Plan No. 1406.

ROCKAWAY BEACH.—Boulevard, 180, 1-sty frame shed, 12x18, metal roof; cost, \$150; owner, Leon Chaliskz, premises. Plan No. 1420.

SPRINGFIELD.—Washington av, n s, 250 w College av, 1-sty frame shed, 12x14, paper roof; cost, \$50; owner, H. H. Mills, premises. Plan No. 1411.

FLUSHING.—So. Parsons av, 180, 1-sty frame shed, 10x16, tin roof; cost, \$100; owner, Frank J. Saxe, on premises. Plan No. 1421.

FLUSHING.—Lincoln st, s s, 150 e Main st, 1-sty frame shed, 75x99, slag roof; cost, \$500; owner, Empire State Dairy Co., Broadway and Heyward st, Brooklyn; architect, Thos. Englehardt, 905 Broadway, Brooklyn. Plan No. 1422.

LONG ISLAND CITY.—Bodine st, n s, 75 e Hamilton st, 1-sty frame shed, 28x14, gravel roof; cost, \$100; owner, Helen Raboud, 372 Vernon av, L. I. City. Plan No. 1425.

JAMAICA.—Chichester av, s s, 175 w Irving pl, 1-sty frame shop, shingle roof; cost, \$300; owner, Harry S. O'Neill, 2 Remington av, Jamaica. Plan No. 1434.

NORTH BEACH.—Bowery Bay rd, s s, 200 w Clifton av, frame shed for stores; cost, \$150; owner, Julia Anderson, on premises. Plan No. 1433.

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DWELLINGS.

BENNETT AV., e s, 208 ft n Forest av, West New Brighton, 2-sty frame dwelling, 24x46; cost, \$5,550; owner, John Miller, West New Brighton; architect and builder, Wm. H. Carry, West New Brighton. Plan No. 276.

END SOUTH SIDE BEACH. 30 ft s Burgher av, South Beach, 19 1-sty frame bungalows, 14x28; cost, \$1,425; owner and builder, A. W. Hutchinson, South Beach. Plan No. 264.

MANOR RD., e s, 60 ft s Norwalk av, West New Brighton, 2-sty frame dwelling, 23x33; cost, \$3,200; owner, Martin Linden, 123 East 126th st, New York City; architect, D. T. Carson, West New Brighton; builder, H. D. Carson, Port Richmond. Plan No. 266.

NEPTUNE ST., w s, 250 ft n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x30; cost, \$550; owner, Mrs. V. J. Gallagher, 508 West 178th st, New York City; builder, August Nathon, Grant City. Plan No. 258.

OLD MILL RD., fr Gregor av Oakwood Beach, 1-sty frame bungalow, 16x24; cost, \$150; owner and builder, W. P. Riley, Tottenville. Plan No. 271.

OLD MILL RD., fr Gregor av, Oakwood Beach, 1-sty frame bungalow, 16x24; cost, \$150; owner and builder, W. P. Riley, Tottenville. Plan No. 270.

IOWA AV., e s, 1,000 ft s Jefferson pl, Graniteville, 1½-sty frame dwelling, 22x22; cost, \$1,100; owner, Frank Yander, Graniteville; architect and builder, Chas. H. Chamberlain, Port Richmond. Plan No. 275.

SHARP AV., w s, 137 ft n Charles av, Port Richmond, 2-sty frame dwelling, 22x27; cost, \$2,500; owner, B. Martin, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 261.

9TH ST., South, n w, 125 ft n e Beach av, New Dorp, 2-sty frame dwelling, 37x45; cost, \$4,500; owner, Geo. H. Stover, New Dorp; architect, E. Wallick, 1½ West 37th st, New York City; builder, J. H. Coleman, New Dorp. Plan No. 254.

SUMMER ST., w s, 195 ft n Lyman av, Fort Wadsworth, 2½-sty frame dwelling, 21x28; cost, \$2,500; owner, George Bennette, Ft. Wadsworth; architect and builder, S. Rispoli, Rosebank. Plan No. 268.

UNIVERSITY PL., e s, 150 ft s Forest av, New Brighton, 2½-sty frame dwelling, 21x48; cost, \$3,200; owner, Mrs. A. M. Ludwig, Hart's Park; architect, John Davies, Tompkinsville; builder, T. Bensen, West New Brighton. Plan No. 262.

WATERSIDE. w s, 140 ft s Britton lane, New Dorp, 1-sty frame bungalow, 14x20; cost, \$325; owner, Thos. S. Masterson, 312 Willoughby av, Brooklyn; builder, Thomas Sanjour, New Dorp. Plan No. 257.

WATERSIDE. e s, 250 ft s Britton lane, New Dorp, 1-sty frame bungalow, 12x38; cost, \$365; owner, W. H. Hall, 768 German pl, New York City; builder, August Mathon, Grant City, S. I. Plan No. 259.

WATERSIDE. e s, 250 ft s Britton lane, New Dorp, 1-sty frame bungalow, 14x38; cost, \$390; owner, W. Ahrens, 861 Linton av, New York City; builder, August Mathon, Grant City. Plan No. 260.

1ST ST., w s, 180 ft e Elm av, Midland Beach, 1-sty frame bungalow, 14x38; cost, \$600; owner, Wm. Dorf, Newark, N. J.; builder, Chas. E. Lockwood, Midland Beach. Plan No. 272.

2D ST., s s, 140 ft e Elm av, Midland Beach, 1-sty frame bungalow, 14x24; cost, \$400; owner, Mrs. C. G. Hoffman, Newark, N. J.; builder, Chas. E. Lockwood, Midland Beach. Plan No. 273.

2D ST., e s, 117 ft n w Lincoln av, Midland Beach, 1-sty frame bungalow, 14x20; cost, \$150; owner, A. Eitner, Midland Beach; builder, W. T. Dalton, New Dorp. Plan No. 277.

6TH ST., s s, 120 ft e Midland av, Midland Beach, 1-sty frame bungalow, 12x26; cost, \$300; owner, Miss A. Flynn, 410 West 53d st, New York City; builder, Chas. E. Lockwood, Midland Beach. Plan No. 274.

STABLES AND GARAGES.

HEBERTON AV., e s, 112 ft s Bennett st, Port Richmond, 1-sty frame garage, 12x19; cost, \$50; owner, Wm. Elmsinger, Port Richmond; architect, John Davies, Tompkinsville; builder, Sam. Mokinoff, Port Richmond. Plan No. 263.

STORES AND DWELLINGS.

RICHMOND TERRACE. n s, cor Harbor rd, West Brighton, 2-sty frame store, 30x35; cost, \$1,400; owner, Robt. A. Henry, Mariner's Harbor; architect and builder, S. H. Collins, Mariner's Harbor. Plan No. 265.

TURNPIKE. s s, 500 ft e Wild av, Linoeumville, 2-sty frame store and dwelling, 40x28; cost, \$3,550; owner, David Crabb, Linoeumville; architect, Harry W. Pelcher, Port Richmond; builder, Abraham Ellis, Jr., Mariner's Harbor. Plan No. 269.

MISCELLANEOUS.

GLEN ST., s s, 300 ft e Rossville av, Rossville, 1-sty frame wagon shed, 14x30; cost, \$40; owner, Annie Kinauth, Rossville; builder, John A. Muller, Kreischerville. Plan No. 267.

MAPLE AV., n s, 450 ft w New York av, Rosebank, S. I., 1-sty retain wall; cost, \$250; owner, R. Tiederoll, Rosebank; builder, R. Langen, Rosebank. Plan No. 256.

NEW YORK AV., e s, 190 ft s Centre st, New Brighton, brick bake oven; cost, \$800; owner, Francesco Pietratoria, New Brighton; architect, Daniel Santro, Tompkinsville; builder, Jos. Miller, Tompkinsville. Plan No. 253.

WIMAN AV., e s, Crescent Beach, Great Kills, 1-sty frame bath houses; cost, \$75; owner, Jos. Gillies, Great Kills; builder, L. E. Decker, Great Kills. Plan No. 255.



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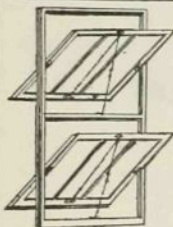
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Manhattan.

BARCLAY ST, 28, masonry, new partitions, elevator shaft and show window to 5-sty brick store and salesrooms; cost, \$8,000; owner, Alfred L. Simonson, 243 Washington av, Brooklyn; architect, Wm. Leonard, 162 West 20th st. Plan No. 1114.

BLEECKER ST, 21-23, masonry, new store fronts and partitions to 3-sty brick offices and stores; cost, \$2,500; owner, Max Teitelbaum, 6 Bleecker st; architect, Jacob Fisher, 25 Av A. Plan No. 1081.

BROOME ST, 186, two yellow pine columns to 5-sty brick store and dwelling; cost, \$25; owner, Jennie Rudinsky, 186 Broome st; architect, Louis J. Lutzko, 1663 Holland av, Bronx. Plan No. 1130.

CANAL ST, 113, extension in height and interior alterations to 5-sty brick store and dwelling; cost, \$5,000; owner, Nathan Himorvitch, 113 Canal st; architect, Chas. M. Straub, 147 4th av. Plan No. 1124.

COLUMBUS CIRCLE, 8 & 9, roof bulletin to 2-sty brick stores; cost, \$375; owners, Nellie Flake and Mable Flake Manning, 611 5th av; builder, O. J. Gude Co., 229 West 42d st. Plan No. 1092.

CORNELIA ST, 17, masonry and iron stairway to 2-sty brick bakery and residence; cost, \$300; owner, Attilio Zampieri, 17 Cornelia st; architect, Anthony Vendorsio, 496 West Broadway. Plan No. 1127.

DELANCY ST, 83, masonry and new partitions to 5-sty brick stores and tenement; cost, \$250; owner, Manhattan Holding Co., Bernard K. Marcus, Pres., 89 Delancy st; architect, Max Muller, 115 Nassau st. Plan No. 1084.

DUANE ST, 113-115, masonry to brick lofts; cost, \$80; owner, Ireland Real Estate Co., 200 5th av; architect, Chas. J. Adams, 24 Gold st. Plan No. 1152.

EXTRA PL, 7, masonry, steel and new partitions to 6-sty brick tenement and stores; cost, \$500; owner, Estate Jacob Weeks Cornwell, 611 East 17th st; architect, Otto Reissmann, 30 1st st. Plan No. 1136.

FORSYTH ST, 98, masonry to 6-sty brick dance hall and meeting rooms; cost, \$500; owner, Max Green, 98 Forsyth st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1121.

GRAND ST, 281, new windows to 5-sty brick stores and lofts; cost, \$50; owner, Jacob Levy, 220 Broome st; architect, Louis Shulsky, 146 Av D. Plan No. 1072.

HUDSON ST, 303-321, 200-ton water softener to 9-sty brick candy factory; cost, \$750; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 1150.

MONTGOMERY ST, 69, masonry, new stall and elevator shaft to 6-sty brick stables; cost, \$5,000; owners, Kauffman & Lewenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1149.

MULBERRY ST, 203, steel and new stairs to 6-sty brick detention of female witnesses; cost, \$7,000; owners, Police Department, 240 Centre st; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 1095.

PITT ST, 52, extensive alterations to two 4 and 5-sty brick tenements; cost, \$5,000; owner, Jos. Eisen, 1416 Bryant av; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1144.

RIVINGTON ST, 2181, masonry, new partitions and plumbing to 4-sty brick store and tenement; cost, \$1,200; owners, The Henry Elias Brewing Co., Wm. J. Elias, president, 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 1126.

WALL ST, 59, removal of projections to 7-sty brick and stone offices; cost, \$1,500; owners, Wall & Hanover Realty Co., John C. Brown, president, 59 Wall st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1122.

WASHINGTON ST, 57, new metal covered show windows to 3 1/2-sty store and tenement; cost, \$800; owners, St. Joseph's Maronite R. C. Church, 46 Washington st; architect, Otto Reissmann, 30 1st st. Plan No. 1135.

WILLIAM ST, 164, alterations to 5-sty brick store and lofts; cost, \$3,000; owner, Chas. Nadal, 92 Liberty st; architect, Fred B. Platt, 1123 Broadway. Plan No. 1078.

WOOSTER ST, 155-157, masonry and fireproof enclosures to 8-sty brick loft; cost, \$200; owners, A. T. Bower Co., Alfred Shaimerman, Secty., 11 Wall st; architect, Jos. Hecht, 1261 Brook av. Plan No. 1071.

WOOSTER ST, 64-68, stack to two 8 and 6-sty brick stores and lofts; cost, \$150; owners, Greene St. Realty Co., O. L. Dommerich, Pres., 305 West 92d st; architect, Russell G. Cory, 18 Hawthorne st, East Orange, N. J. Plan No. 1074.

3D ST, 404-406 East, clay pipe flue to 7-sty brick lofts; cost, \$125; owner, Jacob Levy, 220 Broome st; architect, Louis Shulsky, 146 Av D. Plan No. 1073.

3D ST, 287 East, masonry, new partitions and plumbing to 3-sty brick tenement; cost, \$1,000; owner, Mrs. John Begerle, 287 East 3d st; architect, Louis E. Muller, 125 4th av. Plan No. 1101.

10TH ST, 339 East, rear extension to 5-sty brick tenement; cost, \$5,000; owner, Peter Vogler, 341 East 10th st; architect, Henry Regelmann, 133 7th st. Plan No. 1085.

14TH ST, 233 East, new store front, partitions and stairs to 4-sty brick tenement; cost, \$700; owner, Bettie Muller, 304 East 14th st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1076.

15TH ST, 703-5 East, wash and locker house to 1-sty brick gas works; cost, \$1,000; owners, Consolidated Gas Co., Geo. B. Cortelyou, president, 125 East 15th st; architect, W. Cullen Morris, 102 Franklin pl, Flushing, L. I. Plan No. 1098.

22D ST, 62 West, new store, partitions and stairs to 4-sty brick stores and offices; cost, \$250; owner, Jens S. Kugaard, 1 Liberty st; architect, Robt. E. Rogers, 5 East 42d st. Plan No. 1105.

23D ST, 101 West, masonry and partitions to 4-sty brick stores and lofts; cost, \$175; owner, Anna A. Murland, 40 East 81st st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1141.

25TH ST, 18 West, masonry, new partitions and plumbing to 12-sty brick hotel; cost, \$250; owner, Edward H. Litchfield, 44 Wall st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1087.

28TH ST, 59 West, remove projections and new store front to 5-sty store and hotel; cost, \$800; owner, Edward L. Stendts, 464 6th av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1079.

28TH ST, 42 West, reset show window and iron stairs to 4-sty brick and stone stores and offices; cost, \$500; owners, Estate of A. M. Warner, Equitable Life Assurance Soc., Trustee, 165 Broadway; architects, Squires & Wendehack, 27 East 22d st. Plan No. 1099.

28TH ST, 134 West, rear extension and interior alterations to 5-sty brick store and lofts; cost, \$10,000; owner, Aaron Coleman, 360 7th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 1133.

38TH ST, 63-65-67 West, new partitions and plumbing to 12-sty brick store and lofts; cost, \$450; owners, Colony Construction Co., Max Soloman, 118 East 28th st; architect, Fred C. Zobel, 118 East 28th st. Plan No. 1129.

38TH ST, 22-24 West, new stairs and partitions to 12-sty brick loft; cost, \$400; owner, Arthur Frankenstein, 516 Broadway; architect, Jos. Hecht, 1261 Brook av. Plan No. 1111.

40TH ST, 341 West, new windows, partitions and plumbing to 4-sty brick tenement; cost, \$1,000; owner, Hyman Shapiro, 446 7th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1110.

42D ST, 201 West, extensive alterations to 4-sty brick stores and offices; cost, \$1,000; owner, John McDermott, 201 West 42d st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1134.

42D ST, 228-232 West, masonry, new store front and partitions; cost, \$550; owners, Dunne-more Realty Co., Victor M. Earle, president, 200 West 72d st; architects, Kirby & Petit, 103 Park av. Plan No. 1137.

43D ST, 5-7 East, extension of roof to 7-sty brick store and loft; cost, \$2,500; owner, Henry Phipp Estate, John S. Phipp, treasurer, 787 5th av; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1119.

44TH ST, 556 West, new partitions and plumbing to 4-sty brick tenement; cost, \$500; owner, Eugene J. Flood, 688 6th av; architect, John H. Knubel, 305 West 43d st. Plan No. 1109.

46TH ST, 53 West, new partitions, masonry and plumbing to 4-sty brick shop and apartments; cost, \$2,500; owner, John R. Paxton, 51 West 46th st; architect, W. A. Cable, 35 East 27th st. Plan No. 1116.

46TH ST, 335 East, extension in height to 2-sty brick studio; cost, \$10,000; owners, Donnelly & Ricci, Inc., 451 West 54th st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1096.

46TH ST, 41 West, masonry, fireproof roofing and partitions to 4-sty brick ladies' tailor; cost, \$7,500; owner, Josephine Sharkey, 48 West 37th st; architect, Frank Zimmermann, 40 West 33d st. Plan No. 1151.

46TH ST, 61 West, front extension to 4-sty brick stores and dwelling; cost, \$6,000; owner, Emil Fraad, 33 West 25th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1100.

47TH ST, 172 West, new partitions to 4-sty brick stores and lofts; cost, \$100; owner, Peter DeLacy, 125 West 42d st; architect, Oscar, Luttinger, 157 East 85th st. Plan No. 1147.

48TH ST, 168 West, front extension to 4-sty brick store and apartment; cost, \$2,000; owner, Fred. F. Brueck, 605 West 151st st; architect, Henry C. Smith, 1482 Broadway. Plan No. 1115.

51ST ST, 625 West, alterations to 4-sty brick store and tenement; cost, \$1,500; owner, John F. Brook Co., 11 East 42d st; architect, Jas. W. Cole, 403 West 51st st. Plan No. 1142.

52D ST, 200-6 West, rear extension to 6-sty brick stores and apartments; cost, \$13,000; owner, Henry A. C. Taylor, South Portsmouth, R. I.; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1102.

52D ST, 522 West, new windows and masonry to 5-sty brick tenement; cost, \$115; owners, Jas. J. & P. McGuirl, 476 West 57th st; architect, Jas. J. McGuirl, 467 West 57th st. Plan 1138.

55TH ST, 422-424 East, masonry, steel and new skylights to 2-sty brick storage; cost, \$300; owner, Chas. E. Kroebie, 159 East 71st st; architect, John Ph. Voelker, 979 3d av. Plan No. 1148.

56TH ST, 11 West, masonry, new entrance and elevator shaft to 4-sty brick and stone loft; cost, \$15,000; owners, Estate Wm. H. Inman, United States Trust Co., trustee, 45 Wall st; architect, T. H. Ellett, 101 Park av. Plan No. 1128.

57TH ST, 150 West, masonry, new store front and partitions to 4-sty brick and stone store and studios; cost, \$2,000; owner, Est. of John F. Pupke, 150 West 57th st; architect, Katharine C. Budd, 500 5th av. Plan No. 1080.

59TH ST, 62 East, new fire-escape ladder and holding devices to 9-sty brick and stone hall of the Board of Education; cost, \$300; owner, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1113.

80TH ST, 183 East, stud partition to 5-sty brick dwelling; cost, \$150; owner, Mrs. Clara A. Bowron, 610 Park av; architect, Eugene Cotter, 31 East 27th st. Plan No. 1104.

97TH ST, 52 West, masonry, new partitions, ventilating and remove stairs to 4-sty brick and stone private house; cost, \$5,500; owner, N. S.

Lockwood, 52 West 97th st; architects, Coles Construction Co., 229 West 74th st. Plan No. 1106.

95TH ST, 337-9 East, side extension to 1-sty brick gas works; cost, \$1,500; owners, Consolidated Gas Co., Geo. B. Cortelyou, president, 124 East 15th st; architect, W. Cullen Morris, 102 Franklin pl, Flushing, L. I. Plan No. 1097.

108TH ST, 169-171 West, alterations to 6-sty brick tenement; cost, \$30; owner, Manhattan Av. Holding Co., 122 Bowery; architect, David Mandelaro, 9 West 112th st. Plan No. 1143.

116TH ST, 356 East, masonry, new skylight and partitions to 3-sty brick store and dwelling; cost, \$350; owner, Enrico Viggiani, 2067 1st av; architect, Adolph Balschun, 483 Willis av. Plan No. 1090.

125TH ST, 107-109 West, masonry, steel, new partitions and plumbing to 2-sty brick stores and lofts; cost, \$2,000; owners, New York Operating Co., Patrick H. Lynch, president, 520 West 142d st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 1132.

130TH ST, 64-66 West, side and rear extension to 1-sty brick stores and motion picture theatre; cost, \$5,000; owner, Theodore W. Meyers, 20 New st; architect, Theodore A. Meyers, 114 East 28th st. Plan No. 1069.

133D ST, 24 West, masonry, new partitions and stairway to 3-sty brick store and dwelling; cost, \$2,000; owner, Julius Wolford, 699 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 1083.

149TH ST, n s, 90 e 8th av, open air theatre to frame ball ground and staging; cost, \$500; owner, Wm. Vincent Astor, 23 West 26th st; lessee, Eleve Realty Co., 376 Lenox av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 1103.

AV A, 123, new partitions, stairway and plumbing to 4-sty brick store and tenement; cost, \$1,000; owner, Louisa Keller, 321 West 92d st; architect, Jacob Fisher, 25 Av A. Plan No. 1082.

AMSTERDAM AV, 1361-1369, water tank and masonry to stores of brewery; cost, \$500; owners, Bernheimer & Schwartz, 128th st and Amsterdam av; architect, Fred. S. Keeler, 140 Cedar st. Plan No. 1077.

AMSTERDAM AV, 1821-1823, rear extension to 3-sty brick store and dwelling; cost \$10,000; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1123.

BOWERY, 85, new metal covered show window to 5-sty brick store and lodging house; cost, \$250; owner, Malky Lyons, 464 Riverside drive; architect, Alexander Baylies, 33-34 Bible House. Plan No. 1088.

BROADWAY, 182-4, steel, iron, masonry and new stairs to 5-sty brick and stone offices and stores; cost, \$20,000; owner, Elias A. Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 1091.

BROADWAY, 1282-1300, ventilating system to 25-sty brick and stone hotel; cost, \$10,000; owners, Greely Square Hotel Co., Christopher H. Reinbold, president, 1282-1300 Broadway; architects, Nygren, Tenney & Ohrens, 101 Park av. Plan No. 1131.

BROADWAY, 4208-4210, rear extension to 1-sty brick stores and bakery; cost, \$1,000; owner, Jas. F. McGarry, 621 W. 162d st; architect, Lorenz Weiher, 271 West 125th st. Plan No. 1125.

BROADWAY, EAST, 142, alterations to 6-sty brick stores and lofts; cost, \$200; owner, Rose Block, 137 West 118th st; architects, Shampian & Shampian, 772 Broadway, Brooklyn. Plan No. 1145.

LEXINGTON AV, 61-65, reset show windows and new marquis to 3 and 4-sty brick hotel; cost, \$2,000; owner, Bernard Reich, 61 Lexington av; architect, Emery Roth, 507 5th av. Plan No. 1112.

MADISON AV, 1915-1919, extension of fire-escape to 4-sty brick hospital; cost, \$500; owner, Hospital for Deformities of Joint Diseases, Emanuel M. Guttie, Pres., 420 5th av; architect, James P. Whiskeman, 30 East 42d st. Plan No. 1070.

MADISON AV, 682, new stairway to 5-sty brick stores and hotel; cost, \$200; owner, Investment Security Co., Francis R. Hart, Vice-Pres., Exchange pl, Jersey City; architect, Herbert M. Baer, 665 5th av. Plan No. 1153.

PARK AV, 1188-1190, masonry, steel and 1,500-gal tank to 5-sty brick tenement; cost, \$125; owner, Estate Ludeker Von Ohlsen, 2688 Briggs av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1140.

ST. NICHOLAS AV, 1128, masonry, steel, new partitions and flooring to 2-sty brick moving picture theatre; cost, \$1,000; owner, Henry Paffholz, 268 West 127th st; architect, Clarence True, 107 West 88th st. Plan No. 1075.

ST. NICHOLAS AV, 1420, masonry, new marquis and partitions to 2-sty brick stores and dwelling; cost, \$3,000; owner, Edward Rafter, 43 West 86th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1117.

1ST AV, 487, masonry and new partitions to 5-sty brick tenement and store; cost, \$700; owner, Chas. Braun, 208 East 30th st; architect, Otto Reissmann, 30 1st st. Plan No. 1094.

2D AV, 123, front extension to 4-sty brick stores and tenement; cost, \$40,000; owners, Albert and Dora Sokolski, 354 Grand st; architect, Geo. Fred. Pelham, 30 East 42d st. Plan No. 1120.

4TH AV, 430, masonry, new partitions, stairway and plumbing to 16-sty brick cafe and restaurant; cost, \$2,500; owner, Nathaniel J. Hess et al, 907 Broadway; architect, C. B. Deer, Ridgefield Park, N. J. Plan No. 1086.

6TH AV, 659, reset show window to 4-sty brick stores and lofts; cost, \$300; owner, Fred H. Mellinger, 395 Broadway; architect, Horace G. Knapp, 111 Broadway. Plan No. 1155.

5TH AV, 908, marble stairs, columns and new partitions to 5-sty brick and stone dwelling; cost, \$18,000; owner, Est. Jas. A. Burden, 908

5th av; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1107.

6TH AV, 458, removal of projections and extensive alterations to 1, 2 and 3-sty brick restaurant and cafe; cost, \$7,000; owner, Moquin Restaurant & Wine Co., 22 Ann st; architect, Wm. E. Bloodgood, 1 Madison av. Plan No. 1154.

6TH AV, 455, steel and new show window to 4-sty brick and stone store and loft; cost, \$300; owner, Chas. Lane, 38 Fulton st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1089.

6TH AV, 459, new show window to 4-sty brick store and offices; cost, \$300; owner, Joseph Fanford, 160 Broadway; architect, Morris Schwartz, 194 Broadway. Plan No. 1139.

7TH AV, 283-85, remove projection to 6-sty brick tenement; cost, \$100; owners, 7th Av

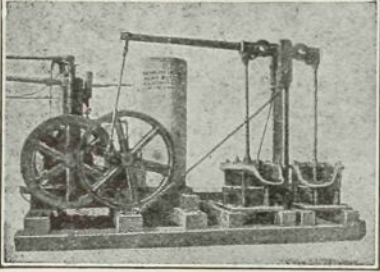
Holding Co., 140 Nassau st, Harry Goldorf, president, 583 Broadway; architect, Walter Murphy, 112 West 42d st. Plan No. 1093.

9TH AV, 80-86, one 12,000-gal. and one 9,000-gal. tank to 6-sty brick factory; cost, \$2,700; owner, Edward W. C. Arnold, 36 Broad st; builders, The Rusling Co., 39 Cortlandt st. Plan No. 1108.

10TH AV, 239-243, rear extension to 5-sty brick loft; cost, \$3,000; owners, The 24th St. Realty Co., Geo. F. Spencer, Pres., 239-243 10th av; architect, A. O. Shlising, 47 West 34th st. Plan No. 1118.

BLACKWELL'S ISLAND, opp. 68th st, extension to 2-sty brick dormitory; cost, \$7,000; owner, Dept. of Charities, foot East 26th st; architect, Frank J. Helmle, 190 Montague st, Brooklyn. Plan No. 1146.

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Plans Filed—Alterations (Continued).

Bronx.

BARRY ST, n w cor Worthen st, raise to grade new foundations to three 1 and 2-sty frame dwellings; cost, \$1,200; owner, Ellen Quinlan, 679 Timpson pl; architect, John F. O'Toole, 253 East 68th st. Plan No. 183.

176TH ST, n s, 365.4 e Prospect av, 1-sty frame extension, 20x7.6, to 2-sty and attic frame dwelling; cost, \$250; owner, Mary Crocker, 715 Crotona Park North; architects, Halley & Vuiz, 401 Tremont av. Plan No. 190.

184TH ST, n s, 53.95 w Hoffman st, new basement to 1-sty frame store; cost, \$1,000; owner, John Denning, Allendale, N. J.; architect, Wm. Gulgol, 2740 Creston av. Plan No. 185.

201ST ST, n s, 94.96 e Grand Boulevard and Concourse, new partitions, etc., to 2-sty and attic frame dwelling; cost, \$170; owner, Sarah Troxel, 213 East 201st st; architect, Auguste Sevestre, 2860 Webster av. Plan No. 182.

236TH ST, s s, 275 w Katonah av, 1-sty frame extension, 4x11, to 2 1/2-sty frame dwelling; cost, \$300; owner, Mrs. L. H. Miner, on premises; architect, Wm. M. Brady, 15 Alexander av, Yonkers. Plan No. 192.

BOSTON RD, No. 4295, add 1/2-sty of frame to 1 1/2-sty frame dwelling; cost, \$2,000; owner, Pauline Hammer, on premises; architect, Joseph Schwerdt, New Rochelle. Plan No. 191.

BOSTON RD, s w cor Summit pl, 1-sty brick extension, 19x20 1/2, to 2-sty brick station house and stable; cost, \$500; owner, City of New York; architect, Thos. E. O'Brien, 240 Centre st. Plan No. 187.

MCGRAW AV, s w cor Gray st, move 2-sty and attic frame dwelling; cost, \$1,000; owner, Wm. Kelleher, 1802 Westchester av; architect, F. P. Schiavone, 4182 Park av. Plan No. 186.

ROSEDALE AV, w s, 475 s Walker av, new basement to 2 1/2-sty frame dwelling; cost, \$2,000; owner, Mary Kugelmann, on premises; architect, B. Ebeling, 134 Westchester sq. Plan No. 184.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., April 24, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m., on the 2d day of June, 1913, and then opened, for the extension (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and approaches) of the United States post office at Winston-Salem, N. C. The extension is two stories and basement, and has a ground area of approximately 14,150 square feet; fireproof construction; stone facing and metal roof. Certain buildings now on the site will be required to be removed and separate proposals for the purchase and removal of these buildings must be submitted with the proposals for the extension to the post-office building. Drawings and specifications may be obtained from the custodian at Winston-Salem, N. C., or at this office, at the discretion of the supervising architect. O. WENDEROTH, Supervising Architect.

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TREMONT AV, n w cor 3d av, new marquise, new partitions to 4-sty brick stores and offices; cost, \$3,500; owner, Tremont Holding Co., World Building, Park Row; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 189.

VILLA AV, w s, 108.24 s 204th st, new show window to 2-sty frame store and dwelling; cost, \$150; owner, Rovella Realty Co., on premises; architect, Auguste Sevestre, 2860 Webster av. Plan No. 188.

WILLIS AV, w s, 112.6 n 140th st, new front to 3-sty frame store; cost, \$100; owner, Harry M. Goldberg, 309 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 193.

OLD 4TH AV, e s, 140 s Concourse, 2-sty brick and frame extension, 8.8x5.4, to 2 1/2-sty frame dwelling; cost, \$300; August Ellinghaus, 172d st and Concourse; architect, Frederick Jaeger, 441 Tremont av. Plan No. 194.

Brooklyn.

BERGEN ST, s s, 20 w Hopkinson av, extension to bath; cost, \$5,000; owner, Fannie Litwak, 594 Stone av; architect, Louis Danacher, 7 Glenmore av. Plan No. 2241.

BOERUM ST, 55, partitions, etc., to 3-sty store and tenement; cost, \$200; owner, Earnest Weinstein, 57 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2366.

BULLION ST, from Kingsland av to Debevoise st, new elevators in hospital; cost, \$11,165; owner, Greenpoint Hospital, on premises; architect, Otis Elev. Co., 250 11th av. Plan No. 2217.

CARROLL ST, n s, 100 w 4th av, extension to 5-sty tenement; cost, \$850; owner, Francis Romeo, 83d st and 12th av; architect, Geo. W. Burnes, 180 Bay 14th st. Plan No. 2229.

COLUMBIA ST, w s, 40 s Irving st, exterior and interior alterations to 5-sty factory; cost, \$500; owner, K. W. Lewis as Receiver, 76 William st, N. Y.; architect, P. G. Stader, 362 East 156th st, N. Y. Plan No. 2317.

COURT ST, s w cor State st, plumbing to store and lodge rooms; cost, \$285; owner, Kath. McGarvey, 67 Livingston st; architect, John Gairy, 112 Court st. Plan No. 2333.

COURT ST, s e cor Butler st, plumbing to store and court; cost, \$175; owner, H. E. Coe, 69 Wall st, N. Y.; architect, John Ford, 164 West Broadway, N. Y. Plan No. 2384.

DEGRAV ST, n s, 100 w Van Brunt st, new elevator; cost, \$1,600; owner, International Provision Co., 35 Degraw st; architect, Otis Elevator Co., 250 11th av. Plan No. 2216.

DOUGLASS ST, e s, 200 n Sutter av, interior alterations to 4-sty tenement; cost, \$200; owner, Hy Silverstein, 131 Bristol st; architect, Benj. Cohen, 361 Stone av. Plan No. 2276.

ECKFORD ST, e s, 120 n Norman av, plumbing, etc., to 3-sty tenement; cost, \$200; owner, John Bremer, 649 Leonard st; architect, F. Schuch, 126 Norman av. Plan No. 2377.

ELLERY ST, n s, 125 w Sumner av, plumbing to 4-sty dwelling; cost, \$500; owner, Kath. Tutsch, 406 Ralph st; architect, Lew Keon, 9 Debevoise st. Plan No. 2385.

ESSEX ST, e s, 435 n Wortman av, extension to 3-sty dwelling; cost, \$350; owner, Sam Lipman, 602 Alabama av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2349.

FULTON ST, s s, 345 e Utica av, interior alterations to 3-sty store and dwelling; cost, \$200; owner, John Lyon, Rochester, N. Y.; architect, Max Cohn, 280 Bedford av. Plan No. 2249.

FULTON ST, n s, 135 e Lawrence st, new bay window; cost, \$200; owner, J. Blyn's Sons, on premises; architect, Thos. Bennett, 52d st and 3d av. Plan No. 2264.

GRAND ST, n s, 83 e Wythe av, plumbing to 4-sty store and tenement; cost, \$125; owner, Max Kohre, 81 Grand st; architect, Wm. Westcher, 1471 Metropolitan av. Plan No. 2335.

HERKIMER ST, n s, 247 w Nostrand av, bay window to 2-sty and attic dwelling; cost, \$400; owner, Alex C. Lawton, 1315 Fulton st; architect, A. White Pierce, 59 Court st. Plan No. 2368.

HOYT ST, s e cor President st, exterior alterations to school; cost, \$400; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2353.

LORIMER ST, e s, 25 s Withers st, interior alterations to open air show; cost, \$750; owner, S. Alper, 54 Conselyea st; architect, Lew Keon, 9 Debevoise st. Plan No. 2269.

McKIBBEN ST, n s, 150 w Graham av, exterior and interior alterations to 5-sty school; cost, \$3,000; owner, City N. Y.; architect, C. B. J. Snyder, 500 Park av, N. Y. C. Plan No. 2324.

MONTAGUE ST, s s, 50 w Henry st, exterior and interior alterations to 5-sty dwelling; cost, \$6,000; owner, E. J. Knowlton, 87 Remsen st; architects, Slee & Bryson, 153 Montague st. Plan No. 2250.

MONTAGUE ST, s s, 101 e Henry st, exterior and interior alterations to office building; cost, \$500; owner, Louis Fritsch, 189 Montague st; architects, Slee & Bryson, 153 Montague st. Plan No. 2209.

MONTAGUE ST, n s, 200 e Clinton st, plumbing installed in office building; cost, \$1,200; owner, Brooklyn R. E. Co., on premises; architect, Frank Thompson, 196 1/2 Flatbush av. Plan No. 2214.

MORRELL ST, w s, 50 n Moore st, extension to 4-sty tenement; cost, \$900; owner, Jacob Bulowitz, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 2380.

NAVY ST, e s, 71 s Willoughby st, interior alterations to 5-sty store and tenement; cost, \$150; owner, Rosina Monaco, 117 Navy st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 2251.

OAK ST, n s, 400 e Franklin av, interior alterations to 3-sty store and dwelling; cost, \$500; owner, T. Lee, 125 Oak st; architect, C. E. Blackburn, 275 President st. Plan No. 2224.

OSBORNE ST, w s, 50 n Livona av, extension to 4-sty store and tenement; cost, \$300; owner, Saml. Siegel, 374 Osborne st; architect, L. Danacher, 7 Glenmore av. Plan No. 2262.

PROSPECT PL, n s, 262 w Washington av, interior alterations to 4-sty store and dwelling; cost, \$200; owner, Michael Lynch, 357 Prospect pl; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 2215.

REMSEN ST, n s, 250 e Clinton st, new elevators; cost, \$3,000; owner, Ellen A. O'Connell, 159 Remsen st; architect, Gurney Elev. Co., 62 West 45th st, N. Y. Plan No. 2359.

REMSEN ST, s s, 200 e Court st, new elevators; cost, \$10,000; owner, Brooklyn Union Gas Co., 180 Remsen st; architect, A. B. See Co., 220 Broadway. Plan No. 2357.

SMITH ST, e s, 512.6 n 4th st, interior alterations to 4-sty store and tenement; cost, \$200; owner, Fred Weber, 401 Smith st; architects, Koch & Wagner, 26 Court st. Plan No. 2221.

SMITH ST, e s, 38 s Douglass st, exterior alterations to 3-sty store and dwelling; cost, \$400; owner, Levi Blumenam, 161 Smith st; architect, W. J. Conway, 400 Union st. Plan No. 2259.

TEN EYCK ST, s s, 150 e Leonard st, exterior and interior alterations to 3-sty store and dwelling; cost, \$400; owner, Louis Weber, 1065 73d st; architect, Benj. Finkensieper, 184 Broadway. Plan No. 2371.

UNION ST, s w cor 7th av, new elevator; cost, \$1,850; owner, Desmond Dunne, 176 Montague st; architect, Reedy Elev. Co., 13th st and Willow av, Hoboken, N. J. Plan No. 2267.

UNION ST, s w cor 7th av, new elevator; cost, \$1,350; owner, Desmond Dunne, 176 Montague st; architect, Reedy Elev. Co., 13th st and Willow av, Hoboken, N. J. Plan No. 2268.

WARWICK ST, w s, 93.3 s Fulton st, exterior and interior alterations to two 3-sty dwellings; cost, \$1,200; owner, Thos. Kreller, 287 Deatur st; architect, E. Tatje, 106 Van Siclen av. Plan No. 2211.

YORK ST, n s, 85 w Bridge st, exterior alterations to school; cost, \$900; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2354.

SOUTH 2D ST, s s, 130 e Driggs av, plumbing to 3-sty tenement; cost, \$900; owner, Geo. W. May, 897 St Marks av; architect, Benj. Hoffman, 248 Division av. Plan No. 2307.

SO 3D ST, s w cor Rodney st, exterior and interior alterations to 3-sty store and dwelling; cost, \$500; owner, Max Stranger, 290 So. 2d st; architects, Shampian & Shampian, 772 Broadway. Plan No. 2261.

SOUTH 5TH ST, n s, 100.3 e Bedford av, extension to 5-sty factory; cost, \$18,000; owner, S. W. Farber, 143 So. 5th st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2258.

WEST 10TH ST, s e cor Ocean Front, plumbing to 2-sty pavilion; cost, \$600; owner, Grant Coaster Co., 2934 West 8th st; architect, Jas. F. Brewster, 2634 East 27th st. Plan No. 2314.

EAST 15TH ST, e s, 485 n Av U, 2-sty frame dwelling, 18x24, gravel roof, 1 family; cost, \$500; owner, Wm. D. Moore, 2029 East 15th st; architect, J. B. Ellis, 148 Hancock st. Plan No. 2372.

19TH ST, n s, 175 e 10th av, plumbing to 3-sty dwelling; cost, \$225; owner, Dave Leary, on premises; architect, Chas. Huber, 1610 10th av. Plan No. 2284.

27TH ST, n e cor 4th av, extension to 3-sty dwelling; cost, \$2,000; owner, Leonard Michel, 25 1st pl; architect, John Van Hograf, Neptune av and West 23d st. Plan No. 2257.

42D ST, s s, 275 w 3d av, exterior alterations to 3-sty dwelling; cost, \$300; owner, Susannah Hallenberg, 2504 43d st; architect, Bruno Sulbat, 4711 4th av. Plan No. 2360.

57TH ST, n s, 200 e 11th av, exterior and interior alterations to 2-sty garage; cost, \$150; owner, Harris Sukeno, 1129 57th st; architect, Abraham Farber, 189 Montague st. Plan No. 2296.

64TH ST, s s, 260 w 13th av, plumbing to 3-sty dwelling; cost, \$250; owner, August F. Peterson, 1250 64th st; architect, H. Y. Olsen, 1627 51st st. Plan No. 2383.

65TH ST, n s, 125 w 4th av, exterior alterations to 3-sty dwelling; cost, \$150; owner, Generals D'Amello, 361 65th st; architect, Raphael Caporale, 1929 63d st. Plan No. 2274.

ATLANTIC AV, s w cor Nostrand av, sky sign to 3-sty store and dwelling; cost, \$200; owner, D. Cassella, 485 Nostrand av; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 2282.

ATLANTIC AV, s s, 160 e 4th av, interior alterations to 5-sty store and tenement; cost, \$3,500; owner, John C. Cordes Estate, Fresh Pond rd; architect, W. J. Conway, 400 Union st. Plan No. 2309.

BAY RIDGE PARKWAY, s e cor 72d st, extension to 3-sty dwelling; cost, \$5,500; owner, Jas. S. Lauson, on premises; architects, Koch & Wagner, 26 Court st. Plan No. 2252.

BEDFORD AV, s e cor Clarkson st, extension to 2-sty garage; cost, \$7,500; owner, Powell Garage Co., on premises; architect, Jas. S. Maher, 1328 Broadway, N. Y. Plan No. 2279.

BRIGHTON BEACH R. R., n s, 750 e Coney Island av, alter grandstand; cost, \$200; owner, Chauncey Marshall, 41 Park Row, N. Y.; architect, S. B. McDonald, Surf av and West 27th st. Plan No. 2358.

BROADWAY, n e cor Flushing av, exterior and interior alterations to stores and offices; cost, \$4,300; owners, S. Liebman Sons, 530 Lincoln av; architect, Jas. Millman, 189 Montague st. Plan No. 2265.

BROADWAY, n w cor Hart st, electric sign; cost, \$200; owner, Julia Levy, 1049 Broadway; architects, Strauss & Co., 442 West 42d st, N. Y. Plan No. 2306.

BROADWAY, n e cor Graham av, exterior and interior alterations to two 3-sty frame stores and dwellings; cost, \$7,685; owner, Citizens Trust Co., 716 Broadway; architect, L. E. Denslow, 44 18th st, N. Y. Plan No. 2339.

CLINTON AV, s e cor Montague st, interior alterations to office building; cost, \$1,000; owner, B. H. R. Co., 85 Clinton st; architect, W. K. Taylor, 137 Union Hall st, Jamaica, L. I. Plan No. 2227.

FLATBUSH AV, n e s, 51 e 5th av, new electric sign; cost, \$170; owner, Geo. Weiderman, 1908 Ditmas av; architect, Geo. H. Rice, 481 Sterling pl. Plan No. 2235.

FLATBUSH AV, w s, 55.8 n Bergen st, interior alterations to 3-sty store and dwelling; cost, \$5,000; owner, Harry Davidson, 194 Bridge st; architect, D. A. Lucas, 98 3d st. Plan No. 2340.

FRANKLIN AV, s w cor Park av, extension to 3-sty dwelling; cost, \$150; owner, Gustave J. Haase, 147 Baxter st, N. Y.; architect, Geo. J. Jordan, 1649 171st st. Plan No. 2283.

GLENMORE AV, s w cor Elton st, extension to 3-sty store and dwelling; cost, \$500; owner, John Boremetti, 716 Glenmore av; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 2243.

GRAHAM AV, e s, 25 n Boerum st, exterior and interior alterations to 4-sty tenement; cost, \$2,000; owner, Bertha Lurie, 1451 Union st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2321.

GRAHAM AV, e s, 25 n Boerum st, exterior and interior alterations to 4-sty tenement; cost, \$5,000; owner, Bertha Lurie, 1451 Union st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2320.

GRAHAM AV, e s, 25 n Boerum st, exterior alterations to 4-sty tenement; cost, \$1,000; owner, Bertha Lurie, 1451 Union st; architects, Shampan & Shampan, 772 Broadway. Plan No. 2319.

GRAVESEND AV, w s, 391.9 n 86th st, new doors, etc., to 3-sty dwellings; cost, \$175; owner, H. E. Case, 2410 Gravesend av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2387.

HARRISON AV, 155, new walls, etc., to 3-sty store and tenements; cost, \$200; owner, Herman Weingarten, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2364.

JOHNSON AV, n s, 100 w Manhattan av, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Lillie Meyers, 133 Boerum st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2361.

KENT AV, w s, bet So. 2d and So. 3d sts, interior alterations; cost, \$1,000; owner and architect, American Sugar Ref. Co., on premises. Plan No. 2230.

KNICKERBOCKER AV, n w cor Willoughby av, exterior alterations to moving picture show; cost, \$250; owner, David Super, on premises; architect, E. O. Holmgren, 371 Fulton st. Plan No. 2235.

KNICKERBOCKER AV, w s, 100 s DeKalb av, interior alterations to 5-sty store and tenement; cost, \$500; owner, Aaron Riso, 349 Knickerbocker av; architect, Tobias Goldstone, 49 Graham av. Plan No. 2323.

LAWRENCE AV, s s, 150.3 w 3d st, plumbing to 4-sty dwelling; cost, \$250; owner, John Senner, 90 Lawrence av; architect, Ernest Arnold, 98 Lawrence av. Plan No. 2326.

LIBERTY AV, e s, 26.4 n Chestnut st, exterior and interior alterations to 2-sty garage; cost, \$12,000; owner, Wm. Block, on premises; architect, W. Stoddart, 30 West 38th st, N. Y. Plan No. 2256.

LINCOLN AV, w s, 100 s Glenmore av, build veranda to 3-sty dwelling; cost, \$175; owner, Annie Resler, 530 Lincoln av; architect, Jas. Millman, 189 Montague st. Plan No. 2266.

MANHATTAN AV, w s, 50 n Johnson av, exterior and interior alterations to store; cost, \$1,200; owners, Lefstein & Rosenfeld Co., 1480 Broadway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2293.

MARCY AV, n e cor Park av, exterior and interior alterations to 5-sty store and tenement; cost, \$240; owner, Adeline Bulwinkel, 80 So. 9th st; architect, H. M. Entlich, 29 Montrose av. Plan No. 2260.

MARCY AV, w s, 80 n Fulton st, extension to 2-sty moving picture show; cost, \$10,000; owner, Stephen Hoff, 68 Macon st; architect, Benj. Driesler, 153 Remsen st. Plan No. 2315.

MESEROLE AV, s w cor Leonard st, exterior and interior alterations to 3-sty store and dwelling; cost, \$350; owner, Wm. Dieter, on premises; architect, Chris Bauer, 6 Bedford av. Plan No. 2311.

MONTROSE AV, n s, 75 w Manhattan av, exterior and interior alterations to store and dwelling; cost, \$1,000; owner, Realty Operators, 98 Graham av; architects, Shampan & Shampan, 772 Broadway. Plan No. 2234.

MONTROSE AV, 244, interior alterations to 3-sty store and tenements; cost, \$200; owner, Andrea Marino, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2365.

NECK RD, n e cor Gravesend av, exterior and interior alterations to 4-sty store and tenement; cost, \$600; owner, John W. Weber, 31 Belvidere st; architects, Koch & Wagner, 26 Court st. Plan No. 2219.

NOSTRAND AV, w s, 100 s Madison st, extension to 3-sty store and dwelling; cost, \$1,200; owner, L. Siebert, 416 Nostrand av; architect, W. Siebert, same address. Plan No. 2247.

PARK AV, n s, 375 w Marcy av, exterior and interior alterations to 3-sty tenement; cost, \$400; owner, H. Y. Hamm, on premises; architect, W. E. Wills, 1181 Myrtle av. Plan No. 2278.

PROSPECT AV, n w cor 7th av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Jas. T. McBride, Ocean parkway and Av D; architect, B. F. Hudson, 319 9th st. Plan No. 2226.

PROSPECT AV, n s, 97.9 e 5th av, exterior and interior alterations to 3-sty store; cost, \$1,000; owner, Anne Hoff, 720 4th av; architect, L. Dananher, 7 Glenmore av. Plan No. 2240.

RAILROAD AV, n w cor Glenmore av, interior alterations to 3-sty dwelling; cost, \$150; owner, Jas. Boles, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 2210.

REID AV, n s, 101 e Humboldt st, exterior and interior alterations to 5-sty store and tenement; cost, \$250; owner, Cassamino Liotta, 813 Flushing av; architect, C. P. Cannella, 60 Graham av. Plan No. 2248.

ROCHESTER AV, w s, 95.2 s Carroll st, plumbing to 3-sty dwelling; cost, \$100; owner, Chas. Zuppari, East New York and Rochester avs; architect, John Pazzalo, 1776 Atlantic av. Plan No. 2225.

RUTLAND RD, n s, 25 e Brooklyn av, plumbing to 4-sty dwelling; cost, \$150; owner, Nichols Lafita, on premises; architect, Frank Malone, 642 Nostrand av. Plan No. 2331.

SNYDER AV, s s, 149.6 w Bedford av, new elevator; cost, \$285; owner, Elbinger Baking Co., 734 Flatbush av; architect, Reedy Elev. Co., 13th st and Willow av, Hoboken. Plan No. 2346.

STONE AV, w s, 225 s Sutter av, exterior and interior alterations to 3-sty dwelling; cost, \$800; owner, Lillian L. Oginz, 474 Stone av; architect, L. Dananher, 7 Glenmore av. Plan No. 2239.

SUMNER AV, e s, 40 n Quincy st, plumbing to 1-sty moving picture show; cost, \$150; owner and architect, Geo. A. Costello, 271 Sumner av. Plan No. 2381.

SUTTER AV, n s, 80 e Warwick st, interior alterations to 3-sty dwelling; cost, \$200; owner, Hillel Geischek, 913 Sutter av; architect, Morris Rothstein, 627 Sutter av. Plan No. 2292.

UNION AV, w s, 75 n Grand st, interior alterations to moving picture show; cost, \$200; owner, B. Scharman, 355 Pulaski st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 2238.

UTICA AV, w s, 120 s Earl st, exterior and interior alterations to 3-sty dwelling; cost, \$1,000; owner, Jas. E. Martin, East New York and Rochester avs; architects, Whiston & Polak, 353 Stone av. Plan No. 2297.

WASHINGTON AV, w s, 86.6 s Greene av, exterior alterations to school; cost, \$800; owner, City N. Y.; architect, C. B. J. Snyder, 131 Livingston st. Plan No. 2355.

WYTHE AV, w s, 60 s Rutledge st, exterior alterations to 2-sty storage; cost, \$125; owner and architect, E. Flegenheimer, 782 Wythe av. Plan No. 2313.

21ST AV, n w cor Shore front, extension to 1-sty bath house; cost, \$800; owner and architect, Thos. Murphy, 63 Bay 25th st. Plan No. 2271.

22D AV, n s, 135 e East 2d st, plumbing to 3-sty dwelling; cost, \$150; owner, Lucy W. Peck, 472 Putnam av; architects, Smith & Theis, 65 Lawrence av. Plan No. 2356.

Queens.

ARVERNE.—Elizabeth av, n s, 100 w Wavecrest av, 2-sty frame extension, 14x22, on rear 2-sty dwelling, shingle roof; cost, \$250; owner, John Waldron, Arverne; architect, J. P. Powers Co., Rockaway Beach. Plan No. 720.

ARVERNE.—Alexander av, e s, 200 n Boardwalk, install new gas fittings in dwelling; cost, \$10; owner, Robert Plaut, premises. Plan No. 686.

BROOKLYN HILLS.—Poplar st, s s, 225 w Union pl, 1 and 2-sty frame extension, 14x100, on side bakery, Burnett roofing; cost, \$30,000; owner, Dillman Baking Co., Poplar st, Brooklyn Hills; architect, Ole Harrison, 324 Fulton st, Jamaica. Plan No. 695.

CEDAR MANOR.—Furman av, s e cor Fisher st, repair dwelling after fire damage; cost, \$900; owner, Frank Morino, 42d st and 10th av, N. Y. C. Plan No. 716.

CLARENCEVILLE.—Napier av, e s, 300 n Pitkin av, 2-sty frame extension, 12x12, rear 2-sty dwelling, tin roof, and interior alterations; cost, \$2,000; owner, Henry H. Lambeck, 162 Napier av, Clarenceville; architect, Val. Bauch, 49 Broad st, N. Y. C. Plan No. 738.

COLLEGE POINT.—10th st, w s, 50 s Victoria st, erect new cesspool for dwelling; cost, \$25; owner, H. E. Grant, 262 West 22d st, N. Y. C. Plan No. 739.

COLLEGE POINT.—10th st, e s, 50 n Victoria pl, erect cesspool for dwelling; cost, \$25; owner, H. E. Grant, 262 West 22d st, N. Y. C. Plan No. 740.

CORONA.—Spruce st, s s, 125 e Wav av, erect new foundation under dwelling; cost, \$400; owner, I. Wechsbaum, 137 National av, Corona. Plan No. 744.

CORONA.—Floyd st, 3, install new gas piping in dwelling; cost, \$20; owner, D. DeChristiano, on premises. Plan No. 745.

CORONA.—DeWitt st, 76, install new plumbing in dwelling; cost, \$50; owner, Tony Ruzzo, 122 East av, L. I. City. Plan No. 715.

CORONA.—DeWitt st, e s, 140 n Smith av, 2-sty frame extension, 12x16, on rear dwelling, tin roof; cost, \$500; owner, Chas. Tierman, 144 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 702.

ELMHURST.—Broadway, n w cor Thompson av, 1-sty frame extension, 24x9, on rear cafe; cost, \$150; owner, Cornelius Burke, Broadway, Elmhurst. Plan No. 727.

EVERGREEN.—Myrtle av, s w cor Racker st, interior alteration to store and dwelling; cost, \$200; owner, Henry Bockrath, 100 Palmetto st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 711.

FAR ROCKAWAY.—L. I. R. R., e s, 150 n Corona av, interior alteration to shed to provide for store; cost, \$300; owner, Wm. A. Voorhees, Far Rockaway. Plan No. 733.

EVERGREEN.—Center st, e s, 100 n Wyckoff av, erect new water closet compartments on 1st and 2d stories of dwelling, new plumbing; cost, \$300; owner, Valentine Fritz, 332 Centre st, Evergreen. Plan No. 690.

EVERGREEN.—Summerfield av, s s, 100 e Cypress av, install new plumbing in dwelling; cost, \$95; owner, E. Deboiseve, on premises. Plan No. 742.

FAR ROCKAWAY.—White st, s w cor Mott av, interior alteration to hotel; cost, \$800; owner, Jos. Fried, Lawrence, L. I.; architect, Jos. H. Cornell, Far Rockaway. Plan No. 689.

FLUSHING.—Av A, s e cor 26th st, 1-sty frame extension, 20x30, on rear 2-sty frame dwelling, paroid roofing, interior repairs; cost, \$500; owner, Stoff Bahuski, on premises; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 730.

FLUSHING.—Madison st, 28, install new plumbing in dwelling; cost, \$90; owner, Mrs. J. Maher, on premises. Plan No. 707.

JAMAICA.—Flushing av, e s, 61 s Grove st, install new gas piping in dwelling; cost, \$20; owner, L. Harriett, DeLand Florida. Plan No. 709.

JAMAICA.—Rockaway rd, e s, 100 s Guinsberg pl, 2-sty frame extension, 12x16, on rear garage, felt roof; cost, \$150; owners, Frank & Max Beerman, on premises. Plan No. 700.

JAMAICA.—Fulton st, n w cor Hardenbrook av, alter store front and other slight repairs; cost, \$200; owner, Christian Zimmince, Jamaica. Plan No. 706.

JAMAICA.—Rockaway rd, e s, 310 n West Catherine st, interior alteration to store and dwelling; cost, \$175; owner, Sam Sher, 75 Rockaway rd, Jamaica. Plan No. 699.

JAMAICA.—Fulton st, s s, 75 e Union Hall st, erect 2-sty bay window on dwelling; cost, \$300; owners, Chas. Wolley & Son, 376 Fulton st, Jamaica. Plan No. 734.

LONG ISLAND CITY.—14th st, s s, 190 w Van Alst av, erect new foundation under mill; cost, \$1,500; owners, James Gilles & Son, 177 13th st, L. I. City. Plan No. 737.

LONG ISLAND CITY.—Vernon av, n w cor Englis st, erect new 1-sty frame extension on lumber shed, gravel roof; cost, \$500; owner, Wellin Marine Equipment Co., premises. Plan No. 693.

LONG ISLAND CITY.—9th av, w s, 213 s Grand av, install new gas piping in 2 dwellings; cost, \$50; owner, Estate of Andrew Jackson, Bridge Plaza, L. I. C. Plan No. 691.

LONG ISLAND CITY.—Freeman av, n s, 50 e Old Ridge rd, install new plumbing in dwelling; cost, \$50; owner, Louis Heffner, on premises. Plan No. 725.

LONG ISLAND CITY.—Fulton av, 117, install new plumbing in tenement; cost, \$300; owner, James R. Hutchison, 2441 7th av, N. Y. C. Plan No. 723.

LONG ISLAND CITY.—Freeman av, n s, bet 5th and 6th avs, install new freight elevator in factory; cost not given; owner, Thomas J. Steen Co., 30 Church st, N. Y. C. Plan No. 721-722.

LONG ISLAND CITY.—2d av, 233, install new gas piping in dwelling; cost, \$10; owner, Mrs. Bishop, on premises. Plan No. 724.

LONG ISLAND CITY.—Steinway av, w s, 240 n Graham av, remove store front and erect new windows in tenement; cost, \$300; owner, Julia Korb, 173 Steinway av, L. I. City. Plan No. 726.

LONG ISLAND CITY.—Borden av, 47, erect new electric sign; cost, \$130; owner, L. I. R. R. Co. Penn. Terminal, N. Y. C. Plan No. 712.

LONG ISLAND CITY.—Newtown rd, s s, 150 e Van Alst av, extend front of building out to building line; cost, \$1,000; erect new exits; owner, John Holly, 3 John st, L. I. City. Plan No. 718.

LONG ISLAND CITY.—Old Thomas st, n s, 50 e L. I. R. R., 1-sty brick extension, 63x41, on side boiler house, concrete roof, interior alterations; cost, \$10,000; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, company's engineer. Plan No. 713.

LONG ISLAND CITY.—Newtown rd, n s, 50 e 15th av, install new plumbing in dwelling; cost, \$225; owner, C. Beik, on premises. Plan No. 732.

LONG ISLAND CITY.—Park pl, s w cor Potter av, install new gas piping in dwelling; cost, \$10; owner, J. Shulz, on premises. Plan No. 710.

LONG ISLAND CITY.—6th av, 65, 1-sty frame extension, 10x10, on rear dwelling, new plumbing; cost, \$150; owner, W. Opat, on premises. Plan No. 701.

LONG ISLAND CITY.—Hancock st, w s, 200 s Washington st, erect water closet compartments and install new plumbing in dwelling; cost, \$200; owner, Anton Molinsky, 97 Munson st, L. I. City. Plan No. 692.

MASPETH.—Perry av, n s, 25 e Columbia av, install new gas piping in dwelling; cost, \$25; owner, Mrs. Christman Linden St., Jr., Fisk av, Maspeth. Plan No. 628.

MASPETH.—Maspeth av, n s, 85 e Clermont av, install new plumbing in dwelling; cost, \$75; owner, Mrs. Mary Kneip, Maspeth av, Maspeth. Plan No. 743.

NORTH BEACH.—Shore rd, s s, 200 w Jackson boulevard, 1-sty frame extension, 12x14, on rear shop, tin roof; cost, \$150; owner, H. Weimer, North Beach. Plan No. 698.

NORTH BEACH.—Broadway, s w cor Grand boulevard, erect sitting room all round 1-sty frame restaurant, tin roof; cost, \$350; owner, Rowery Bay Improvement Co., North Beach. Plan No. 654.

NORTH BEACH.—Old Bowery Bay rd, n s, 400 w Maple av, 1-sty frame extension, 18x46, on rear and side amusement building, gravel roof; cost, \$250; owner, Rowery Bay Amusement Co., North Beach; architect, Wm. Osterle, 209 10th av, Long Island City. Plan No. 694.

OZONE PARK.—Park av, n e cor Hatch av, 2-sty frame extension, 22x9, on rear dwelling, shingle roof; cost, \$700; owner, Mrs. K. Nicklaus, Hatch av, Ozone Park; architect, Geo. Stahl, Ozone Park. Plan No. 703.

OZONE PARK.—Hatch av, w s, 120 s University pl, roof to be raised and 1-sty built underneath, interior changes; cost, \$2,400; owner, Chas. Hoopagh, Hatch av, Ozone Park; architect, Hatch av, Ozone Park. Plan No. 708.

Plans Filed, Alterations (Continued).

OZONE PARK.—Broadway, n w cor Oakley av, erect new electric sign; cost, \$75; owner, Catherine Waiting, 1128 Greenwood av, Richmond Hill. Plan No. 746.

RICHMOND HILL.—Napier av, 162, repair dwelling after fire damage; cost, \$150; owner, Michael Reilly, on premises. Plan No. 729.

RICHMOND HILL.—Beech st, e s, 175 n Jamaica av, erect new concrete foundation under dwelling; cost, \$350; owner, C. F. Matson, premises. Plan No. 687.

RIDGEWOOD.—Grove st, 687, 2-sty frame extension, 20x10, on rear 2-sty dwelling, tin roof; cost, \$750; interior repairs; owner, Jos. Kreps, 685 Grove st, Ridgewood; architect, Richard Rohl, 128 Bible House, N. Y. C. Plan No. 697.

RIDGEWOOD.—Grove st, 685, erect veranda on rear dwelling; cost, \$200; owner, Jos. Kreps, premises. Plan No. 696.

RIDGEWOOD.—Webster av, e s, 312 s Central av, install new plumbing in dwelling; cost, \$70; owner, F. Huber, 32 Webster av, Ridgewood. Plan No. 741.

ROCKAWAY BEACH.—Eldert av, e s, 134 s Boulevard, erect new water closet compartment on dwelling; cost, \$100; owner, John Koppler, on premises. Plan No. 735.

ROCKAWAY BEACH.—Eldert av, e s, 134 s Boulevard, install new plumbing in dwelling; cost, \$100; owner, John Koppler, on premises. Plan No. 736.

ROCKAWAY BEACH.—Boulevard, 507, erect new wood sign on store; cost, \$20; owner, Louis J. Michael, on premises. Plan No. 719.

WHITESTONE.—11th av, e s, 100 s 19th st, install new plumbing in dwelling; cost, \$90; owner, Hattie Willimas, 23d st, Whitestone. Plan No. 714.

WHITESTONE.—8th av, s s, 286 s 18th st, install new plumbing in dwelling; cost, \$125; owner, J. Kamil, Whitestone. Plan No. 731.

WOODSIDE.—Riker av, s s, 75 w 3d st, install new plumbing in dwelling; cost, \$200; owner, Chas. Adams, 44 Riker av, Woodside. Plan No. 704.

Richmond.

AMBOY RD. w s, 1,000 ft e Foster rd, Princess Bay, kitchen addition to frame dwelling; cost, \$250; owner, Christian Miller, Princess Bay; builder, Geo. W. Carr, Princess Bay. Plan No. 144.

ARIETTA ST. s s, 100 ft e Minthome, Tompkinsville, extension to frame barn; cost, \$100; owner and builder, Thos. Kieran, Tompkinsville. Plan No. 146.

CAROLINE ST. e s, 41 ft s Castleton av, West New Brighton, rear extension to frame store and tenement; cost, \$1,500; owners, Levinson & Karpas, 19 Orchard st, New York; architect, John Davies, Tompkinsville; builders, Levinson & Karpas, 19 Orchard st, New York. Plan No. 143.

HANGKURAT AV. n s, 30 ft e Jewitt av, West New Brighton, addition 6x12 ft to frame dwelling; cost, \$200; owner, Wm. Lynde, West Brighton; builder, John J. Murphy. Plan No. 142.

RICHMOND TERRACE. 1929, Port Richmond, extension in rear to frame store; cost, \$720; owner, David Parish, Port Richmond; builder, Mokinoff, Port Richmond. Plan No. 145.

RICHMOND RD. s s, 200 ft e Steuben st, Concord, addition 10x18 ft to frame store and dwelling; cost, \$200; owner, Fritz Keller, Richmond rd, Concord; builder, A. Di Brizzi, Stapleton. Plan No. 140.

RHINE AV. e s, 75 ft s Pierce st, Concord, frame extension to frame dwelling; cost, \$500; owner, Wm. Roehrig, Concord; architects and builders, H. Spruck & Son, Stapleton, S. I. Plan No. 141.

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 April 26.

ELIZABETH.—Max Folkenfick, 605-607 South Park st, two 3-sty frame, \$10,000.

NEWARK.—Alexander Milmoe, 82 Littleton av, one 3-sty frame, \$6,000; David Albert, 30 Oxford st, one 3-sty frame, alteration, \$2,000; Giuseppe Nicastro, 217 Berkeley av, one 3-sty frame, alteration, \$500; Bartholamew A. Lynch, 470 South Market st, one 3-sty frame, alteration, \$1,000; Progressive Inv. Co., 117-119-121-123 16th av, four 3-sty frame, \$28,000; Aaron Lang, 626 Springfield av, one 3-sty frame, \$6,000; Progressive Inv. Co., n w cor 16th av and South 7th st, one 3-sty frame, \$7,000; Louis Dreyfus, 245 Court st, one 3-sty frame, alteration, \$300; Stephen Kreiger, n side 18th av, near So. 19th st, two 3-sty frame, \$10,000; Otto Bernz, 279 14th av, one 3-sty frame, \$7,000; Fannie Reiss, 121 Albert av, one 3-sty frame, alteration, \$500; Joseph Ditrollo, 585 North 5th st, one 3-sty frame, \$6,000; Nathan Berger, 474-476-478-480 482-484 South 17th st, six 3-sty frame, \$36,000; Gerardo DiMizio, 79 Clay st, one 3-sty brick, alteration, \$1,800; William Gernhardt, e side Cedar av, 284 ft n of South Orange av, one 3-sty frame, \$6,000; Abe Levy, 30 Watson av, one 3-sty frame, \$7,000; Rangeley Realty Co., 242 Orange st, one 2-sty frame, alteration, \$2,000.

CLIFTON.—Michael Cerullo, 272 Parker av, one 2-sty brick, \$5,000.

BAYONNE.—Bertha Hoff, 578 Av C, one 3-sty brick, \$7,000.

WEST HOBOKEN.—Sonzogni Bros., 608 Monastery st, one 4-sty brick, \$12,000.

PERTH AMBOY.—Elihu Lamberston, 524-526 Mechanic st, two 2-sty brick, \$3,000.

PASSAIC.—Pink & Pashman, e side Henry st, 200 ft n of Myrtle av, three 3-sty brick, \$24,000.

IRVINGTON.—Edmond Eppler, 549 South 20th st, one 3-sty frame, \$5,000.

ORANGE.—Essex Real Estate Cons. Co., 191 Park av, one 4-sty brick, \$32,000.

BLOOMFIELD.—Lucia Merourio, 104 Columbus st, one 2-sty frame, \$5,000.

WEST NEW YORK.—Biagio Perrone, s e cor Pallisade av and 8th st, one 4-sty brick, \$13,000; Biagio Perrone, e side Pallisade av, 30 ft. from 8th st, one 4-sty brick, \$11,000.

TRENTON.—Morris Bros.' Realty Co., 227 North Broad st, one 3-sty brick, \$8,000.

JERSEY CITY.—Frank E. Wikander, 141 Wilkinson av, one 3-sty frame, \$7,000; Carter Atkins, 15 Sacket st, one 3-sty frame, \$7,000; Salvatore Cessaro, 31 Mallory av, one 2-sty frame, \$4,000.

BANKS.

ASBURY PARK, N. J.—The Asbury Park and Ocean Grove Bank Building, Main st, is to be enlarged with an addition 66 ft. wide, of granite with pressed brick. Work is to be started immediately.

CHURCHES.

MENDHAM, N. J.—Members of the Hilltop Presbyterian Church have authorized the trustees, Edwin Sanford and Geo. Milen, to remodel the west end of their church building. Electric lights, steam heat and new pews will be installed.

DWELLINGS.

MAPLEWOOD, N. J.—Excavating is under way for a 2½-sty frame residence, 40x72 ft., on Claremont av for E. H. Closs, owner, care of Julian Leadbeater, Maplewood av, general contractor. Cost about \$10,000.

HACKENSACK, N. J.—Frank Eurich, Jr., 200 5th av, N. Y. C., is preparing plans for alterations to the 2½-sty frame residence at Summit and Central avs, and the erection of a garage, 28x38 ft., for Jose M. Diaz, Prospect av, owner. Cost about \$14,000.

FAR HILLS, N. J.—William E. Lehman, 738 Broad st, Newark, has completed plans for a 2½-sty frame residence, 38x36 ft., for J. C. Gregory, of Gregory & Cook Realty Co., Essex Bldg., Newark, owner, who will take bids. Cost about \$10,000.

FACTORIES AND WAREHOUSES.

ENGLEWOOD, N. J.—C. M. Hoefler, of the Hoefler Pastry Co., of New York City, is looking for a site upon which to erect a 3-sty building to be used for the manufacturing of choice pastries.

HALLS AND CLUBS.

NEWARK, N. J.—A corporation called the Veldrome Arena Co. has been formed for the promotion and purchase of land for a large sport palace in which cycling and other sports can be held. Frank Mihlon, owner of the Newark Veldrome, is at the head of the corporation. The plans call for a building of steel and concrete, 330x210 ft., with a seating capacity of 8,000, and an exhibition floor space of 20,000 sq. ft. The cost is placed at \$150,000. The building will be located in South Orange and Munn avs.

HOTELS.

GREENWOOD LAKE, N. J.—The Counsel Hotel on Storms Island has been destroyed by fire at a loss of \$10,000. James Counsel is the owner. Plans for rebuilding have not been decided.

MUNICIPAL WORK.

LEONIA, N. J.—It was announced on Monday that the officials of Bergen County, N. J., had decided not to change the grade of Central av through the Borough of Leonia, but would resurface the road so as to give easy access to Glenwood and Broad avs. This work will be started just as soon as the Public Service Corporation finishes macadamizing Broad av.

IRVINGTON, N. J.—Plans and specifications have been submitted by Town Engineer Isaac J. Casey, Jr., to the Irvington Playground Commission for an open sewer to carry off the water flowing through the playgrounds on the Durand Track. Estimates for the work will be opened at the next meeting of the committee May 15th.

PUBLIC BUILDINGS.

ESSEX FALLS, N. J.—Bids for the erection of the Town Hall here were opened by the Borough Council Friday April 18. Six offers were submitted. The lowest bid was submitted by J. R. Knowlton, of New York City, at \$8,700. Other bidders were Morse Co., of Bayonne, \$9,350; A. V. Johnson, New York City, \$8,969; F. S. Harrison, of Cauldwell, \$9,338; Merritt Co., New York City, \$9,675; and Milton W. Young, New York City, \$9,862. The plans call for a 2-sty structure, the lower part of which will be used as a fire house and police station, and the upper part for town offices.

SCHOOLS AND COLLEGES.

MONTCLAIR, N. J.—The Board of Education has decided to erect a new high school on Midland av. The Board will ask the Board of School Estimate for an appropriation of \$64,000 to purchase the ground, and it is understood that the new school will cost about \$40,000.

IRVINGTON, N. J.—The B. & W. Concrete Co., of Newark, at \$41,657 submitted the lowest bid for the 8-room school in Augusta st.

WALLINGTON, N. J.—John Kelly, P. O. Building, Passaic, N. J. has been selected architect to prepare plans for the 2-sty brick public school to be erected at Semplin and Wagner avs, for the Board of Education of Wallington, Mr. Prall, clerk. Cost about \$30,000.

WEST NEW YORK, N. J.—Gregory B. Webb, 104 West 42d st, has been selected architect for a 3-sty brick public school to be erected on Hudson av between 10th and 11th sts, for the Board of Education of West New York. Joseph Stolz, 687 Bergenline av, is president. Cost about \$100,000.

LYONS FARMS, N. J.—Jacob Wind, Jr., 208 Broad st, Elizabeth, is preparing plans for a 2-sty brick addition to the school on Stuyvesant av for the Board of Education of Lyons Farms. John Lyser, president, A. P. Morris, chairman of Building Committee, will call for bids about May 10. Cost about \$15,000.

HACKENSACK, N. J.—The Board of Education plan to erect two wings to the Broadway school; also the erection of a new school in Kansas st. Dr. Chas. F. Adams is president of the Board.

ROCKAWAY, N. J.—The Borough Board of Education contemplates the erection of a new school house and sites are being selected. Address the chairman of the Board for particulars.

THEATRES.

PASSAIC, N. J.—Alex. Seebas, 85 Quincy st, is preparing plans for a 3-sty brick theatre, 60x145 ft., to be erected in Main st for the Passaic Realty & Amusement Co., Peoples Bank Building, owner, J. J. O'Leary, B. W. Spencer and C. D. Bogert. Cost about \$50,000.

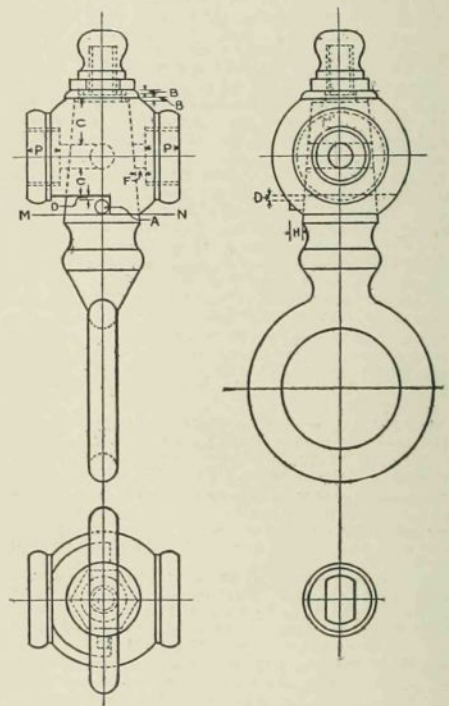
MORRISTOWN, N. J.—W. H. McElPatrick, 701 7th av, N. Y. C., is preparing plans for a 2-sty brick addition to a theatre here for A. Esposito, owner, to cost \$100,000. Architect will take bids about May 5.

NEWARK, N. J.—William E. Lehman is preparing plans for a large moving picture theatre to be erected for the North Jersey Amusement Co. at 124 South Orange av, seating capacity about 900. Roof garden, fireproof construction; cost about \$30,000.

Standard Specifications for Gas Fixtures

(Continued from page 959.)

- (5) For turned cocks, the thickness (F) of the body wall at the gasway should be not less than 3-32-ins. For cast cocks, the thickness of the body wall at any point, including the part that forms the miter, should be not less than 3-32 ins.
- (6) The tapered hole through the body should be recessed at the small end to a diameter at least 0.003-in. larger than the diameter of the small end of the plug; this is done to prevent the formation by wear in grinding of a shoulder in the small end of the tapered hole in the body.
- (7) The gasway through both the body and the plug should be not less than ½-in. diameter. The gasway in the plug should register with the gasway in the body.
- (8) Neither of the two distances (B) provided to take up for wear, should be less than 1-32 ins.



PROPOSED STANDARD GAS COCKS.

- (9) Neither of the two bearing surfaces (C) on either side of the gasway, should be less than 3-16-in. in length.
- (10) The distance (D) provided to take up for wear, should be not less than 1-32-in.
- (11) The seal between the gasways in plug and body, when the key is hard over, should be not less than 3-16-in. in length.
- (12) The stop pin (A) should be either screwed or driven into place. If a driven pin is used, it should be made of soft annealed metal.
- (13) Diameter of the stop pin: If a driven pin, not less than 1-16-in.; if a screwed pin, not less than 3-32-ins. No portion of any 1-16-in. diameter pin should extend below the miter — i. e., below the line MN.
- (14) Length (H) of the stop pin should be not less than 1-16-in.
- (15) The key and the gas-way should be straight on the axis of the body when gas is on.
- (16) The key and the plug should preferably be formed of one piece of metal; if not, the two pieces should be firmly attached by sweating with hard solder.
- (17) The cock body should have at the screw joint (P) not less than five full threads.

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. 2355

New York, May 3, 1913

(44)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Arden st, 23.	18th st, 417 W.	78th st, 6 E.	West Broadway, 475.	West End av, 693, 766.
Bank st, 33-5.	19th st, 405-7 E.	80th st, 522-4 E.	137th st, 253, 263-5 W.	1st av, 1891.
Baxter st, 4, 18-20	20th st, 414-6 E.	80th st, 110 W.	140th st, 202-30 W.	2d av, 308, 1465, 1842,
Bleecker st, 41.	20th st, 246 W.	81st st, 149 W.	140th st W (ns) 1738-	2237, 2269.
Bond st, 27.	21st st, 44 E.	85th st, 353 W.	21-29.	3d av, 527-31, 1763.
Broome st, 431-3.	22d st, 32, 49 W.	86th st, 124-6 E.	148th st, 554-60 W.	4th av 268-76.
Burling st, 3.	23d st, 153-7 W.	86th st, 117 W.	154th st, 412 W.	5th av, 680, 1489, 2151,
Catharine st, 73.	25th st, 108 E.	89th st, 256-60 W.	177th st, 244-6 W.	2155, 2163.
Cherry st, 143, 220-2.	25th st, 134-6 W.	94th st, 310 E.	177th st, 659 W.	5th av (es), 1391-4.
Christopher st, 179.	28th st, 220 W.	95th st, 164 W.	179th st, 706 W.	6th av, 431-5.
Chrystie st, 99.	29th st, 236 E.	97th st, 235 E.	180th st, 804 W.	7th av, 721, 758-60.
Columbia st, 28.	31st st, 25-9 W.	99th st, 54-6 E.	Av A, 1444.	8th av, 2574-6.
Cornelia st, 25-7.	34th st, 455 W.	100th st, 224 E.	Amsterdam av, 3852-8.	9th av, 70.
Dover st, 10.	35th st, 534 W.	104th st, 157 E.	Amsterdam av (ws),	10th av, 368.
E Broadway, 205.	38th st, 203 W.	105th st, 307 E.	2152-17.	11th av, 591-5.
Elizabeth st, 239.	39th st, 208-10, 311 E.	107th st, 208 E.	Audubon av, 191.	WILLS
Essex st, 11.	43d st, 543-51 W.	108th st, 324-8 E.	Audubon av (ws), 2124-	Centre Market pl, 8.
Forsyth st, 199.	44th st, 319-21 E.	109th st, 161, 321 E.	13-20.	Hudson st, 262.
Grand st, 59.	44th st, 514 W.	111th st, 238-40 E.	Broadway, 2170-8, 2409-	James st, 83.
Henry st, 320.	46th st, 335-7 E.	111th st, 16-22 W.	15, 3099-3103.	Mott st, 102.
Hester st, 89.	48th st, 317 E.	112th st, 20-2 E.	Broadway (es), 47-1.	Mulberry st, 173.
Hudson st, 424.	48th st, 507 W.	113th st, 202 E.	Broadway (es) 2175-27	Oak st, 50.
Lawrence st, 136.	49th st, 126-8 W.	113th st, 62, 530 W.	& 29.	St Lukes pl, 13.
Mott st, 143.	50th st, 313 E.	114th st, 218, 235 E.	Broadway (es), 2235-7.	4th st, 102 E.
Mulberry st, 120.	51st st, 160-6 E.	114th st, 64 W.	Ft Washington av, (ws)	20th st, 311 W.
Orchard st, 18, 162.	51st st, 348 W.	115th st, 125-7 E.	2136-pt lt 140.	36th st, 347 W.
Pearl st, 206-8, 240-2.	52d st, 409 E.	116th st, 350 E.	Lenox av, 52.	45th st, 123 W.
Rutgers pl, 25.	57th st, 47 E.	117th st, 235-7, 302 E.	Lexington av, 571, 779-	48th st, 244 E.
Stanton st, 186.	57th st, 30 W.	118th st, 217 E.	81, 864, 1943-7.	53d st, 34-6 E.
Suffolk st, 65-9.	58th st, 23 W.	118th st, 9 W.	Madison av, 191.	66th st, 55 E.
Union sq E, 30.	60th st, 46 E.	119th st, 336-8 E.	Morningside av W, 77.	73d st, 308 W.
University pl, 102, 110-4.	61st st, 123 W.	120th st, 113-5 E.	Park av, 101, 960-2, 1015	79th st, 53, 57 E.
Washington st, 611-5.	64th st, 303-15 E.	122d st, 232-6 E.	1172-8, 1580-4.	91st st, 50 E.
Wall, 29-33.	64th st, 315 W.	123d st, 358 W.	Park Row, 31, 164-6.	95th st, 11 W.
Water st, 412-6.	68th st, 12 E.	124th st, 534 W.	Pinehurst av, 65.	100th st, 319 W.
1st st, 56 E.	71st st, 114-6 E.	125th st, 213-23 E.	Riverside dr, 552.	114th st, 103-5 W.
6th st, 324-6 E.	71st st, 221 W.	125th st, 45-62 W.	St Nicholas av, 141.	127th st, 76 E.
13th st, 14 E.	73d st, 416 E.	128th st, 39-45 W.	Terrace View av (ws),	136th st, 208 W.
13th st, 131 W.	74th st, 167 E.	133d st, 119, 222-4 W.	3402-61.	5-7 & 10-16.
16th st, 608, 620 E.	75th st, 55 E.	134th st, 22 W.	Vermilyea av (es), 2261	150th st W (ns), 2082-
17th st, 322-6 W.	75th st, 15 W.	135th st, 634 W.	1-4.	
18th st, 304 E.		136th st, 611-3 W.		

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 the 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 con-

veyance 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.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
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.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100

18TH st, 304 E (3:923-61), sws, 112 se 2 av, 22x78, 3-sty & b bk dwg; Margaret Meyer to Bernard W Kelley, 308 1 av; mtg \$9,000; Apr28; Apr29'13; A\$10,000-13,500. O C & 100

18TH st, 417 W (3:716-25), ns, 221 w 9 av, 25.7x92, 5-sty bk tnt; Annie E Campbell et al to Mary Hogan & Florence O'Brien, both at 130 W 67; AT; mtg \$17,000 & AL; Apr28; Apr29'13; A\$10,000-19,000. nom

18TH st, 417 W; Jas H Masterson, by Harry Edwards, GDN, to same; AT; B&S; AL; Apr28; Apr29'13. 100

19TH st, 405-7 E (3:951-5-6), ns, 96 e 1 av, 40x92; 2 5-sty bk tnts, str in 407; Emil Herbert et al to Walter Herbert, 405 E 19; 4-5 pt; all title; Apr30; May1'13; A \$16,800-24,000. O C & 100

19TH st, 405-7 E, 2 5-sty bk tnts; Walter Herbert to Chas A Bondy & Sophia H, his wife, 405 E 19, tenants by entirety; B&S; Apr30; May1'13. O C & 100

20th st, 414-6 E (3:951-48-49), ss, 199.6 e 1 av, 40x92, 2 4-sty bk tnts; Janette A Nealis to Thos Farley, 240 E 27; mtg \$12,000; Apr30; May1'13; A\$14,000-15,000. O C & 100

20TH st, 246 W (3:769-63), ss, 175 e 8 av, 26.6x77x27x78, 4-sty bk tnt; Julia, wife David Laughlin, to Lulu C, wife Chas F Smith, 181 So Bway, Tarrytown, NY; mtg \$10,000; Apr2; Apr26'13; A\$11,500-15,500. nom

21ST st, 44 E, see Bleecker, 41.

21ST st, 55-61 E, see 4 av, 268-76.

21ST st E (3:850), ns, 46.2 w 4 av, a strip 0.4x74.9; Esther E deP Hosmer, EXTRX will of Estelle L, wife Jno W de Peyster to Carola A deP Kip at Barrytown, NY, & Esther E deP Hosmer & Mary J deP Martin, both at Tivoli, NY; AT; Apr28; Apr30'13. nom

22d st, 32 W (3:823-61), ss, 491.10 w 5 av, 32.8x98.9x31x91.2, 6-sty stn loft & str bldg; Louis Sachs to Julius E Siegel, 560 W 160; B&S; AL; Apr29; Apr30'13; A \$95,000-135,000. nom

22d st, 49 W (3:824-12), ns, 212 e 6 av, 24x98.9, 4-sty bk loft & str bldg; Alphonse Montant et al to Perfect Holding Corp, 320 Bway; Apr30; May1'13; A\$86,000-100,000. O C & 75,000

23d st, 153-7 W (3:799-12-16), ns, 200 e 7 av, 60x98.9, 12-sty bk loft & str bldg; County Holding Co to Union Mtg Co, a corp, at Glen Cove, LI [care Wm C Adams, prest], 100 Bway, NY; C A G; mtg \$300,000; Oct15'12; Apr25'13; A\$128,000-500,000. nom

23d st, 153-7 W; Union Mtg Co to County Holding Co, a corp, [r 19, 19th fl], 100 Bway; B&S; mtg \$300,000; Apr25'13. nom

25TH st, 108 E (3:880-86), ss, 140.1 e 4 av, 19.10x98.8; pt 12-sty bk loft & str bldg; Malleville W McClellan to Birchwood Realty Co, 114 Liberty; AT; B&S & confirmation deed; Apr17; Apr30'13; A\$24,000-29,000. nom

25TH st, 134-6 W (3:800-59), ss, 375 w 6 av, 50x81.1, 7-sty bk loft & str bldg; Realty & Commercial Co to Wm A Kerr, 8723 Ridge Blvd, Bklyn [2 av, Bay Ridge]; Apr3; Apr29'13; A\$74,000-116,000. nom

28TH st, 220 W (3:777-55), ss, 230.2 w 7 av, 16.8x98.9, 4-sty bk tnt & str; Gustav Kalliski et al to West Twenty-eighth St Co, a corp, 215 W 28; Apr25'13; A\$10,500-13,500. nom

29TH st, 236 E (3:909-36), ss, 120 w 2 av, 20x98.9, 5-sty bk tnt & str; Santo Flume-freddo to Angelo Legniti, 64 Mulberry; mtg \$16,800 & AL; Apr30; May1'13; A\$9,600-13,500. nom

31ST st, 25-9 W (3:833-24), ns, 375 w 5 av, 58.4x98.9, 12-sty bk loft & str bldg; Napoleon Constn Co to S F Adams Realty Co, a corp, 949 Bway & Rutgers Realty Co, a corp, 100 Bway, each 1/2 pt; CaG; mtg \$500,000 & AL; Apr30'13; A\$222,000-500,000. nom

31ST st, 459 W, see 10 av, 368.

34TH st, 455 W (3:732-9), ns, 145.10 e 10 av, 20.10x98.9, 3-sty & b bk dwg; Geo S Youngling to Georgia B Bickley, 455 W 34; mtg \$14,000; Apr28; Apr30'13; A\$15,000-18,000. O C & 100

35TH st, 534 W (3:706-50), ss, 350 e 11 av, 25x98.9, 5-sty bk tnt & str; Peter F Kane to Ellen Downey, 552 W 35; mtg \$10,000 & AL; Apr30; May1'13; A\$8,000-17,000. nom

38TH st, 203 W (3:788-45), ns, 22.4 w 7 av, 22.4x90, 3-sty stn tnt & str; Richd A Henriquez et al to Chas Hensle, 91 Fletcher av, Mt Vernon, NY [3856 10 av]; mtg \$20,000; Apr5; Apr30'13; A\$7,900-81,000. nom

39TH st, 208 E (3:919-55), ss, 125 e 3 av, 12.10x98.9, 3-sty & b stn dwg; Jno J Egan to Anna Egan, his wife, 323 E 41; AL; Apr30; May1'13; A\$5,500-8,000. O C & 100

39TH st, 210 E (3:919-54), ss, 137.10 e 3 av, 12.2x98.9, 3-sty & b stn dwg; Jno J Egan to Anna Egan, his wife, 323 E 41; AL; Apr30; May1'13; A\$5,500-8,000. O C & 100

39TH st, 311 E (3:945-10), ns, 175 e 2 av, 25x98.9, 5-sty bk tnt & str; Sampson H Weinhandler, ref, to Hecker-Jones-Jewell Milling Co, a corp, 207 Produce Exch Bldg; mtg \$15,000; FORECLOSED & drawn Apr30; May1'13; A\$10,500-17,000. 5,500

40TH st, 101-7 E, see Park av, 101.

43D st, 545 W (4:1072-8), ns, 175 e 11 av, 25x100.5, 4-sty bk tnt & str; Philip Ryan to Tailfer Co, a corp, 225 5 av; Apr28'13; A\$9,000-12,500. O C & 100

43D st, 547-51 W (4:1072-5-7), ns, 100 e 11 av, 75x100.5, 3-sty bk loft bldg & 1 & 2-sty fr bldg; Rose McNeely to Tailfer Co, a corp, 225 5 av; mtg \$15,000; Apr 28'13; A\$27,000-28,000. nom

44TH st, 319-21 E (5:1337-13), ns, 275 e 2 av, 50x100.5, 5-sty bk shop & 3-sty bk shop in rear; Jos H Kern et al to Eva Kern, 206 W 92; mtg \$36,000; Apr24; Apr 25'13; A\$20,000-35,000. nom

44TH st, 514 W (4:1072-42), ss, 225 w 10 av, 25x100.5, 5-sty bk tnt & str & 3-sty bk rear tnt; Emil Herbert et al to Walter Herbert, 405 E 19; 4-5 pts; AT; B&S; Apr 30; May1'13; A\$9,000-17,000. O C & 100

44TH st, 514 W; Walter Herbert to Emil & Carrie Herbert, both at 514 W 44; all B&S; Apr30; May1'13. O C & 100

46TH st, 335 E & ext in rear of 337 E (5:1339-17), ns, 225 w 1 av, runs 72.9xe 25xn27.11xw50xs100.8 to st xe25 to beg, 2-sty bk stable; Eliza Fleischhauer et al, EXRS, TRSTES, & of Julius & Jacob Fleischhauer, to Donnelly & Ricci, Inc, a corp, 451 W 54; mtg \$22,000; Apr17; Apr 25'13; A\$9,000-12,000. 15,000

46TH st, 337 E (5:1339-18), ns, 200 w 1 av, 25x72.9, 5-sty bk tnt; Eliza Fleischhauer et al, EXRS, TRSTES, & of Julius & Jacob Fleischhauer, to Donnelly & Ricci, Inc, a corp, 451 W 54; mtg \$22,000; Apr 17; Apr25'13; A\$9,000-15,000. 14,000

48TH st, 317 E (5:1341-10), ns, 225 e 2 av, 25x102.2, 5-sty bk tnt & str; Philip Flume-freddo to Angelo Legniti, 64 Mulberry; mtg \$19,500; Apr30; May1'13; A\$9,000-23,000. nom

48TH st, 507 W (4:1077-27), ns, 125 w 10 av, 25x100.5, 5-sty stn tnt; Melvina S Joiner to Gardner Realty Corp, 115 Bway; mtg \$21,500; Feb24; May1'13; A\$9,000-19,000. nom

48TH st, 171 W, see 7 av, 721.

49TH st, 126-8 W (4:1001-47-48), ss, 350 w 6 av, 50x100.5, 5-sty bk tnt & 4-sty bk tnt & str, with 3-sty bk rear shop; Mary A Donaghy to Carolyn M Swiney, 570 W 182; mtg \$90,000; Apr21; Apr26'13; A\$74,000-86,000. nom

50TH st, 313 E (5:1343-6), ns, 137 e 2 av, 16.4x100.5, 3-sty & b stn dwg; Emanuel Lowinson to Lowinson Realty Co (Inc), a corp, 5 Beekman; AL; Apr3; May1'13; A \$6,500-9,000. O C & 100

50TH st, 200-2 W, see 7 av, 758-60.

51ST st, 160-6 E, see Lex av, 571.

51ST st, 348 W (4:1041-54 1/2), ss, 250 e 9 av, 12.6x100.5, 3-sty & b stn dwg; Jos E Ergens-Chaeffter to Jno A Wyeth, 244 Lex av; mtg \$6,000 & AL; Apr30; May1'13; A \$8,000-9,500. O C & 100

52D st, 409 E (5:1364-7 1/2), ns, 156.6 e 1 av, 18.9x96x-x99.6, 4-sty & b stn dwg; Hahnemann Hospital of City NY & ano to Karl R Pinestone, 866 So Blvd; B&S; Apr 21; May1'13; A\$5,400-10,500. O C & 100

52D st, 409 E (5:1364-7 1/2), ns, 156.6 e 1 av, 18.9x96x-x99.6, 4-sty stn dwg; Hospital Estates Inc, a corp, to Presbyterian Hospital in City NY, a corp, 41 E 70; 1/2 pt; AT; B&S; Apr21; Apr30'13; A\$5,400-10,500. O C & 100

54TH st W, ss, abt 120 w 5 av, see 5 av, 680.

57TH st, 47 E (5:1293-34), ns, 39 w Park av, 20x80.5, 4-sty & b stn dwg; Anna S Elliott to Mary C Elliott, 47 E 57; AL; Apr29'13; A\$47,000-58,000. nom

57TH st, 30 W (5:1272-57), ss, 475 w 5 av, 25x100.5, 4-sty & b bk dwg, 3-sty ext; Walter M Martin to Florence Mathews & Chas T Mathews, both at 30 W 57, each 1/4 pt; Harold C Mathews, 46 E 42, 1/4 pt; Drelinecourt M Martin, 145 E 35, 1-12 pt; Florence C Martin, 44 W 40, 1-12 pt, & Edith C, wife Howard H Mossman, at South Norwalk, Conn, 1-12 pt; AL; Apr11; May1'13; A\$100,000-125,000.

57TH st, 30 W; Harold C Mathews to Chas T Mathews, 30 W 57; 1/4 pt; AT; AL; Apr14; May1'13. nom

57TH st, 30 W; Florence C Martin & Edith C, wife Howard H Mossman, to Florence Mathews, 30 W 57; 2-12 pts; AT; AL; Apr11; May1'13. O C & 100

58TH st, 23 W (5:1274-17), ns, 395 e 6 av, 20x100.5, 4-sty & b stn dwg; Chas B Barkley to Alex S Cochran, at Yonkers, NY; mtg \$55,000 & AL; Apr26; Apr29'13; A\$56,000-66,000. O C & 100

60TH st, 46 E (5:1374-38), ss, 360 e Mad av, 20x100.5, 4-sty & b stn dwg; Jeannette B Coulter et al to Chas E Rushmore, 2 W 55; Apr7; Apr29'13; A\$44,000-49,000. O C & 100

61ST st E, see Lex av, see Lex av, 779-81.

61ST st, 123 W (4:1133-23), ns, 235 w Col av, 20x100.5, 4-sty bk tnt & str; Jno J Hynes, ref, to Edw H Proudman, 151 W 61; FORECLOS Apr11; May1'13; A\$10,000-14,000. 13,500

64TH st, 303-15 on map 305-15 E (5:1439-5), ns, 100 e 2 av, 100x106.2x101.2x121.9; 1-sty fr bldgs of lumber yd; Wm J Sloane & Babette Moller, widow, to Sloane & Moller, a corp, 316 E 65; Apr30; May1'13; A\$40,000-44,000. 48,000

64TH st, 315 W (4:1176-27), ns, 125 w West End av, 25x100.5, 2-sty bk stable, 1-sty ext; Eugene Goll to Jno J Finnerty, Croton-on-Hudson; Apr30; May1'13; A\$5,500-7,500. O C & 100

68TH st, 12 E (5:1382-63), ss, 174.6 w Madison av, 20.6x100.5, 4-sty & b stn dwg; Richd M Hurd to Lucy G Hurd, his wife, 115 E 60; B&S; mtg \$80,000; Apr29'13; A \$75,000-82,000. O C & 100

71ST st, 114-16 E (5:1405-66), ss, 150 e Park av, 50x100.5, 7-sty bk tnt; Louise Livingston to Lahey Co, a corp, 59 E 65; AL; Apr19; Apr25'13; A\$82,000-140,000. O C & 100

71ST st, 221 W (4:1163-22), ns, 531.6 e West End av, 18.6x102.2, 3-sty & b stn dwg; Floy M Johnston to Robt H Marquart, 810 E 179; AL; Apr29; Apr30'13; A\$15,500-23,000. O C & 100

71ST st, 221 W; Robt H Marquart to Cabot Real Estate Co, a corp, 55 Liberty; mtg \$20,500 & AL; Apr30'13. nom

73D st, 416 E (5:1467-38), ss, 263 e 1 av, 25x102.2, 5-sty bk tnt; Flora Klein, widow, to Vaclav Nemecek, 342 E 72; QC; mtg \$15,000; Apr28; May1'13; A\$8,000-22,000. nom

73D st, 416 E (5:1467-38), ss, 263 e 1 av, 25x102.2, 5-sty bk tnt; Frederic E Klein et al, EXRS & Josef E Klein, to Vaclav Nemecek, 342 E 72; mtg \$15,000 & AL; Apr 21; May1'13; \$8,000-22,000. 23,000

74TH st, 167 E (5:1409-29), ns, 170 w 3 av, 20x102.2, 4-sty stn tnt; Hyde Realty Co, to Eliz I Greenley, 167 E 74 mtg \$20,000; Apr24; Apr30'13; A\$13,500-28,000. O C & 100

75TH st, 55 E (5:1390-32), ns, 108.4 w Park av, 20x102.2, 4-sty & b bk dwg, 2-sty ext; Edith L Chisolm et al, individ, EXRS & Lydia G Lawrence, to Margt Lawrence, at Palisades, Rockland Co, NY; [55 E 75]; Apr16; Apr28'13; A\$40,000-47,000. nom

75TH st, 15 W (4:1128-22 1/2), ns, 542.2 e Col av, 22x102.2, 4-sty & b bk dwg; Fred M Stein to Beatrice B Stein, 15 W 75; C A G; mtg \$32,500 & AL; Apr29; May1'13; A\$22,000-44,500. nom

77TH st, 212 W, see Bway, 2170-8.

78TH st, 6 E (5:1392-8), ss, 148.6 e 5 av, runs s82.2xw11xs20xe37.6xn102.2 to st xw 26.6 to beg, 4-sty & b stn dwg, 2-sty ext; Johanna Fleischmann to Artemas Ward, 5 W 9, or 50 Union sq; AL; Apr24; Apr29'13; A\$95,000-120,000. O C & 100

80TH st, 522-4 E (5:1576-37), ss, 348 e Av A, 50x102.2, 2-sty bk loft bldg; Rosario Lagumina to Santa Rumore, 516 E 80 [512 E 80]; mtg \$20,000; Apr29; May1'13; A\$15,000-24,000. nom

80TH st, 110 W (4:1210-40), ss, 600.6 e Ams av, 20x102.2, 4-sty & b stn dwg; Geo H Post to Kath Abel, 110 W 80; 1/2 pt; mtg \$23,935; Apr26; Apr30'13; A\$13,000-25,000. nom

81ST st, 149 W (4:1212-15), ns, 343.9 e Ams av, 22.3x102.2, 4-sty & b bk dwg; Julius Sachs to Blanche E Yates, 79 W 104; AL; Apr30; May1'13; A\$14,500-24,000. O C & 100

82D st, 71-9 E, see Park av, 960-2 on map 960-2.

85TH st E, see Park av, see Park av, 1015.

85TH st, 353 W (4:1247-10), ns, 125 e Riverside dr, 75x102.2, 8-sty bk tnt; J J Steindler Co, a corp, to The Lancashire Corp, 15 Broad; mtg \$215,000; May1'13; A\$70,000-240,000. O C & 100

86TH st, 124-6 E (5:1514-59-60), ss, 286.8 e Park av, 51.1x102.2, 2 5-sty stn tnts, str in No 126; Alex Herzog to Mendel Herzog, 944 Park av; AL; Apr29; May1'13; A\$36,000-62,000. 10,000

86TH st, 117 W (4:1217-27), ns, 170 w Col av, 20x102.2, 4-sty & b bk dwg; Albt E Stratton & ano EXRS Thos C Stratton, to May S Wynkoop, 335 State, Albany, NY, & Alice S MacLeod & Dorothy B Stratton, both at 117 W 86; AL; Apr26; Apr30'13; A\$18,000-32,000. 32,000

89TH st, 250-4 W, see Bway, 2409-15.

89TH st, 250-60 W, see Bway, 2409-15.

89TH st, 256-60 W (4:1236-55-56), ss, 193 e West End av, 52x100.8, 2 4- & 1 3-sty & b bk & stn dwgs; Minna M Coester to Leo M Klein, 1715 Grand av, & Saml Jackson, 1701 Grand av; Apr30; May1'13; A\$38,000-63,000. O C & 100

89TH st, 258 W (4:1236-55 1/2), ss, 209 e West End av, 16x100.8, 4-sty & b stn dwg; Nathaniel Doyle to Minna M Coester, 1330 Prospect pl, Bklyn; mtg \$10,000 & AL; Apr30; May1'13; A\$11,000-20,000. nom

93D st, 76 E, see Park av, 1172-8.

94TH st, 310 E (5:1556-45), ss, 175 e 2 av, 25x100.8, 5-sty bk tnt; Henry E J Schiffer to Geo Sauer, 602 E 84; mtg \$13,000 & AL; Apr7; May1'13; A\$8,500-17,500. O C & 100

95TH st, 164 W (4:1225-57 1/2), ss, 168 e Ams av, 17x100.8, 3-sty & b bk dwg; Maria L James to Wm Colgate, 5 E 82; Apr22; May1'13; A\$9,500-13,500. O C & 100

97TH st, 235 on map 235A E (6:1647-20), ns, 100 w 2 av, 25x100.11, 5-sty bk tnt & str; Benj Wollner to Henry Wollner, 337 Alex av; mtg \$10,000; Oct7'12; Apr28'13; A\$9,000,14,000. nom

99TH st, 54-6 E (6:1604-45), ss, 150 e Mad av, 37.3x100.11, 6-sty bk tnt & str; Shenk Realty & Constn Co to Gussie Lindener, 38 W 116; mtg \$43,000; Apr30; May1'13; A\$15,000-45,000. O C & 100

100TH st, 224 E (6:1649-33), ss, 205 w 2 av, 25x100.11, 5-sty bk tnt & str; Hannah Taylor to Mary Taylor, 161 W 140; mtg \$15,000 & AL; Apr26; Apr30'13; A\$9,600-21,000. nom

104TH st, 157 E (6:1632-24), ns, 95 e Lex av, 25x100.11, 4-sty bk tnt & str; Fern Budd to Leon Weinsbank, 206 Brook av; mtg \$15,000 & AL; Apr29; Apr30'13; A\$10,000-15,000. O C & 110

105TH st, 307 E (6:1677-6), ns, 125 e 2 av, 25x100.11, 5-sty bk tnt; Joachim Spiro & Adolph Hirsch to Regina Spiro, 205 W 118, & Minnie Hirsch, 209 W 111; mtg \$22,750; Apr29; May1'13; A\$8,000-19,000. O C & 100

107TH st, 208 E (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Theo K McCarthy ref to Jno C Higham, 264 Hicks, Bklyn; FORECLOS Apr9; April; Apr21'13; A\$8,000-15,000; corrects error in last issue when grantee was Jno S Higham. 6,000

107TH st, 208 E; Jno C Higham to Harry W Brodie, 17 Badeau pl, New Rochelle, NY; Apr16; Apr21'13. nom

108TH st, 324-S E (6:1679-35-37), ss, 200 w 1 av, 75x117.10 to former cl of Harlem Creek x-79.10, 2 1-sty fr bldgs; Wm Klein ref to Jno Cullen at Long Beach, LI; FORECLOS Feb13; Apr26; Apr30'13; A \$23,500-23,500. 15,000

109TH st, 161 E (6:1637-26), ns, 125 e Lex av, 25x100.11, 4-sty stn tnt; Mark Eisner, ref, to N Y Dispensary, a corpn, 145 Worth; FORECLOS Mar21; Apr25; Apr28'13; A\$10,000-15,000. 12,000

109TH st, 321 E (6:1681-11), ns, 250 e 2 av, 25x100.11, 5-sty bk tnt & str, 2-sty fr rear tnt; Teresa Tuozzo, widow, to Henry Elias Brewing Co, a corpn, 403 E 54; mtg \$11,000; Apr30; May1'13; A\$8,000-17,000. nom

111TH st, 238-40 E (6:1660-31), ss, 140 w 2 av, 40x100.11, 6-sty bk tnt & str; Emanuel Lowinson to Lowinson Realty Co (Inc), a corpn, 5 Beekman; mtg \$41,000 & AL; Apr30; May1'13; A\$14,500-42,000. O C & 100

111TH st, 16-22 W (6:1594-46), ss, 245.6 w 5 av, runs s23.11xe0.6xs47.10xw100xN 71.10 to st ex99.6 to beg, 5-sty bk tnt; Saml Roseff et al to Jno Volz, 131 E 86; mtg \$72,000; Apr30; May1'13; A\$42,000. O C & 100

112TH st, 20-2 E (6:1617-59-60), ss, 50 w Mad av, runs w67.9xs5.411 to cl old Harlem rd xsw to cl of blk ex83.3xn100.11 to beg, 2 6-sty bk tnts, str in No 20; Lena Michelson to Davis Michelson, 64 W 114; 1/4 pt; AL; Apr28; Apr30'13; A\$35,000-39,000. O C & 100

113TH st, 87 E, see Park av, 1580-4.

113TH st, 202 E (6:1662-46), ss, 69 e 3 av, 26x100.11, 4-sty bk tnt & str; Jno T McGovern, ref, to Henry Steindler, 100 W 141; mtg \$14,400 & AL; FORECLOS Apr29; Apr30'13; A\$9,500-16,000. 1,500

113TH st, 62 W (6:1596-60), ss, 266 e Lenox av, 17x100.11, 3-sty & b bk dwg; Anna Weinstein & ano to Public Bank of N Y City, a corpn, 89 Delancey; mtg \$20,250; Mar31; Apr29'13; A\$10,000-11,500. nom

113TH st, 530 W (7:1884-46), ss, 400 e Bway, 50x88.1x-x113.2, 8-sty bk tnt; 530 W 113th St Co to Oothout Realty Co, a corpn, 51 Chambers; mtg \$140,000; Apr23; Apr26'13; A\$40,000-140,000. O C & 100

114TH st, 218 on map 216 E (6:1663-44), ss, 201.10 e 3 av, 36x100.11, 6-sty bk tnt & str; Temmie Gordon to Archie Realty Co, a corpn, 2032 7 av; mtg \$33,000; July 26'12; Apr29'13; A\$13,000-37,500. O C & 100

114TH st, 235 E (6:1664-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt; Abr Ufland to Ray Simpson, 518 W 111; mtg \$13,500; Apr14; Apr26'13; A\$9,000-18,500. O C & 100

114TH st, 64 W (6:1597-60), ss, 259 e Lenox av, 16x100.11, 3-sty & b stn dwg; Lena Michelson to Davis Michelson, 64 W 114; AL; Apr28; Apr30'13; A\$9,500-11,000. O C & 100

115TH st, 125-7 E (6:1643-12), ns, 242.8 e Park av, 43.7x100.11, 6-sty bk tnt & str; Clarence A Weill to Wenare Holding Co, a corpn, 90 Lenox av; AL; Apr30; May1'13; A\$19,000-52,000. O C & 100

115TH st, 125-7 E (6:1643-12), ns, 242.8 e Park av, 43.7x100.11, 6-sty bk tnt & str; Mary Ehrmann to Clarence A Weill, 8 Van Nest pl; AL; Dec2'12; May1'13; A\$19,000-52,000. O C & 100

116TH st, 350 E (6:1687-32), ss, 125 w 1 av, 16.8x100.11, 3-sty & b stn dwg; Jas M Donohue, ref, to Josephine Clauter, 235 E 116; FORECLOS Dec9'12; Apr30'13; A \$6,500-9,500. 9,500

117TH st, 235-7 E (6:1667-16), ns, 135 w 2 av, 50x100.11, 6-sty bk tnt & str; Julia Komow to Chas Strauss, 317 W 75; mtg \$51,000 & AL; Apr24; Apr29'13; A \$20,000-60,000. nom

117TH st, 244-6 E (6:1666-28), ss, 110 w 2 av, 50x100.11, 6-sty bk tnt & str; Anna Weinstein & ano to Public Bank of N Y City, a corpn, 89 Delancey; mtg \$67,000; Mar31; Apr29'13; A\$20,000-54,000. nom

117TH st, 302 E (6:1688-49), ss, 84.10 e 2 av, 20.2x100.11, 4-sty & b stn tnt; Nicola Arenella to Raffaella Donargo, 214 Canal; mtg \$9,000; Apr25; Apr28'13; A\$7,000-12,500. O C & 100

117TH st, 211 W, see St Nicholas av, 141.

118TH st, 217 E (6:1783-9), ns, 212.6 e 3 av, 18.9x100.5, 4-sty stn tnt & str; Realty Realization Corpn to Sebastiano Beninati, 213 E 111; mtg \$11,000 & AL; Apr28; May1'13; A\$7,500-13,000. O C & 100

118TH st, 9 W (6:1717-29), ns, 182.3 w 5 av, 27.9x100.11, 5-sty stn tnt & str; Roman B Zaliels to Sigmund Winter, 1513 Av A; AL; Apr25; Apr28'13; A\$15,500-28,500. nom

118TH st, 400 W, see Morningside av, 77.

119TH st, 336-S E (6:1795-37), ss, 230 w 1 av, 35x100.10, 6-sty bk tnt & str; Emanuel Lowinson to Lowinson Realty Co (Inc), a corpn, 5 Beekman; mtg \$38,500; Apr3; May1'13; A\$12,500-37,000. O C & 100

120TH st, 113 E (6:1769-8), ns, 165 e Park av, 20x100.11, 4-sty bk tnt; A\$8,500-13,000; also 120TH ST 115 E (6:1769-9), ns, 185 e Park av, 20x100.11, 4-sty bk tnt; Pauline Gumbiner to Basonio Constn Co, 5 Beekman; mtg \$18,000; Apr26; Apr30'13; A\$8,500-13,000. O C & 100

120TH st, 115 E, see 120th, 113 E.

120TH st, 143-7 E, see Lex av, 1943-7.

122D st, 232-6 E (6:1786-33 1/2-35), ss, 203.10 w 2 av, 56.2x100.10, 3 4-sty stn tnts; Selara Holding Co to Mary A Thornton, 500 W 143; mtg \$19,500; Apr25'13; A\$22,500-31,500. O C & 100

123D st, 358 W (7:1949-59), ss, 132 e Morningside av E, 16x100.11, 3-sty & b stn dwg; Wells Holding Co to Sound Realty Co, a corpn, 128 Bway; mtg \$10,000; Apr 17; Apr25'13; A\$9,000-12,000. O C & 100

124TH st, 534 on map 532-4 W (7:1978-53), ss, 225 e Bway, 50x100.11, 6-sty bk tnt; Jos J Israel to Brown-Weiss Realty, a corpn, 63 Park row; mtg \$70,000; Apr15; Apr25'13; A\$31,000-80,000. O C & 100

125TH st, 213-23 E (6:1790-8-11), ns, 155 e 3 av, 100x99.11, 6 3-sty & b bk dwgs; Fredk R Rich, ref, to Chas Neukirch, 56 E 65; FORECLOS Mar25; Apr25'13; A\$66,000-78,500. 45,000

125TH st, 54-62 W (6:1722-58-62), ss, 235 e Lenox av, 125x100.11, 5 4-sty bk tnts & str; Hortense B Fischer to Wm A Martin at East Fishkill, Dutchess Co, NY; mtg \$240,000; Apr30'13; A\$299,000-351,000. O C & 100

128TH st, 39-43 W (6:1726-19), ns, 403.9 w 5 av, 56.3x99.11, 6-sty bk tnt; Lena Michelson to Davis Michelson, 64 W 114; mtg \$-; AL; Apr28; Apr30'13; A\$29,000-75,000. O C & 100

128TH st, 45 W (6:1726-18 1/2), ns, 422.6 e Lenox av, 12.6x99.11, 3-sty & b stn dwg; Wells Holding Co to Sound Realty Co, a corpn, 128 Bway; mtg \$6,500; Apr17; Apr 25'13; A\$5,000-8,500. O C & 100

133D st, 119 W (7:1918-23), ns, 200 w Lenox av, 19x99.11, 5-sty bk tnt; Chas R Protze to Lottie L Laing, 70 W 133; mtg \$15,000; Apr29; Apr30'13; A\$8,300-17,000. O C & 100

133D st, 222-4 W (7:1938-50 1/2-51), ss, 416.8 w 7 av, 33.4x99.11, 2 5-sty bk tnts & str; Siegfried Blumenkrohn to Bernhard J Ludwig, 88 Central Park W; QC; Apr22; Apr25'13; A\$14,600-29,000. O C & 100

134TH st, 22 W (6:1731-50), ss, 335 w 5 av, 25x99.11, 5-sty stn tnt; Isaac Smith to Karoline Smith, his wife, 103 W 141; B&S & C A G; AL; Apr15; Apr25'13; A \$9,000-21,500. O C & 100

135TH st, 634 W (7:2001-58), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw 75xn149.11 to beg, 6-sty bk tnt; Hensle Constn Co to Geo Tomes, 228 Schermerhorn, Bklyn; mtg \$110,000; Apr28'13; A \$45,000-140,000. O C & 100

135TH st, 634 W (7:2001-58), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw 75xn149.11 to beg, 6-sty bk tnt; Geo Tomes to Emma E Atterbury, 315 W 7, Plainfield, NJ [care A H Atterbury, 30 Broad]; mtg \$132,250; Apr28; Apr29'13; A\$45,000-140,000. O C & 100

136TH st, 611-3 W (7:2002-40), ns, 154.6 w Bway, 54x99.11, 5-sty bk tnt; Nathan G Bozeman to Harry Hemlin, 144 W 99, & Herbt Smith, 6 W 103; mtg \$60,000; Apr 25'13; A\$33,500-65,000. nom

137TH st, 253 W (7:2023-9), ns, 560 w 7 av, 18x99.11, 5-sty & b bk dwg; Johann F Weiler, father & heir Rosa M Weiler, to Wm W Schmid, 253 W 137; QC; mtg \$15,000 & AL; Feb3; Apr25'13; A\$8,500-16,000. nom

137TH st, 253 W; Amalie, wife Matthias Weiler, to same; AT; dower rights & QC; mtg \$15,000 & AL; Feb20; Apr25'13. nom

137TH st, 253 W; Wm W Schmid to Ley-buck Co, a corpn, 141 Bway; C A G; mtg \$15,000 & AL; Apr24; Apr25'13. nom

137TH st, 263-5 W (7:2023-5), ns, 80 e 8 av, runs e45xn99.11xw22.6xs12.6xw22.6xs 87.5 to beg, 6-sty bk tnt; Albt H Atterbury to Geo Tomes, 228 Schermerhorn, Bklyn; mtg \$50,000; Apr17; Apr28'13; A \$23,000-65,000. O C & 100

137TH st, 263-5 W; Geo Tomes to Henry Goetting, 1650 Ams av; mtg \$50,000 & AL; Apr28'13. O C & 100

140TH st W (6:1738-27-29), ns, 195 w 5 av, 175x 1/2 blk, several 1-sty fr bldgs & vacant; Jno E Marsh, EXR & C of Rolph Marsh to Jno Dieckmann, 306 Hartford rd, So Orange, NJ; Mar18; Apr26'13; A\$18,000-18,000. 19,710

140TH st, 202-30 W (7:2025-38-60), ss, 100 w 7 av, 575x99.11, 15 6-sty bk tnts; Cohen Realty Co, a corpn, to Corpn of H & A Cohen, a corpn, 168-70 Park row; mtg \$99,895.62 on this & other prop; Feb14; Apr25'13; A\$285,000-690,000. nom

148TH st, 554-60 W (7:2079-51-57), ss, 125 e Bway, 100x99.11, 2 5-sty bk tnts; Sarah Friedman & ano to Ellie T Williams, 303 W 93; mtg \$90,000; Apr30; May 1'13; A\$97,000-186,500. O C & 100

154TH st, 412 W (7:2068-31), ss, 131.9 w St Nicholas av, 20x99.11, 3-sty & b stn dwg; R Harold Bagnell, ref, to Manhattan Life Ins Co, 66 Bway; FORECLOSED & drawn; Apr30; May1'13; A\$7,600-18,500. 15,000

161ST st W, nwc Ft Washington av, see Ft Washington av, nwc 161st.

167TH st W, see St Nicholas av, see Audubon av, swc 167th.

167TH st W, swc Audubon av, see Audubon av, swc 167th.

178TH st, 659 W (8:2163-21), ns, 125 w Wadsworth av, 12.6x100, 3-sty bk dwg; Chas Meisel to Esther Stengel, 458 W 142; mtg \$6,000 & AL; July8'12; Apr25'13; A \$4,700-8,000. O C & 100

180TH st, 804 W (8:2177-154), see Pinehurst av, 100.3x100, 6-sty bk tnt; Frank Mellen, to Albt E Hartcorn at Atlantic Highlands, NJ; mtg \$150,000 & AL; Mar8'12; Apr28'13; A\$40,000-165,000. O C & 100

180TH st, 804 W; Albt E Hartcorn to Solid Realty Co, 319 E 22; mtg \$170,000 & AL; Apr25; Apr28'13. O C & 100

204TH st W, see Vermilyea av, see Vermilyea av, sec 204th.

Av A, 1444 (5:1488-51), es, 52 s 77th, 25.1 x98, 5-sty stn tnt & str; Hannah Wallach to Sophia Muller, 103 Railroad av, Bklyn; mtg \$18,000 & AL; Apr24; Apr29 '13; A\$8,000-23,000. O C & 100

Amsterdam av (8:2152-17), ws, 25 s 179th, 75x100, 6-sty bk tnt; The Debenture Corpn to Valley View Court Co, 334 5 av; mtg \$87,000 & AL; July1'12; May1'13; A \$36,000-106,000. nom

Amsterdam (10th) av, 3852-4 (8:2219-pt lot 29), nws, 244.2 sw 207th (Emerson), runs ne 54.11xn138.7xw45xs170.2 to beg, 5-sty bk tnt & str; Chas Hensle Realty Co to Richd A Henriquez, 140 Franklin av, Long Branch, NJ; Geo A Henriquez, 15 W 108; Chas L Henriquez, 13 W 88 & Maria C Henriquez, Clara Henriquez de Castellanos & Maria D D Henriquez de Cardona, the last three at 198 St Lazaro, Havana, Cuba; mtg \$55,500 & AL; Apr29; Apr30'13; A\$-; O C & 100

Amsterdam (10th) av, 3856-8 (8:2219-pt lot 29), nws, 134.3 sw 207th (Emerson), runs nw107.1xsw45xs138.7xne54.11 to beg, 5-sty bk tnt & str; Chas Hensle Realty Co to Richd A Henriquez, 140 Franklin av, Long Branch, NJ, Geo A Henriquez, 15 W 108, Chas L Henriquez, 13 W 88 & Maria C Henriquez, Clara Henriquez de Castellanos & Maria D D Henriquez de Cardona, the last three at 198 St Lazaro, Havana, Cuba; mtg \$51,500 & AL; Apr29; Apr30'13; A\$-; O C & 100

Audubon av (8:2124-13-20), swc 167th, 80x154.1 to es St Nicholas av x83.10 to 167th x179.4, vacant; Jas H Martin & ano EXRS; Saml J Huggins to Realty Co of America, 2 Wall; mtg \$80,000 & AL; Apr 30'13; A\$95,000-195,000. nom

Audubon av & St Nicholas av; same prop; Realty Co of America to Larimer A Cushman, 49 Claremont av, 1/4 pt; Edw E Mackenzie at Glen Spey, NY, 1/4 pt & Chas F Krug, 244 W 104, 1/4 pt; mtg \$80,000 & AL; Apr30'13. O C & 100

Audubon av, 191 (8:2131-33), es, 78.8 s 175th, 16x73, 2-sty bk dwg; Eliz V Irwin to Jos Brucker, 536 W 175; May1'13; A\$5,200-8,500. O C & 100

Broadway, see Cedar, see Bway, Nassau, Cedar & Pine, the blk.

Broadway (1:47-1), es; also NASSAU ST, ws; also CEDAR ST, ss; also PINE ST, ns; the blk; vacant; 37-sty bk & stn bldg to be erected; Equitable Life Assur Soc of the U S to Equitable Office Building, a corpn, 62 Cedar; Apr24; Apr25'13; A\$9,500,000-\$. nom

Broadway, 2170-8 (4:1168-44), see 77th (No 212), 105.5x134.3x102.2x160.4, 12-sty bk tnt; Charter Constn Co to Louise Livingston, at Bar Harbor, Me; mtg \$700,000; Apr25; Apr26'13; A\$305,000-910,000. O C & 100

Broadway, 2409-15 (4:1236-52-54), swc 89th (Nos 250-4), 100.8x80, 2-sty bk tnt & str & 2 3-sty & b bk dwgs; Edwin A Cruikshank to Leo M Klein, 1715 Grand av, & Saml Jackson, 1701 Grand av, firm Klein & Jackson; Apr23; May1'13; A\$134,000-153,000. O C & 100

Broadway, 2409-15 (4:1236-52-56), swc 89th (Nos 250-60), 100.8x132, 2-sty bk tnt & str & 3 3- & 2 4-sty & b bk & stn dwgs; Leo M Klein et al to Oceanic Investing Co, 49 Wall; B&S & C A G; May1 '13; A\$172,000-216,000. O C & 100

Broadway, 3099 to 3103 (7:1993-11), ws, 221.10 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw- to pt 100 w Bway xs78.2x100 to beg, 6-sty bk tnt; Adguire Realty Co to Edw Fagan, 949 Ams av; mtg \$125,000; Apr30'13; A\$78,000-155,000. O C & 100

Broadway, 3210, see Lawrence st, 136.

Broadway (8:2175-27), old es, abt 605.8 sw blvd or Dyckman, -x-x50x292.10, except pt for Bway; Albt Rau to Calender Realty Co, a corpn; mtg \$6,000; Apr30'07; Apr25'13; A\$13,000-13,000. nom

Broadway (8:2175-29), old es, 554 sw blvd or Dyckman, 51.1x305.9x50x316.9, except pt for Bway & Arden; A\$13,500-13,500; also BROADWAY (8:2175-27), old es, 605.8 sw blvd or Dyckman, 51.8x305.9x50x292.10, except pt for Bway; Calender Realty Co, a corpn, to Maze Realty Co of NY, a corpn, 2650 Bway; mtg \$6,000; Apr24; Apr 25'13; A\$13,000-13,000. O C & 100

Broadway, old es, 605.8 sw blvd or Dyckman, see Bway, old es, 554 sw blvd or Dyckman.

Broadway (8:2235-7), es, 150 n 204th (Hawthorne), 25x143.5x25x143.8, vacant; Alice G Chittick to Rembrandt Realty Co, a corpn, 3609 Bway; mtg \$5,000; Apr29'13; A\$7,000-7,000. nom

Fort Washington av (8:2136-pt lot 140), nwc 161st, 102.2x118.5x99.11x140; Simbar Realty Corpn to Hilliard Constn Co (Inc), a corpn, 2865 Bway; 1st & 3d mtgs \$47,500. 2d mtg \$- & AL; Apr30; May1'13; A \$-; O C & 100

Lenox av, 52 (6:1596-3), es, 36.5 n 112th, 32x100, 5-sty bk tnt; S E & M E Bernheimer Co to Simax Realty Co, a corpn, 2566 Bway; AL; Apr30'13; A\$29,000-47,000. nom

Lexington av, 574 (5-1305-pt lot 50), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 160-6), xe220xs100.5xw186.5xsw34.6xns8.3xw 100 to av xn50 to beg, 2 3 & 4-sty bk & stn hospital; N Y Nursery & Child's Hospital.

161 W 61, to Gertrude A Vanderbeck, 149 W 126; B&S; Apr29; Apr30'13; A\$—\$—, 263,900

Lexington av, 571 & 51st Nos160-6 E; City of NY to Gertrude A Vanderbeck, 149 W 126; AT; QC; Apr30'13; A\$—\$—, 40% of 263,900

Lexington av, 571 & 51st st, 160-6 E; Gertrude A Vanderbeck to Hammerstein Opera Co, a corpn, 201 W 42; B&S; mtg \$210,000; Apr30'13. O C & 100

Lexington av, 779-81 (5:1395-50-51), sec 61st, 40.5x80, 2 3-sty & b stn dwgs; Henry T Cutter to A Gertrude Cutter, his wife, 781 Lex av; Apr24; Apr25'13; A\$70,000-81,000. O C & 100

Lexington av, 864 (5:1399-59 1/2), ws, 20.5 s 65th, 16x80, 4-sty & b stn dwg; A\$12,500-\$17,000; also CORNELIA ST, 25-7 (2:590-43), ns, 164.5 e Bleecker, 42.2x97.6, 6-sty bk tnt & str; A\$19,000-50,000; also BAXTER ST, 20 (1:160-38), ws, abt 55 s Worth, 25x117, 3-sty fr tnt & str & 4-sty bk rear tnt; A\$21,000-25,000; also BAXTER ST, 18 (1:160-39), ws, abt 80 s Worth, 25x116.6x23x116.6, 5-sty bk tnt & str, A\$20,000-35,000; also BAXTER ST, 4 (1:160-47), ws, 90.2 n Park Row, 28x34.8x28x33.6, 2-sty bk tnt & str; A\$12,000-13,000; also PARK ROW, 164-6 (1:160-49), nwe Baxter (Nos 2 & 2 1/2), 30x92x33.6x90.2, 7-sty bk tnt & str; A\$60,000-92,000; also COLUMBIA ST, 28 (2:332-40), es, 100 n Broome, 25x100, 5-sty bk tnt & str; A\$15,000-29,000; also STANTON ST, 186 (2:345-36), nec Attorney (Nos 146-50), runs e25.6xn69.7xe25.2xn30.2xw56.1 to Attorney xs100 to beg, 2 4- & 1 3-sty bk tnts & str; \$26,000-35,000; Rebecca Lewis & Eliz Finelite to Alex Finelite, 3 Scammel & Abr Finelite, 860 Bway; AT; B&S & CaG; Apr23; Apr30'13. nom

Lexington av, 1943-7 (6:1769-21-22), nec 120th (Nos 143-7), 100.11x49.11, 3 3- & 1 2-sty bk dwgs; Jno Volz to Saml Roseff, 11 Park av, Mt Vernon, NY; Sarah Williams, 71 W 113; Lena Grodzinsky, 60 E 93, & Rose Schwartz, 920 Av St John; mtg \$40,000 & AL; Apr29; May1'13; A\$37,000-40,500. exch & 100

Madison av, 191 (3:864-58), es, 74 s 35th, 24.8x100, 4-sty & b stn dwg & 2-sty ext; Farmers Loan & Trust Co & ano TRSTES Jos E Janvrin to Sarah C Goodhue, New Preston, Conn [189 Mad av]; Apr28; Apr30'13; A\$111,000-126,000. 130,000

Morningside av, 77 (7:1961-57), sw 118th (No 400), 100.11x125, 6-sty bk tnt & str; Realty Mtg Co, a corpn, to Major Realty Co, 2 Rector; QC; correction & confirmation deed; Apr24; Apr30'13; A\$145,000-230,000. nom

Park av, 101 (5:1295-1), nec 40th (Nos 101-7), 98.9x151, 16-sty bk office bldg; Fortieth St Co, a corpn, 101 Park av, to Architects Offices, (Inc), a corpn, 101 Park av; C a G; mtg \$1,776,000 & AL; May1'13; A C & 100

Park av, 960-2 on map 960-6 (5:1494-32), nwc 82d (No 71-9), 102.2x115, 12-sty bk tnt; Fullerton-Weaver Realty Co to Otto A Hack, 345 W 70; mtg \$650,000; Apr25; Apr26'13; A\$200,000-P200,000. nom

Park av, 960-2 on map 960-6; Otto A Hack to 960 Park Av Co, Inc, a corpn, 960 Park av; C a G; mtg \$650,000; Apr25; Apr26'13. nom

Park av, 1015 (5:1513-69), sec 85th, 25.6 x82.2, 3-sty stn tnt & str, 2-sty ext; Amos R E Pinchot to Dorothea T S & Amecia C Pope, both at 100 E 85, TRSTES Jno W Pope; AT; QC; Feb5; May1'13; A\$42,000-50,000. nom

Park av, 1172-8 (5:1504-37-41), swe 93d (No 76), 100.8x105, 5 5-sty bk tnts, str on av; Charter Realty Co to Chelsea Realty Co, a corpn, 135 Bway; mtg \$120,000; Apr28; May1'13; A\$112,000-155,000. O C & 100

Park av, 1580-4 (6:1619-35), nwc 113th (No 87), 100.11x25, 5-sty bk tnt & str; Jas S Scott & ano to Abr Lipshitz, 19 W 112; mtg \$20,000; May1'13; A\$16,500-33,000. 35,500

Park row, 31 (1:90-11), ses, 82.10 sw Beekman, 24x108.6 to nws Theatre alley x26.1x97.7, pt 5-sty bk office & str bldg; Claire R Phillips to Geo J Gould, at Lakewood, NJ [837 5 av]; Edwin Gould, at Ardsley-on-Hudson, NY; Howard Gould, at Port Washington, LI, & Helen M Shepard, at Tarrytown, NY, EXRS & TRSTES Jay Gould; 1/2 pt; AT; Apr30; May1'13; A \$350,000-375,000. O C & 100

Park row, 164-6, see Lex av, 864. Pinchurst av, see 180th, see 180th, 804 W.

Pinchurst av, 65 (8:2177-132), ws, 53.6 n 180th, 46.6x111.2x46.6x109.1, 5-sty bk tnt; Sutherland Realty Co to Stockwell Purser Realty Co, a corpn, 1358 Bway; mtg \$51,000 & AL; Apr23; Apr25'13; A\$16,500-P47,000. O C & 100

Riverside dr, 552 (7:1995-77), es, 86.6 n 127th, runs n75 e 141.11 x 92.7 xsw 30.1 xw 174.4 to beg, 6-sty bk tnt; Silvrson & London Constn Co to Alphonse Montant, 17 W 96; mtg \$190,000 & AL; Apr30; May1'13; A\$80,000-205,000. O C & 100

St Nicholas av, 141 (7:1923-19), nwc 117th (No 211), 29.7x92.5x25.2x107.11, 5-sty bk tnt & str; Alonzo B Right to Edwin E Carpenter, 177 6 av, Bklyn; mtg \$45,000 & AL; Apr29; Apr30'13; A\$27,000-46,000. nom

St Nicholas av, see 167th, see Audubon av, swe 167th.

Terrace View av (13:3402-61), ws, 166.6 s Teunissen pl, 25x100.1x25x101.6; vacant; Wm Seery to Danl Seery, 207 Dyckman; B&S; Apr26; Apr28'13; A\$3,000-3,000. 500

Vermilyea av (8:2226-1-4), sec 204th, (Hawthorne), 100x100, vacant; Thos J McLaughlin et al to Inwood Constn Co, Inc, 35 Nassau; mtg \$15,000; Apr28; Apr30'13; A \$16,000-16,000. O C & 100

West Broadway, 475, see Bleecker, 41.

West End av, 693 (4:1252-56), ws, 75 s 94th, 25.8x110, 4-sty & b stn dwg; Helen E H Bennett to Lawyers Realty Co, 160 E Bway; mtg \$35,000; Apr26'13; A\$20,000-37,000. O C & 100

West End av, 766 (7:1869-3), es, 55.11 n 97th, 18x89, 3-sty & b bk dwg; Wm Colgate to Henrietta J Erneman, 177 W 87; AL; Apr23; Apr25'13; A\$16,000-21,500. O C & 100

1ST av, 1891 (6:1669-28), ws, 50.6 s 98th, 25.6x100, 5-sty bk tnt & str; Seal Realty Co to Jacob Starkman, 158 E 106; AL; Apr25; Apr28'13; A\$11,000-17,000. O C & 100

2D av, 1465 (5:1431-22), ws, 25 n 76th, 26.6x100, 4-sty bk tnt & str; Max Reiss to Wm Reiss, 105 E 96; mtg \$15,000; Apr22; Apr30'13; A\$15,500-23,500. nom

2D av, 1842 (5:1558-2), es, 25.8 n 95th, 25x100, 5-sty bk tnt & str; Presbyterian Hospital in City NY to Karl R Pinestone, 866 So Blvd; B&S; Apr21; Apr30'13; A \$13,000-23,000. O C & 100

2D av, 2227 (6:1664-26), ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & str; Dora Haft to Nathan W Herbst, 785 Hewitt pl; mtg \$17,000; Apr10; Apr28'13; A\$9,500-17,500. O C & 100

2D av, 2269 (6:1666-23), ws, 80.10 n 116th, 20x90, 3-sty bk tnt & str; Chas A Hickey, ref, to Chas Le Boutillier, 140 E 36; FORECLOS Apr9; Apr29; May1'13; A\$9,000-10,500. 9,000

3D av, 527 (3:916-2), es, 18.5 n 35th, 18.4 x62.1, 4-sty bk tnt & str; Harriet C Cooper to Chas Hoenninger, 529 3 av; AL; Apr26; Apr28'13; A\$11,500-15,000. nom

3D av, 529 (3:916-3), es, 36.10 n 35th, 18.6x62.1, 4-sty bk tnt & str; Dona E Cooper to Chas Hoenninger, 529 3 av; AL; Apr26; Apr28'13; A\$11,500-14,500. nom

3D av, 531 (3:916-4), es, 55.4 n 35th, 18.9 x62.1, 4-sty bk tnt & str, Mary P Cooper to Chas Hoenninger, 529 3 av; AL; Apr26; Apr28'13; A\$11,500-15,000. nom

3D av, 1763 (6:1647-46), es, 25.9 s 98th, 25x83.9, 5-sty bk tnt & str; E Loewenthal & Son, Inc to Charlotte Salm, 971 E 172; mtg \$24,000; Mar12; Apr29'13; A\$13,000-24,000. nom

4TH av, 187, see Union sq, 30.

4TH av, 268-76 (3:850-39-43), nwc 21st (Nos 55-61), 98.9x75, 5 4-sty bk tnts, 1 4-sty bk tnt & 2 5-sty stn tnts; Carola A deP Kip to Esther E deP Hosmer & Mary J deP Martin, both at Tivoli, NY; CaG; 1/2 pt; AT; AL; Apr29; Apr30'13; A\$151,000-167,000. O C & 100

5TH av, 680 (5:1269-38), ws, 48.3 s 54th, runs w75xsl.2xw10xn1.2xw15xsl4xw18xn46x e2xn6.3 to ss 54th xw6.6xsl100.5xe122.6 to av xn52.1 to beg, 4-sty & b bk dwg, 2-sty ext; Eliza O Webb to Jno D Rockefeller Jr; 13 W 54; AL; Apr10; May1'13; A\$570,000-620,000. O C & 1000

5TH av (5:1391-4), es, 77.2 n 76th, 25x120, vacant; Cora D Wyckoff to Saml W Bridgman & Fanny his wife, both at East Providence, RI [954 5 av], as tenants by entirety; Apr29'13; A\$160,000-160,000. O C & 100

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & str; Inter-City Land & Securities Co to Marie R Winters, at Port Washington, LI [care Wm H Winters]; mtg \$49,500; Apr23; May1'13; A\$29,000-54,000. O C & 100

5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.8x100, 6-sty bk tnt & str; Marie R Winters to Inter-City Land & Securities Co, a corpn, 5 Beekman; mtg \$49,500; Apr23; Apr29'13; A\$29,000-54,000. O C & 100

5TH av, 2151 (6:1756-4), es, 74.11 n 131st, 25x99, 5-sty bk tnt; Minnie Kaufmann to Minnie, wife & Adolph Kaufmann, 2013 5 av, as tenants by entirety; mtg \$16,000; Apr25'13; A\$15,000-23,000. nom

5TH av, 2155 (6:1756-71), es, 50 s 132d, 24.11x99, 5-sty bk tnt & str; J Aspinwall Hodge, ref, to Chas J Smith, 1314 2 av; FORECLOS Apr3; Apr25; Apr26'13; A\$15,000-26,000. 18,350

5TH av, 2163 (6:1757-2), es, 25 n 132d, 24.11x90, 5-sty bk tnt & str; Alice S Anderson to Harry S Van Demark, 2610 Grand av; mtg \$15,500; Apr30'13; A\$13,000-24,000. O C & 100

6TH av, 431-5 (3:802-36-38), ws, 24.8 n 26th, 49.4x100, 3 2-sty bk str; Danl B Freedman to Geo H Bensen, 1768 E 12, Bklyn; B&S; mtg \$180,000 & AL; Apr25; Apr26'13; A\$177,000-183,000. O C & 100

7TH av, 721 (4:1001-1), nec 48th (No 171) 20x50, 4-sty bk tnt & str; Edw B Corey to Geo H Earle, Jr, 1337 Spruce, Phila, Pa; mtg \$63,000; Apr26; Apr29'13; A\$65,000-70,000. O C & 100

7TH av, 758-60 (4:1021-36), swe 50th (Nos 200-2), 41.6x90, 5-sty bk hotel, 1-sty ext; Louise Livingston to Charter Constn Co, a corpn, 505 5 av; AL; Apr19; Apr25'13; A\$185,000-205,000. O C & 100

8TH av, 2574-6 (7:2023-3-4), es, 49.11 n 137th, 50x80, 2 5-sty bk tnts & str; Peter Helmsley et al to Adolph E Gutschell, 164 Midwood, Bklyn; mtg \$42,000; Apr24; Apr28'13; A\$22,000-50,000. O C & 100

9TH av, 70 (3:739-2), es, 19.8 n 15th, 19.8x100, 3-sty bk tnt & str; Timothy A Leary, ref, to Cheever N Ely, 140 W 58, & Geo B & Ambrose E Vanderpoel, both at Summit, NJ, EXRS Smith Ely, decd; FORECLOS Apr9; Apr24; Apr25'13; A\$11,000-13,000. 11,000

10TH av, 368 (3:729-1), nec 31st (No 459), 24.8x60, 3-sty bk tnt & str, 1-sty ext; Louis W Meyer to Chas J Malone, 358 W 27 & Eneas J Leahy, 165 15th, West New York, NJ; mtg \$10,000; May31'11; Apr30'13; A \$14,000-16,000. nom

11TH av, 591-5 (4:1092-30-32), ws, 25.1 n 44th, 75.3x100, 3-sty fr tnt & str & 2 4-sty bk tnts & str; Lamakis Realty Co

to Chas F Bauerdorf, 625 West End av; mtg \$21,000 & AL; Apr17; Apr28'13; A \$27,000-30,000. O C & 100

Interior strip (2:615), begins 2 ne Bank & 150 e 4th, runs n85xw2x85 to beg; gore; Anna A Winter et al to Saml Lipman, 960 Prospect av; QC; Feb14; Apr25'13. nom

Interior strip or gore; same prop; Saml Lipman to Martha Building Corpn, 960 Prospect av; Apr25'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Arden st, ss, at nws Sherman av, see Sherman av, nws, at ss Arden.

Bleecker st, 41, see Thompson, 134.

Bond st, 27, see Thompson, 134.

Cedar st, 147-9 (1:56-16), nes, abt 20 w Washington, —x55.3x30x56, 4-sty bk loft & str bldg; deed of trust; Washington Frothingham & Ella, his wife, at Fonda, NY, to Fonda Impt Soc, Inc, of Fonda, NY, in trust; mtg \$25,000; Nov28'08; Apr26'13; A\$48,000-55,000. nom

Elizabeth st, 239 (2:508); consent of advisory Committee to above deed; Broadway Trust Co, a corpn to Gaspare & Carlo Molinelli, both at 13 Hamilton; Apr28; Apr30'13.

Thompson st, 134 (2:516-5), es, abt 165 n Prince, —x—, pt 6-sty bk tnt & str; A\$12,000-12,500; also BOND ST, 27 (2:529-23), sws, abt 120 e Lafayette, 25x114.4 to alley, with rights to alley, 3-sty bk loft & str bldg & 2-sty bk rear stable; A\$30,000-33,000; also BLEECKER ST, 41 (2:529-61), nes, 470 nw Bowery, 30x83.3 to alley, x30.11x75.9, 4-sty bk loft & str bldg; A \$25,000-27,000; also WEST BROADWAY, 475 (2:515-13), es, 120 s Houston, runs e 100xn25xw50.2xsn49.8 to st xs21.4 to beg, 5-sty bk tnt & str; A\$18,000-23,000; also WASHINGTON PL, 79 (2:552-68), ns, abt 145 e 6 av, —x—, 3-sty & b bk dwg; A\$15,500-17,000; also 21ST ST, 44 E (3:849-49), ss, 200 w 4 av, 25x92, 4-sty stn hotel; A \$51,500-59,000; also GRAND VIEW PL, (9:2464-1), nec 167th, 57.10 to Grand blvd & concourse x150.8x89.8x147.1; also GRAND VIEW PL (9:2464-13), sec 168th, 175x116.11x—x125, vacant; re asn all R T & I in estate of Fredk H Grosz, decd, et al, recorded Oct14 & Nov14'12 by payment of loan of 35,000 francs; Eugene Leger of Paris France to Josephine Flament, 10 rue de la Mairie, Boulogne-sur-Seine, Dept of Seine, France; AT; QC; Apr5; Apr25'13. nom

Washington pl, 79, see Thompson, 134.

21ST st, 44 E, see Thompson, 134.

25TH st, 55-7 E (3:855-pt lot 16), ns, abt 275 e Mad av, —x—, pt 16-sty bk loft & str bldg; copy of last will, &c; Lydia G Lawrence, late of Palisades, Rockland Co, NY, by will, to Margt & Mary T Lawrence, her daughters [care Mrs F M L Tonetti, 135 E 40; Feb24'99; Apr28'13; A\$—\$—]. nom

25TH st, 329 W (3:749-23); agmt as to re judgt against Wm F Kenna, Jno H Poggenburg et al, EXRS Hy F Poggenburg, with Title Guar & Trust Co, 176 Bway; Apr24; Apr25'13; A\$10,500-11,500. nom

36TH st, 19-21 W (3:838), owned by party 1st pt; also 36TH ST, 23 W, owned by parties 2d pt; cancellation of party wall agmt; Winona Constn Co, 23 W 36, with Eliz P Robbins, at Waldorf-Astoria Hotel, & Marion L Stevens, 71 Park av; Feb21'11; May1'13. nom

36TH st, 23 W, see 36th, 19-21 W.

45TH st, 9 E, see 45th, 11-5 E.

45TH st, 11-15 E (5:1281-10), owned by party 1st pt; also 45TH ST, 9 E, owned by party 2d pt; agmt as to boundary line, party wall & encroachments, &c; Home Club Co, a corpn, 62 Cedar, with Reginald H Sayre, 14 W 45 [14 W 48]; Apr9; Apr29'13; A\$300,000-650,000. - nom

66TH st, 68 E (5:1380), ss, 60 w Park av, 20x100.5; bill of sale of bldg on leased ground; Alice G Demorest to Elbridge T Gerry, — Bellevue av, Newport, RI [2 E 61]; B&S; Apr24; May1'13. 25,000

86TH st, 148-52 E (5:1514-46-48); agmt as to payment of 1-5 net profit to party 2d pt on sale of above; Hortense B Fischer with Lillie L Toplitz, 38 Riverside dr; Nov29'10; Apr30'13; A\$58,500-107,500. nom

96TH st, 53-5 E (6:1602-25), ns, 100 e Mad av, 50x100.11, 6-sty bk tnt; re mtg; Emma Moss et al to Eva Arnold, devisee Chas Stich, 77 W 85; Apr23; Apr29'13; A\$44,000-96,500. nom

120TH st, 143-7 E, see Lex av, 1943-7.

135TH st, 634 W (7:2001-58), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw75 xn149.11 to beg, 6-sty bk tnt; re mtg; Abel King & ano to Hensle Constn Co, 3856 Ams av [10 av]; Apr28'13; A\$45,000-140,000. nom

180TH st, 611 W, see Lex av, 1943-7.

Broadway (8:2235-7), es, 150 n 204th (Hawthorne), 25x143.5x25x143.8, vacant; re mtg; Frank W Blauvelt to Alice G Chittick at East Orange, NJ; QC; Apr28; Apr29'13. omitted

Lexington av, 1943-7 (6:1769), nec 120th (Nos 143-7), 100.11x49.11; also WADSWORTH AV, 141 (8:2162), nec 180th (No 611), 44.6x100; directors resolution to sell for \$2,500 over & above all liens; L & W Constn Co, a corpn, to Jno Volz [131 E 86]; Dec12'11; re-recorded from Dec16'11; Mal'13.

Madison av, 191 (173) (3:864-58), es, 74 s 35th, 24.8x100, 4-sty & b stn dwg, 2-sty ext; re-dower; Laura L Janvrin, widow to Sarah C Goodhue at New Preston, Conn [189 Mad av]; AT; QC; Apr29; Apr30'13; A\$111,000-126,000. nom

Park av, 1580 (misc); power of atty to execute deed to 1/2 pt; AT; Eliz D Robinson to Jas S Scott, NY; Apr16; May1'13.

Riverside dr, 454 (7:1990-53), es, 281.8 s 119th, 56.8x100, 12-sty bk tnt; re mtg; State Realty & Mtg Co to B Crystal & Son, a corp, 527 5 av; QC; Apr23; Apr28 '13; A\$85,000-P225,000. nom

Sherman av (8:2175-92), nws, at ss Arden, 80x125; vacant; re mtg; Ferd Buck to Gibraltar Realty Co, a corp, 475 8 av; QC; Apr25; May1'13; A\$-\$. nom

Wadsworth av, 141, see Lex av, 1943-7.

West Broadway, 475, see Thompson, 134. 5TH av, 1489 (6:1746-72), es, 63.2 s 120th, 37.6x100; asn rents; Inter-City Land & Securities Co, a corp, 5 Beekman to Estates Mtg Securities Co, a corp, 160 Bway; Apr24; Apr29'13; A\$29,000-54,000. 4,500

Power of atty (misc); Henry A C Taylor, at South Portsmouth, RI, to Henry R Taylor, 3 E 71; Mar31; Apr28'13.

Power of atty (misc); Eloise Archer to Harry S Purdy; Oct21'12; Apr30'13.

Asn all RT&I (misc) in estate Danl R Ambrose; May M Thompson to Hugh S D'Anna, Hickory, NC; Oct18'12; Apr26'13. nom

Power of atty (misc); Hattie S Rosenbaum to Mortimer C Rosenbaum, 309 W 99; Mar27; Apr25'13.

Power of atty (misc); Augusta P Fowler to Alex I Burnside, at Hartsdale, NY; July25'12; May1'13.

WILLS.

Borough of Manhattan.

Centre Market pl, 8 (2:471-8), es, 138.7 s Broome, 24.4x70.8x24.4x69.9, 5-sty bk tnt & str (pt int); A\$10,500-\$14,000; also MOTT ST, 102 (1:204-5), es, 200 n Canal, 25.7x94.1, 5-sty bk tnt & str; A\$18,500-30,000; also MULBERRY ST, 173 (2:471-16), wws, 131.1 s Broome, 25x76.9x24.4x70.8, 5-sty bk tnt & str; A\$13,500-22,500; Jos Staffe Est, Arthur D Weekes EXR, 56 W 51; atty, Arthur Sutherland, 45 Wm; Will filed Apr22'13.

Dominick st, see Hudson, see Hudson, 262.

Hudson st, 262 (2:578-54), see Dominick, 21.7x70, 4-sty bk tnt & str; 1-5 pt; Henry Lowenbein Est, Sarah Lowenbein, EXTRX, 320 W 93; attys, Rose & Paskus, 128 Bway; A\$16,000-24,000; Will filed Apr 25'13.

James st, 83 (1:111-55), ws, 85 n Batavia, 25x104.5x25x106.2, 4-sty bk loft; 1/2 pt; A\$13,000-19,500; also OAK ST, 50 (1:278-33), ns, 70 e Oliver, 21x50.2, 4-sty & b tnt & str; 1/2 pt; A\$8,000-13,500; Sergio Carlucci Est, Angela Carlucci, EXTRX, 50 Oak; atty, Edw A McShane, 29 Bway; Will filed Apr30'13.

Mott st, 102, see Centre Market pl, 8. Mulberry st, 173, see Centre Market pl, 8.

Oak st, 50, see James, 83.

St Lukes pl, 13 (2:583-48), ns, 275.4 e Hudson, 21.8x100, 3-sty bk dwg; Jno Collins Est, Alfred T Tally EXR, 13 St Lukes pl; atty, Jos A McNamara, 165 Bway; A \$11,000-13,500; Will filed Apr30'13.

4TH st, 102 E (2:445-17), ss, 244.7 e 2 av, 18.9x96.2, 3-sty & b bk dwg; Wm F Gade Est, Philip Krieger EXR, 1974 Prospect av; attys, Ashbel P Fitch, Mott & Grant; A\$12,500-15,000; Will filed Apr24'13.

4TH st, 102 E (2:445-17), ss, 243.9 e 2 av, 18.9x96.2, 3-sty bk tnt; 1/2 pt; Frederika Gade Est, Philip Krieger EXR, 1794 Prospect av; attys, Ashbel P Fitch, Mott & Grant, 32 Nassau; A\$12,500-15,000; Will filed Apr26'13.

20TH st, 311 W (3:744-31), ns, 175 w 8 av, 25x92, 4-sty & b bk dwg; A\$12,000-16,000; also 36TH ST, 347 W (3:760-15), ns, 250 e 9 av, 25x98.9, 4-sty bk dwg; A\$11,500-14,500; Peter Pierre Louazon Est, Peter L Ughetta EXR, Roselle, NJ; attys, Phillips & Avery, 41 Park Row; Will filed Apr25'13.

45TH st, 123 W (4:998-20 1/2), ns, 293.4 w 6 av, 19.2x100.5, 4-sty & b stn ft dwg; Hattie Levison Est, Abr Elkus, EXR, 123 W 45; atty, Harry Allen Mendenson, 27 Cedar; A\$40,000-42,000; Will filed Apr29'13.

36TH st, 347 W, see 20th, 311 W.

48TH st, 244 E (5:1321-31 1/2), ss, 144.8 w 2 av, 18.8x100.5, 3-sty & b stn ft dwg; Jennie Hershfield Est, Levi Hershfield EXR, 244 E 48; atty, Emanuel J Livingston, 320 Bway; A\$7,500-10,000; Will filed Apr26'13.

53D st, 34-6 E (5:1288-48-48 1/2), ss, 82 e Mad av, 17.4x100.5, 2-4-sty stn ft dwgs; A\$52,000-60,000; also 66TH ST, 55 E (5:1381-28 1/2), ns, 190 e Mad av, 20x100.5, 4-sty & b stn ft dwg; A \$45,000-52,000; also 91ST ST, 50 E (5:1502-50), ss, 56.8 e Mad av, 18.4x100.8, 3-sty & b stn dwg; A \$16,000-25,000; Mary A Sedgwick Est, Ella A Cooper EXTRX, 55 E 68; attys, Brush & Crawford, 30 Broad; Will filed Apr13'13.

66TH st, 55 E, see 53d st, 34-6 E.

79TH st, 53 E (5:1491-25), ns, 99.10 e Mad av, 14.4x102.2, 4-sty bk dwg; A\$28,000-32,000; also 79TH ST, 57 E (5:1491-26), ns, 127.2 e Mad av, 13x102.2, 4-sty bk dwg; A\$28,000-32,000; Emily Antoinette Northrup Est, Wm P Northrup EXR, 57 E 79; attys, Baldwin & May, 32 Nassau; Will filed Apr26'13.

73D st, 308 W (4:1184-23), ss, 165.11 e Riverside dr, 20x102.2, 4-sty & b stn ft dwg; Mary E Boyd Est, Jas Boyd, EXR, 64 W 77; atty, Francis J McBarron, 160 Bway; A\$25,000-40,000; Will filed Apr28'13.

79TH st, 57 E, see 79th, 53 E.

91ST st, 50 E, see 53d, 34-6 E.

95TH st, 11 W (4:1209-26), ns, 163 w Central Park W, 18x100.8, 4-sty stn ft dwg; Wm L Radford Est; EXRS Mary Amelia Christie, 307 W 98 & Burlock E Rabell, 60 Hamilton ter; atty, Chas V Gabriel, 38 Park row; A\$12,000-24,000; Will filed Apr17'13.

100TH st, 319 W (7:1889-10 1/2), ns, 231.8 e Riverside dr, 20x100.11, 5-sty stn ft dwg; Wm B Proctor Est, Elliott R Proctor EXR, 155 Riverside dr; attys, Wilder, Ewen & Patterson, 45 Cedar; A\$17,000-33,500; Will filed Apr28'13.

114TH st, 103-5 W (7:1824-26-27), ns, 100 w Lenox av, 62.6x100.11, 2-5-sty bk tnts; Sarah Bischoff Est, Ralph Bischoff, EXR, 530 W 157; atty, Saml Shmans, 140 Nassau; A\$39,900-72,000; Will filed Apr25'13.

127TH st, 76 E (6:1751-42), ss, 115 w Park av, 12.6x99.11, 3-sty & b stn ft dwg; Geo W Evans Est, Eugene A Gerdy EXR, Forked River, Ocean Co, NJ; attys, Chas P & Wm W Buckley, 141 Bway; A\$5,000-8,000; Will filed Apr25'13.

136TH st, 208 W (7:1941-40), ss, 151 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Lavinia W Burnett Est, Benj A Burnett EXR, 208 W 136; atty, Smith Williamson, 364 Alexander av; A\$8,000-11,000; Will filed Apr24'13.

150TH st W (7:2082-5-7), ns, 100 e Bway, 75x99.11, vacant; 1-3 pt; A\$33,000-\$-; also 150TH ST W (7:2082-10-16), ns, 225 e Bway, 175x99.11, vacant; 1-3 pt; A\$77,000-\$-; Jos Liebmann Est, Adolf Liebmann EXR, 88 Central Park W; attys, Guggenheimer, Untermyer & Marshall, 37 Wall; Will filed Apr11'13.

150TH st W, ns, 225 e Bway, see 150th, W, ns, 100 e Bway.

CONVEYANCES.

Borough of the Bronx.

Beck st, 764 (10:2707), es, 250 n 156th, 25x100, 2-sty bk dwg; Clara S Dean to Rebecca Wolkenberg, 96 Av C; mtg \$8,500; Apr15; May1'13. O C & 100

Belmont st, nes, at nes Walton av, see Walton av, ses, at nes Belmont.

Canal pl, ws, abt 491.4 s 144th, see Park av, es, 491.4 s 144th.

Canal pl, ws, abt 466.4 s 144th, see Park av, es, 491.4 s 144th.

Cyrus pl, nwc 3 av, see 3 av, 4691-5.

Cyrus pl, ns, 100.5 e Park av, see 3 av, 4691-5.

Dawson st, 774 (10:2701), es, 250 n 156th, 25x100, 2-sty bk dwg; Ellen Timoney to Fredk F Shaut, 1 Beach, City Island; mtg \$7,000; Apr30; May1'13. nom

Dawson st, 774 (10:2701), es, 250 n 156th, 25x100, 2-sty bk dwg; Geo F Johnson to Ellen Timoney, 774 Dawson; QC & correction deed; AL; Apr30; May1'13. nom

Elsmere pl, nwc So Blvd, see So Blvd, nwc Elmsere pl.

FAILE st, 623-5 (10:2766), ws, 200 n Randall av, 50x100, 2-2-sty bk dwgs; mtg \$11,500; also FAILE ST, 650-2 (10:2766), es, 200 s Spofford av, 50x100, 2-2-sty bk dwgs; mtg \$14,000; also FAILE ST, 632-6 (10:2766), es, 345.10 n Randall av, 41.8x 100, 2-2-sty bk dwgs; mtg \$13,000; also FAILE ST, 646 (10:2766), es, 275 s Spofford av, 25x100, 2-sty bk dwg; mtg \$7,000; also FAILE ST, 630 (10:2766), es, 404.2 s Spofford av, 20.10x100, 2-sty bk dwg; mtg \$7,000 also FAILE ST, 638-40 (10:2766), es, 320.10 s Spofford av, 41.8x 100, 2-2-sty bk dwgs; mtg \$14,000; Liquidation & Realization Corpn to Realty & Realization Co, a corp, 55 Bway; Apr 25; Apr29'13. O C & 400

FAILE st, 623-5 (10:2766), ws, 200 n Randall av, 50x100, 2-2-sty bk dwgs; mtg \$11,500; also FAILE ST, 650-2 (10:2766), es, 200 s Spofford av, 50x100, 2-2-sty bk dwgs; mtg \$14,000; also FAILE ST, 632-6 (10:2766), es, 345.10 n Randall av, 41.8x 100, 2-2-sty bk dwgs; mtg \$13,000; also FAILE ST, 646 (10:2766), es, 275 s Spofford av, 25x100, 2-sty bk dwg; mtg \$7,000; also FAILE ST, 630 (10:2766), es, 404.2 s Spofford av, 20.10x100, 2-sty bk dwg; mtg \$7,000 also FAILE ST, 638-40 (10:2766), es, 320.10 s Spofford av, 41.8x 100, 2-2-sty bk dwgs; mtg \$14,000; Liquidation & Realization Corpn to Realty & Realization Co, a corp, 55 Bway; Apr 25; Apr29'13. O C & 400

FAILE st, 630, see FAILE, 623-5.

FAILE st, 632-6, see FAILE, 623-5.

FAILE st, 638-40, see FAILE, 623-5.

FAILE st, 646, see FAILE, 623-5.

FAILE st, 650-2, see FAILE st, 623-5.

Fairmount pl, nwc So Blvd, see So Blvd, nwc Fairmount pl.

Foster pl, ns, 125 w Bway, see Spencer av, es, 100 s 260th.

Fox st, (10:2712), ws, 190.10 n from es Tiffany, runs w 6.6x135x110.7 to st xs 170.5 to beg, vacant; Elmore Realty Co to Rosenberg Bldg Corp, 900 Fox; B&S; Apr10; Apr29'13. nom

Fox st, same prop; Henry Morgenthau Co to same; B&S; Apr10; Apr29'13. nom

Freeman st, 990 (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4, 5-sty bk tnt; Felix Prince to Jacob Larus, 707 St Nicholas av; mtg \$18,000; Apr26; Apr28 '13. nom

Grand View pl, nec 167th, see Blecker, 41 Manhattan.

Grand View pl, see 168th, see Blecker, 41, Manhattan.

Hoffman st, 2406 (11:3066), es, 27.7 n 187th, 25x117.11x25x118.1, 2-sty fr dwg; Chas H Lockwood to Smith Williamson, White Plains, NY; mtg \$2,300; Apr22; May 1'13. O C & 100

Home st, 811, see Union av, 1160-2.

James st, nec Fay, see Fay av, es, 75 n Libby.

Jefferson st, nec Col av, see Col av, nwc Jefferson av.

Jefferson st, nwc Col av, see Col av, nwc Jefferson.

Lester st (*), ns, 150 e Barker av, 25x 100, Lester Park; Mary McGarry to Peter Knapp, 491 E 141; mtg \$2,700; Apr25; Apr 29'13. O C & 100

Libby st, nwc Hughes av, see Fay av, es, 75 n Libby.

Libby st, nwc Hughes av, see Fay av, es, 75 n Libby.

Magenta st (*), swc Bronx Blvd, 25x 100; also MAGENTA ST (*), ss, 50 w Duncombe av, 50x100; also MAGENTA ST (*), ss, 100 wDuncombe av, 50x100; also MAGENTA ST (*), ss, 150 w Duncombe av, 50x100; Michl J Kenny to Alice O'Hara, 3405 Olivville av; AL; Oct1'12; Apr25'13. nom

Magenta st, ss, 50, 100 & 150 w Duncombe av, see Magenta, swc Bronx Blvd.

Simpson st (10:2724), ws, 369.8 s Westchester av, 129.1x107.4x129.1x105.11; vacant; also FOX ST (10:2724), es, 193.10 s Westchester av, 226.11x107.11x227x105; vacant; The Ems Realty Co to Reuben Brooke, 737 E 226; AL; Apr28'13. nom

Simpson st (10:2724); also FOX ST (10:2724); same prop; Reuben Brooke to Freeminstreet Co (Inc), a corp, 52 William; AL; Apr24; Apr28'13. nom

Victor st, 1832 (*), es, 320 n Morris Park av, 25x100; Chas J Ogden to Jos Schoenberger, 422 E 173; mtg \$2,500 & AL; Apr 30'13. O C & 100

135TH st, 415 E (9:2280), ns, 166.8 e Willis av, 16.8x100, 3-sty & b bk dwg; Francis W Pollock EXR Danl Golden to Mary E Benson, 67 E 130; mtg \$3,000; Apr29; Apr30'13. 4,900

137TH st, 374 E (9:2299), ss, 156.6 w Willis av, 25x100, 4-sty bk tnt; mtg \$13,000; also 137TH ST, 376 E (9:2299), ss, 131.6 w Willis av, 25x100, 4-sty bk tnt; mtg \$11,000; Dora Dohrmann, 376 E 137 to Henry Hollander, 314 Alex av, given as collateral to secure \$1,000; Apr30'13, 1,000

137TH st, 376 E, see 137th, 374 E.

137TH st, 500 E, see Brook av, 209-11.

139TH st, 495 E (9:2284), ns, 866.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Verne Bovie, ref, to Aug. R Hauser, 536 W 111; FORECLOS Apr4; Apr28'13. 5,700

141ST st, 490 E (9:2285), ss, 859 e Willis av, 37.6x100, 5-sty bk tnt; Robt J Moorehead to Lena Pahlis, 4 Prospect av, Flushing, B of Q, & Emma Johnson, 545 W 144; mtg \$30,500; Apr30; May1'13. O C & 100

149TH st, 432-4 E (9:2293), es, 190.6 e Bergen av, runs e.1.9x8x116xw- to es old mill brook xnw- to ws said brook x-w 28.2x120.5 to beg, 6-sty bk tnt & str; Edw M Burghard to Emma Schwartz, at Tarrytown, NY; mtg \$35,000 & AL; Apr30; May1'13. O C & 100

152D st, 759 E (10:2644), ns, 100 w Wales av, runs n86.7xw28.9xsl100.10 to st xe25 to beg, 4-sty bk tnt; Nalpac Realty Co, Inc, to Harry Frogel, 779 Tinton av & Abr Jacob, 856 Home; mtg \$13,000; Apr28; Apr 29'13. O C & 100

156TH st, 650 E, see Cauldwell av, 734.

160TH st, 831-9 E, see Prospect av, 841-5

160TH st E, ws, 100 se Washington av, see Washington av, wc 161st.

161ST st E, we Washington av, see Washington av, wc 161st.

167TH st, 826 E (10:2680), ss, 100 w Prospect av, 40x100, 5-sty bk tnt; Cioffi Co to Hamilton Holding Co, 149 Bway; mtg \$35,000; Apr30; May1'13. nom

167TH st, 826 E; Rack Realty Co et al to same; QC; Apr26; May1'13. nom

167TH st E, nec Grand View pl, see Blecker, 41, Manhattan.

168TH st, 762-8 E (10:2662), sws, 312.4 se Boston rd (Morse av), 75x125, 2-2-sty fr dwgs & 1 & 2-sty fr rear stable; Lena Pahlis & ano to Robt J Moorehead, 415 E 140; mtg \$13,500; Apr30; May1'13. nom

168TH st E, see Grand View pl, see Blecker, 41, Manhattan.

170TH st W, swc Plympton av, see Plympton av, swc 170th.

174TH st W, nws, abt 110 ne Nelson av, see Nelson av, ses, 110 ne 174th.

179TH st E, nwc Anthony av, see Anthony av, 1985.

180TH st, 819-29 E, see So Blvd, 2101-11.

181ST st E, nec Arthur av, see Arthur av, 2130.

182D st E (11:3099), ns, 221.4 e Crotona av, 100x100, vacant; Smada Realty Co to 182d & Garden Sts Co, Inc, a corp, 784 E 179; Apr28; Apr29'13. O C & 100

188TH st E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 188th.

188TH st E, ss, 100.5 e Park av, see 3 av, 4691-5.

194TH st, 385 E, see Decatur av, 2630.

198TH st, 380 E, see Decatur av, 2778.

203D st E, nwc Wallace av, see Wallace av, nwc 203.

207TH st, 360 E (12:3354), see Decatur av (No 3244), 25.4x90.10x25x86.10, 2-sty fr dwg; Mary Whelan to Katie Lynch, 965 E 167; B&S & CaG; mtg \$7,750; Apr30'13. nom

222D st E (*), ns, 300 w White Plains rd, 50x100; Louis B Hasbrouck to Mary F Ward, 436 E 164; FORECLOS Mar26; Apr 25; Apr26'13. 2,300

225TH st E (*), ns, 300 w Paulding av, 100x109; Philip H Krausch to Adolph C Wieke, 414 E 102; mtg \$9,700 & AL; Apr 25'13. nom

236TH st E (12:3398), ns, 194.7 e Verio av, 50x149.4, vacant; G & S Realty Co to Jno F Stokes, 2056 Washington av; mtg \$1,600; Apr28; Apr29'13. O C & 100

236TH st, 508 E (13:3397), ss, 72.8 e Verio av, 20x100, 2-sty fr dwg; Thos N Cuthbert ref to Maria V Hill, 664 Covert av, B of Q; FORECLOS Apr10; Apr30'13.

3,500

238TH st W (12:3263), nes, 150.9 se Albany rd, 26.3x98.10x42.11x104.6; also 238TH ST W (12:3263), nes, 71.7 se Albany rd, 19.9x167.5x51.8x148.8; also ALBANY RD (12:3263), es, 113.7 n 238th, 25x112.4x26x105.2; vacant; Narcroth Realty Co to Solid Realty Co, 319 E 22; mtg \$21,262.50 & AL; Apr25; Apr26'13. O C & 100

238TH st W, nes, 71.7 se Albany rd, see 238th W, nes, 150.9 se Albany rd.

242D st E, ss, 23.8 w Barker av, see Penfield av, ns, 23.5 w Barker av.

242D st E, swc Baker av, see Baker av, ws, extends from 242d to Penfield av.

Albany rd, es, 113.7 n 238th, see 238th W, nes 150.9 se Albany rd.

Alexander av, 314 (9:2303), es, 80 s 141st, 20x80, except pt for av, 3-sty & b bk dwg; Eugene J McGuire to Ellen McGuire, both at 314 Alex av; AT; AL; Apr29; May1'13. O C & 100

Anthony av, 1985 (11:2812), nwc 179th, 17.11x92.10x17x98.4, 2-sty fr dwg; Annie C Williams to M Carl Levine, 1985 Anthony av; Apr30; May1'13. nom

Arthur av, 2130 (11:3070), nec 181st, 46.8 x90x70x93, vacant; Tillie Wolfe to Lena Manassa, 279 E Burnside av; mtg \$7,500; Dec20'12; Apr30'13. O C & 100

Arthur av, 2130; Lena or Martha Manassa to Chas A Corby, 2280 Beaumont av; mtg \$9,800; Apr26; Apr30'13. O C & 100

Av Von Humboldt (Field st) (13:3423), es, 100 n 259th (Rock), 50x100; vacant; Amelia B Hale to Sophia Gorsch, 294 E Burnside av; mtg \$1,000; June28'12; Apr26'13. O C & 100

Bailey av, 3058-60 (12:3261), es, 225 n Albany rd or Boston av, 75x87.8x75x82.5, except pt for av, 2-4-sty bk tnts; Peter A Peterson to Bailey Apartment Corp, 233 Bway; mtg \$12,000; Apr26; Apr30'13. O C & 100

Baker (Barnes) av (*), ws, extends from ss De Milt av or 242d to ns Penfield av, 200x23.8 on De Milt av or 242d x—x23.6 on Penfield av; Magdalena Lieb, individ, EXTRX & Chas A Lieb, to August J Kimmeler, 72 Perry; Mar28; Apr25'13, 1,090

Baker av, nwc Penfield av, see Baker av, ws, extends from 242d to Penfield av.

Bassett av (*), ws, 300 s Saratoga av, 25x100; Edw L Parris ref to Jas R Strong at Short Hills, NJ; FORECLOS Apr16; Apr30; May1'13; 1,000

Bathgate av, 1757 (11:2916), ws, 200.1 n 174th, 20.3x114.5, 2-sty fr dwg; Geo Hahn to Kate Whitbread, 107 Jefferson av, Bklyn; mtg \$6,500; Apr20; Apr29'13. nom

Bedford Park Blvd, late Southern Blvd, (12:3303), see Valentine av (No 2952), 60x100; vacant; Murray C Danenbaum to Becky & Sadie Danenbaum; AL; June19 '99; Apr28'13. nom

Beech av (*), ns, 130.10 e Elm, 25x100; Carmelo Cannatella to Liborio Durante, 188 Lincoln av; 1/2 pt; mtg \$3,500; Apr26; Apr29'13. O C & 100

Bergen av (9:2363), nws, 128.2 sw Brook av, 23.7x214.1 to es 3 av (No 3000) x25x219.1, 2-sty fr tnt & str, 1-sty ext; Amelia Becker to Cath Meighan, 3000 3 av; AT; QC; Apr22; Apr29'13. nom

Bolton av or 174th st (*), es, 200 n Gleason av, 50x100; Mary Walpole to Chas P & Jno E Walpole, all at 212 E 128; AL; Apr24; Apr30'13. nom

Boone av, 1352 (11:3012), es, 45.6 s West Farms rd, 25x100, 2-sty bk dwg; Bessie Seidman to Jno Blockhaus, 396 College av; mtg \$5,000; Apr28'13. O C & 100

Briggs av (12:3293), es, 205.6 s 194th, 91.1x89x90.10x86.11; Narcroth Realty Co to Solid Realty Co, 319 E 22; mtg \$4,500; Apr25; Apr26'13. O C & 100

Bronx Blvd, swc Magenta, see Magenta, swc Bronx Blvd.

Brook av, 209-11 (9:2264), swc 137th (No 500), 40x100, 6-sty bk tnt & str; Cream City Holding Co to Emily L W Johns at Lawrence Park, Bronxville, NY; mtg \$42,000; Apr29; Apr30'13. O C & 100

Brook av, 546 (9:2276), es, 50 s 150th, 25x100, 5-sty bk tnt & str; Mary H Chichester to Jno F Fayen & Johanna his wife, 573 W 183, joint tenants; B&S; AL; Apr30'13. O C & 100

Bryant av (11:3136), see 179th, old line; 100x100, except pt for str; vacant; Anna Reiss to Bryant Constn Co, 1509 Bryant av; AL; Apr21; Apr28'13. O C & 100

Columbus av, nec Jefferson av, see Col av, nwc Jefferson.

Columbus av (*), nwc Jefferson, 50x100; also COLUMBUS AV (*), nec Jefferson, 50x100; Range Realty Co to Jos P McEntee, 1656 Wallace av; mtg \$4,162.92; Apr30; May1'13. O C & 100

Cambreleng av (late Pyne st), 2482 (11:3091), es, 568.9 ne 188th (Bayard), 18.9x107, 2-sty fr dwg; Chas H Lockwood to Smith Williamson, White Plains, NY; Apr22; May1'13. O C & 100

Concord av (*), es, 96 n 236th, 50x95; lots 2 & 3 blk 60 map Whitehall Realty Co; Sebastiano Beninati to Realty Realization Corp, 1400 5 av; mtg \$1,270; Apr28; May1'13. O C & 100

Cauldwell av, 717 (10:2624), ws, 193.9 s 156th, 18.9x115, 3-sty fr tnt; Abr Axler et al to Rosa Alper, 717 Cauldwell av; collateral for mtg of \$1,500; mtg \$7,000; Apr24; Apr30'13. nom

Cauldwell av, 734 (10:2628), see 156th (No 650), 100x28, 5-sty bk tnt & str; Adolph & Hy Bloch to Edw H Burger, 161 E 91; mtg \$32,000; Apr24; Apr25'13. exch & 100

Cauldwell av (10:2626), ws, 197.9 n 158th, 50.3x130x50.2x130, vacant; Jno B Doherr to Wove Realty Co a corp, 309 Bway; Apr28; Apr29'13. O C & 100

Clay av, 1224 (9:2427), nec 168th (No 381), 34.6x80, 5-sty bk tnt & str; Amelia Maloney to Wm H Maloney, 1224 Clay av; mtg \$31,000 & AL; Apr26; Apr28'13. nom

Courtlandt av, 790, see Courtlandt av, 792.

Courtlandt av, 792 (9:2404), es, 48.6 s 158th, 25x91.6, 3-sty fr tnt & str; also COURTLANDT AV, 790 (9:2404), es, 73.6 s 158th, 25x91.6, 3-sty fr tnt & str; Benson Realty Co to Jno Lyons, 415 E 153; AL; Apr29'13. O C & 100

Creston av, 2311 (11:3172), ws, 153.2 n 183rd, 18.9x117.6, 3-sty bk dwg; Hans W Goetze to Smith Williamson, White Plains, NY; mtg \$7,000; Mar12; May1'13. O C & 100

Crotona av, 1970 (11:3092), es, 149.5 s 178th, runs e 170.3x25xw—xn0.4xw96.1 to av xs25.4 to beg, 2-sty fr dwg, 1-sty ext; Edw H McQuade et al to Mary E, wife of & Louis White, 1970 Crotona av, tenants by entirety; B&S; AL; Apr23; Apr25'13. O C & 100

Crotona av, 2419 (11:3105), ws, 199.9 n 187th, 25.3x80, 2-sty fr dwg; Henry Beukers to Jno Manginelli & Mary, his wife, 2357 Hoffman, tenants by entirety; Apr23; Apr25'13. O C & 100

Crotona Pkway, es, abt 558.10 s Tremont av, see Daly av, ws, 558.10 s Tremont av.

Cruger av (*), ws, 175 s Van Nest av, 25x100; Annie Dain to Fredk W Spahlholz & Katharina, his wife, 305 E 41, tenants by entirety; mtg \$3,800 & AL; May1'13. O C & 100

Daly av (11:2992), es, 517.9 s Tremont av (177th), 75.9x150.11; vacant; Pauline E Hoffmann to Hoffmann Co, Builders (Inc), a corp, 1132 Clay av; AL; Apr25; Apr26'13. O C & 100

Daly av (11:2985), ws, 559.10 s Tremont av (177th), 116.10x182.1 to es Crotona Pkway113.8x212, 2-5-sty bk tnts; Defender Constn Co to Narcroth Realty Co, 20 Nassau; mtg \$170,000; Apr25; Apr26'13. O C & 100

Decatur av, 2630 (12:3277), nec 194th (No 385), 20x100, 3-sty fr tnt; McLernon Realty & Constn Co to Jno E Liederman, 127 So Jefferson av, Richmond Hill, NY; mtg \$9,000; Apr4; Apr25'13. O C & 100

Decatur av, 2630; same prop; Jno E Liederman to Alema Realty Exchange Co, a corp, 1 W 34; mtg \$10,750; Apr21; Apr25'13. nom

Decatur av, 2778 (12:3278), see 198th (No 380), 23.1x75x18.1x75.2, 2-sty fr dwg; Norton S Hahn to Josephine Hahn, 2778 Decatur av; AL; Apr24; Apr25'13. O C & 100

Decatur av, 3244, see 207th, 360 E.

Delaville av (*), es, 75 n Allen pl, 25x100; Guglielmo Cini to Anthony Scigliano, 313 E 115 & Francesco Guagliardi, 231 E 111; Apr28; Apr29'13. O C & 100

Dudley av (*), ss, 255 w Cornell av, 25x100; Bernard Brady to Louis Jacobi, 1942 Hunt av; Apr25; Apr30'13. O C & 100

Fay av (*), es, 75 n Libby, 325 to James x100; also HUGHES AV (*), ws, 50 s James, 275x100; also HUGHES AV (*), nwc Libby, 50x100; also FAY AV (*), nec James, 75x100; also HUGHES AV (*), ws, 25 n James, 250x100; also HUGHES AV (*), ws, 400 n James, 161.6x100; Marcel Levy, ref, to E Ormonde Power, 102 E 31, TRSTE Douglas Gordon; FORECLOS Apr9'12; Mar25; Apr25'13. 9,000

Fay av, nec James, see Fay av, es, 75 n Libby.

Franklin av, 1390-4 (11:2935), es, 38 n Jefferson pl, 112.7x100, 3-5-sty bk tnts; Isaac Marks et al to Jos P Fox, 4411 6 av, Bklyn; B&S; mtg \$87,500; Apr25; Apr30'13. O C & 100

Gillespie av (*), swc Harrington av, 226x9.3x—x58.11; Margt Berrian et al to Jno J Neller, 1744 2 av; Apr30; May1'13. nom

Grand Blvd & Concourse (11:3153), nec 188th, runs e73.1x106.7xe81.8xn50xw141.8 to es Concourse xs157.3 to beg; vacant; Narcroth Realty Co to Yatty Kramer, 323 E 50; mtg \$25,000; Apr25; Apr26'13. O C & 100

Grant av (*), ss, 228.8 w Unionport rd, 25x100; Ella Greenberg to Rebecca Greenberg, 1135 Vyse av; mtg \$4,300; Apr2; Apr25'13. nom

Harrington av, swc Gillespie av, see Gillespie av, swc Harrington av.

Heath av, 2880 (12:3256), es, abt 135 n 229th, 20.2x100.5, 3-sty bk dwg; Warren Leslie, ref, to Thos M Crowley & Hannah H, his wife, 568 Greene av, Bklyn, tenants by entirety; FORECLOS & drawn Apr30; May1'13. 5,000

Heath av, 2882 (12:3256), es, 181.1 n land Tecca N Reed, 20.2x100.5, 3-sty bk dwg; Warren Leslie, ref, to Thos M Crowley & Hannah H, his wife, 568 Greene av, Bklyn, tenants by entirety; FORECLOS & drawn Apr30; May1'13. 5,000

Hermany av (2d) (*), ss, 150 e Olmstead av (Av D), 50x152.7x50x154.8, Unionport; Rose E Nance to Freda Ekendahl, 2235 Powell av; Apr28; Apr29'13. O C & 100

Hoe av (11:2982), ws, 245 n 172d, 225x100, 3-5-sty bk tnts; Solid Realty Co to Narcroth Realty Co, 20 Nassau; mtg \$195,750; Apr25; Apr26'13. O C & 100

Holland av (*), es, 98.11 n 214th, runs e95x11xw95 to Holland av xsl to beg; Gelardo Di Genova to Mary R & Sarah L Dolan, 587 Riverside dr; B&S; Apr21; Apr29'13. 350

Holland av (*), ws, 75 s 215th, 25x100, except pt for st; Martha Traubner to Bernard Traubner, 278 Bway, Far Rockaway, B of Q; Apr25; Apr30'13. O C & 100

Hughes av, nwc Libby, see Fay av, es, 75 n Libby.

Hughes av, ws, 50 s James, see Fay av, es, 75 n Libby.

Hughes av, ws, 25 n James, see Fay av, es, 75 n Libby.

Hughes av, ws, 400 n James, see Fay av, es, 75 n Libby.

Hull av (12:3333), nec Mosholu Pkway N, runs e150x110xe50x110 to ss Perry av (No 3030) xw105.11 to Mosholu Pkway xs239.3 to beg, 1-sty fr club house & vacant; also PERRY AV (12:3333), es, 105.11 n Mosholu Pkway, 19.6x110.4x28.4 x110; vacant; Murray C Danenbaum to Becky & Sadie Danenbaum; AL; June19 '99; Apr28'13. nom

Huxley av, es, 16.7 s Foster pl, see Spencer av, es, 100 s 260th.

Lafayette av (*), es, 75 n St Raymond av, runs n27.5xe73.5xe25.8xs4.6xw85 to beg, except part for Castle Hill av; Wm Ochsenhirt & ano to Jno L Ochsenhirt, 1645 Overing; Apr28; Apr29'13. O C & 100

Lampert av (*), ss, 250 w Ft Schuyler rd, 25x100; Jno T Canavan, ref, to Sidney B Hickox, 2246 Gleason av; FORECLOSED & drawn Apr30; May1'13. 2,000

Lind av (9:2529), es, bet 168th & 169th, lot 16 parcel 3, map (1174) Wm B Ogden, 25x100, vacant; Agnes M Scoville to Ida Northrop at West Cornwall, Conn; Apr25'13. nom

Lind av (9:2533), sws, 373.2 e 169th, 50x96.3x50.2x92.2; vacant; Ernest Keller to Ernst Keller Constn Co, a corp, 4374 Martha av; mtg \$3,000; Apr26; Apr30'13. O C & 100

Longfellow av (10:2761 & 2764), ws, 350 n Lafayette av, 153x101.10x133.10x100, vacant; Katie Pantell to Albt M Jacobs, 668 Quincey, Bklyn; mtg \$13,600; Dec18'11; Apr30'13. nom

Longfellow av (10:2761-2764), ws, 350 n Lafayette av, 153x101.10x133.10x100, vacant; Albt M Jacobs to Edmund Powers, 176 Garfield pl, Bklyn; mtg \$10,600; May6 '12; Apr30'13. nom

Lyon av (*), ns, 55 w Parker av, 25x100; Matthew P Green Jr, ref, to Martin Cadisch, 1439 Prospect av; mtg \$4,000; FORECLOS Apr3; Apr23; Apr26'13. 2,000

Mapes av, 2011 (11:3106), swc 179th (No 782), 75x100, 2-5-sty bk tnts; Sarah J Schaefer to Mapes-Tratman Avs Co, (Inc), a corp, 784 E 179; mtg \$64,500; Apr14; Apr28'13. O C & 100

Mapes av (11:3106), ws, 75 s 179th, a strip 0.5x100x0.7x100; Sarah J Schaefer to Mapes-Tratman Avs Co, (Inc), a corp, 784 E 179; Apr14; Apr28'13. O C & 100

Mapes av (11:3106), nws, 661 sw 180th (Samuel), 33x150, except pt for av, 1-sty fr bldg; Sarah J Schaefer to Mapes-Tratman Avs Co, Inc, a corp, 784 E 179; Apr14; Apr29'13. O C & 100

Marmion av (11:2953), ws, 140 s 176th, 50x146; vacant; Eliz A Heaney to P J Dwyer Bldg Co, (Inc), a corp, 906 E 176; mtg \$4,500; Apr30; May1'13. nom

Marmion av (11:2959), see Fairmount pl (No 850), 26x103.4x25.10x100.10, 4-sty bk tnt; Edw S Garey to Fredk Muller, 1321 Hoe av; mtg \$20,000; Apr23; Apr28'13. O C & 100

Middletown rd (*), ns, 281.8 w Eastern Blvd, 55x159.4x55x159; Chas R Baxter Constn Co to Marie E Baxter, 3073 Middletown rd; AL; Apr24; Apr25'13. O C & 100

Nelson av (*), ss, 125 w Seton av, 25x100; Thos P Hickie to Annie Sexton, 307 W 74; AL; Mar26; Apr29'13. nom

Nelson av (11:2876), ses, 110 ne 174th (175th), 25x80.11 to nws 174th (175th), & 25x65.11, vacant; Lillie B Gould to Thos Crimmins at Darien, Conn; mtg \$1,500; Apr15; Apr29'13. nom

Park av (Railroad av E (9:2340), es, 491.4 s 144th, 75x223.7 to ws Mott Haven Canal, now Canal pl, vacant; also PARK AV (Railroad av E) (9:2340), es, 466.4 s 144th 25x233.7 to ws Mott Haven Canal now Canal pl, with rights to canal & c, vacant; Mary W Knauth, widow & heir Percival Knauth to Wilhelm Knauth at Fingerboard rd & Barrett av, Arrochar Park, B of R; B&S; Apr11; Apr29'13. nom

Park av, es, 466.4 s 144th, see Park av, es, 491.4 s 144th.

Park av, 3616-30 (11:2901), es, 190.5 n 169th, 165.5x150, 2-sty fr dwg, 2-sty fr stable & 2-sty bk factory; also PARK AV, 3612-4 (11:2901), ses, 680.8 se 170th (8th), 50.3x150.3x50.3x150, pt 3 & 4-sty bk factory; also PARK AV, 3608-10 (11:2901), ses, 730.8 se 8th, now 170th, 25x140, with right of way over 10 ft strip from 169th, 3 & 4-sty bk factory; Marianna Hey, individ & EXTRX Geo Hey to American Silk Label Mfg Co, a corp, 3630 Park av; B&S & correction deed; Apr15; Apr25'13. nom

Park av, 3608-14, see Park av, 3616-30.

Park av, 4231 (Myrtle) (11:3027), ws, 256 ne Tremont av (Morris st), 25x150, 2-sty fr dwg; Mary Woytisek to Vincent W Woytisek, 55 Liberty; mtg \$4,100; July20 '98; Apr25'13. nom

Park av, 4704, see 3 av, 4691-5.

Penfield av (*), ns, 23.5 w Barker av, 200x100; also 242D ST E (*), ss, 23.8 w Barker av, 200x100; Jas B Nelson to Aug J Kimmeler, 72 Perry; QC; Mar31; Apr25 '13. O C & 100

Penfield av, nwc Baker, see Baker av, ws, extends from 242d to Penfield av.

Perry av, 3211 (12:3342), nwc 206th, 82.3x122.9x75x89.11, 2-sty fr dwg; Franz Frisch to Kate Frisch, his wife, 3211 Perry av; AL; Apr25; Apr28'13. O C & 100

Pilgrim av (*), es, 200 s Mildred pl, 25 x100; Geo Hublitz to Geo Robb, 1920 Pilgrim av; mtg \$—; Apr30; May1'13.

O C & 100

Plimpton av (9:2522), swc 170th, 75x100; vacant; Kath Merkel to Jno P Leo, 765 St Nicholas av; mtg \$5,250; May1'13.

O C & 100

Prospect av, 841-5 (10:2677), nwc 160th (Nos 831-9), 77.2x125, 1-sty bk str; Sykes Realty Corp to Utility Realty Co, a corporation, 30 E 42; B&S; Apr29; Apr30'13.

nom

Roebling av (*), ns, 100 w Mayflower av, 75x100; Melvin G Palliser ref to Clotilda Zambetti, 721 E 218; mtg \$9,296.64; FORECLOS mechanics liens Apr15; Apr21; Apr30'13.

768

Ryer av (3149 & 3156), ws, 245.1 n Burnside av, runs w 267.8x105.7, 10x84.6x25.5x163.11 to av xs50 to beg, vacant; Kate Whitbread to Wm L Phelan, 2049 Ryer av; mtg \$2,800 & AL; Apr19; Apr29'13.

O C & 100

St Lawrence av (*), ws, 181.8 s Gleason av, 25x100; Regina Bernstein to Fannie Bernstein, 1186 Lex av; AL; Apr23; Apr25'13.

O C & 100

St Paul av (*), es, 378.6 s Bronx & Pelham Pkway, 125x124x125x121.1; Bertha Kaufmann to Leonard M Grosjean & Wm G Schindele, 2684 8 av; mtg \$4,900; Apr26; Apr29'13.

O C & 100

Southern Blvd, 2101-11 (11:3111), nwc 180th (Nos 819-29), 118.2x112.3, 1-sty bk theatre, 1-sty bk str & 2-sty fr dwg & str; J F M Co, a corp, to Adolph & Hy Bloch, 911 Park av; mtg \$51,000; Apr24; Apr25'13.

O C & 100

Southern Blvd (11:2960), nwc Fairmount pl, 109.9x83.2x100x128.5; vacant; Tremont Av Land Co to Bonough Estates, a corp, 3219 3 av; mtg \$16,750; Apr24; Apr25'13.

O C & 100

Southern Blvd, 1933 (11:2960), nwc Elsmere pl, 82.4x106.9x75x140.8, 5-sty bk tnt; Defender Constn Co to Narenth Realty Co, 20 Nassau; mtg \$90,000; Apr25; Apr26'13.

O C & 100

Spencer av (13:3423), es, 100 s 260th, 25 x105, vacant, all of; also FOSTER PL (13:3423), ns, 125 w Bway, 50x100, vacant; ½ pt; also HUXLEY AV (13:3423), es, 16.7 s Foster pl, 50x75.6x51.3x64.3, vacant; ½ pt; Israel Spark to Jennie Spark, 1563 1 av; AL; Mar3; Apr25'13.

O C & 100

Stebbins av (10:2698), es, 188.9 s 165th, 50x80, vacant; Mary Hebron to Michl Ginto 2026 Lex av; Apr29; Apr30'13.

10,100

Theriot av (*), es, 100 s Ludlow av, 200 x100; M M Michelo (Inc), a corp, to Leonora Klingler, 319 4th, Bklyn; AL; Feb1; May1'13.

O C & 100

Toping av, 1655 (11:2791), ws, 115 s 173d, 20x95, 3-sty bk dwg; Benj Polak to Frances T Dunn, 319 E 20; mtg \$6,500; Apr29; Apr30'13.

O C & 100

Toping av, 1699 (11:2791), ws, 145 n 173d, 50x95, 2-sty fr dwg; Pearl Gottlieb to Phelan Bros Constn Co, a corp, 1910 Webster av; mtg \$8,000; Apr25'13.

O C & 100

Town Dock rd (*), nec Valentine av, 50x100; also WATERBURY AV (*), ss, 75 e Wilcox av, 25x100; Jorgensen Realty & Constn Co to Harold T Petersen at Roselle, NJ; mtg \$2,150 & AL; Apr23; Apr25'13.

O C & 100

Trotman av (*), ses, 99.7 e Zerega av, 167.1x110; Sarah Browning to Mapes-Trotman Avs Co (Inc), a corp, 784 E 179; mtg \$6,500; Apr14; Apr28'13.

O C & 100

Union av, 1098 (10:2680), es, 40 n 166th, 40x100, 5-sty bk tnt; Harry Levy to Sophie Prager, 1044 Forest av; B&S & C A G; AL; Apr30; May1'13.

nom

Union av, 1102 (10:2680), es, 80 n 166th, 40x100, 5-sty bk tnt; also UNION AV, 1106 (10:2680), es, 120 n 166th, 40x100, 5-sty bk tnt; Harry Levy to Ardolas Co, 233 Bway; B&S & CaG; mtg \$77,000; Apr28; Apr29'13.

nom

Union av, 1106, see Union av, 1102.

Union av, 1160-2 (10:2681), nec Home (No 811), runs n43xe61.7xne31.6xsl2 to ns Home xw105.8 to beg, 3-sty fr tnt & str; Chas Barthen & ano, EXRS & Herman B Schneider, to Theresa J M & Lawrence T Schneider or Houghtaling, both at 329 E 90, being son & daughter of said Herman B Schneider; ¾ pts; mtg \$7,000; May29'13; May1'13.

nom

Union av, 1160-2; Lawrence T Schneider or Houghtaling & ano, heirs & c of Herman B & Josephine Schneider, to Thos H Houghtaling, 170 E 90; ¾ pt; B&S; mtg \$7,000; Mar13; May1'13.

gift

Valentine av, nec Town Dock rd, see Town Dock rd, nec Valentine av.

Van Nest av (*), ns, 75 e Garfield, 25x100; Eliz Newell to Jno J Newell, 609 Van Nest av; AL; Dec27'12; May1'13.

nom

Villa av, 3162-6 (12:3311), es, 375 n Potter pl, now 204th, 50x100, 3-sty fr tnt & str & 2 2-sty fr dwgs; Jessie F Thorn to Minnie, wife Philip Thorn, 203 E 202; AL; Mar3; Apr28'13.

O C & 100

Vyse av, 1219 (11:2986), ws, 210.1 n Home, 18.9x100, 3-sty bk dwg; David Wollner to Henry Wollner 337 Alex av; mtg \$7,500; Oct7'12; Apr28'13.

nom

Wallace av (*), nwc, 203d, 91.6x100; Mary P wife Louis F W Wallace to Adelaide A Wabst, 3318 White Plains av; mtg \$2,500 & AL; Apr26; Apr29'13.

O C & 100

Wallace av (*), same prop; Adelaide A Wabst to Axel E Wiberg, 51 E 30; mtg \$2,500 & AL; Apr28; Apr29'13.

O C & 100

Walton av (11:2838), ses, at nes Belmont, 50x75; vacant; Louise C Woolf to Jno A Woolf, 1553 Grand Blvd & concourse; Apr1; Apr25'13.

O C & 100

Washington av (Boston rd) (9:2381), we 161st (William), runs sw along nws of rd 19x100x100x50.1 to sws Findlay (now 160th) xse69.6 to William (now 161st) xs43 to beg; also 160TH ST E (FINDLAY) (9:2381), sws, 100 se Washington av, 80.5x102x73.8x100 on nws, except pt conveyed to Hubener by Cunningham by deed recorded Mar7'10 with all title to land in former William st; vacant; Aloysius & Mary Cunningham to Cath T Cunningham, 3148 Perry av; AT; B&S; C A G; Dec2'11; re-recorded from Dec5'11; Apr30'13.

O C & 100

Washington av, 2058 (11:3046), old ses, 210.8 ne Quarry rd, 18.8x100, except pt for av, 2-sty fr dwg; Jno F Stokes to Harry Cahn, 2540 Grand av & Junius J Pittman, 2341 Andrews av; mtg \$3,000; Apr28; Apr29'13.

O C & 100

Waterbury av, ss, 75 e Wilcox av, see Town Dock rd, nec Valentine av.

Webster av, 2967-9 (12:3280), ws, 175 n Bedford Park Blvd, 50x120.11, 5-sty bk tnt & str; Auletta & Co, a corp, to Bronx Investment Co, a corp, 100 Bway; C A G; mtg \$37,000; Apr30; May1'13.

nom

Webster av, 3552 (12:3360), es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Chas L Keil to Bronx Investment Co, a corp, 100 Bway; QC; mtg \$5,000; Apr24; Apr29'13.

nom

Webster av, 3552 (12:3360), es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Caroline Keil to Bronx Investment Co, a corp, 100 Bway; mtg \$5,000; Apr17; Apr29'13.

nom

Wendover av, 540-4 (11:2928), ss, 100 e 3 av, 75.2x131x75x132.5, 2-5-sty bk tnts; Hattie Kaufman to Cunard Realty Co, a corp, 412 W 148; AT; QC; AL; Apr11; Apr30'13.

nom

Westchester av (*), ss, 184.10 w Castle Hill av, runs s40.10xe35xsl145.9xw51.5x176.10 to av xe34.5 to beg; Margt J McCormick to Mary A McCormick, both at 834 E 152; ½ pt; Apr28; Apr30'13.

nom

Westchester av (*), ns, 41.1 w Elder av, runs n101xw59x119.11xw50xsl113.5 to av x109.3 to beg; American Real Estate Co to Winnie Co, a corp, 836 Westchester av; AL; Apr29'13.

O C & 100

White Plains av (*), ws, 150 s Morris Park av, 25x45, except pt for White Plains av; also WHITE PLAINS AV (*), ws, 175 s Morris Park av, 25x45, except pt for White Plains av; Sophie V, wife Jno Murphy, to Minnie, wife Vincent Bonagar, 789 Home; mtg \$2,500; Apr22; Apr28'13.

nom

White Plains av, ws, 175 s Morris Park av, see White Plains av, ws, 150 s Morris Park av.

White Plains av (*), ws, 150 s Morris Park av, 25x45; also WHITE PLAINS AV (*), ws, 175 s Morris Park av, 25x45, except pt for av; Minnie, wife Vincent Bonagar to Sophie V, wife Jno Murphy, at Far Rockaway, B of Q; Apr22; Apr26'13.

nom

White Plains av, ws, 175 s Morris Park av, see White Plains av, ws, 150 s Morris Park av.

Woodycrest av, 1079-83 (9:2513), ws, 175 n 165th, 47.8x93.1x47.8x91.11, 3 2-sty & b fr dwgs; Wm J Walter to Jos E Martire, 1075 Woodycrest av; QC; Apr23; Apr26'13.

nom

Woodycrest av, 1079 (9:2513), ws, 175 n 165th, 15.11x92.3x15.10x91.11, 2-sty & b fr dwg; also WOODYCREST AV, 1081 (9:2513), ws, 190.11 n 165th, 15.11x92.8x15.10x92.3, 2-sty & b fr dwg; Juliet G Martire to Jos E Martire, 1075 Woodycrest av; QC; May1'11; re-recorded from May15'11; Apr26'13.

nom

Woodycrest av, 1081, see Woodycrest av, 1079.

Woodycrest av, 1083 (9:2513), ws, 206.10 n 165th, 15.11x93.1x15.10x92.8, 2-sty & b fr dwg; Juliet G Martire to Jos E Martire, 1075 Woodycrest av; QC; May1'11; re-recorded from May15'11; Apr26'13.

nom

Woodlawn av (Misc), ws, adj prop Jno Muller, runs w100x100x— along ws of av 100 to beg; Christina Sackmann, late of Woodlawn, NY, by will to Mary Bahrenburg, her sister; ½ pt; Apr28'02; Apr30'13.

wills

2D av (*), nws, lots 5 & 6 map of 58 lots at Williamsbridge; Jas L Wells, auctnr, 50x100; Cornelia F Briggs, EXR & heir Peter W Briggs, to Chas J Sheil, — E 214, Williamsbridge; correction deed; Apr25; Apr29'13.

nom

2D av (*), nws, lot 6 same map, 25x100, except pt for Bronx Blvd; Chas J Sheil to Cecelia M Sheil, 3300 Olinville av; Apr25; Apr29'13.

O C & 100

3D av, 3000, see Bergen av, nws, 128.2 w Brook av.

3D av, 3743 (11:2911), ws, 52.9 n St Pauls pl, 26.7x110.5x26.10x105.7, 4-sty bk tnt & str; Jno Cuneo to Luigi Pagliughi, 3743 3 av; ½ pt; mtg \$13,000; Apr28; Apr29'13.

O C & 100

3D av, 3968 (11:2929), es, 50 s 173d, 24.9 x99.6, 4-sty bk tnt & str; Emanuel Lowinson to Lowinson Realty Co (Inc), a corp, 5 Beekman; mtg \$15,000; Apr3; May1'13.

O C & 100

3D av, 3997-9 (11:2921), ws, 201.9 n 173d, 50.1x131.8x50x131.3, 6-sty bk tnt & str; Geo H Pratt to Cunard Realty Co, 412 W 148; AL; Mar18; Apr29'13.

O C & 100

3D av, 3997-9 (11:2921), ws, 201.9 n 173d, 50.1x131.8x50x131.3, 6-sty bk tnt & str; given to secure payment of 2 promissory notes of \$750 each; Edw & Ellen J Hanlon to Cunard Realty Co, 412 W 148; mtg \$54,500; Apr1; Apr29'13.

nom

3D av, 4066 (11:2930), es, 414.10 n 174th, 25x100, 4-sty bk tnt & str; Francis W Judge ref to Co-Free Realty Co, 567 E 169; FORECLOS Jan9; Feb10; Apr30'13.

13,750

3D av (11:2930), es, 439 n 174th, a strip 0.10x100x—x—; John Johnston to Co-Free Realty Co, a corp, 567 E 169; QC; Apr21; May1'13.

3D av, 4691-5 (11:3041), nwc Cyrus pl (188th, 463 E), 45.11x101.5x40x124, 4-sty bk tnt & str; mtg \$33,000; also PARK AV, 4704 (11:3041), es, 30.4 n Cyrus pl (188th), 37.6x100.2, 5-sty bk tnt; mtg \$28,500; also 188TH (189TH) ST E (11:3041), ss, 100.5 e Park av, runs s98.3 to ns Cyrus pl, formerly 188th, xe39.3x104xw2.10x105.10 to 188th (189th) xw36.6 to beg; vacant; mtg \$4,000; Regina Keller to Smada Realty Co, a corp, 391 E 149; Apr21; Apr25'13.

O C & 100

3D av, 4691-5; Park av, 4704, & 188TH (189th) st E; same prop; Geo Keller Constn Co et al to same; QC; mtg as above; Apr21; Apr25'13.

nom

3D av, 4691-5; Park av, 4704, & 188th st E; Mary Keller et al by Monroe Goldwater, GDN, to same; AT; B&S; mtg \$65,500; Apr24; Apr25'13.

71,250

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st, nwc Bryant av, see Faile, ws, 175 s Aldus.

Aldus st, nec Faile, see Faile, ws, 175 s Aldus.

Faile st (10:2746), ws, the s line being 205 s Aldus, —x100, owned by party 2d pt; also FAILE ST (10:2746), ws, adj above on s —x—, owned by party 1st pt; party wall agmt; American Real Estate Co, a corp, 527 5 av, with Fram Bldg Co (Inc), a corp, 1210 Evergreen av; Apr28; May1'13.

Faile st (10:2746), ws, 175 s Aldus av, 50x100; vacant; also SOUTHERN BLVD (10:2742), es, 125 s Aldus, 125x150; vacant; also ALDUS ST (10:2748), nec Faile, 200 to Bryant av, x100; re mtg; Mutual Life Ins Co to American Real Estate Co, 527 5 av; Apr26; May1'13.

38,300

Faile st, nec Aldus, see Faile, ws, 175 s Aldus.

Grand View pl, nec 167th, see Thompson, 134, Manhattan.

Grand View pl, see 168th, see Thompson, 134, Manhattan.

164TH st, 429-33 E (9:2386), ns, 355.1 w Washington av, runs n101xw28x109x91.10 xs200 to st xw63.10 to beg, 2-sty & a fr dwg, 1-sty bk & fr bldg & 1 & 2-sty bk & fr rear stable; re mtg; Jno H Rohrs et al, EXRS & Herman Rohrs, to Diedrich Bunke, 315 E 175; Jno Bunke, 141 W 103; Hy Bunke, 1770 Grand Blvd; Louise Assendorf, 181 Freeman, Bklyn; Anna Friedrich, 946 6 av, & Dora Meyer, 2676 Decatur av, heirs & c Ratje Bunke, decd; QC; Apr15; Apr25'13.

167TH st E, nec Grand View pl, see Thompson, 134, Manhattan.

168TH st E, see Grand View pl, see Thompson, 134, Manhattan.

172D st E (11:2966), ns, 150 e Boston rd, 200x100; vacant; mtg \$26,500; CONTRACT to exch for 181ST ST, 646-50 E (11:3081), ss, 50 w Belmont av, 69.3x115 x—x97.11, 2-5-sty bk tnts; mtg \$26,000; Abr L Lazarus with Sole Realty & Constn Co; Apr12; Apr28'13.

181ST st, 646-50 E, see 172d st E, ns, 150 e Boston rd.

242D st E (*), ss, 23.8 w Baker av, 200x200 to Penfield av; re-judgt; Robt C Turnbull, EXR Geo R Sutherland to Jas B Nelson at Greencastle, Ind; QC; Apr18; Apr29'13.

600

242D st E, swc Baker av, see Baker av, ws, extends fr 242d to Penfield av.

Baker av (Barnes) (*), ws, extends from ss of De Milt av or 242d to ns Penfield av, 200x23.8 on 242d x200x23.6 on Penfield av; re mtg; Marcus Brown to Magdalena Lieb, 50 Central Park W, individ & EXTRX Chas A Lieb; QC; Apr17; Apr26'13.

Bryant av, nwc Aldus, see Faile, ws, 175 s Aldus.

Forest av, 757 (10:2646), owned by party 1st pt; also FOREST AV, 759, owned by party 2d pt; agmt as to retaining wall; Benj Benenson, 405 E 153, with Richd Robitzek, 699 E 165; Apr21; Apr29'13.

nom

Forest av, 759, see Forest av, 757.

Penfield av, nwc Baker av, see Baker av, ws, extends from 242d to Penfield.

Southern Blvd, es, 125 s Aldus, see Faile, ws, 175 s Aldus.

Webster av, 2967-9 (12:3280), ws, 175 n Bedford Park Blvd, 50x120.11, 5-sty bk tnt & str; re mtg; Margt Knox to Auletta & Co, 100 Bway; QC; Apr24; May1'13.

Westchester av (*), ns, 50.1 w Elder av, runs n100.5xw59x119.11xw51xsl13.4 to av xe101.3 to beg; re mtg; Henry R C Watson, EXR & Wm Watson to American Real Estate Co, a corp, 527 5 av; QC; May22'12; Apr29

LEASES

Borough of Manhattan

APRIL 25, 26, 28, 29, 30, MAY 1.

Beekman st, 12-4, & Nassau st, 138-42 (1:101); pt str; Horace R Daniels to Geo Franzen, 1161 Union av, & Philip White, 436 Lincoln av, Bklyn; 10yf May1; Apr26 '13. 2,700

Broome st, 211 (2:351); cor str; Wm L Cahn to Jos Price, 211 Broome; 5yf April option 5y ren; May1'13. 2,100 & 2,220

Catharine st, 41 (1:277); cor str, part b & 1 room on 1st fl; also MADISON ST, 71-3, part c; Eugenia Wylie to Egidio Napoli, 73 Mad; 10yf May1'13; Apr30'13. 2,100

Duane st, 14; also NEW CHAMBERS ST, 2 (1:121); asn Ls; Harry Berg to Berg Cafe & Hotel Co, a corpn, 2 New Chambers; Apr28; May15'13. nom

Frankfort st, 25 (1:103); asn Ls; Sam & Henry Berliner to May Klyberg, 25 Frankfort; mtg \$—; Apr26; Apr28'13. nom

Grand st, 439 (1:315); all; Jas L Barclay to Barnet Chreïn, 470 Grand; 5yf May 1; Apr25'13. 2,050

Houston st, 313 E (2:350); all; Dora Miller to Saml Goldberg; 3yf May1; May 1'13. 1,320

Monroe st, 18 (1:253); str & pt c; Luigi Torregrossa to Giacomo Sammarco, 18 Monroe; 3yf May1; May1'13. 600

Monroe st, 124 (1:256); e str & b; Chas B Meyers to Jos Peck, 124 Monroe; 5yf May 1; Apr28'13. 720

Mott st, 104 (1:204); str fl & c; Antonio D'Ambrosia to Max Sternsdorff at Lynbrook, LI; 2yf May1'13; Apr30'13. 840

Mott st, 104; asn Ls; Max Sternsdorff to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; Apr29; Apr30'13. nom

Mott st, 202-4; also SPRING ST, 26-8 (2:479); all; Pincus Lowenfeld & ano to Giovanni Margeri, 204 Mott; 5yf April; Apr 25'13. 10,800

Nassau st, 138-42, see Beekman, 12-4.

New Chambers st, 2, see Duane, 14.

Orchard st, 56 (1:309); asn Ls; Congress Brewing Co to Capitol Hall (Inc), a corpn, 56 Orchard; Apr21; Apr28'13. nom

Rector st (1:51); bet Trinity pl & Greenwich; office 2308 in U S Express Bldg; U S Express Realty Co to Jos Mayhew, 69 Rutledge av, Orange, NJ; 5yf May1, 3y ren; Apr28'13. 384

Roosevelt st, 58 (1:116); asn Ls & bill of sale of chattels; Jos Maronna to Frank Maronna, 58 Roosevelt; AT; Apr16; Apr30 '13. 700

St Marks pl, 14 (2:463); str & pt c; Ezekiel Plonsky to Max Bleich, 60 St Nieh av & ano; 2yf May1'13; Apr30'13. 1,920

Spring st, 26-8, see Mott, 202-4.

Suffolk st, 161 (2:355); ws, 225 s Houston, 25x100; asn Ls dated Apr9'92; Jonas Weil & ano to Fanny Gruen, 116 E 90; Apr30; May1'13. nom

Suffolk st, 161 (2:355); ws, 225 s Houston, 25x100; the land; Alice Leaman & ano, TRSTES Edw Phillips, to Fanny Gruen, 116 E 90; 21yf May1; May1'13. taxes &c & 950

Suffolk st, 163 (2:355); ws, 200 s Houston, 25x100; asn Ls dated Apr9'92; Jonas Weil & ano to Fanny Gruen, 116 E 90; Apr3; May1'13. nom

STH st, 48-50 W; asn Ls; Thos J Falls to Chas Brandt, 9 Perry; Apr25; Apr26'13. 18,200

STH st, 48-50 W; consent to asn above Ls to Chas Brandt; TRSTES of Sailors Snug Harbor to Thos J Falls at Milford, Conn; Apr23; Apr26'13. —

STH st, 48 W; see 8th, 50 W.

STH st, 50 W (2:548); ss, 73.6 e Greene, 24.7x117.10x24.7x117.2; also 8TH ST, 48 W (2:548); ss, 48.10 e Greene, 24.7x116.2x24.7 x114.6; leasehold; Chas A Hickey, ref, to Thos J Falls, at Milford, Conn; FORECLOS Apr10; Apr25; Apr26'13. 10,000

13TH st, 28 E (2:570); all; Edw Zoellner to Anna Otto, 505 E 5; 3yf Mar15; Apr 29'13. 900

14TH st, 28 E (2:571); ss, 375 e 5 av, 25x 103.3; asn Ls; Jos & Isaac Guzy to Herman Heidelberg, 1 W 72; Apr25; Apr26'13. O C & 100

14TH st, 28 E (2:571); covenant by assignee to perform conditions; Herman Heidelberg, 1 W 72 to Fredk T Van Beuren, 60 E 75, et al; Apr25; Apr26'13. nom

14TH st, 302 E (2:455); str; Henry Herrmann & ano to Sotiris Tsororos, 302 E 14, & ano; 5yf May1; May1'13. 1,200

14TH st, 306 E (2:455); basement; Marcus Greenbaum to Harry Katz, 306 E 14; 18-12yf Sept1'12; Apr26'13. 240 to 300

14TH st W, nwc 5 av, see 5 av, nwc 14.

16TH st, 518-24 E (3:973); all; Abr Zadek et al to Sollie Cohen, 345 E 99 & Pincus Cohen, 1519 St Marks av, Bklyn; 4yf Aug1'12; Apr29'13. 7,000

16TH st, 518-24 E (3:973); two houses; agmt modifying Ls & reducing rent from \$7,000 to \$6,760 per annum; Abr Zadek et al with Sollie Cohen, 97 W 143 & ano; Jan25; Apr29'13. nom

16TH st, 1 W, see 5 av, 110-12.

18TH st, 233 E (3:899); ns, 3-sty bldg; A Van Horn Stuyvesant to Lina Lindner, 233 E 18; 3yf May1'13; Apr26'13. 1,250

22D st, 54 W (3:823); all Jennie E Van Horn to Geo W Gernant, — Lefferts av, Richmond Hill, LI; 6yf Feb1'17; Apr 29'13. taxes, &c, & 5,460

22D st, 54 W (3:823); str & b; Arthur S Higgins to Geo W Gernant, — Lefferts av, Richmond Hill, LI; 4yf Feb1; Apr29'13. 2,500

26TH st E, sec 4 av, see 4 av, 351-3.

27TH st E, swc Lex av, see Lex av, 98.

27TH st W, nwc Bway, see Bway, nwc 27.

31ST st, 25-9 W (3:833); 3d loft; Napoleon Constn Co to Morris Frank, 15 Straiton av, Arverne, LI; 2 9-12yf May1; May1 '13. 3,000

31ST st W, see Bway, see Bway, sec 31st.

32D st W, nwc 5 av, see 5 av, nwc 32.

33d st, 43-7 W (3:835); ns, 192.11 e Bway, 63.4x98.9, leasehold; Arthur Berry, special master & Chas C Burlingham et al recvrs of Improved Prop Holding Co to Sandown Realty Co, Inc, a corpn, 15 Wm; AL; FORECLOS Apr11; Apr24; Apr25'13. \$298,000 for this & 4 other leaseholds

33D st, 43-7 W (3:835); ratification of Ls; Alice H wife Austen G Fox to Henry Corn; Aug2'06; Apr26'13. nom

33D st W, see Bway, see Bway, sec 33.

37TH st W, nwc 11 av, see 11 av, nwc 37th.

39TH st, 108 W (3:814); asn Ls, bill of sale &c; Jno O'Connell to Robt McCabe, 108 W 39; AT; Decl9'10; Apr28'13. nom

39TH st, 108 W (3:814); asn Ls; Robt McCabe to Patk J Flannery, 651 6 av; all title; Apr17; Apr28'13. nom

39TH st, 108 W; asn Ls; Patk J Flannery to Edw P Lehr, 80 W 94; mtg \$—; Apr21; Apr28'13. nom

42D st, 11 W (5:1258); basement, 20x 100; Jas Slater to Henry S Schendel, 127 E 72; 9yf May1'13; Apr30'13. 750

42D st, 47-59 W, see 6 av, 736-44.

43D st, 545 W (4:1072); sur Ls; M Groh's Sons, Inc to Phillip Ryan, 616 11 av; AT; Apr25; Apr29'13. 200

46TH st, 24-6 E (5:1281); 40x100; agmt as to sur of Ls; The Mrs Osborn Co, a corpn, 24-6 E 46, with Ella F Johnson, 201 W 79; May1'13. 30,000

47TH st, 56-60 W (5:1262); asn Ls; Henry Rowley to The Forty-sixth Street Hotel Co; AT; Oct15'08; May1'13. nom

47TH st, 56-60 W (5:1262); asn Ls; Forty-sixth St Hotel Co to Forty-seventh St Hotel Co, Inc, a corpn, 56-60 W 47; AT; Apr28; May1'13. nom

47TH st, 315-7 W (4:1038); ns, 200 w 8 av, 50x200.10 to ss 48th (Nos 318-20); Anna W H Nichols to Wendell L Nichols, at Brookline, Mass; 19yf May1; May 1'13. taxes &c & 15,800 to 19,800

48TH st, 318-20 W, see 47th, 315-7 W.

50TH st, 530 W (4:1078); str & front c; Loewer Realty Co to Jos Schmitzberger, 530 W 50th; 5yf July1'14; Apr25'13. 540

73D st, 182 E (5:1407); all; Bella Kaynton to Geo H Cornish; 5yf Oct15'12; Apr 29'13. 3,499.92

76TH st, 338-40 E (5:1450); ss, 200 e 2 av, 50x102.2; all; Rachel Cohen & ano to Rosario Vella & Jno Corradengo, 240 E 77; 5yf May1'13; Apr29'13. 2,120

84TH st, 113-15 E (5:1513); all; Mary M Baab to Julius Wolf at Woodmere, LI, & ano; 5 3-12yf Mar1; Apr25'13. 3,600

104TH st, 21-3 E (6:1610); all; Winston Holding Co to Victor Batkin, 335-7 E 101; 3yf Mar1'13; Apr30'13. 5,500

105TH st E, nec 1 av, see 1 av, 2036.

105TH st, 112 W (7:1859); agmt that deposit of \$1,200 shall be applied to rent for months of Feb to Sept, 1913; Mary A Loeffler, 3397 3 av, with Wm R Caney, 12 W 104 et al; Apr25; Apr28'13. nom

105TH st, 112 W; agmt as to installation of heating plant & alterations; Mary A Loeffler with Wm R Caney et al; Apr25; Apr26'13. nom

117TH st E, nec 1 av, see 1 av, 2276.

125TH st W, nwc 8 av, see 8 av, 2329.

127TH st, 176 E (6:1775); 2d loft; Max Rosenblum to Fredk Feuss, 64 E 125; 3yf Junel, 2y ren at \$1,090; May1'13. 900 & 1,000

132D st, 240 W (7:1938); 3-sty b stn dwg, Annie Sugarman to Thos G Gibbons, 276 W 132; 1yf May1'13; 1y ren at \$669; May 1'13. 600

133D st, 1 W (6:1731); west str; Jacob Israelson to Mary Carmella, 2177 5 av; 3yf May1; Apr25'13. 300

156TH st, 506-10 W, see Ams av, 1926-8.

177TH st W, nec Audubon av, see Audubon av, nec 177th.

Amsterdam av, 50 (4:1153); n str; Cath Cook to Chas Cook, 52 Ams av; 5yf Mar 1'12; May1'13. 840

Amsterdam av, 1926-8 (8:2114); ws, 75 s 156th, 50x100; also 156TH ST, 506-10 W (8:2114); ss, 100 w Ams av, 50x99.11; all; Ocemore Bldg Co to Benj Blum, 565 W 144, & Benj Kalmus, nec 156th & Bway, & Aug Kalmus, 547 W 157; 19 11-12yf Feb1'10; Apr28'13. 25,300

Amsterdam av, 1926-8; also 156TH ST, 506-10 W; agmt as to asn of Ls & asn of all RT&I in sum of \$6,000 deposited as security; same with same; Apr25; Apr28 '13. nom

Audubon av (8:2132), nec 177th; str & b; Inter-City Land & Securities Co to Abr Sattel, 247 Audubon av; 5yf May1'13, 5y ren at \$1,680; May1'13. 1,020 & 1,500

Bowery, 155 (2:424); all; Saml Frankel to Andw Collins, 155 Bowery; 3yf May1; Apr29'13. 1,400 & 1,500

Broadway (3:829), nwc 27th, runs n 135.10xw78.11xs25xe17.2xs25xsagain 58.6 to ns27th xe87.7 to beg, leasehold; Arthur Berry, special master, & Chas C Burlingham et al, recvrs of Improved Prop Holding Co, to NY Business Buildings Corpn, 341 5 av; AL; FORECLOS Apr11; Apr24; Apr25'13. \$298,000 for this & 4 other leaseholds

Broadway (3:832), sec 31st; asn Ls; Geo F Hurlbert to Hurlbert-Grand Hotel Co, a corpn, 1236 Bway; Apr23; Apr28'13. nom

Broadway (3:834), sec 33d, pt of str; United Stores Realty Co to Chas Heller, 534 W 147; 10yf May1; Apr25'13. 2,650 to 3,000

Broadway, 2307 (4:1231); all; Gifford Pinchot to Jacob Shenfield, 311 W 95; 10yf May1'13; Apr26'13. taxes &c & 6,500

Broadway, 4563-5 (8:2180), 61 x 125; all; Matilda Weisbecker et al EXRS & Chas Weisbecker to Wm Jancke on premises; 5yf May1; Apr25'13. 900 & 1,200

Columbus av, 864 (7:1857), n str; Aug Roffmann to Helen Gordon, 11 W 102; 3yf May1; Apr26'13. 900

Lexington av, 98 (3:882), swc 27th, 19.9 x51; Lexington Realty Co to Herman Bryner, 325 West Bway; 5yf May1; Apr 28'13. 3,000 to 3,500

Lexington av, 423-5 (5:1298); s ground fl & b; Neelar Realty Co to Hanover Lunch (Inc), a corpn, 138 E 14; 10yf May 1; Apr28'13. 2,000 to 4,000

Lexington av, 2085 (6:1774); power of atty to lease to Kanebole Realty Co; Tine Schattman to Harry Schattman; Apr 21; Apr30'13. —

Lexington av, 2085; power of atty to lease to Kanebole Realty Co; Julius Schattman, Jr, to Isaac L Cohn; Apr19; Apr30'13. —

Lexington av, 2085 (6:1774); all; Julius Schattman, Jr, et al to Benj Winter, 130 E 104; 5yf May1'13; Apr29'13, 8,500 & 9,000

Pleasant av, 320 (6:1716); cor str; Sol Jacobs to Saml Fortgang & Chas Maltz, 320 Pleasant av; from May1'14 to Apr30'22; May1'13. 1,200 & 1,320

1ST av, 2036 (6:1699); nec 105th, front & rear str & b; Raffaella De Grazia to Jos Citarella, 2036 1 av; 5 1-12yf April; May1 '13. 1,500

1ST av, 2095 (6:1679); str & c; Antonio Sorge to Joshua Goldman, 2095 1 av; 5yf Mar1'11; Apr29'13. 1,200

1ST av, 2095; asn Ls Joshua Goldman to Harry Shear, 219 E 113; Oct28'12; Apr 29'13. nom

1ST av, 2276 (6:1711-1), nec 117th, 25.2x 64; all; Helen L Morris to Vincent Canero, 453 E 114; 3yf May1'14; May1'13. taxes &c & 960

2D av, 442 (3:931); str &c; Sol Weinhandler to Jos Restler, 769 Trinity av; 5 2-12yf Mar1 (option of 5y renewal at \$1-500); Apr25'13. 1,200 to 1,300

2D av, 1075 (5:1330); str fl & b; Anna J Becker to Walter Kunzig, 1075 2 av; 1yf May1; Apr28'13. 600

2D av, 1075; asn Ls; Walter Kunzig to May Kunzig, 1075 2 av; AT; Apr5; Apr 28'13. nom

2D av, 1632 (5:1547), s str & b; Aug W Roeder to Jno Heinrich, 1632 2 av; 4yf Mar 10'11; Apr25'13. 660

2D av, 2155 (6:1660); south str; Antonio D'Avanzo to Chas Klien, 248 E 111; 5yf May1; Apr25'13. 516

3D av, 981 (5:1352); ground fl; Eliz Dalbert & ano to H & S Lunch Room Co, 981 3 av; 5yf May1; Apr28'13. 2,700 & 2,800

3D av, 1591 (5:1535); str & c; Anna Walter & ano to Gustav Wiesinger, 540 E 83; 3yf May1, 2y ren at \$600; Apr28'13. 540

3D av, 1704 (5:1524); str; Herman & Dora Wiebke to Bertha Tigner, 1704 3 av; 3yf May1; May1'13. 1,500

4TH av, 351-3 (3:881), sec 26th, n 1/2 9th fl & all of 10th fl; The Hanover Corpn to Theo Tiedemann & Sons, 73 Mercer; 10yf Feb1'14; Apr25'13. 17,500 to 19,000

5TH av (3:816), nwc 14th, 103.3x100, leasehold; Arthur Berry, special master & Chas C Burlingham et al, recvrs of Improved Prop Holding Co to Eighty-four Fifth Av Corpn, 341 5 av; AL; FORECLOS Apr11; Apr24; Apr25'13. 1,000

5TH av, 110-2 (3:818), nwc 16th (No 1), runs n91.6xw89xn0.6xw69.4xs92 to ns 16th xe158.4, leasehold; Arthur Berry, special master & Chas C Burlingham et al, recvrs of Improved Prop Holding Co to One-Ten Fifth Av Corpn, 341 5 av; AL; FORECLOS Apr11; Apr25'13. 1,000

5TH av (3:834), nwc 32d, runs w123.6xn 98.9xe23.6xs32.11xe100 to 5 av xs65.10 to beg, leasehold; Arthur Berry, special master & Chas C Burlingham et al recvrs of Improved Prop Holding Co to NY Business Buildings Corpn, 341 5 av; AL; FORECLOS Apr11; Apr24; Apr25'13. \$298,000 for this & 4 other leaseholds

5TH av, 241 (3:857), parlor floor; Estate Chas A Coe, Inc, a corpn, to Henry Escher, Jr, 26 Exchange pl; 3yf May1'13; Apr 30'13. 4,000

5TH av, 341-7 (3:863), es, 59.3 s 34th, runs e100xs39.6xw5xs39.6xw95 to av xn79 to beg, leasehold; Arthur Berry, special master & Chas C Burlingham et al recvrs of Improved Prop Holding Co to NY Busi-

ness Buildings Corp'n, 341 5 av; AL; FORECLOS; April'13; Apr24; Apr25'13. \$298,000 for this & 4 other leaseholds

6TH av, 225-7 (3:790); sur ls & bill of sale; Harriet G Coogan, individ & EXTRX Sarah Lynch to Maria G Morewood & Florence & Kath G Melville, all at Elizabeth, NJ; mtg \$—; Apr30'13. 50,000

6TH av, 531-3 (3:807); asn Ls; Chas Himmel to Augusta Himmel, 233 W 36; AT; Mar20; Apr25'13. nom

6TH av, 683 (3:815), basement; Photo-Drome Co to Wm Ypsilantes, 435 W 38 & ano; 10yf Junel; Apr25'13. 900 to 1,800

6TH av, 736-44 (5:1258), nec 42d (Nos 47-59), 100.5x208, leasehold; Arthur Berry, special master & Chas C Burlingham et al recrvs of Improved Prop Holding Co to Apex Leasing Co, Inc, a corp'n, 17 W 42; AL; FORECLOS April'13; Apr24; Apr25'13. \$298,000 for this & 4 other leaseholds

7TH av, 2003 (7:1905); str; Herbt D Burnham to Saml A Rothschild, 184 St Nicholas av; 3yf May1; Apr29'13. 850

8TH av, 674 (4:1014), es, 40.5 s 43d, 20x 80; sobrn of Ls to mtg for \$5,000; Wm S Bisset & Peter F Miller with Franklin Savgs Bank, 656-8 8 av; Apr25; Apr28'13. nom

8TH av, 2329 (7:1952), nwc 125th; all; Michl J Adrian Corp'n to Jno McMahon, 306 E Bway; 5yf May1; Apr29'13. 10,000

8TH av, 2801 (7:2034); asn Ls; Chas Rubinfeld to Hyman Lifschitz, 2801 8 av; Apr16; Apr28'13. O C & 100

8TH av, 2801; asn Ls; Hyman Lifschitz to Polo Grounds Delicatessen Store, 2801 8 av; Apr26; Apr28'13. nom

11TH av, 671 (4:1096); str, b & 1st fl above str; Jacob Muller to Jacob Marquart, 671 11 av; 3yf Apr3; 3y ren; Apr25'13. 504

11TH av (3:683), nwc 37th, 49.4x100; sobrn of Ls to mtg; Grafton B Wingman with Geo Ehret, 1197 Park av; Apr15; Apr30'13. nom

11TH av (3:683); same prop; sobrn of Ls to mtg; Burling Transportation Co to Geo Ehret, 1197 Park av; Apr21; Apr30'13. nom

LEASES.

Borough of the Bronx.

Fink st, sec Westchester sq, see Westchester sq, 70.

Hoffman st (11:3065), sec 187th; cor str; Saverio Scalzo & ano to Lucia Balzano, 649 Eagle av; 5yf Dec1'12; Apr25'13. 840

Lorillard pl, 2366-8 (11:3054); all; Clarence Realty & Constn Co to Antonio Midolo, 597 E 187; 5yf May1; Apr25'13; 4,100

Westchester sq, 70 (*), sec Fink; asn Ls; Knut Aulin to Geo Poleitner, 147 E 116; Apr12; Apr29'13. nom

136TH st, 520-8 E (9:2263); sobrn of Ls to mtg for \$25,000; Louis Cohn & Barnet Kliansky with Century Mtg Co, a corp'n, Ossining, NY; Apr29; May1'13. nom

141ST st, 389 E (9:2304), str & b; also 141ST ST, 391 E, basement; Adelaide M Boyce to A D Evertson Co, 389 E 141; 3yf May'13; Apr30'13. 276

147TH st, 536 E (9:2273); sur Ls; Herman Stark & ano to Gussie Heidenreich, 1018 E 163; AT; Apr29; May1'13. nom

156TH st, 417-19 E (9:2378), 50x150; all; Bronx Torrens Land Co to Arthur & Jno J Cahn, 912 Forest av; 6yf May1; May1'13. 2,200

170TH st E, see Prospect av, see Prospect av, 1422.

179TH st E, nec Washington av, see Washington av, 2020-2.

182D st E, nwc Hughes av, see Hughes av, 2243.

187TH st E, see Hoffman, see Hoffman, see 187.

201ST st E (12:3292), ss, 31 e Perry av, 2d & 3d floors; Fredk W Kornman to E Kath Cantz, 322 E 201; 3yf May1'13; Apr29'13. 780

Hughes av, 2243 (11:3071), nwc 182d; str & b; asn Ls; Frank Daisenberger to Edw F Smith, 180 W 81; AT; Apr24; Apr29'13. nom

Morris Park av, 697 (*), 1/2 of e str of 10 ft wide; Antony Landgrebe to Char Liggitto, 1741 Victor; 4yf May1; Apr25'13; 360 & 420

Prospect av, 1422 (11:2963), sec 170th, str, b & 6 rooms on 1st fl; Ernest C H Bauer to Fredk Gebien Jr, 78 W 94; 5yf May1'13; 5y ren; Apr30'13. 1,500

Walker av, see Westchester av, see Westchester av, see Walker av.

Washington av, 1281 (9:2390); asn Ls; Sol Fahrler to New Rose Amusement Co, Inc, 309 Bway; AT; Oct10'12; Apr29'13. nom

Washington av, 1281 (9:2390); all; New Rose Amusement Co to Henry Knieriem, 1218 Hoe av & Patk A Meehan, 622 E 138; 5:3-12yf Jan1; Apr29'13. 2,100 & 2,400

Washington av, 1281; asn Ls; Henry Knieriem & ano to Jno C L Becker, 2165 Hughes av; Apr25; Apr29'13. nom

Washington av, 2020-2 (11:3046), nec 179th; str & pt c; A Feldmann Constn Co to Fredk Wagner, 1948 Bryant av; 5yf May1'13; Apr26'13. 600 to 840

Westchester av (*), sec Walker; all; L Eugene Field to Leon Marcus; 10yf Jan 1'10; Apr25'13. 360 & 540

3D av (11:3043), ws, 162 s 178th, 104x —, 6-8 str, cellars & rear portions; Benj T Gilbert to Wm E Brooker; 3yf May1'11; Apr25'13. 4,600

3D av, 4233 (11:3043), all; Wm E Brooker to Puritan Steam Laundry, 4233 3 av; et al; 5yf May1'10; Apr25'13. 1,080 & 1,250

Clason Point Park (*), Clason pt; asn Ls; Emily Bopp to Annie Colman, 417 E 135; Apr23; Apr29'13. nom

MORTGAGES.

Borough of Manhattan.

APRIL 25, 26, 28, 29, 30, MAY 1.

Arden st, sws, at ses Bway, see Bway, see, at sws Arden.

Bank st, 33 (2:615), ns, 125 e 4th, runs n 95xe25xs8.4xw2xs85xs2xw25 to beg; PM; Mar4; Apr25'13; 1y5%; Saml Lipman to Chas A Winter, Great Neck, NY, et al. 12,000

Bank st, 33-5 (2:615), ns, 100 e 4th, runs n 95xe50xs8.4xw2xs85xs2xw50 to beg; Mar 4; Apr25'13; 1y5%; Saml Lipman to Anna A Winter, Great Neck, LI. 12,000

Bank st, 33-5; PM; pr mtg \$24,000; Apr25'13; 1y6%; same to Samson Lachman, 313 W 106. 6,000

Bank st, 33-5; pr mtg \$30,000; Apr25'13; 1y6%; same to same. 34,000

Bond st, 36 (2:530), ns, 324.8 w Bowery, 27x100; all title to any strips of land adj; Apr15; Apr25'13; 2y5%; Chas E Irving of Crown Pt, Essex Co, NY, to Cruikshank Co, 141 Bway. 3,000

Broome st, 211 (2:351); asn Ls by way of mtg to secure \$4,500; Apr5; May1'13; Jos Price to Ferd Munch Brewery, 283 Vernon av, Bklyn. nom

Cannon st, 56 (2:328), es, 150 n Delancey, 25x100; May1'13; 5y5%; Hattie Brandt to Emigrant Indust Savgs Bank. 21,000

Cannon st, 56; sobrn agmt; May1'13; Henry & Hattie Brandt with same. nom

Catherine st, 73 (1:253), nec Hamilton (No 1), 18x50; Apr30'13; 5y5%; Mary Smith & Ellen Brown, Bklyn, to Emigrant Indust Savgs Bank. 9,000

Cedar st, swc Nassau, see Bway, Cedar, Pine & Nassau sts, the blk.

Cedar st, sec Bway, see Bway, Nassau, Cedar & Pine sts, the blk.

Cherry st, 143, see Water, 414-6.

Cherry st, 456-8 (1:263), ns, 200.11 e Jackson, 36.6x97.10x36.8x97.10; pr mtg \$35,000; Apr25'13; 4y6%; Elias Klapper to Leon Tuchmann, 1990 7 av. 5,000

Chrystie st, 99 (1:304); ext of mtg for \$10,000 to Apr26'18, 4 1/2%; Apr25; Apr28'13; Caroline G Coddington, at Englewood, NJ, with Mendel Berman, 156 Grand. nom

Dover st, 10 (1:106), ws, 73.3 n Water, runs w 28.2xnl.1xw12.2xnl.10xw11.1xnl1.3 xe5.23 to ws Dover xs20.3 to beg; all title to strips & gores adj; PM; Apr30'13; 4y5%; Hanover Supply Co, 126 Front to Mary Healy, 145 Clinton av, Bklyn. 6,000

East Broadway, 205 (1:285), ss, 171.1 w Clinton, 25.6x87.6, with all strips & gores adj above; PM; pr mtg \$—; Apr15; Apr29'13; installs, 6%; Jos C Seal, 213 East Bway to Pincus Lowenfeld, 106 E 64 & ano. 2,350

Essex st, 11 (1:297), ws, abt 155 n Canal, 25x87.6; PM; Apr30; May1'13; due & c as per bond; Bertha Haimowitz to Title Guar & Trust Co. 27,000

Essex st 11; PM; pr mtg \$27,000; Apr30; May1'13; 3y6%; same to Fannie Klein, 116 E 7. 6,000

Elizabeth st, 239 (2:508), ws, 141.4 n Prince, 20x90.6; PM; Apr30'13; due & c as per bond; Gaspare & Carlo Molinelli to Title Guar & Trust Co. 20,000

Elizabeth st, 239; PM; pr mtg \$20,000; Apr30'13; 3y6%; Gaspare & Carlo Molinelli to Broadway Trust Co, 754 Bway. 3,750

Forsyth st, 63, see Hester, 121-5.

Ft Charles pl E, 12 (Van Corlear pl.) (13:3402), ss, 105 e Jacobus pl, 50x72.2x90.7 x103.4; Apr29'13; 3y5%; Edw W Burckhardt, 10 Ft Charles pl to Emilie Schulz, 161 E 116. 2,500

Grand st, 190 (2:471); ext of \$14,000 mtg to Feb28'16 at 5%; Feb3; May1'13; Hospital & House of Rest for Consumptives with Francis R Stabile. nom

Grand st, 391 (1:313), sec Suffolk (No 32), 20.1x80; pr mtg \$60,000; Apr28; Apr30'13; demand, 6%; Rebecca I Goldsmith, 50 Hillside av, Newark, NJ, to Abr L Kass, 226 S 9, Bklyn. 5,000

Hamilton st, 1, see Catharine, 73.

Hester st, 121-5 (1:305), nwc Forsyth (No 63), 60x50; pr mtg \$80,000; Apr30; May 1'13; 4y6%; Jno C Eberle, 512 Rugby rd, Bklyn, to Lillius Grace, Great Neck, LI, 10,000

Mott st, 135 (1:237); ext of \$20,000 mtg to Apr20'18 at 5%; Apr19; Apr25'13; Lawyers Mtg Co with Giuseppina Zarillo. nom

Nassau st, swc Cedar, see Bway, Nassau, Cedar & Pine sts, the blk.

Nassau st, nwc Pine, see Bway, Nassau, Cedar & Pine sts, the blk.

Norfolk st, 82 (2:352), es, 175.2 n Broome 27.1x100x26.9x100, all title to any strips adj; pr mtg \$30,000; Apr19; Apr29'13; 5y 5%; Chas, Theresa & Amelia Karg, Augusta Roeszler & Matilda Sutherland, all of Yonkers, NY, to Montrose Realty Co, 135 Bway. 35,000

Orchard st, 18 (1:298), es, abt 100 n Canal, 25x87; PM; pr mtg \$23,000; Apr25; Apr26'13; due Oct25'14, 6%; Isidore Abraham to Wulf Gutman, 18 Orchard. 3,000

Orchard st, 56 (1:309); sal Ls; Apr22; Apr28'13; demand, 6%; Capitol Hall (Inc), a corp'n, to Congress Brewing Co, 169 Meserole, Bklyn. 2,300

Pine st, nwc Nassau, see Bway, Nassau, Cedar & Pine sts, the blk.

Pine st, nec Bway, see Bway, Nassau, Cedar & Pine sts, the blk.

Perry st, 26 (2:612), ss, 75 w Waverly pl, 25x95; Apr29'13; 5y5%; Danl Sullivan, Jersey City, NJ, to Emigrant Indus Savgs Bank. 21,000

Rivington st, 345 (2:323), ss, 68 e Mangin, 22x75; May1'13; 3y5%; Jno Bergman to Metropolitan Savgs Bank, 59 Cooper sq E. 1,000

Rivington st, 345 (2:323), ss, 68 e Mangin, 22x75; ext of \$6,000 mtg to May1'16 at 5%; May1'13; Metropolitan Savgs Bank with Jno Bergman, 167 E 94. nom

St Nicholas ter (7:1956-1969), nwc 129th, 99.11x143; Apr9; Apr30'13; due Oct9'14; 6%; Nellie E Peck, New Rochelle, NY to Ferd Cramer, 9 E Elm, Greenwich, Conn. 4,000

Suffolk st, 32, see Grand, 391.

Water st, 414-6 (1:250), ns, 202.11 w Market st, runs n120.9 to Cherry (No 143), xw25xs60.4xw50.3xs60.5 to water xe 75.2 to beg; PM; Apr30; May1'13; 6y6%; J Pitman Co to Leopold Schopp, 32 E 64. 15,000

Water st, 414-6, & Cherry, 143; certf as to above mtg; Apr30; May1'13; same to same.

Whitehall st, 57-8 (1:4); asn Ls by way of mtg as collateral security for \$3,500; May9'12; Apr30'13; Fredk A L Hillebrecht to Otto Huber Brewery, 1 Bushwick av, Bklyn. nom

2D st, 161 E (2:397), sws, 169.9 se Av A, 24.6x105.6; ext of \$11,000 mtg on lease to July1'15 at 5 1/2%; Aug6'12; Apr25'13; Meyer Rapaport to Chas O Kuhnert, Bklyn. nom

3D st, 13 E (2:459), —; pr mtg \$16,000; Apr1; Apr28'13; 15 mos 6%; Amelia Hanford, South Norwalk, Conn, to Ernest F Bliss, 983 Lex av. note 10,000

5TH st, 318 E (2:446); ext of \$35,000 mtg to Apr23'18 at 5%; Apr17; Apr25'13; Lawyers Title Ins & Trust Co with Bertha Bauer. nom

6TH st, 215 E (2:462), ns, 225 e 3 av, 23.5x90.10; ext of \$7,000 mtg to Apr30'18 at 5%; Apr30; May1'13; Metropolitan Savgs Bank with Morris Fink, 215 E 6. nom

6TH st, 215 E; ext of \$6,000 mtg to Apr30'18 at 5%; Apr30; May1'13; same with same. nom

6TH st, 807 E; also 6TH ST, 811 E; also GREGORY ST, 56 (Jersey City, NJ); consent of stockholders to chattel mtg for \$5,000; Apr28; Apr30'13; Federal Mail & General Express Co to Louis Ober. nom

7TH st, 238-40 E (2:376), ss, 128.5 e Av C, 45.5x90.10; pr mtg \$58,750; Apr21; Apr25'13; 3y6%; Hani Porges to Max Geib, 621 E 6. 1,013.50

8TH st, 326 E (2:390), ss, 412.3 e Av B, 21.9x97.6; pr mtg \$20,100; Mar27; Apr29'13; due Apr14, 6%; Jacob Udkowitz, 326 E 8, to I Arthur Stoloff, 314 E 4. 1,000

8TH st, 48 W, see 8th, 50 W.

8TH st, 50 W (2:548), ss, 73.6 e Greene, runs e 24.7xs56xs61.10xw24.7xn60.2xn56 to beg; also 8TH ST, 48 W (2:548), ss, 48.10 e Greene, runs e 24.7xs56xs60.2xw24.7xn58.6 xn56 to beg; leasehold; Apr25; Apr26'13; due Dec1'13, 6%; Chas Brandt to Thos J Falls, Milford, Conn. 18,200

8TH st, 48-50 W; same prop; consent to above mtg on lease; Apr23; Apr26'13; Trstes of Sailors' Snug Harbor to Chas Brandt. nom

9TH st, 714 E (2:378), ss, 183 e Av C, 25x 93.11; Apr30'13; 5y5%; Saml S Manheimer, 1437 51st, Bklyn, to Saml A Sicher, 2 E 45. 20,000

9TH st, 714 E; pr mtg \$20,000; Apr30'13; 3y6%; same to Benj J Lipschitz, 56 Lenox av. 4,000

9TH st, 733 E (2:379); agmt as to appointment of receiver in case of default in performance of terms of mtg; Apr30; May 1'13; Herman Rosenbaum with Jos Bulova, 472 Central Park W. nom

11TH st, 642 E (2:393); ext of \$15,000 mtg to Apr28'18 at 5%; Apr26; Apr28'13; Church of The Holy Communion with Rachel Lesser. nom

12TH st, 346 E (2:453), ss, 119.1 w 1 av, 21x63.1x21.1x68; 1/2 RT&I given to secure loan of \$1,000; pr mtg \$17,500; Apr28'13; 2y6%; Domenico Savino, 346 E 12, to Emanuele Lagottola, 251 E 30. 1,000

16TH st, 608 E (3:283), ss, 488 w Av C, 25x103.3; pr mtg \$—; Apr14; May1'13; 1y6%; Rebecca Wolkenberg to Saml Weil, 222 Lenox av. 1,000

16TH st, 608 E (3:283), ss, 488 w Av C, 25x103.3; PM; pr mtg \$17,000; Apr 15; May1'13; 3y % as per bond; Martha A Smith, Bklyn, to Rebecca Wolkenberg, 96 Av C. 1,250

18TH st, 310 E (3:923), ss, 175.4 e 2 av, 20.8x78; Apr29'13; 1y5%; Clara L Devoe to Emigrant Indus Savings Bank. 1,800

19TH st, 405-7 E (3:951), ns, 96 e 1 av, 20x92; Apr25'13, 5y5%; Mary J Lyons to Emigrant Indust Savgs Bank. 3,000

19TH st, 405-7 E (3:951), ns, 96 e 1 av, 40x92; Apr30; May1'13; due & c as per bond; Chas A Bondy to Title Guar & Trust Co. 10,000

21ST st, 44 E (3:849), ss, 200 w 4 av, 25x 92; Apr15; Apr25'13; 3y4 1/2%; Arthur J Grosz, Henrietta Echeverria, Thos O'Callaghan Jr & Fredk J & Evelyn O'Callaghan, all of NY, & Marie C Crookes, of Scarsdale, NY, & Juanita G Dalby, of Red Bank, NJ, to N Y Title Ins Co, 135 Bway. 24,000

- 21ST st, 55-61 E**, see 4 av, 268-76.
22D st, 49 W (3:824), ns, 212 e 6 av, 24x 98.9; Apr30; May1'13; 5y5%; Perfect Holding Corp'n to American Mtg Co, 31 Nassau, 45,000
22D st, 49 W; certf as to above mtg; Apr30; May1'13; same to same.
22D st, 49 W; pr mtg \$45,000; Apr30; May1'13; 5y5%; same to Alphonse Montant, 17 W 96. 15,000
22D st, 49 W; certf as to above mtg; Apr30; May1'13; same to same.
22D st, 54 W (3:823); sal ls; Apr29'13; demand, 6%; Geo W Gernaunt to Geo Ehret, 1197 Park av. 4,000
28TH st, 100-10 E, see 4 av, 395-401.
28TH st, 347-53 E, see 1 av, 479-85.
28TH st, 220-4 W (3:777), ss, 230.2 w 7 av, 65.8x98.9; all title to any strips or gores adj; Apr25'13; 3y5%; West Twenty-Eighth St Co to N Y Title Ins Co, 135 Bway. 45,000
28TH st, 220-4 W; certf as to above mtg; Apr25'13; same to same.
29TH st, 240-2 E, see 2 av, 519.
29TH st, 501-3 W, see 10 av, 329.
32D st, 128 E (3:887), ss, 80 w Lex av, 20x89.8; pr mtg \$—; Apr25'13; due Nov 1'13, 6%; Yosta & Julius L Rosenberg to Alfred Gutwillig, 36 W 73. 1,500
34TH st, 311-21 W (3:758), ns, 175 w 8 av, 125x197.6 to 35th (Nos 322-32); pr mtg \$350,000; Apr30'13; due & c as per bond; Hammerstein Opera Co to Leo S Bing, 2170 Bway, et al. 100,000
34TH st, 311-21 W, & 35th st, 322-32 W; certf as to above mtg; Apr30'13; same to same.
34TH st, 455 W (3:732), ext of \$14,000 mtg to Jan'16 at 5%; Jan8; Apr30'13; Adele Rheinwein with Geo S Youngling, 453 W 34. nom
35TH st, 322-32 W, see 34th, 311-21 W.
35TH st, 534 W (3:706), ss, 350 e 11 av, 25x98.9; PM; Apr30; May1'13; 3y5%; Ellen Downey to Peter F Kane, 981 Park av. 5,000
37TH st, 601-3 W, see 11 av, 455-7.
38TH st, 21 W (3:840), ns, 360 w 5 av, 21x98.9; also 38TH ST, 23 W (3:840), ns, 381 w 5 av, 22x98.9; pr mtg \$127,500; Apr 30'13; due & c as per bond; Arthur Brisbane to 73d St Realty Co, 165 Bway. 75,000
38TH st, 23 W, see 38th, 21 W.
38TH st, 203 W (3:788), ns, 22.4 w 7 av, 22.4x90; PM; Apr29; Apr30'13; 3y5%; Chas Hensle, Mt Vernon, NY to Abram I Elkus, 26 E 61 et al trstes Louis Siegbert, 45,000
39TH st, 311 E (3:945), ns, 175 e 2 av, 25x98.9; PM; pr mtg \$13,000; May1'13; 5y 6%; Hecker-Jones-Jewell Milling Co, 207 Produce Exchange Bldg, to Wm Korn, 985 Park av. 4,900
39TH st, 311 E (3:945); ext of \$15,000 mtg to Junel'16 at 5%; May1'13; American Mtg Co with Hecker-Jones-Jewell Milling Co, 51 Wall. nom
39TH st, 7-11 W (3:841), ns, 245 w 5 av, 56.8x98.9; Apr28'13; 5y4½%; Frank V Burton, Newburg, NY, & Jno H Burton, Woodmere, LL, to Bowery Savgs Bank, 128 Bowery. 160,000
40TH st, 38 W (3:841); ext of \$60,000 mtg to June28'16 at 4½%; Apr18; Apr 28'13; Henry Burden, trstes Henry Burden, with Alma Carlson. nom
41ST st, 323 E (5:1334), ns, 250 e 2 av, 20x98.9; Apr28; Apr29'13; 5y5%; Annie Egan to NY Title Ins Co, 135 Bway. 6,000
42D st, 47-59 W, see 6 av, 736-44.
42D st, 149 W (4:3955); leasehold; Apr25; Apr29'13; demand, 6%; Youmans Inc, a corp'n to Ely J Rieser & Co, 1 av & 28th. 2,398.50
43D st, 274 W, see 8 av, 674.
44TH st, 514 W (4:1072), ss, 225 w 10 av, 25x100.5; Apr30; May1'13; due & c as per bond; Emil & Carrie Herbert to Title Guar & Trust Co. 9,000
45TH st, 226 E (5:1318), ext of \$17,000 mtg to Apr'16 at 5½%; Mar12; May1'13; Geo A Selgmann with Domenica Pinnella. nom
46TH st, 24-6 E (5:1281), ss, 20 w Mad av, 40x100.5; May1'13; 5y4½%; Ella F Johnson wife Seth W to Bowery Savgs Bank, 128 Bowery. 35,000
46TH st, 335-7 E (5:1339), ns, 200 w 1 av, 50x100.8; PM; pr mtg \$—; Apr17; Apr 25'13; 3y6%; Donnelly & Ricci Inc, a corp'n, 451 W 54th to Eliza Fleishhauer, 6 E 94 et al trste Julius Fleishhauer. 12,000
47TH st, 157-63 W (4:1000), ns, 160 e 7 av, 80x100.4; ext of \$300,000 mtg to Nov 1'18 at % as per bond; Apr29; May1'13; Horace M Swetland to Union Dime Savgs Bank, 701 6 av. nom
48TH st, 318-22 E (5:1430), ss, 225 e 2 av, 75x100.5; pr mtg \$—; Apr24; Apr25 '13; installs, 6%; Jno B Schlesinger, River-edge, NJ, to Isaac Blumberg, 4602 14 av, Bklyn. 3,400
48TH st, 171 W, see 7 av, 721.
48TH st, 219 W (4:1020), ns, 380 e 8 av, 20x100.5; equal lien with mtg for \$20,000; recorded May6'10; May1'13; 5y4½%; Francis X O'Connor to Bowery Savgs Bank. 1,000
48TH st, 219 W; sobrn agmt; May1'13; same & Jas S Coyte with same. nom
49TH st, 462 W, see 10 av, 700.
51ST st, 160-6 E, see Lex av, 571.
51ST st, 348 W (4:1041), ss, 250 e 9 av, 12.6x100.5; PM; pr mtg \$6,000; Apr30; May 1'13; due & c as per bond; Jno A Wyeth to Jos E Ergens-Chaeffter, Pleasantville, NY, 4,000
52D st, 409 E (5:1364), ns, 156.6 e 1 av, runs n99.6xe—to pt 175.3 e 1 av xs96 to 52d xw18.9 to beg; PM; Apr21; Apr30'13; due Aug1'13; 5%; Karl R Finestone, 866 Southern blvd to Hahemann Hospital of City NY, 657 Park av & ano. 8,500
52D st, 106 W (4:1004), ss, 140 w 6 av, 20x84.2x20.5x87.10; pr mtg \$—; Apr30'13; due & c as per bond; Agnes Meenagh to Mutual Life Ins Co of NY, 34 Nassau. 3,000
52D st, 552 & 552½ W (4:1080); ext of mtg for \$5,000 to Apr25'16, 4½%; Apr23; Apr29'13; The General Soc of Mechanics & Tradesmen of City of NY, a corp'n, 16-24 W 44, with Frank Fischer. nom
56TH st, 53 E, see Madison av, 571-91.
57TH st, 30 W (5:1272), ss, 475 w 5 av, 25x100.5; Apr18; May1'13; 1y4½%; Chas T Mathews to Harold C Mathews, Norwich, Conn. 40,000
60TH st, 46 E (5:1374), ss, 360 e Mad av, 20x100.5; PM; Apr29'13; 3y4½%; Chas E Rushmore, 2 W 55 to Annie C Coulter, 182 No Bway, Yonkers & ano. 40,000
61ST st, 123 W (4:1133), ns, 235 w Col av, 20x100.5; PM; May1'13; 5y5%; Edw H Proudman to Lawyers Mtg Co, 59 Liberty. 12,000
63D st, 16 E (5:1377), ss, 275 e 5 av, 18.9x 100.5; pr mtg \$4,000; Apr29; Apr30'13; 3y 4%; Henrietta Dinkelspiel to Chas Cahn, 116 E 61 & ano. 10,000
63D st, 42 E (5:1377), ss, 214.7 e Mad av, 14.2x100.5; Apr21; May1'13; 3y5%; Ada Van T Billington, 42 E 63, to Mary A Underwood, 268 W 73. 16,000
63D st, 105 W (4:1135), ns, 44 w 9 av, 18x100.5; pr mtg \$15,000; Apr29'13; due & c as per bond; Laura E Escher to M Edw Kelley, White Plains, NY. 2,000
67TH st, 60 E (5:1381), ss, 20 w Park av, 20x80; Apr25'13; due & c as per bond; Isaac Oppenheimer to Title Guar & Trust Co. 7,000
71ST st, 114-6 E (5:1405), ss, 150 e Park av, 50x100.5; certf as to mtg for \$75,000; Apr22; Apr28'13; Lahey Co to Emigrant Indust Savgs Bank. —
71ST st, 114-16 E (5:1405), ss, 150 e Park av, 50x100.5; PM; Apr25'13; 1y5%; Lahey Co to Emigrant Indust Savgs Bank. 75,000
71ST st, 221 W (4:1163), ns, 531.6 e West End av, 18.6x102.2; PM; Apr30'13; due & c as per bond; Robt H Marquart to Floy M Johnston, Poughkeepsie, NY. 20,500
72D st, 416 E (5:1466), ss, 238 e 1 av, 25x102.2; Apr30'13; due & c as per bond; Anna Ceyka to N Y Title Ins Co, 135 Bway. 15,000
72D st, 416 E (5:1466); sobrn agmt; Apr 29; May1'13; Wm Liesenbein to N Y Title Ins Co, 135 Bway. nom
72D st, 533 E (5:1484); ext of \$8,000 mtg to Apr29'16 at 5%; Apr24; Apr29'13; Christine G Openhym et al trste Adolphe Openhym with Bohemian-American Real Estate Assn "Bee," a corp'n, 331 E 71. nom
75TH st, 230 E (5:1429), ss, 239.5 w 2 av, 20.2x102.2; pr mtg \$—; Apr24; Apr29'13; due & c as per bond; Jennie Lempert, 230 E 75, & Sophie, wife of & Hyman B Lempert, 1839 Pitkin av, Bklyn to Miriam Tuckman, 616 W 137. 500
75TH st, 240 E (5:1429); sobrn agmt; Apr28; May1'13; Marietta Cannariato & Lillian Polizzi with Eliz K Upham, 247 5 av. nom
75TH st, 240 E; sobrn agmt; Apr25; May 1'13; Marietta Cannariato & Frank Salemo with same. nom
75TH st, 240 E (5:1429), ss, 125 w 2 av, 25x102.2; Apr28; Apr30'13; 3y5%; Marietta Cannariato, widow, to Eliz K Upham, 247 5 av. 13,500
78TH st, 6 E (5:1392), ss, 148.6 e 5 av, runs s 82.2xw11xs20xe37.6xn102.2 to st xw 26.6 to beg; PM; Apr29'13; due & c as per bond; Artemas Ward, 5 W 9 to Johanna Fleischmann, 32 E 64. 80,000
79TH st, 202 W (4:1170), ss, 40 w Ams av, 40x102.2; Apr28'13, 3y5%; Arthur E Wood, 1523 Roselle; Frank A Wood, Putnam Valley, NY, & Ralph W Wood, Putnam Valley, NY, to Rebecca S Mills, Smithtown, NY. 50,000
80TH st, 110 W (4:1210), ss, 600.6 e Ams av, 20x102.2; Apr25; Apr30'13; 5y5%; Geo H Post, 110 W 80 to Kath Abel, 110 W 80. 208
80TH st, 165 W (4:1211), ns, 150 e Ams av, 31x102.2; pr mtg \$37,500; Oct25'10; Apr 30'13; 1y6%; Henry W Baird to Anna L Davenport at Davenport's Neck, New Rochelle, NY. 2,000
81ST st, 149 W (4:1212), ns, 343.9 e Ams av, 22.3x102.2; May1'13; due & c as per bond; Blanche B Yates, 79 W 104, to North River Savgs Bank, 31 W 34. 20,000
81ST st, 149 W; pr mtg \$20,000; May1'13; 5y6%; same to Julius Sachs, 225 W 86. 4,000
82D st, 514 E (5:1578); ext of \$12,000 mtg to Apr29'18 at 4½%; Apr28; Apr29'13; Louis Frank with Julius Roubitschek. nom
82D st, 144 W (4:1212); ext of \$16,000 mtg to Mar14'16 at 5%; Apr8; Apr28'13; American Female Guardian Soc & Home for the Friendless, with Mary E B Caldwell. nom
83D st W, nec West End av, see West End av, 480.
85TH st, 518 E (5:1581), ss, 179.4 e Av A, 18.8x102.2; May1'13; 5y5%; Geo Nehm to German Savgs Bank, 157 4 av. 6,000
85TH st, 353 W (4:1247), ns, 125 e Riverside dr, 75x102.2; PM; pr mtg \$200,000; May1'13; 3y6%; Lancashire Corp'n to J J Steindler, 8 W 38. 15,000
86TH st, 124-6 E (5:1514), ss, 286.8 e Park av, 51.1x102.2; pr mtg \$—; Dec6'12; Apr25'13; due Apr15'13; 6%; Alex Herzog to Saul Lieberman, 1514 56th, Bklyn. 3,000
88TH st, 112 E (5:1516), ss, 184.5 e Park av, 25.6x100.8; pr mtg \$23,000; Apr30'13; 2y6%; Abr J Benaim to Oscar Malneck, 92 Morningside av E. 1,000
91ST st, 122 E (5:1519), ss, 255 e Park av, 20x100.8; Apr28'13; 5y4½%; Alvin Boessennecker to German Savgs Bank, 157 4 av. 12,000
92D st, 74 E (5:1503), ss, 71 w Park av, runs s101xw6.4xn0.3xw10xn100.8 to st xel7 to beg; Apr21; Apr28'13; due & c as per bond, without int; Henrietta Bachrach to Rachel Bachrach, 1239 Mad av. 3,500
92D st, 159 W (4:1223), ns, 189 e Ams av, 18x100.8; ext of \$18,000 mtg to May 10'16 at 5%; Apr22; Apr29'13; Agnes F Kelley with Henrietta J Erneman, 177 W 87. nom
96TH st, 151 E, see Lex av, 1491-3.
101ST st E, nec Lex av, see Lex av, 1591-3.
102D st, 73 W (7:1838), ns, 146 e Col av, 27x100.11; pr mtg \$22,500; Apr30; May1'13; 2y6%; Albt Blum to Rosa Rosenheim, 610 W 150. 2,100
103D st, 91 W (7:1839), nes, 100 e Col av, 27x100.11; ext of \$5,000 mtg to Dec20'15 at 6%; Feb26; May1'13; Saml J Luckings with Jno Alexander, 91 W 103. nom
104TH st, 157 E (6:1632), ns, 95 e Lex av, 25x100.11; ext of \$10,000 mtg to Apr29'18 at 5%; Apr 29; Apr30'13; Metropolitan Savgs Bank with Leon Weinshank, 202 Brook av. nom
104TH st, 139-41 W, see 1 av, 317.
105TH st, 61 W, see 1 av, 317.
106TH st, 59 E (6:1612), ns, 150 e Mad av, 25x100.11; ext of \$20,000 mtg to Apr 25'16 at 5%; Apr21; Apr26'13; Leopold Heyman with Henry C Wissemann, 1861 Ams av. nom
106TH st, 238-40 E (6:1655), ss, 125 w 2 av, 50x100.11; pr mtg \$—; Apr28'13; 1y6%; Geo W Mitchell to Flora L Root, 1763 E 13, Bklyn. 2,000
108TH st, 59 E (6:1614), ns, 238 w Park av, 17x100.11; ext of \$7,000 mtg to Apr 25'18 at 5%; Apr25'13; Metropolitan Savgs Bank with Chas Schimmer, 509 W 170. nom
109TH st, 321 E (6:1681), ns, 250 e 2 av, 25x100.11; pr mtg \$11,000; Apr30; May1'13; due & c as per bond; Henry Elias Brewing Co, 403 E 54, to Teresa Tuozzo, 178 4th, LI City. 2,000
109TH st, 321 E (6:1681), ns, 250 e 2 av, 25x100.11; ext of \$11,000 mtg to Mar27'15 at 5½%; Mar27; May1'13; Teresa Tuozzo with Herman Aschner, 111 Clark, Bklyn. nom
110TH st, 121 E (6:1638), ext of mtg for \$3,000 to Apr'16; 6%; Apr17; Apr25'13; Loretta B Abell, 1771 Mad av with Ralph E Kemper, 37 Liberty. nom
111TH st, 16-22 W (6:1594), ss, 245.6 w 5 av, runs s23.11xe0.6xs47.10xw100xn71.10 to st x99 to beg; PM; pr mtg \$—; Apr 30; May1'13; due Sept16'17, 6%; Jno Volz to Saml Roseff, 11 Park av, Mt Vernon, NY, et al. 15,000
112TH st, 306 E (6:1684), ss, 100 e 2 av, 25x100.10; ext of \$6,000 mtg to Apr30'16 at 6%; Apr26; Apr29'13; Henry Roes with Raphael Vanacore, 165 E 106. nom
114TH st, 20 E (6:1619); ext of \$20,000 mtg to Apr13'18 at 5%; Apr10; Apr25'13; Lawyers Mtg Co with Henry Thorn. nom
114TH st, 307 E (6:1686), ns, 100 e 2 av, 20x100.10; pr mtg \$16,500 on these & other premises; Apr28'13; 3y6%; Michelina Corbisiero & Francesca Fiscella to Giovanni Guglielmetti, 322 E 104, & ano. 2,000
114TH st, 309 E (6:1686), ns, 120 e 2 av, 20x100.10; pr mtg \$8,250; Apr28'13; due Jan1'15, 6%; Michelina & Luigi Corbisiero & Francesca Fiscella to Saverio Natella, 2127 1 av, & ano. 2,000
115TH st, 75 E (6:1621), ns, 90 e Park av, 25x100.10; pr mtg \$—; Mar27; Apr30'13; 1y6%; Jos Edelstein to Isaac Lipshitz, 869 Macy pl. 1,000
115TH st, 245 W (7:1831), ns, 150 e 8 av, 25x100.11; pr mtg \$20,000; Apr25'13; 3y6%; Theresa Schlosser to Geo Latour, 368 W 50. 2,500
116TH st, 350 E (6:1687), ss, 125 w 1 av, 16.8x100.11; Apr30'13; 3y5%; Josephine Clauter, 235 E 116 to Saml Frankenheim, 54 Cathedral pkwy. 7,000
116TH st, 350 E; PM; pr mtg \$7,000; Apr 30'13; due & c as per bond; same to Jno J Moffa, 1156 2 av. 2,000
118TH st, 160 E (6:1645), ss, 235.2 w 3 av, 17.1x100.11; ext of \$10,000 mtg to June 22'16 at 5%; Mar31; Apr26'13; Arnold Thayer with Irving Cohen. nom
119TH st, 110 E (6:1767), ss, 115 e Park av, 25x100.11; Apr28'13; 5y5%; Jacob Schlamp, Bklyn, to Emigrant Indust Savgs Bank. 16,000
119TH st, 110 E; sobrn agmt; Apr24; Apr28'13; Wm Piat & Jacob Schlamp with same. nom
119TH st, 110 E; pr mtg \$16,000; Apr 28'13; 3y5%; Jacob Schlamp, Bklyn, to Jos Lahr, 456 W 20. 3,000
119TH st, 110 E; sobrn agmt; Apr24; Apr28'13; Wm Piat & Jacob Schlamp with same. nom
120TH st, 113-15 E (6:1767), ns, 165 e Park av, 40x100.11; PM; pr mtg \$—; Apr 29; Apr30'13; 3y6%; Basonio Constn Co to Stephen H Jackson, 134 W 131. 3,000
120TH st, 134 W (7:1904), ss, 350 w Lenox av, 18x100.11; May1'13; due Nov1 '15, 5½%; Lisette A Seitz to Henry C Needham, 89 Hancock, Bklyn. 1,000

121ST st W, sec 7 av, see 7 av, 2013-9.
 122D st, 424-6 E (6:1809), ss, 275 w Pleasant av, 33.4x100.11; pr mtg \$5,000; Apr14; Apr25'13; due &c as per bond; South Jersey Land Co to Isaac Haft, 86 W 119. 1,250
 122D st, 351 W (7:1949), ext of \$9,000 mtg to Apr24'13 at 5%; Mar20; Apr25'13; Lawyers Mtg Co with Francis Battersby, nom
 122D st W, nwc St Nich av, see St Nich av, 241-7.
 123D st, 56 E (6:1748), ss, 248.9 w Park av, 18.9x100.11; Mar27; Apr26'13; 3y6%; Leah C Mordecai, Charleston, SC, to Germania Savgs Bank of Charleston, SC. 10,000
 124TH st, 534 W (7:1978), ss, 225 e Bway, 50x100.11; ext of \$55,000 mtg to June8'14 at 5%; May 8'11; Apr26'13; Knickerbocker Trust Co with Chas Cohen, 304 W 72. nom
 125TH st, 213-23 E (6:1790), ns, 155 e 3 av, 100x99.11; PM; Apr25'13; 3y4½%; Chas Neukirch to Lawyers Title Ins & Trust Co. 25,000
 125TH st, 54-62 W (6:1722), ss, 235 e Lenox av, 125x100.11; PM; pr mtg \$240,000; Apr30'13; 3y5¼%; for first yr & thereafter at 5½%; Wm A Martin to Hortense B Fischer, Hotel Lenox, Mad av & 63d. 115,000
 127TH st, 110 W (7:1911), ss, 125 w Lenox av, 16.8x99.11; pr mtg \$9,000; Apr23; Apr25'13; 1y6%; Harry Bierhoff to Rachel S Alexander, 327 Central Park W. 2,000
 129TH st W, nwc St Nicholas ter, see St Nicholas ter, nwc 129.
 130TH st, 69 E (6:1755), ns, 158.9 w Park av, 18.9x99.11; Apr29; Apr30'13; 3y5%; Mary E Benson, 69 E 130 to Mary F L Nolan, 214 E 83. 2,500
 131ST st, 25 W (6:1729), ns, 310 w 5 av, 25x99.11; Apr29'13; 5y5%; Karl Mueller to American Mtg Co, 31 Nassau. 12,000
 133D st, 114 W (7:1917), ss, 170 w Lenox av, 20x99.11; Apr25; Apr26'13; due &c as per bond; Martha A Reade to Wm Georgi, 2110 Walton av, gdn Edwin Georgi & ano. 7,000
 133D st, 119 W (7:1918), ns, 200 w Lenox av, 19x99.11; PM; Apr29; Apr30'13; 3y6%; Lottie L Laing to Chas R Protze, West-brookville, Sullivan Co, NY. 1,000
 133D st, 222-4 W (7:1938), ss, 416.8 w-7 av, 19x99.11; PM; Apr29; Apr30'13; 3y6%; Bernhard J Ludwig, 88 Central Park W to Margt F Barnes, 401 Washington, Peekskill, NY, gdn Vincent J Barnes. 22,000
 133D st, 222-4 W; sobrn agmt; Apr24; Apr25'13; same with same. nom
 133d st, 600 W, see Bway, 3291-5.
 135TH st, 634 W (7:2001), ns, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw75 xn149.11 to beg; PM; pr mtg \$110,000; Apr28'13; 5y6%; Geo Tomes, Bklyn, to Hensle Constn Co, 3856 10 av. 12,250
 135TH st, 634 W (7:2001), ss, 24.5 e Riverside dr, runs e50xs99.11xe25xs50xw75 xn149.11 to beg; Apr28; Apr29'13; due &c as per bond; Geo Tomes, 228 Schermerhorn st, Bklyn, to Albt H Atterbury, Plainfield, NJ; trste Morgan Colt. 10,000
 136TH st, 611-13 W (7:2002), ext of \$8,000 mtg to Apr25'16 at 6%; Apr25'13; Celesta M Bozeman with Harry Hemlin, 144 W 99 & Herbert Smith, 6 W 103. nom
 138TH st, 603-5 W (7:2087), ns, 100 w Bway, 75x99.11; Apr30; May1'13; 3y5%; Leria T Scarritt, East Orange, NJ, to Joshua Velleman, 50 W 77. 100,000
 140TH st, 507 W (7:2072), ns, 150 w Ams av, 37.6x99.11; Apr25'13; 5y5%; Carl E Hoffman to Frederic de P Foster, Tuxedo Park, NY. 35,000
 140TH st, 507 W; sobrn agmt; Apr24; Apr25'13; Jno J Schmitt with same. nom
 167TH st W, swc Audubon av, see Audubon av, swc 167th.
 167TH st W, see St Nicholas av, see Vermilyea av, sec 204.
 204TH st W, see Vermilyea av, see Vermilyea av, sec 204.
 207TH st W, swc Bway, see Bway, swc 207th.
 Av A, 153 (2:437); ext of \$20,000 mtg to Aug14'16 at 4½%; Apr29; May1'13; N Y Protestant Episcopal Public School to Nathan Kohn, 297 E 10. nom
 Av A, 248 (3:973); ext of \$21,000 mtg to May1'16 at 5¼%; Apr14; Apr25'13; Rebecca Wasserman with Seymour Schlusel exr Alex Schlusel, 37 W 74. nom
 Av A, 250 (3:973); ext of \$21,500 mtg to May1'16 at 5¼%; Apr14; Apr25'13; Lena Welkowitz with Seymour Schlusel exr Alex Schlusel, 37 W 74. nom
 Av A, 1444 (5:1488), es, 52 s 77th, 25.1 x98; PM; Apr24; Apr29'13; 3y5%; Sophia Muller, 103 Railroad av, Bklyn, to Hannah Wallach, 1361 Mad av. 2,000
 Av A, 1444 (5:1488), es, 52 s 77th, 25.1 x98; given to indemnify party 2d pt & to secure her against payment of mtg for \$2,000 dated June27'10, covering land in Kings Co, NY; Apr29; Apr30'13; demand; 6%; Sophia Muller, 103 Railroad av, Bklyn to Hannah Wallach, 1361 Mad av. 2,000
 Av D, 24 (2:357), ses, 48 n 3d, 16x75; pr mtg \$12,700; Apr29; May1'13; demand; 6%; Henry Krauss to Isidore Berger, 434 East Houston. 2,500
 Amsterdam av, 2107 (8:2111), es, 75 n 164th, 25x100; 1-6 pt all title; also COL-UMBUS AV, 783 (7:1834), es, 25.11 n 98th, 50x74; also 8TH AV, 2837 (8:2046), ws, 24.11 n 151st, 25x81; pr mtg \$4,700; Apr 26; Apr28'13; due &c as per bond; Arthur Otten to Alma L G Otten, 214 Clinton pl Hackensack, N.J. 500

Amsterdam av (10th) (8:2203), es, 49.11 s 207th, 50x100; Apr29; Apr30'13; 3y5%; Michl J Dowd, 2541 Valentine av to J Allen Townsend Irvington, NY. 25,000
 Audubon av (8:2124), swc 167th, 80x154.1 to es St Nicholas av x83.10x179.4; PM; Apr 30'13; 1y5%; Realty Co of America, 2 Wall to Jas H Martin, Wolfboro, NH, & ano exrs Saml J Huggins. 80,000
 Audubon av, 191 (8:2131), es, 78.8 s 175th, 16x73; PM; May1'13; 5y5%; Jos Brucker, 536 W 175 to Eliz V Irwin, 1070 Lex av. 5,000
 Audubon av (8:2157), ws, 100 s 187th, 50x175; Apr28'13; due &c as per bond; Rose E, Louis F & Dominick J Cardani to Title Guar & Trust Co. 10,000
 Broadway (8:2175), ses, at sws Arden, 85x210x80x245; Apr24; Apr25'13; 3y6%; Maze Realty Co of NY to NY Title Ins Co, 135 Bway. 12,500
 Broadway (8:2175), same prop; certf as to above mtg; Apr24; Apr25'13; same to same.
 Broadway, see Cedar, see Bway, Nassau, Cedar & Pine sts, the blk.
 Broadway, Nassau st, Pine st & Cedar st, the blk (1:47), same prop; certf as to above mtg; Apr24; Apr25'13; same to same
 Broadway, 371 (1:175); ext of \$100,000 mtg to May1'15; Apr23; May1'13; Lawyers Titie Ins & Trust Co with Carson C Peck. nom
 Broadway (1:47), es; also NASSAU ST, ws, CEDAR ST, ss, & PINE ST, ns, the blk; building loan as to \$7,000,000; Apr24; Apr25'13; due May1'14; 2% on all moneys advanced on account of said bldg loan until May1'15; and on Nov1'15 & semi-annually thereafter up to and including Nov1'18, interest in amount of \$300,000, plus an additional sum equal to interest at rate of 2% semi-annually on all moneys advanced on account of said bldg loan; on May1'19 & semi-annual-ly thereafter payment on account of principal & interest to be paid in instalments with interest on all overdue instalments whether of principal or interest at rate of 5%; Equitable Office Bldg Corpn to Equitable Life Assur Society of U S. gold 20,500,000
 Broadway, 3291-5 (7:1999), swc 133d (No 600), 74.11x irreg x99.11x125; agmt as to assignment of asm of rents as security for prior interest of \$35,000 in mt for \$45,000; May1'13; Jos Hamerslag with Chas Laue, 152 8 av, Bklyn. nom
 Broadway (8:2235), es, 150 n 204th (Hawthorne), 25x143.8x25x143.8; Apr29'13; 2y5%; Alice G Chittick, Newark, NJ, to Frank W Blauvelt, 66 St Nich pl. 5,000
 Broadway (8:2235), swc 207th (Emerson) 100x101x100x100; May1'13; 5y5%; T G Gardard & Co to Carrie S Weiss, ws Haven av bet 179th & 180th. 63,000
 Broadway (8:2235), same prop; certf as to above mtg; May1'13; same to same.
 Broadway (8:2235), same prop; pr mtg \$63,000; May1'13; demand; 6%; same to Thos S Walker, Long Lake, NY. 5,000
 Broadway (8:2235), same prop; certf as to above mtg; May1'13; same to same.
 Columbus av, 783, see Ams av, 2107.
 Fort Washington av (8:2139), ws, 175.7 from ss 170th, runs w107.2xs31xss113.11 to av xnw 13.3xn20.3 to beg, except pt for 169th; Apr30; May1'13; due &c as per bond; Annie M Geraty, Bradley Beach, NJ, to Andw J Kerwin, Jr, 2115 Bway. 12,000
 Lexington av, 571; also 51ST ST, 160-6 E; PM; Apr30'13; 2y5½%; Gertrude A Vanderbeck to Lawyers Title Ins & Trust Co. 210,000
 Lexington av, 574 (5:1305), es, 50.5 s 51st, runs e100xn50.5 to ss 51st (Nos 160-6) xe220xs100.5xw186.5xsw34.6xn8.3 x w100 to av xnw50 to beg; PM; pr mtg \$210,000; Apr 30'13; due &c as per bond; Hammerstein Opera Co to Leo S Bing, 2170 Bway et al. 75,000
 Lexington av, 799 (5:1396), es, 160.5 n 61st, 20x80; Apr30'13; 5y5%; Richd F Burke to NY Title Ins Co, 135 Bway. 20,000
 Lexington av, 1491-3 (6:1624), nec 96th (No 151), 100.11x26; May1'13; 3y5%; Albt J Adams, Yonkers, NY to Sarah A Jefferson, 175 W 72. 45,000
 Lexington av, 1591-3 (6:1629), nec 101st, 50x80; pr mtg \$20,000; Apr25'13; due &c as per bond; Eliz Roberts to Emma Van Horn, 235 W 13. 1,000
 Madison av, 571-91 (5:1292), nec 56th (No 53), 200.10 to 57th (No 30) x75; Apr30'13; 5y 4½%; Mary H Lester to Bowery Savgs Bank, 128 Bowery. 75,000
 Park av, 1580-4 (6:1619), nwc 113th (No 87), 100.11x25; PM; pr mtg \$20,000; May1'13; due &c as per bond; Abr Lipshitz, 19 W 112 to Jas S Scott, 282 Manhattan av & ano. 11,800
 Riverside dr, 454 (7:1990), es, 281.8 s 119th, 56.8x100; pr mtg \$235,000; Apr26; Apr28'13; 2y6%; B Crystal & Son to Irwin Untermyer, 6 W 70. 25,000
 Riverside dr, 454; certf as to above mtg; Apr24; Apr28'13; same to same.
 St Nicholas av, see 167th, see Audubon av, swc 167.
 St Nicholas av, 241-7 (7:1949), nwc 122d, 118.5x124.2; sobrn agmt; Apr26; Apr29'13; Sutherland Realty Co with City Mtg Co, 15 Wall. nom
 Vermilyea av (8:2226), sec 204th (Hawthorne), 50x100; bldg loan; Apr29; Apr30'13; 1y6%; Inwood Constn Co, Inc, 35 Nassau to Van Dyck Estate, 331 Mad av. 48,000

Vermilyea av (8:2226), same prop; certf as to above mtg; Apr29; Apr30'13; same to same.
 Vermilyea av (8:2226), ss, 50 e 204th (Hawthorne) 50x100; bldg loan; Apr29; Apr 30'13; 1y6%; Inwood Constn Co, Inc, 35 Nassau to Van Dyck Estate, 331 Mad av. 37,000
 Vermilyea av (8:2226), same prop; certf as to above mtg; Apr29; Apr30'13; same to same.
 Vermilyea av (8:2226), sec 204th (Hawthorne), 100x100; pr mtg \$85,000; Apr29; Apr30'13; 1y6%; Inwood Constn Co, 35 Nassau to Carph Berman, 538 E 175. 7,500
 Vermilyea av (8:2226), same prop; certf as to above mtg; Apr29; Apr30'13; same to same.
 Vermilyea av (8:2226), same prop; pr mtg \$92,500; Apr29; Apr30'13; 1y6%; same to Thos J McLaughlin, 274 W 73, & ano. 30,000
 West Broadway, 132 (1:144); asn Ls by way of mtg to secure \$2,000; Mar15; May1'13; Otto Arlt to Ferdinand Munch Brewery, 283 Vernon av, Bklyn. nom
 West End av, 480 (4:1231), nec 83d, runs e125xn92.2xw1.4xn10xw23.8xn9.10xw100 to West End av xsl12 to beg; Apr25'13; due Mar1'18; 6% until completion of bldg & thereafter at 5½%; Charming Constn Co to Metropolitan Life Ins Co, 1 Mad av. 665,000
 West End av, 480; certf as to above mtg; Apr25'13; same to same.
 West End av, 766 (7:1869), es, 55.11 n 97th, 18x89; PM; Apr23; Apr25'13; 4y5%; Henrietta J Erneman to Wm Colgate, 5 E 82. 22,000
 1ST av, 86 (2:433), es, 145.6 s 6th, 24.3x 100; ext of \$18,000 mtg to May1'16 at 5%; Apr24; May1'13; Society for the Prevention of Crime with Deedrich Denker exr Fredk Schmidt et al. nom
 1ST av, 317 (3:924), ws 46 n 18th, 23x100; also 105TH ST, 61 W (7:1841), ns, 150 e Col av, 25x100.11; also 104TH ST, 139-41 W (7:1859), ns, 275 e Ams av, 50x100.11; Apr24; Apr30'13; 2y6%; Leonard J Muhl-felder to Samson Lachman, 313 W 106. 6,000
 1ST av, 479-85 (3:934), nwc 28th (Nos 347-53), 98.9x100; ext of \$80,000 mtg to June15'16 at 5%; Apr15; Apr25'13; Emigrant Indust Savgs Bank with Myles Realty Co, 479-85 1 av. nom
 2ND av, 162-6 (2:452), es, 25 n 10th, runs e85xn25xe12xn80.2xw100 to av xsl05.2 to beg; Apr30; May1'13; due &c as per bond; NY City Baptist Mission Society to Mutual Life Ins Co, 34 Nassau. 68,000
 2D av, 308 (2:372); sobrn agmt; Apr30; May1'13; Jacob Waldfogel & Jeannette Monheimer with same. nom
 2D av, 519 (3:909), swc 29th (Nos 240-2), 24.9x94.11x15.8x99.11; also all title to gore begins 100 w 2 av & 24.8 s 29th, runs e-xnw- to line parallel & distant 100 w 2 av xs- to beg; pr mtg \$20,000; Apr28'13; 5y5%; Mary L Hatton to Emigrant Indust Savgs Bank. 3,500
 2D av, 1842 (5:1558), es, 25.8 n 95th, 25x 100; PM; Apr21; Apr30'13; due Aug1'13; 5%; Karl R Finestone, 866 Southern blvd to Presbyterian Hospital in City of NY, 41 E 70. 17,500
 2D av, 2237 (6:1664), ws, 48.6 s 115th, 26.6x80; pr mtg \$-; Apr10; Apr28'13; 3y6%; Nathan W Herbst to Dora Haft, 86 W 119. 2,000
 2D av, 2365 (6:1786); ext of \$2,000 mtg to Oct30'15 at 6%; Dec6'12; May1'13; Albt Jarmulowsky et al trstes &c Sender Jarmulowsky with Otilie Hyams. nom
 3D av, 1434 (5:1510), ws, 51.10 n 81st, runs n25xw102.2xs9.8xe9.2xs15.4xe93 to beg; Apr30'13; due &c as per bond; Louise Alexander of Verona, NJ, to Title Guar & Trust Co, 176 Bway. 15,500
 4TH av, 268-76 (3:850), nwc 21st (Nos 55-61), 98.9x75; Apr30'13; due May1'18; 4%; Esther E deP Hosmer & Mary J deP Martin at Tivoli, NY, to Carola A deP Kip, Barrytown, NY. 50,000
 4TH av, 395-401 (3:883), sec 28th (Nos 100-10), 98.9x185; agmt changing interest days; Apr25'13; Hewitt Realty Co with German Savgs Bank, 157 4 av. nom
 5TH av, 1480 (6:1746), es, 63.2 s 120th, 37.8x100; prmtg \$45,000; Apr24; Apr29'13; installs, 6%; Inter-City Land & Securities Co, 5 Beekman to Estates Mtg Securities Co, 160 Bway. 4,500
 5TH av, 2155 (6:1756), es, 50 s 132d, 24.11 x99; PM; Apr25; Apr26'13; 5y5%; Chas J Smith to Emigrant Indust Savgs Bank. 17,000
 5TH av, 2163 (6:1757), es, 25 n 132d, 24.11 x90; PM; pr mtg \$-; Apr30'13; 3y6%; Harry S Van Demark to Caroline C Feuerbach, 846 Ams av. 2,750
 6TH av, 736-44 (5:1258), nec 42d (Nos 47-59), 100.5x208, leasehold; PM; Mar1; Apr 25'13; due Mar1'26; 6%; Apex Leasing Co Inc to Farmers Loan & Trust Co, trste, 20 Wm. gond bonds \$400,000
 6TH av, 736-44; certf as to above mtg; Apr24; Apr25'13; same to same.
 7TH av, 721 (4:1001), nec 48th (No 171), 20x50; PM; pr mtg \$63,000; Apr26; Apr29'13; due &c as per bond; Geo H Earle Jr, Phila, Pa to Edw B Corey, Far Rockaway, NY. 37,000
 7TH av, 721; pr mtg \$100,000; Apr26; Apr29'13; due &c as per bond; same to same. 25,000
 7TH av, 2013-19 (7:1905), sec 121st, 100.11 x33; Apr29; Apr30'13; 5y5%; Corporation of H & A Cohen, 168 Park Row to NY Life Ins Co, 346 Bway. 60,000

7TH av, 2013-19; certf as to above mtg; Apr10; Apr30'13; same to same.

7TH av, 2013-19; sobrn agmt; Apr29; Apr30'13; same & Abr Cohen with same. nom

7TH av, 2013-19; sobrn agmt; Apr25; Apr30'13; Corporation of H & A Cohen & Jas J Naughton with same. nom

7TH av, 2013-19; ext of \$10,000 mtg to Apr16 at 6%; Apr25; Apr30'13; Corporation of H & A Cohen with Jas J Naughton, 171 S 7, Newark, NJ. nom

8TH av, 585 (3:762), ws, 74.1 s 39th, 24.8 x100; May1'13; 5y4½%; Julius Gumpel to Bowery Savgs Bank, 128 Bowery. 34,000

8TH av, 674 (4:1014), es, 40.5 s 43d, 20x 80; also 43D ST, 274 W (4:1014), ss, 80 e 8 av, 20x80; Apr28'13; 1y5%; Emilie, wife of & Jacob Born to Franklin Savgs Bank, 656 8 av. 5,000

8TH av, 674 (4:1014), es, 40.5 s 43d, 20x 80; sobrn of mtg on Ls to above mtg; Apr25; Apr28'13; Lion Brewery with Franklin Savgs Bank, 656 8 av. nom

8TH av, 795 (4:1039), ws, 25 n 48th, runs w150xn50xe69xs29xe81 to av xs21 to beg; Apr30; May1'13; due & c as per bond; Jno E Whitaker to Robt W Tailer, Richfield Springs, NY. 10,000

8TH av, 2837, see Ams av, 2107.

9TH av, 252 (3:749), es, 20 n 25th, 19.8x 65; Apr28'13; 2y4½%; Aymar Van Buren, New Windsor, NY, to Clara Berg, 449 W 24. 5,000

10TH av, 329 (3:701), nwc 29th (Nos 501-3), 24.8x70; pr mtg \$18,000; Apr25'13; 2y6%; Mary A McElhinney, Port Washington to Jas A McElhinney at same place. 2,500

10TH av, 700 (4:1058), sec 49th (No 462), 20x81.6; 1-5 pt all title; pr mtg \$—; Apr24; Apr29'13; due & c as per bond; Jno C Krumwiede to Jas H Patton, 10 Guilford av, Baltimore, Md. 2,600

11TH av, 455-7 (3:683), nwc 37th (Nos 601-3), 49.4x100; leasehold; pr mtg \$10,000; Apr30'13; due Mar28'14, 5%; Terence McKegney to Geo Ehret, 1197 Park av. 10,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certif (misc) as to chattel mtg for \$850; Apr28; Apr29'13; Rossotti Lithographic & Printing Co to Jos Personeni.

Certif (misc) as to chattel mtg for \$500; Apr24; Apr30'13; Elsmere Cab & Car Co to Jno Engeldrum, 1831 Clinton av.

Land at Mt Pleasant, NY (misc); certf as to above mtg; Apr23; Apr28'13; Coster Realty Co to Frank Schulz, Butler, NJ.

Land in Queens Co (misc); certf as to mtg for \$200,000; Apr23; Apr29'13; Broadway-Flushing Development Co to Morris Bldg Co.

Land in Queens Co (misc); certf as to mtg for \$200,000; Apr23; Apr29'13; Rickett-Einlay Realty Co to Morris Bldg Co.

Land in Queens Co, NY (misc); certf as to mtg for \$3,250; Apr24; Apr25'13; Van Wyck Realty Co to Meta M Wissel.

Land in Queens Co, NY (misc); certf as to mtg for \$2,750; Apr24; Apr25'13; Van Wyck Realty Co to Meta M Wissel.

Land in Kings Co, NY (misc); certf as to mtg for \$1,500; Mar8; Apr26'13; G Sacca Co, Inc, to Mary C Farina.

MORTGAGES.

Borough of the Bronx.

Adams pl, see Crescent av, see Crescent av, sec Adams pl.

Beck st, 764 (10:2707); ext of \$6,000 mtg to May1'18 at 5%; Feb21; May1'13; Harford W H Powell & ano trstes Saml Powell with Clara S wife Chas C Dean, 764 Beck, nom

Faile st (10:2746), ws, 155 s Aldus, 50x 100; bldg loan; Apr30; May1'13; demand; 6%; Fram Bldg Co, Inc, to City Mtg Co, 15 Wall. 40,000

Faile st (10:2746), same prop; certf as to above mtg; Apr30; May1'13; same to same.

Faile st (10:2746), same prop PM; pr mtg \$40,000; Apr28; May1'13; due May20 '16; 6%; same to American Real Estate Co, 527 5 av. 6,250

Fairmount pl, nwc Southern Blvd, see Southern Blvd, nwc Fairmount pl.

Fox st (10:2712), ws, 190.10 n Tiffany, runs w6.6xn135xe110.7 to ws Fox xsw170.5 to beg; bldg loan; Apr29'13; demand; 6%; Rosenberg Bldg Corpn to City Mtg Co, 15 Wall. 65,000

Fox st (10:2712), same prop; certf as to above mtg; Apr29'13; same to same.

Fox st (10:2712), same prop; PM; pr mtg \$65,000; Apr10; Apr29'13; 3y6%; same to Henry Morgenthau Co, 165 Bway. 11,000

Fox st (10:2724), es, 150 s Westchester av, 43.9x105.6x43.9x105; pr mtg \$—; Apr1; Apr25'13; 3y6%; 182d St Realty Co, 220 Bway to Margherita Galotta, 2289 1 av. 6,500

Fox st (10:2724), same prop; certf as to above mtg; Apr1; Apr25'13; same to same.

Freeman st, see Prospect av, see Prospect av, 1358.

Home st, see Union av, see Union av, nec Home.

Lester st (*), ns, 150 e Barker av, 25x 100; PM; Apr28; Apr29'13; installs; 6%; Peter Knapp to Mary McGarry, 660 Burke, 700

Lisbon pl (12:3311), ss, 50 w Cadiz pl, 25x100; ext of \$1,500 mtg to Mar25'16, 6%; Mar25; Apr26'13; Jas Monahan with Mosholu Realty Co. nom

Newell st, see Bronx River, see Bronx River, ns, at ses Newell.

Nindham pl, see Kingsbridge rd, see Kingsbridge rd, nec Nindham pl.

Reiss pl, see White Plains rd, see White Plains rd, swc Reiss pl.

Willow la, see Eastern Blvd, see Eastern Blvd, swc Willow la.

135TH st, 415 E (9:2280), ns, 166.8 e Willis av, 16.8x100; Apr29; Apr30'13; 3y 5%; Mary E Benson, 69 E 130 to Kath A Nolan, 214 E 83. 2,500

136TH st E (9:2263), ss, 100 e Brook av, 37.6x100; Apr29; May1'13; 3y5%; Saml Grossman, 1038 Faile to Century Mtg Co, Ossining, NY. 25,000

136TH st E (9:2263), same prop; sobrn agmt; Apr29; May1'13; Martin Grossman with same. nom

138TH st, 426 E (9:2282), ss, 275 e Willis av, 25x100; May1'13; 5y5%; Oskar Ballschuss to Diedrich Lindhoff, committee, Henry Beckerman, 209 W 135. 21,000

138TH st, 678 E; sobrn agmt; Apr30; May 1'13; Amelia Walter with same. nom

139TH st, 495 E (9:2284), ns, 866.8 e Willis av, 16.8x100; PM; Apr28'13; 5y5%; Aug R Hauser to Lawyers Mtg Co, 59 Liberty. 4,500

148TH st E (9:2330), ns, 70.3 e Morris av, 50x106.6; also MORRIS AV (9:2440), ws, 59.2 n 150th, 34.1x100; given to secure note for \$1,500; pr mtg \$11,500; Apr28; Apr30'13; due & c as per bond; Mary Connolly, 810 Elton av to Arthur Cahn, 912 Forrest av. 1,500

149TH st E (9:2993), ss, 190.6 e Bergen av, 37.9x105.1xregx121, with all title to old mill brook; ext of \$35,000 mtg to Apr30'16 at 4½%; Apr29; May1'13; Anna M Von Burghard, 1 E 93. nom

152D st, 759 E (10:2644), ns, 100 w Wales av, 25x100.10x28.9x86.7; pr mtg \$13,000; Apr28; Apr29'13; due & c as per bond; Harry Frogel, 779 Tinton av & Abr Jacob, 856 Home to Nalpac Realty Co, Inc, 239 Bway. 1,500

156TH st, 650 E, see Cauldwell av, 734.

160th st E (9:2381), ss, 150 e Elton av, runs s99xe23.8xn50.1xe87.10 to ws Washington av xn49.2 to st xw110.10 to beg; except from above gore at nec above premises, being abt 10 ft on 160th, 11.5 on Washington av & abt 15.10 on its sws, Apr29; Apr30'13; installs, 6%; Cath T Cunningham, 3148 Perry av to NY Edison Savings & Loan Assn, 55 Duane. 1,100

160TH st E, see Washington av, see 160th E, ss, 150 e Elton av.

165th st E (10:2716), ns, 107.3 e Kelly, 25x98.3x25x100; Apr30; May1'13; 5y5%; Margt & Wm Sinnott to Board of Foreign Missions of the Reformed Church in America, 25 E 22. 20,500

171ST st E (11:2928), ns, 194.2 e 3 av, 18.11x144.7x19x143.2; Apr23; Apr26'13; 5y 5%; Wm Schroeder to Mary C C Clark, 2516 Maclay av. 7,000

175th st W, nws, abt 110 ne Nelson av, see Nelson av, ses, 110 ne 175th.

179TH st E, nwc Anthony av, see Anthony av, nwc 179.

179TH st E, see Grand Blvd & concourse, see Grand Blvd & concourse, nec 179.

179TH st, 782 E, see Mapes av, 2011.

179TH st E, see Vyse av, see Vyse av, 2064-8.

181ST st, E, see Arthur av, see Arthur av, 2130.

181ST st, 81-3 W (11:3207); agmt as to share ownership in mtg; Apr25; Apr28 '13; Title Guar & Trust Co with Maria T McCormick, 1090 St Nicholas av. nom

182D st E (11:3099), ns, 221.4 e Crotona av 100x100; bldg loan; Apr28; Apr30'13; 1y6%; 182d & Garden Sts Co, Inc, a corpn to Rockland Realty Co, 509 Willis av. 42,000

182D st E (11:3099); same prop; certf as to above mtg; Apr30'13; same to same.

182D st E (11:3099), ns, 221.4 e Crotona av 100x100; PM; Apr28; Apr29'13; 1y6%; 182d & Garden Sts Co, Inc, a corpn, to Smada Realty Co, 391 E 149. 19,000

182D st (11:3099), same prop; certf as to above mtg; Apr28; Apr29'13; same to same.

180TH st E, nwc Belmont av, see Belmont av, nwc 189.

194TH st, 385 E, see Decatur av, 2630.

194TH st E (12:3282), ns, 27.6 w Decatur av, 25x64; Apr28'13; 3y6%; Aimee F Noonan (by Joan F Noonan gdn) & said Joan F Noonan, widow, to Jno Twiname, 2033 Bathgate av. 2,500

198TH st E (12:3315), ss, 75 e Creston av, 25x98.9; pr mtg \$—; Apr24; Apr25 '13; 1y6%; Mary S Ryan to Myron Straus, 6 Storm av, Arverne, LI. 275

215TH st E (*), ss, 100 w Paulding av (6th av), 25x100; Apr22; Apr29'13; 3y interest as per bond; Pietro Rova, 243 35 112 to Vincenzo Rova, 2406 Loveland pl, (probably meant for Lorrillard pl), Bronx. 400

224TH st E, see Carpenter av, see Carpenter av, swc 224th.

236TH st E (Opdyke) (12:3398), ns, 244.7 e 1st (Verlo av), 75x149.4; ext of \$1,000 mtg to June29'14 at 5%; July13'12; Apr30 '13; Henry Bruckner with Wm Connell, 1231 Stebbins av. nom

236TH st E (12:3397), ss, 72.8 e Verlo av, 20x100; Apr30; May1'13; 1y5%; Maria V Hill, E of Q, NY to Victoria Wild exrs Herman Wild, 664 Covert av, B of Q, NY. 3,900

236TH st E (12:3397), same prop; pr mtg \$3,900; Apr30; May1'13; 1y5%; same to same. 600

236TH st E (*), ns, 25 e Carpenter av, 25x101.7x25x103.6; Apr26; Apr28'13; 5y 5½%; W M Realty Co, 41 Park row, to Clara Best, 1923 7 av. 5,500

236TH st E (*); same prop; certf as to above mtg; Apr26; Apr28'13; same to same.

238TH st W, see Bway, see Bway, nec 238.

Anthony av (11:2812), nwc 179th, 17.11x 92.10x17x98.4; PM; Apr30; May 1'13; due Apr30'21; 5%; M Carl Levine, Bklyn, to Annie G Williams, Stamford, Conn. 6,000

Arthur av, 2130 (11:3070), nec 181st, 46.8x90x70x93; PM; pr mtg \$45,000; Apr 26; Apr30'13; due & c as per bond; Chas A Corby to Lena Manassa, 279 E Burnside av. 2,300

Bailey av, 3060 (12:3261), es, 265.6 n Albany Crescent or av, 37.6x67.8x37.7x65; PM; Apr29; Apr30'13; 3y5½%; Bailey Apartment Corpn to Peter A Peterson, 63 Smith, Perth Amboy, NJ. 12,000

Bailey av, 3058 (12:3261), es, 225 n Albany rd or Boston av, 75x87.8x75x82.5, except pt for Bailey av; PM; pr mtg \$24,000; Apr29; Apr30'13; installs, 6%; Bailey Apartment Corpn to Peter A Peterson, 63 Smith, Perth Amboy, NJ. 14,435.51

Barker av (*), nws, extends from Penfield av to 242d, 200x223.8x200x223.5; PM; Apr24; Apr25'13; 3y6%; Aug J Kimmeler, 72 Perry, to Eastchester Savgs Bank, 9 S 3 av, Mt Vernon. 11,000

Beech av (*), ns, 130.10 e Elm, 25x100; pr mtg \$3,500; Apr26; Apr29'13; 2y6%; Liborio Durante, 188 Lincoln av to Giocchino Conzales, 1421 Needham av. 500

Belmont av (11:3078), nwc 189th, 158x87.6; ext of \$11,000 mtg to Mar10'16 at 6%; Mar 10; Apr30'13; Adele Kneeland extrx & Chas Kneeland with Goldie J B Sachs, 168 Tompkins av, Bklyn. nom

Belmont av (11:3079), es, 227.3 n Tremont av (177th), 18.10x100; Jan14'11; Apr 26'13; 2y6%; Friedoline Roessler, 1974 Belmont av, to Emma F Roberts, 260 Rutland rd, Bklyn. 1,380

Broadway (12:3271), nec 238th, 25x100; Apr25'13; 5y5%; Wm C Schmidt to Franklin Savgs Bank, 656 8 av. 18,000

Bronx Blvd, see Bronx River, see Bronx River, ns, at ses Newell.

Brook av, 373-5 (9:2287), ws, 25 s 143d, 2 lots ea 25x90; 2 mtgs ea \$2,000; 2 pr mtgs \$— ea; Apr21; Apr25'13; 2y6%; Wm A Weber, 300 E 75 to Fredk W Sul-lau, 371 Convent av. 4,000

Brook av (9:2394), ws, bet 167th & 168th, being lot 28 blk 2394 tax map; transfer of tax lien for yrs 1906 to 1908, assessed to L Ryan; Feb20'11; May1'13; 3y6%; City of New York to Alex Shlikerman, 7412 5 av, Bklyn. 257.23

Bryant av, es, old ns Tremont av, see Tremont av, ns, old line, at es Bryant av.

Carpenter av (2d) (*), swc 224th (10th), 75x105, Wakefield; Apr25; Apr28'13; demand, 6%; Albt Mielke to Ebling Brewing Co, 760 St Anns av. 1,225.25

Castle Hill av, 1103 (*), ws, 29 n Watson av (9th), 29x100, except pt for Castle Hill av; pr mtg \$—; Apr30; May1'13; 5y5%; Elise Schellenberg to Eliz Betz, Queens, LI. 4,000

Cauldwell av, 734 (10:2628), sec 156th (No 650), 100x28; PM; pr mtg \$27,000; Apr 24; Apr25'13; 3y6%; Edw H Burger to Adolph & Henry Bloch, 911 Park av. 5,000

Cauldwell av (10:2626), ws, 197.9 n 158th 50.3x130x50.2x130; PM; Apr29'13; 1y5%; Wove Realty Co to Jno B Doherr, 1214 Tinton av. 10,000

Creston av (11:3072), see Adams pl, 128.6x124.6x100x43.9; Apr28; Apr29'13; 3y interest as per bond; Saml Pollack, 100 50th, Corona, LI to Rosa Schleissner, 171 E 64. 6,000

Crotona av, 2419 (11:3105), ws, 199.9 n 187th, 25.3x80; PM; Apr24; Apr25'13; due & c as per bond; Jno Manginelli & Mary his wife to Henry Beukers, 2419 Crotona av. 5,000

Crotona Pkway, es, 439.1 & 576.4 s Tremont av, see Tremont av, ns old line at es Bryant av.

Daly av (11:2992), es, 517.9 s Tremont av (177th), 75.9x150.11; sobrn agmt; Apr 25; Apr28'13; Walter E Phelps with City Real Estate Co, 176 Bway. nom

Daly av (11:2992); same prop; certf as to 2 mtgs aggregating \$56,000; Apr25; Apr28'13; Hoffmann Co, Builders (Inc), a corpn, to same.

Daly av, ws, 530.6 s Tremont av, see Tremont av, ns old line at es Bryant av.

Daly av (11:2992), es, 517.9 s Tremont av (177th), 2 lots, ea 37.10x150.11, 2 bldg loan mtgs, ea \$28,000; bldg loan; Apr25; Apr26'13; due Jan1'14, 6%; Hoffmann Co, Builders (Inc), to City Real Estate Co, 176 Bway. 56,000

Decatur av, 2630 (11:3277), nec 194th (No 385), 20x100; pr mtg \$9,000; Apr21; Apr25'13; 3y6%; Jno E Liederman, 127 South Jefferson av, Richmond Hill NY, to McLernon Realty & Constn Co, 128 West Fordham rd. 1,750

Dudley av (*), ss, 250 w Cornell av, 25x 100; PM; Apr29; Apr30'13; 1y6%; Louis Jacobi, 1942 Hunt av to Bernard Brady, 1726 Van Buren. 100

Eastern blvd (*), swc Willow la, 113.9x 100x114.5x92.1; pr mtg \$3,000; Apr7; May1 '13; 1y6%; Baxter Howell Bldg Co to Abr Docterhoff, 1735 Unionport rd. 513

Gillespie av (*), ws, extends from Harrington av to Coddington av, 225.2x9.2x 213.1x58.10; PM; Apr30; May1'13; 3y5½%; Jno J Neiler, 1744 2 av to Wm Koch, 2936 Middletown rd. 650

Gleason av (*), ss, 35 w Tremont av, 100 x82; Apr30; May1'13; 3y6%; Michl M Reynolds, 1822 Gleason av to Anna K M Hefele, 3361 3 av. 3,000

Grand blvd & concourse (11:2812), nec 179th, 88.8x15.6x85.2x46.6; pr mtg \$25,000; Apr25'13; 1y6%; Phelan Bros Constn Co to Emil W Klappert, 873 West End av. 8,000

Grand blvd & concourse (11:2812), same prop; certf as to above mtg; Apr25'13; same to same.

Honeywell av (11:3123), ws, 747 n Locust av (now Tremont av, 20.9x100x20x 100; Apr30'13; 5y5%; Mary E Michels to Alfred Loweth, 1000 E 182. 3,000

Jessup av, 1397-1401 (11:2872), ws, 168.6 n Boscobel av, 100x100; pr mtg \$9,000; Apr 26; Apr28'13; due &c as per bond; Mary Corner to Hyman Batken, 5 Attorney. 2,000

Kingsbridge rd (12:3256), nec Nindham pl, being lot 40 blk 3256 tax map; transfer of tax lien for yrs 1905 to 1908, assessed to J J Folean; Decl1'11; May1'13; 3y12%; City of New York to Edw Jacobs, 348 Central Park W. 1,284.43

Mapes av, 2011 (11:3106), swc 179th (No 782), 35x100; PM; pr mtg \$34,000; Apr14; Apr28'13; 3y6%; Mapes-Tratman Aves Co (Inc), 784 E 179, to Sarah J Schaefer, 784 E 179. 6,000

Mapes av, 2011; certf as to above mtg; Apr14; Apr28'13; same to same.

Mapes av (11:3106), ws, 35 s 179th, 40x 100; PM; pr mtg \$30,500; Apr14; Apr28'13; 3y6%; Mapes-Tratman Aves Co (Inc), 784 E 179, to Sarah J Schaefer, 784 E 179. 5,000

Mapes av (11:3106); same prop; certf as to above mtg; Apr14; Apr28'13; same to same.

Morris av, ws, 59.2 n 150th, see 148th E, ns, 70.3 e Morris av.

Nelson av (11:2876), ses, 110 ne 175th, 25x80.11 to nws 175th x25x65.11; Apr25; Apr26'13; 4y5½%; Lillie B Gould to Jas P Gould, 63 E 100. 1,500

Park av (11:2901), ses, 646.1 se 170th (8th), 90.2x150; Apr15; Apr25'13; due &c as per note; American Silk Label Mfg Co to Marianna Hey, 3630 Park av. 50,000

Park av (11:2901); same prop; certf as to above mtg; Apr21; Apr25'13; same to same.

Prospect av, 1324 (10:2694), es, 218.6 n Home, 37.6x100; pr mtg \$30,000; Apr25; Apr28'13; 5y6%; Christina E Warren, 1324 Prospect av, to Anthony Bauer, 1324 Prospect av. 3,000

Prospect av, 1358 (11:2970), sec Freeman, runs e16.10xs31.11xe6.11xw45.4 to Prospect av xn51.6 to beg; pr mtg \$7,500; Apr22; Apr28'13; due &c as per bond; Bernard Cohn to Benj Abert, 18 Fulton. 6,000

Prospect av, 1417 (11:2962); ext of \$25,000 mtg to Apr28'16, at 5%; Apr28; Apr 30'13; Title Guar & Trust Co with Anna L Arnold, 3010 Bainbridge av. nom

Prospect av, 1417; ext of \$25,000 mtg to Apr28'16 at 5%; Apr28; Apr30'13; Title Guar & Trust Co with Jno H Maatz, 1417 Prospect av. nom

Shakespeare av, 1420 (11:2872), ext of \$10,500 mtg to Apr27'16 at 5%; Apr22; Apr 25'13; Century Mtg Co with Michl Tier-nan. nom

Southern blvd (11:2960), nwc Fairmount pl, 54.11x105.10x50x128.5; PM; pr mtg \$5,000 on this & prop adj on n; Apr24; Apr 25'13; due &c as per bond; Borough Es-tates, a corpn, 3219 3 av to Tremont Av Land Co, a corpn, 27 Wm. 7,250

Southern blvd (11:2960), ws, 54.11 n Fairmount pl, 54.11x83.2x50x105.10; PM; pr mtg \$5,000 on this & adj prop on s; Apr 24; Apr25'13; due &c as per bond; Borough Estates, a corpn, 3219 3 av to Tremont Av Land Co, a corpn, 27 Wm. 4,500

Stebbins av (10:2698), es, 188.9 s 165th, 50x80; Apr29; Apr30'13; due July1'13, 6%; Michl Ginto, 2026 Lex av, to Mary Hebron, 265 W 70. 9,500

Topping av, 1699 (11:2791), ws 145 n 173d, 50x95; PM; pr mtg \$—; Apr25'13; 1y6%; Phelan Bros Constn Co to Pearl Gottlieb, 209 W 148. 1,500

Tratman av (*), ses, 99.7 e Zerega av, 167.1x110; PM; pr mtg \$6,500; Apr14; Apr 28'13; 3y6%; Mapes-Tratman Aves Co (Inc), 784 E 179, to Sarah Browning, 2286 Beaumont av. 3,500

Tratman av (*); same prop; certf as to above mtg; Apr14; Apr28'13; same to same.

Tremont av (Locust) (11:3135), ns old line, at es Bryant av (Walker st), 130x 100, except pt for Tremont av; also CRO-TONA PKWAY (11:2985), es, 439.1 s Tremont av (177th), 137.5x219.8 to Daly av x 126.3x258.1; also CROTONA PKWAY (11:2985), es, 576.4 s Tremont av (177th), 27.5 x106x26.1x109.10; also DALY AV (11:2985), ws, 530.6 s Tremont av (177th), 25.3x106x 26.1x109.10; Apr25'13; 5y4½%; Church of St Thomas Aquinas, a corpn, to Emigrant Indust Savgs Bank. 35,000

Thiercot av (*), es, 100 s Ludlow av, 200x 100; pr mtg \$—; Feb15; May1'13; 3y6%; Leonora Klinger, Bklyn to Rosina Dame, 1241 Halsey pl. 7,500

Union av (10:2681), nec Home, runs ne 43xse61.7xe31.6xs12 to Home xsw105.8 to beg; May1'13; 3y5%; Lawrence C Schneider or Houghtaling, Theresa J M Low & Thos M Houghtaling to German Savgs Bank, 157 4 av. 7,000

Union av, 975 (10:2669); agmt as to share ownership in mtg; July15'12; Apr25'13; Yatty Kramer with Hattie King, 148 E 65 nom

Virginia av (*), es, 104.3 n Blackrock av (8th), 25.3x107.6x25x103.6; pr mtg \$3,200; Apr28; Apr29'13; due &c as per bond; Elise Bentz, 1953 Chatterton av to Madaline Lindner, 1180 Jackson av. 600

Virginia av (*), es, 79 n Blackrock av (8th st), 25.3x103.6x25x99.6; pr mtg \$3,200; Apr28; Apr29'13; due &c as per bond; Elise Bentz, 1953 Chatterton av to Louis Erzer, 1208 Olmstead. 600

Virginia av (*), es, 53.8 s Watson av (9th), 25.3x107.6x25x111.5; pr mtg \$3,200; Apr28; Apr29'13; due &c as per bond; Elise Bentz, 1953 Chatterton av to Ida Beris, 2177 8 av. 600

Vyse av, 2064-8 (11:3132), nec 179th, 119.11x103.4; sobrn of asn of rents to mtg for \$4,500; Apr16; Apr29'13; Philip Sugarman et al with Gustav Wein, 967 Trinity av. nom

Vyse av (11:3132), nec 179th, 34x102.9x 34x103.4; Apr19; Apr29'13; due &c as per bond; Jacob Streiffer Co, 1135 Intervale av to Gustav Wein, 967 Trinity av. 4,500

Vyse av (11:3132), same prop; certf as to above mtg; Apr17; Apr29'13; same to same.

Vyse av (11:3132), same prop; sobrn agmt; Apr28; Apr29'13; same & Norma Realty Co with same. nom

Vyse av (11:3133), es, 77.9 n 180th, 43x 121.2x43x121.1; pr mtg \$—; Apr29; Apr 30'13; 1y6%; Arc Realty Co to Jos L Young, 209 Adelphi, Bklyn. 7,000

Vyse av (11:3133), same prop; certf as as to above mtg; Apr28; Apr30'13; same to same.

Washington av, swc 160th, see 160th, E, ss, 150 e Elton av.

Westchester av (*), ns, 50.1 e Wheeler av, runs e109.3xn101xw59xn19.11xw50xs 113.5 to beg; bldg loan; Apr29'13; 1y6%; Winnie Co to City Real Estate Co, 176 Bway. 40,000

Westchester av (*), same prop; certf as to above mtg; Apr29'13; same to same

Westchester av (*), same prop; PM; pr mtg \$40,000; Apr29'13; demand; 6%; same to American Real Estate Co, 527 5 av. 19,000

White Plains av (*), ws, 150 s Morris Park av, 2 lots, ea 25x45, except pt for White Plains av, 2 mtgs, ea \$2,500; Apr22; Apr26'13; due June1'16, 5½%; Sophie V, wife Jno Murphy, of Far Rockaway, LL to Jane W Chichester, 802 W 181. 5,000

White Plains av (*), ws, 150 s Morris Park av, 50x45, except pt for White Plains av; sobrn agmt; Apr25; Apr26'13; Minnie Bonagur with Jane W Chichester, 802 W 181. nom

White Plains rd (*), swc Reiss pl, 94.8x 145.8x83.1x131.6; pr mtg \$2,000; Apr29; Apr30'13; 2y6%; Wm F Norden, 7 Pleasant av, Union Hill, NJ, to Mary H Norden, 214 E 96. 1,750

Woodycrest av (9:2513), ws, 175 n 165th, 2 lots, ea 15.1x92.3x15.10x91.11; agmt that there is due upon mtg of \$7,000 the sum of \$1,300, & that same shall be paid in installments of \$100 each; Apr25; Apr26'13; Jos E Martire with Euphemia S Coffin & Jas Templeton. nom

Woodycrest av, 1079 (9:2513), ws, 175 n 165th, 15.11x92.3x15.10x91.11; Apr1; Apr 26'13; 5y5%; Jos E Martire to Jas Templeton, on William st, Greenhead, Glasgow, Scotland. 3,000

Woodycrest av, 1081 (9:2513), ws, 190.11 n 165th, 15.11x93.1x15.10x92.8; Apr1, Apr 26'13; 5y5%; Jos E Martire to Jas Templeton, William st, Greenhead, Glasgow, Scotland. 3,000

Woodycrest av, 1083 (9:2513), ws, 206.10 n 165th, 15.11x93.1x15.10x92.8; Apr1; Apr 26'13; 5y5%; Jos E Martire to Jas Templeton, William st, Greenhead, Glasgow, Scotland. 3,000

3D av, 4066 (11:2930), es, 414 n 174th, 25x100; PM; Apr30'13; 3y5%; Co-Free Realty Co to V Everitt Macy, Ossining, NY & ano trstes Caroline L Macy. 10,000

Plot (*), begins 740 e White Plains rd, at point 170 n along same from Morris Park av, runs e 100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Apr23; Apr26'13; 3y5½%; Ambrose Guffanti to Esther Nuttall, 65 Grant av, Richmond Hill, NY. 3,000

Plot (*) begins 940 e White Plains rd at point 620 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right-of-way over strip to Morris Park av; bldg loan; Apr23; Apr25'13; due &c as per bond; Paul Reiling to Johanna Wagner, 445 E 146. 3,500

Bronx River (12:3357), ns., at ses Newell st (Washington av), runs ne along River to nws Madison av now Bronx blvd xne —xnw200 to ses Newell (Washington av) xse 262 to beg, except pt for Station pl now Newell, Apr24; Apr25'13; 3y6%; Giuseppe Scellaro & Giuseppe Capasso to Arthur G Bell, 1738 Topping av. 3,000

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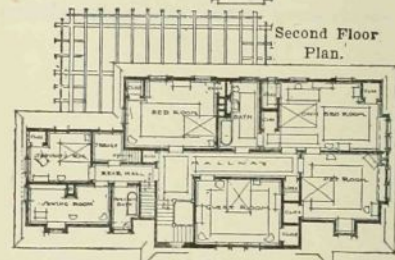
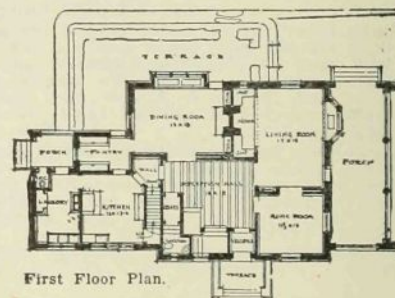
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