NEW YORK, MAY 17, 1913

THE BIGGEST MUNICIPAL DEBT IN THE WORLD

Gross Funded Debt of New York City Exceeds a Billion - Borrowing Limit Virtually Reached—New Methods of Financing Public Works Must Be Found.

-Article II, Part II-

By HENRY BRUERE, Director, Bureau of Municipal Research.

O NE of the hardest problems confronting the next administration will be how to provide necessary schools and other improvements without increasing the tax rate to the point of public revolt.

The next five years, when corporate stock budgets will deal with thousands instead of millions as heretofore, may profitably be given to intensive city planning and to the development of a new program of public financing. Sooner or later the city will have power to exercise the right of excess condemnation in acquiring land for park and building pur-It will have the power to take poses. back into the city treasury a part of the enhanced value of real estate which results from the construction of important public works.

German Experience.

Practically every city in Germany has for years been in the position in which New York now finds itself. There comparative poverty restrains cities from incurring great indebtedness. At the same time the growth of population and the pressure of commercial demands is generally compelling physical reconstruction and the provision of modern public works. But German cities, accustomed to look at public questions from a public interest rather than from a private in-terest standpoint, have found a solution for their financial perplexities. Last year the city of Dortmund (215,000 popula-tion) found it necessary to build a new thoroughfare through the old part of the city, whose narrow, irregular were congested with traffic. The gross cost of the improvement was Mks. 5,875,-000 (\$1,468,750). The city exercised its power of excess condemnation and bought not only the property required for the thoroughfare, but the adjoining property, whose value has been increased as the result of the opening of the street. The city reported last fall that the prospective and surely to be realized return from the sale of property abutting on the thoroughfare and not required for its widening would be Mks. 5,700,000 (\$1,425,000), making the net cost of the most important public improvement ever executed by the city, Mks. 175,000 (\$43,-

Fortunes Once in Real Estate.

Every informed taxpayer knows of the fortunes that were made in New York City at the time of the opening of the present subway. I have been told by one of the largest operators in New York realty that within a few days after the opening of the present subway he sold lots for \$1,200,000 which had cost him \$250,000 before the period of subway land speculation. Unquestionably, this operator was entitled to some profit in return for his foresight and the possible

In this article Mr. Bruere brings out the startling fact that, through improvident fiscal management, the foremost city in America and the richest municipality in the world has virtually exhausted its constitutional borrowing power and must look for new ways of financing public works. On March 31, the net funded debt of New York City amounted to 7.01 per cent. of the assessed valuation of the real estate in the city, while contract and other liabilities increased the total indebtedness, exclusive of self-sustaining bonds, to 9.11 per cent. of the assessed valuation. As the debt incurring power of the city, except for certain income producing enterprises (water supply, docks, subways) is limited to 10 per cent. of the assessed valuation of the real estate in the city; as the current valuation is fully on a par with "market value," and as this value can not be expected to increase rapidly in the near future, it will be seen that the traditional fiscal policy of the city is no longer adequate to meet the necessity for expansion of municipal functions occasioned by the tremendous growth of population, a growth which has now attained a rate of about 200,000 a year. Mr. Bruere's article points out the choice of fiscal devices open to the city for taking care of its expanding The present article, of which the activities. second installment appears today, is the second of a series of five written by Mr. Bruere at the request of the Record and Guide, the purpose of the series being (1) to discover why taxes are increasing out of proportion to the growth of population and (2) to suggest available remedies.

hazard of his investment, but even he would admit that his gain resulted more from the enterprise of the community than it did from the employment of his own abilities.

1913 Bond Sale.

On May 20th New York City will hold its annual corporate stock sale. poses to market \$45,000,000 of bonds, \$25,000,000 of corporate stock for various municipal purposes, and \$20,000,000 for extension of the water supply. agrees to pay interest at the rate of 41/2 per cent. per annum for fifty years on these bonds. The last issue of 4½ per cent. bonds was on February 14, 1908, just after the 1907 panic. In November

of that year \$12,000,000 of 4 per cent. bonds were sold to the public and 4 per cent. ruled until 1910, when the rate was increased to 41/4 per cent. In May last year the city sold \$65,000,000 41/4 In May of cent. bonds at an average price of \$100 .-

The present increased interest rate does not mean that the city's credit has been impaired. It means merely that the market is over-supplied with New York City bonds. This is clearly indicated by the current market quotations on New York City bonds. On May 2d, according to market quotations in the New York Times, the only New York City cor-porate stocks selling above par were the four and one-half per cents issued the bid price being 1011/4. The four and one-half per cents corporate stock issued during the present administration were quoted at 9534. The four per cents issued in 1909 were bid for at 92½. The four per cents issued in 1906 were bid for at 90. The three and one-half per cents issued in 1904 were bid for at 801/2. Corporate stock of the city cannot be issued below So investors in earlier issues are disadvantaged by each succeeding sale. For each new issue of bonds is likely to force down the prices of preceding issues, particularly those bearing a lower inter-

Causes of Depressed Bond Prices.

On the failure of the bond sale of June 8, 1909, the Bureau of Municipal Research sought to learn the effect on prices bid, of such conditions as frequency of sales, uncertainty of limit, volume of outstanding bonds, etc. Letters containing twelve questions were written to all the bidders These included most of the important bond houses of the city.

In the replies received frequency of bond issues was repeatedly mentioned as the dominating factor in determining the reception of proposed bond issues by the investing public. One house wrote: "The question resolves itself almost entirely into one of supply and demand, with the assurance that for a definite number of years ahead New York City will supply as many bonds as the market can absorb."

Table VII.—Corporate Stock Sales to Public, 1908-1913. (Exclusive of Sales to Sinking Funds

							Dietri	bution-	
		Ma-	Average			Various	Distri	Ducton	
Date		turity.	Price	Amount.	Rate.	Municipal	Water.	Rapid	Library.
Sa	le.		Realized.			Purposes.		Transit.	
Feb.	14, 08	1957	\$104.22	\$47,000,000	41/2 %	\$37,500,000	\$6,000,000	\$2,500,000	\$1,000,000
Nov.	23, '08	1958	102.385	12,000,000	4%	7,000,000	4,000,000	750,000	250,000
Mar.	2, '09	1958	101.57	10,600,000	4%	7,000,000	2,000,000	750,000	250,000
June	8, '09	1959	100.71	38,000,000	4%	24,000,000	10,000,000	3.200,000	800,000
Dec.	10, '09	1959	100.34	12,500,000	4 %	6,000,000	6,000,000		500,000
Mar.	21, '10	1930-60	101.28	50,000,000	41/4 %	32,000,000	12,000,000	6.000,000	******
Jan.	24, '11	1960	100.90	60,000,000	41/4 %	30,000,000	21,500,000	8,500,000	
May	7, '12	1962	100.747	65,000,000	41/4 %	25,000,000	20,000,000	20,000,000	
	Totals			\$294,500,000		\$168,500,000	\$81,500,000	\$41,700,000	\$2,800,000
	7, '12	1962	100.747	65,000,000		25,000,000	20,000,000	20,000,000	

Note: Increase in interest rate and decrease in average prices realized by the city.

The Metz administration of the finance department made an important contribution to the solution of the city debt problem, and that was the actual determination through litigation of the method of computing the city's borrowing mar-The new administration started with this very considerable advantage.

At the suggestion of the Bureau of Municipal Research the fusion board immediately on its organization in 1910 took a notable step which has laid the foundation for a proper policy in dealing with the vast problem of city indebted ness. This step was to establish the cor-porate stock budget. "Corporate stock porate stock budget. "Corporate stock budget" means merely that all corporate stock authorizations are to be considered at the same time and in relation one to the other, and are to be made but once in a year. Before 1910 corporate stock authorizations were included in practically every calendar of the Board of Estimate and Apportionment. As shown in the first article in this series on June 30, 1908, authorizations for the issue of corporate stock reached the great total of \$180,000,000, whereas the borrowing margin was down to \$3,000,000.

Corporate Stock Issues.

The very first step taken by the new administration was to rescind \$24,278,-406.48 of authorizations for which no specific liability had been incurred. Some of these authorizations dated back many years and stood on the books as continuous inducements to the prodigal use of

Table VIII .- Sale of

Various Municipal

outstanding corporate notes. Corporate stock notes give the city a very great advantage, for their use enables the Comptroller to borrow funds for public improvements as the funds are required instead of long in advance. Moreover, the corporate stock note plan makes it possible for the city to restrict the issue of corporate stock to an annual sale, thus obviating the disturbing influence of frequent and irregu-

Improved City Debt Administration.

Confronted by a serious situation in respect of the city debt the finance department, during the past three years, has dealt with this problem scientifically and dealt with this problem scientifically and efficiently. In this time it has considered a number of problems in relation to city debt, methods of floating securities, provision of sinking funds, etc., all of which are immensely important, but which are not especially pertinent to this article. It is worth while, however, mentioning one recent innovation, namely, the purchase by the city for sinking fund purposes of outstanding bonds at current prices. The advertisement for the May 20, 1913, sale requests tenders for the purchase by the city of \$5,000,000 of outstanding bonds. This is excellent financial practice and wisely followed can be made to support the market for city bonds at times of stress, such as the present when a prospective new issue depresses the market for outstanding securities. It is desirable,

Rapid Transit. \$1,295,000 5,181,683 500,000

\$6,976,683

Total

Sales. \$23,795,578 85,177,467 46,419,566

\$155,392,612

Corporate Stock Notes.

2. That taxpayers cast off their prejudices and assist in obtaining for the city power to execute its major improvements on the principle of excess condemnation or assessment in proportion to financial benefit. I have heard taxpayers express objection to the construction of the new subway by assessment of at least a part of the cost against properties whose value will be increased by their construction because other taxpayers reaped enormous gains from the construction of the first subway by the general credit of the city.

Taxpayers will surely find it profitable to consider a comprehensive plan for the city's physical development. I believe they will come to discuss without prejudice or selfish interest new methods of financing necessary undertakings. The first law governing all improvements should be the law of greatest good for the greatest number, and not the greatest gain for a particular property owner.

New Methods of Financiering.

3. That taxpayers urge the early completion of the inventory of city property and the establishment of a proper record now under way in the department of finance, in order that the city may show in its balance sheet a statement of its capital assets, to contrast with its capital liabilities or outstanding indebtedness. Such information is indispensable to a definite understanding of the city's financial condition. Not to have it means to leave the door open for the further misuse of borrowing capacity.

4. That the Board of Estimate establish at once a schedule of the probable life of improvements, in order that bonds may be amortized as nearly as possible during the life of the improvement for whose construction they were issued.

5. That taxpayers request an early settlement of still unsettled questions relat-

ing to the computation of the city debt. On December 29, 1909, Comptroller Metz raised eight questions with the Corporation Counsel regarding the city debt which had not been passed upon specifically by the Court of Appeals in the city debt case, then recently concluded. date, replies to these questions have not been given. In consequence, debt statements still contain several items of uncertainty. These items, when the borrowing margin is as limited as now, assume proportions of importance. example, in the debt statement of March 31st there is included an estimate of \$500,-000 for judgments and open market or .ders. The exact sum provided for judg-ments is not stated. These judgments are the allowances made by courts in litigation in which the city has been unsuccessful. They are paid out of the pro-ceeds of special revenue bonds. The Court of Appeals has held that special revenue bonds (redeemable out of next year's taxes) are not to be included in determining the city's constitutional Why, therefore, should judgments payable out of these bonds be included?

6. That a charging classification be provided to govern the use of corporate stock funds. An important existing defect in the accounting practice of the city arises from the absence of definite instructions as to the classes of expenditure

Classify Charges.

that may be charged against corporate stock funds. It is possible to provide a definite code of accounts to govern all charges of this character. The Comptroller has had this step definitely in mind, but in case the present administration is unable because of limitation of time to prepare such a code, taxpayers should urge that this step be taken early

next year.

It is not possible at this time to forecast with definiteness the future growth of the annual budget ap-propriations for city debt service. The

Total three years..... \$76,213,078 Note: It is estimated that \$800,000 is saved annually in interest charges through the useful expedient of corporate stock note issues. the city's "faith and credit." In 1910 a cormoreover, that taxpayers should know

Supply

Water. \$11,390,129 38,982,616 21,830,104

\$72,202,850

porate stock budget of \$85,000,000 was prepared, of which \$13,000,000 was set aside as a reservation for subway poses. In 1911 a budget of \$45,807,818.23 was authorized for purposes other than subways and the extension of the water

1911 Purposes. \$11,110,448 1912 41,013,166 1913 24,089,462

supply.

In 1912 no corporate stock budget was authorized because of the board's desire not to infringe upon the city's borrowing capacity until the completion of the sub-way negotiations. Scattering authorizations to the amount of \$36,716,280.45 were made for emergent needs. At no time since 1910 has the board authorized a penny of corporated stock expenditure in excess of the available borrowing margin. Clearly, had taxpayers five or ten years ago insisted that the Board of Estimate consider corporate stock authorizations with reference to each other and on the basis of a general financial program there can be no doubt that the expenditure of millions of dollars for questionable improvements that has since been incurred would never have been authorized.

Advance Borrowings.

A second important step which will protect the future credit of the city was taken by Comptroller Prendergast when he obtained authority from the legislature in 1911 to issue what are known as "corporate stock notes." Briefly, these notes may be issued by the Comptroller pursuant to authorizations of the Board Estimate for the issue of corporate stock. They are sold to bankers at current market rates in the same manner as revenue bonds issued in anticipation of the collection of taxes, and must be redeemed within a year after their issue. They represent merely advanced borrowings on the credit of prospective cor-porate stock sales. The proceeds of corporate stock sales are now used to

that the present administration has set a high standard in administering the city' credit relations. The vast resources of the city, and the practically unlimited market for New York City bonds in the past, permitted comptrollers to give slight thought, and often second-rate attention to city debt matters. Under present conditions, the protection of the city's financial status from bond sale failures or disgracefully low market prices for New York City bonds, is one of the most important responsibilities of the Comptroller. In the future efficient comptrollers will give to the credit relations of the finance department special attention and continue the present practice of placing this branch of the business of the finance department in charge of a deputy specially trained in finance.

Constructive Steps Suggested.

Taxpayers cannot escape the payment of interest upon and provision of funds for the retirement of the city's outstanding debt. They can, however, insist that future use of the city's borrowing capacity be based upon comprehensive city planning and conform to wise business practice.

I suggest the following steps for the city to take as supplementing the cor-porate stock budget and improved finan-

cial methods previously referred to:

1. That a plan for city improvement be skillfully framed looking as far ahead as it is possible in respect of every class of improvement. The city of Düsseldorf in Germany last year held a competition to obtain plans for its development for the next fifty years. Surely, New York City should be able to plan ahead at least five years. City planning is not Utopian ro-mancing. It is sound business policy. The sooner New York undertakes it the better for taxpayers' pockets and citizens'

prospective issues of bonds for water and subway purposes in the next few years will maintain the average volume of annual issue which has prevailed since The new subways to be completed in 1918 will require the issue of approximately \$150,000,000 corporate stock. The Catskill Water Shed to be completed in 1916 is estimated to require additional issues of \$100,000,000. Interest and sinking fund charges will, therefore, in all probability, continue to increase. This increase in the face of present tax burdens will seriously interfere with necesappropriations for current services of the city and is likely to constitute a considerable embarrassment to the next administration. Those who predict that the prospective investment in the new

subways will early prove self-sustaining hold out a ray of hope to taxpayers and citizens who are otherwise confronted with a somewhat gloomy outlook regarding means available within the next few years for extending municipal activi-

It is clear that the present condition of the city debt gives added weight to taxpayers' responsibility to support and forward economy and efficiency measures throughout the city govern-Resolutions and protests are futile while present opportunities to effect economies exist. The way to save is for taxpayers to let city officials know now that they are prepared to give intelligent support to constructive efficiency In a period of plenty, waste and

prodigality were easy to offset by the always available device of increasing appropriations. In the present period credit and pressure , there is more hope from voters a defirestricted upon taxpayers, there is more hope for obtaining from voters a defi-nite demand that the next administration of the city government shall work unremittingly to erect permanent standards for the scientific management of city business.

This need is urgent not only because of its importance to taxpayers, but because failure to utilize to its utmost every dollar of the city's resources will mean for some time to come that necessary services of vital consequence to the health and convenience of the public at large cannot be performed.

NEW YORK CENTRAL'S LATER TERMINAL PLANS

Not Satisfactory to Residential Property Interests-Public Hearings to Be Resumed-Great Opposition to Manhattanville Terminal Scheme.

T HE modified plans of the New York Central Railroad for its West Side terminal improvements will be on public exhibition at the City Hall and the Grand Central Station next Monday. Being based on the tentative agreement between the railroad company Terminal Committee of the Board of Estimate which was arrived at some months ago, the present plans do not embody the changes which the West End and Washington Heights property interests have appealed for and which they hope and expect will be granted.

The agreement between the Terminal Committee and the railroad company was the subject of an extended report to the Board of Estimate last month, and a series of public hearings were held upon this report at the City Hall. Further action was postponed until the New York Central's engineering department could prepare the drawings in consonance with the report, with the understanding that the hearings would be resumed when all the interested parties should have had opportunity to study the plans.

Notice is given by the Terminal Committee that hearings will be resumed on Tuesday afternoon, May 27. A set of the drawings was submitted to the Board of Estimate by President Mitchel on Thursday. The New York Central will have a limited number of lithographic copies for distribution in about two weeks. In addition to the drawings there will be on exhibition next Monday a model of two or more sections of the line, including the covered portion through, or along, Riverside Park.
Grounds of Objection.

Objection has been made to the agreement which forms the basis of the report in several particulars, notably by the West End Association and the Washington Heights Association, the former challenging the railroad's claim either to ownership or a franchise over the land covered by its tracks north of 58th street, the latter protesting against the laying-out of huge railroad terminal yards along Riverside Drive between 137th and 153d streets. When the plans are ready for public consideration these objections will be renewed, and it is expected by property owners that the Terminal Committee will arrive at a better understanding of the respective rights of the city and the company and will insist on further modifications in

the railroad plans, in accordance with the public demands.

Adjustment Between Ninety-seventh and Ninety-fourth Streets.

The railroad company has agreed provide for the city a marginal strip 150 feet in width outshore of its right of way between a point slightly north of 97th street and a point midway between 95th and 94th streets. This will necessitate the extension of the present bulkheads outshore about 35 feet. For this purpose the railroad company will build a pile bulkhead platform at its own expense. This plan may entail a disturbance of the buildings of the lessees of the pier at Ninety-sixth street. railroad company has also agreed that it will bear any expense involved in the readjustment of this matter. The railroad company has further agreed to pay for a pile construction extension of existing piers a distance to correspond to the loss in length inshore through the extension of the bulkhead.

The proposed extension of the bulkhead will not involve any change in the established bulkhead line. In order, however, that the piers at this point may be built outshore a distance corresponding to that which they will lose at the inshore end by the extension of the bulkhead, it will be necessary to secure from the Secretary of War an extension of the pierhead line some 33 feet at this point. This the Dock Commissioner has already applied for pursuant to authority for the Board.

Should the United States Government withhold its assent to the extension of the pierhead line as herein proposed, the railroad company agrees that it will pay for the construction of an equivalent amount of pier space at some other point in this locality along the river front, to be designated by the city.

Adjustment Between Eighty-first and Seventy-seventh Streets.

As reported on October 3d, the committee has secured from the railroad an agreement that there shall be a marginal way of 150 feet in width outshore of the railroad's right of way between Eighty-first and Seventy-seventh streets. This will involve the extension of existbulkheads, the cost of which the railroad company has agreed to bear. This it will do by construction of timber platforms on pile foundations of sufficient width to give the desired marginal way. As at Ninety-sixth street, this will involve a shortening of the piers inshore by some 25 feet. The ailroad company has agreed to extend the piers an equivalent distance by pile construction at its own expense; or, failing the assent of the United States Govto provide equivalent space at some other point in this locality in the discretion of the Dock Commis sioner. The plan within the limits named will require no extension of the established bulkhead line, but will require an extension of the pierhead line by some

Real Estate Adjustment in the Sixtieth Street Yard.

As pointed out in the report of October 3d, the city at present holds the fee of the beds of Twelfth avenue and the cross streets within the limits of the company's proposed Sixtieth street yard, and some of the land under water, the company owning the balance. railroad desires to purchase from the city fees of these areas, the streets all having been closed by act of the Legislature. In its report of October 3d, the committee recommended that the company be here given a permanent easement for railroad purposes rather than a fee. In view of the fact that the company proposes to improve this area in part by the erection of expensive buildings, and in part by railroad improvements of a permanent nature, and in view of the further fact that broken or checker-board type of ownership is illogical and renders the land in each ownership less useful than if it were in one, the committee is inclined to recommend that the city here alienate the fee, and sell the company all its right title and interest in the beds of these streets and the land under water between the bulkhead and exter ior grant lines between 59th and 72nd

-The commissioners of the Sinking Fund will meet next Thursday at the City Hall, Manhattan, for a public hearing, to authorize the institution of condemnation proceedings for the acquisi-tion of the property for the improve-ment of the waterfront between West 44th and West 48th streets. The commissioners approved Dock Commissioner Smith's new plans on April 30.

ALTERATIONS TO OLD DWELLINGS

An Evidence That the Neighborhood Is in a Transitional State—How the Income of a Madison Avenue Property Was Increased.

A S a general rule the alteration of a building, when its character or use is changed from that of its original purpose, indicates the initial step of the transition stage of a neighborhood.

This transition is going on almost continuously in New York City and is the direct effect of our rapid and splendid growth. Sometimes the changes come so quickly that there is no time for the alteration stage, and good substantial buildings, adequate for many years more of use in their original form, must give way to the march of progress and be torn down to be replaced by new ones built on more modern lines and better fitted for their new requirements.

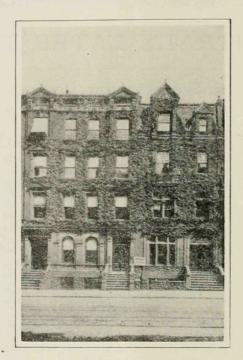
"Owners and builders, and their real estate advisers, usually give the question of an alteration or a new building where some change is advisable, deep consideration," remarked Charles Griffith Moses, vice-president of the J. Romaine Brown Company. "It is only where the final character of a neighborhood is not definitely determined, or where a temporary change can supply adequately the new demands, that an alteration is decided on, rather than demolition and replacement.

"In the financial and office building districts many comparatively modern and substantial buildings have been razed in the last few years, and the sites reimproved by the erection of new buildings to be used for the same purposes as were those destroyed. The first impression had of this condition is one of waste, but on more careful consideration, the sound economics of the situation became quite apparent.

"The high land values, the advantages of larger building units and the desira-

bility of special buildings for banking houses or large corporations frequently make it profitable to destroy substantial buildings in order to clear the way for a more up-to-date improvement.

"The present tendency, where an alter-



BEFORE THE ALTERATION.

ation is deemed more advisable than rebuilding, is toward such radical changes in the original structure as will leave little but the shell, and while such changes are classed as alterations, they are in effect substantially new buildings.

Alterations Benefit Everybody.

"It seems to me that any judicious change in the form character of a building, be it alteration or a new strucis of unquesture. tioned benefit to all concerned. It is cer-tainly a glowing tribute to Manhattan land values to realize that they can and do advance so rapidly and that they absorb the value of a substantial more or less appro-priate building within twenty or twentyfive years of its completion."

The attached illustrations show a good example of what can be done in the way of remodeling old private residences in order to largely increase their revenue yield, without tearing down the old buildings and putting up a new structure.

These two houses, situated on Madison avenue, now known as "Madison Chambers," were leased for a long term of years by the Madison Chambers Company from Dr. Joseph A. Blake, a surgeon, who had occupied the premises for his offices and residence. Herbert M. Baer, architect, 665 Fifth avenue, was commissioned to remodel the buildings at the smallest cost to show the greatest return. The alterations, in brief, consist of the following:

Tearing out the basement and parlor floor of the old houses and installing on the ground floor three stores with janitor's quarters in the rear, and on the second floor four doctors' offices, making use of the elaborately equipped offices of Dr. Blake in the rear part of the house. A high-speed Otis elevator was installed, making accessible the upper floors, which are laid out into two and three-room apartments with kitchenette and bath; the top floor having studio rooms with skylights. On the roof, a penthouse consisting of large artists' studios with two bedrooms, bath and kitchenette was built, leaving part of the roof for roof garden purposes.

The total cost of the alterations was \$25,000. The work was executed by the Grant Contracting Company in just four months' time, and the income yield was increased from a possible \$7,000 or \$8,000 a year gross to \$25,000 a year gross.

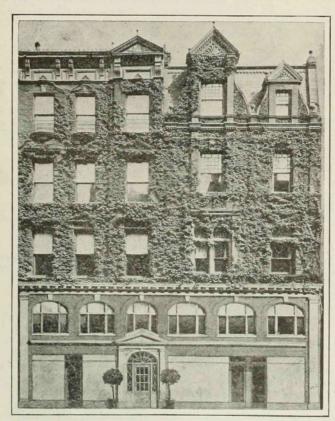
Distribution of Office Buildings.

While the geographical limits within which office buildings are being constructed have not been materially extended in recent years, there continues to be a decided movement in the northern direction. More office buildings are being annually erected in midtown than formerly. On the average, they naturally rule very much less in bulk than the skyscrapers of the financial district, but they are far more numerous. Besides buildings designed for offices exclusively, there are many of the class intermediate between the open loft and the thoroughly subdivided office building which are either in course of construction now or have been completed recently

A long period of years has intervened since the pioneer office building of the modern type was erected in the various uptown sections where offices have since multiplied, as around Madison Square, Greeley Square, Times Square, the Grand Central Station, in the lateral streets near the Pennsylvania Station, and, of course, along Broadway and the new Fifth avenue. In most of these sections there are old office buildings descended from a period anterior to the appearance of the skyscraper. The present movement, wonderful as it is to behold, consists, then, mainly in the multiplication of steel skeleton office buildings within geographical limits long ago established.

City's Financial Activities.

Comptroller Prendergast has issued a pamphlet giving a summary of the city's financial activities during the first three months of the present year, paralleled with the figures for the first quarterly period in 1912. The purpose of this quarterly report is to present concisely the vast financial transactions of the City of New York, which equal in amount the combined fiscal action of the ten next largest cities in the United States. The general plan of the report is such as to make clear the general purposes of the city's expenditures and outlays, and the main sources from which it derives its revenues.



Herbert M. Baer, Architect.
A RECENT ALTERATION ON MADISON AVENUE,
Two old dwellings were made over into stores, offices and apartments.

REAL ESTATE BOARD'S LEGISLATIVE WORK

Secures the Modification of Oppressive Factory Measures -Brokers Urged to Take More Interest in Public Affairs

By CHARLES F. NOYES

THE Legislature has adjourned and the smoke has cleared. Real estate interests, in my judgment, have not suffered any more severely than other interests, such as insurance, banking or corporations.

Many have complained regarding the stringent laws that have been passed at Albany. Many have blamed the organization in power for what has been done. I am thoroughly convinced that some of the laws that have been enacted, for which excuses will have to be made later on, are the direct result of the visionary, theoretical reformer whose work has been in evidence for the past several years. There is no denying the fact that reform has been in the saddle and all sorts of legislation, good, bad and indifferent, has been enacted in the name of the laboring man.

All legislation that will protect life against disease, death or injury is most commendable, and all legislation along the lines of giving labor a fair wage with reasonable working hours is commendable; but legislation that is so drafted that it carries useless theories to such extremes as to re-act against those who have caused the bills to be enacted is the worst possible legislation that could be offered for the results that are to be desired.

There is much good in the legislation enacted and known as the Wagner bills, which were the product of the investigation of the State Factory Commission that was organized shortly after the Tri-angle Shirt Waist Company fire. The fact that this legislation is not a great deal worse is due to the interest taken in the matter by a few prominent real estate men, such as Robert E. Dowling and Henry Morgenthau. There is no question but what the bills would be more satisfactory had the real estate men themselves taken the interest in the measures that the subject deserved. They did not do so and they are primarily to blame for anything that has been omitted, or for any objections that can be raised.

Drawing the Lion's Teeth.

In general, the main factory bill that was seriously criticized by real estate interests was a bill compelling the fireproofing of all stairways in buildings whether five or six stories in height or whether twelve or twenty. By the hardest kind of work and with active co-op-eration of the Real Estate Board of Brokers and President E. A. Tredwell this bill relating to stairways, exits and enclosures was amended so that its and it presents to-"teeth were drawn" day no menace to the low five-and-six story loft buildings. The amendments change the term "fireproof" to "fire resisting"; they also permit local authorities to pass on the question of what is fire resisting under certain conditions; and the amendments furthermore permit the Industrial Board to make rules and regulations and also to modify, amend or change any conditions affecting the five or six story building.

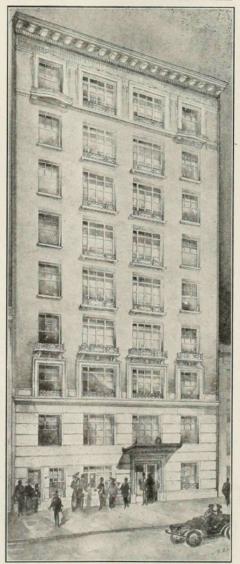
The provisions in the new laws regarding hoistways and elevator shafts are not drastic. The fireproofing fea-

ture has been entirely eliminated in low buildings and nothing is to be feared in this regard.

Continue Clever Work.

The work that the real estate interests have been doing heretofore in securing an amendment should be considered as only the beginning of their work. They should now actively take an interest in the personnel of the Industrial Board, which is to consist of four members, and see that Governor Sulzer appoints at least one or two men on this Board who are thoroughly familiar with real estate conditions and factory conditions. The Real Estate Board of Brokers has suggested to Governor Sulzer the names of McGuire, Parish, Clarkson and De Selding and any one or all of these men would do the board credit.

On the theory of home rule and also because we have a building department, a fire department and a health department here in New York to look after our loft buildings and the local conditions affecting them, so far as the safety of occupants is concerned, I do not believe in the creation of this Industrial Board,



Springsteen, Architects.

146-148 EAST 49TH STREET.

Nine-story apartment house arranged for three and four rooms on a floor to be erected by the Maze Realty Company, owner and builder. This will be the first high-class apartment constructed in this neighborhood.

but it is essential that as long as we are going to have a Real Estate Board that the real estate interests co-operate with it in every possible manner, with the full assurance on the part of those interested in this legislation that owners will be treated fairly and squarely.

In my judgment the real estate interests owe much to the leaders in the Assembly and the Senate for being willing to listen to any fair amendment that was proposed, and what amendments were secured were secured with the assistance of Abram I. Elkus, counsel for the Factory Commission, and Henry Morgenthau, who took an active interest in the matter.

What real estate men should do from now on is to urge the appointment of one or more members on the Industrial Board from the list furnished by the Real Estate Board of Brokers, and if it is seen that they are actually taking the interest that should be taken in the matter there is no question but what they will receive representation. ter of fact, it is estimated that the Real Estate Board of Brokers represents in one capacity or another \$5,000,000,000 of the \$8,000,000,000 worth of New York City real estate.

NO MORE CELLAR BAKERIES.

Old Bakeries May Remain on Certain Conditions, but New Ones Prohibited.

Cellar bakeries of the sort properly so designated will not be permitted to be built in the future in New York City, but existing bakeries in cellars may remain, if they comply with certain health regu-lations. This is the purport of an act of the Legislature that was signed by the Governor last Saturday.

It is an amendment to the labor law and owes its origin to the Factory Investigating Committee of the Legisla-ture, of which Senator Wagner was chairman. The bill was not among the twenty factory bills first introduced, and took real estate interests by surprise. Owners were much relieved to learn that the new amendments do not abolish existing bake shops, on which the owners of real estate used in part for business purposes depend for considerable in-come. In fact, the market value of such property is based on the presence of the facilities for carrying on a bakery or confectionery business.

Exceptions Made.

The prohibition does not extend, however, to bakeries and confectioneries hereafter built which have ceilings ten feet high above the floor and four and a half feet above the curb level of the street, when located in the front of a building. The Health Department is to have exclusive jurisdiction to enforce the provisions of the article, but the building plans for new bakeries must hereafter be first submitted to the Department of

Comments on the motives and influ-ences back of the bill are heard on every hand. Some allege that the object is to drive the small bakeries out of the city and leave the field to the big fellows of "the trust." The following is the substance of the amendments:

Excerpts from the Law.

All buildings, rooms or places used or occupied for the purpose of making, preparing or baking bread, cakes, pastry, biscuit, etc., except kitchens in hotels, restaurants, boarding houses and private residences, are deemed bakeries. A "cellar" is considered to be a room which has more than one-half its height below the level of the curb.

Sanitary Certificates Required.

Hereafter no one may establish, maintain or operate a bakery without obtaining a sanitary certificate from the Department of Labor. Upon the receipt of an application for a certificate the Commissioner of Labor will cause an examination to be made of the premises to see if they conform to the regulations. The certificates must be renewed annually.

No bakery shall hereafter be located in a cellar, and a sanitary certificate will not be issued for any bakery so situated, unless such bakery shall be at least ten feet in height, located in the front part of the building and have its ceiling at least 4 feet 6 inches above the curb; or, if such building is located or intended to be located entirely in the rear part of the building, or to extend from the front to the rear, then the ceiling shall not be less than one foot above the curb level of the street in front of the building, and the bakery shall open upon a yard or courts extending at least six inches below the floor.

Plans for the construction of bakeries in basements must hereafter be submitted to the Commissioner of Labor. The new amendments do not prevent the local health authorities in any city of the first class from exercising any power or regulation now vested in them.

FOR THE INDUSTRIAL BOARD.

Board of Brokers Suggests Names of Four Real Estate Men.

The Real Estate Board of Brokers has recommended to Governor Sulzer for membership of the Industrial Board in the State Department of Labor the names of John L. Parish, David A. Clarkson, of Ogden & Clarkson; J. S. De Selding, of De Selding Brothers, and Lawrence M. D. McGuire. The Industrial Board is provided for in one of the bills introduced by Senator Wagner at the instance of the Joint Legislative Factory Investigating Commission, of which Senator Wagner was chairman, Robert E. Dowling of this city a member, and Abram I. Elkus of this city counsel.

The board will be composed of seven persons appointed by the Governor with the consent of the Senate. Once every two months the members will meet in the office of the Department of Labor in New York City, and will have power to make rules and fix standards in order that the provisions of the law relating to factories may be made effective. Public hearings will be held by the board on all

proposed rules, regulations and standards. A violation of any regulation promulgated by the board is to be punished as a misdemeanor.

David A. Clarkson was born in Columbia County, N. Y., March 30, 1858, and was educated at Columbia College. Upon graduating with the degree of bachelor of science in 1881, he entered his father's real estate office in Pine street. The elder Clarkson was a de-scendant of Matthew Clarkson, the friend of Alexander Hamilton, and a prominent figure in the early history of the State; and his mother was a Livingston. Inasmuch as its senior member represented two old New York City families, the firm of T. S. Clarkson & Co. was naturally one of the leading real estate houses of its period. A contemporary firm of high standing was that Mr. Clark of Ogden & Clark. In 1897 retired from business, and so also did S. Clarkson, David A. Clarkson's father; and the new firm of Ogden & Clarkson was organized, consisting of Henry Ogden, David A. Clarkson and a brother of the latter. Mr. Ogden died about four years later.

As an illustration of the shifting of the principal seat of activity in the real estate market in recent years, it may be said that the firm of Ogden & Clarkson remained downtown until 1909, when it removed to Fifth avenue, and later to its present quarters at 17 West 30th street. Mr. Clarkson was president of the Real Estate Board of Brokers for three terms, in 1906 to 1908, inclusive, and since then been a member of the board's legislative committee.

Joel S. De Selding was born October 7, 1859, in Parkersburg, Va., whence his parents moved to New York in 1860. Graduated from Adelphi Academy of Brooklyn, he was sent to the University of Virginia.

He entered the real estate business in Brooklyn in 1884 under his own name. In December, 1890, Herman De Selding was taken in as partner, and since then the firm has been De Selding Bros. In 1887 Mr. De Selding was instrumental in the development of Flatbush. Soon after that he moved his business to New York City. From 1902 to 1906, inclusive, he was a governor of the Real Estate Board of Brokers; in 1903 and 1904 he was vice president, and in 1905 president.

He was the first agent of the Singer Building, and continued as such for fourteen years; has been active in the interests of the Playgrounds Association of Brooklyn since its inception; is the treasurer of the Social Service League of the Holy Trinity Church of Brooklyn, and is a member of the Hamilton Club and of the Nassau Country Club. He is a member of the ways and means and admission committees of the Real Estate Board of Brokers, and was for many years a member of the board's legislative and taxation committee.

Lawrence M. D. McGuire was born in New York City and was educated at De La Salle Institute, Manhattan College and Columbia College. He has been in

the real estate business in this city for fifteen years. Mr. McGuire is a member of the board of governors of the Real Estate Board of Brokers, president of the Callahan Estate (Inc.), and of the Lawrence Co., and is a trustee of the Italian Savings Bank. His real estate office is at 135 Broadway.

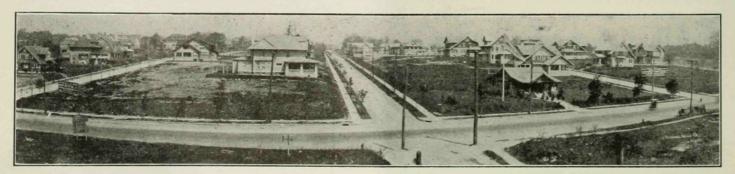
John L. Parish was born in Chicago, Ill., Feb. 22, 1854. Educated for the profession of law, he was admitted to the bar in 1876, at the age of 22. Attracted by the prospects offered by the rapid development of the Far West, he opened an office at Parsons, La Bette County, Kansas, but presently returned to Chicago in consequence of an opportunity to form an advantageous partnership there. His connection with Col. John W. Bennett, under the firm name of Bennett & Parish, insured a large practice and a wide acquaintance. In 1880 he was elected to the State Legislature from the leading Republican district in Chicago.

The position he took in the Legislature on public questions attracted the attention of Melville E. Stone, then part owner of the Chicago Daily News, who induced him to abandon law and join the editorial staff of that paper. In 1883 Mr. Parish was appointed consul to Chemnitz, in Saxony. Returning to New York in 1885, he joined the staff of the nitz. Times in a capacity which enabled him to familiarize himself thoroughly with the sources of news relating to public improvements. His special knowledge in this direction led to a connection with The Record and Guide, for which Mr. Parish did notable work in compiling the first history of New York real estate, covering the period from 1868 to 1892. Later on he was real estate editor successively of the Evening Post and the Commercial Advertiser. About fifteen years ago, with several associates, he took over the real estate business left by the late William M. Ryan.

Hearing on Foley-Walker Bill.

A hearing on the Foley-Walker Workmen's Compensation Bill, passed by the Legislature at the request of the State Insurance Department, was held by the Governor on Wednesday of this week. The hearing was largely attended, special trains having brought delegations from New York City, Buffalo, Rochester, Syracuse and Utica. Among those who spoke in favor of the measure were Alton B. Parker and Otto M. Eidlitz. Mr. Eidlitz submitted a petition signed by 600 employers and presented a letter from Mayor Gaynor in which the Mayor "I have carefully studied the bill and I am wholly in favor of it. I wish it contained also a provision for pensions for old age."

The hearing, however, developed a very strong opposition, especially from the representatives of organized labor. Daniel Harris, president of the State Federation of Labor, argued against the provision in the bill which permits casualty companies to do business under the act. During the last few years, he said,



GENERAL VIEW HILLCREST, JAMAICA.

these companies have collected \$45,000,-000 and paid out only \$15,000,000. When Mr. Harris was speaking Governor Sulzer interjected: "All the laboring men seem to be opposed to this bill." A number of manufacturers thereupon protested that the 2,500,000 unorganized laboring men in the State were not represented at the hearing. The labor spokesmen, after the hearing, expressed their confidence that the bill would be vetoed by the Governor.

Bills Signed by the Governor.

Among the bills of special interest to the real estate and building professions that have been signed by the Governor are the following, designated by their chapter numbers in the Laws of 1913:

Chapter 284—By Senator Blauvelt, amending section 17 of the Railroad Law, in relation to the acquisition of title

to real property. Chapter 308—By Assemblyman Willmott, amending article 12-a, sections 209, 210, 211, adding new sections 211, 213, 214, 215, renumbering sections 211 212 as 212 and 216 respectively of the General Business Law in relation to the operation of the cinematograph or any other apparatus for projecting moving

Chapter 315—By Assemblyman Weil, amending section 7 of chapter 336 of the Laws of 1903, entitled "An Act to provide for the erection of a court house in the County of New York and authorizing the acquisition of a site therefor," in relation to the compensation of commisof estimate and appraisal appointed in pursuance of said act.

Chapter 324-By Assemblyman Kerrigan, amending sections 895 and 897 and adding new sections 888a, 889a and 891a, Greater New York Charter, in relation to the duties and powers of the Department of Taxes and Assessments.

Chapter 326-By Assemblyman Donoamending section 1057 of the ter New York Charter in relation Greater New

Chapter 327-By Assemblyman Caughlan, amending section 819 of the Greater New York Charter in relation to plans for water fronts.

Chapter 328-By Assemblyman Mc-Grath, amending section 822, Greater New York Charter, relative to the acquisition of wharf property by the City of New York.

Chapter 329-By Assemblyman Caughlan, amending sections 439, 442 and 970, Greater New York Charter, in relation to playgrounds.

100,000 TAXEATERS.

Property Interests Support Nearly One-Fourth of the City's Total Population.

One hundred thousand men and women are on the city's payroll. On an average each of these will support three other persons, making an estimated total of four hundred thousand people, all of whom thus derive their sustenance directly or indirectly from the city government, which in turn collects by far the greater part of its revenues from real estate.

The owners of real estate not only pay these funds into the city treasury but they keep employed in normal times about one hundred thousand men in the building trades, who represent through their households five hundred thousand more of the city's population. Real estate owners also directly or indirectly furnish all the business transacted by ten thousand real estate men, who provide for, through their family connections or otherwise, thirty thousand more of the city's population.

Altogether fully one million people, or between one-fourth and one-fifth of the

entire population of greater New York, owe their livelihood to real estate interests. More than that, it is by revenues almost wholly derived from real estate that the expense of our public utilities is defrayed—the cost of lighting the streets, of supplying water, of removing sewage, of supporting the impoverished, nursing the sick in city hospitals, and maintaining those countless other beneficences which are dependent on municipal appropriations.

UNJUST TAXATION.

How It Has Caused the Volume of Real Estate Transactions to Lessen.

member of the Brooklyn Board of Brokers, Mr. Sig. Cedarstrom, is about to issue a pamphlet calling attention to the alleged over-assessment of property which imposes an unjust burden on taxpayers. vance proofs have been furnished to the Record and Guide. The first chapter is headed "Unjust Taxation," and is, in part, as follows:

'The enormous and continual increase of the taxes on real estate has reached a point where it demands the careful and serious consideration of everyone who pays taxes, and everyone who has

the interest of our great city at heart. "Since the general real estate depression in the latter part of 1906, which has practically continued up to the present time, the city budget, the total tax levy and the tax rate have annually

shown a large and steady increase.
"The Department of Taxes and Assessments during the same period has annually increased the assessed valuation of ordinary real estate for purposes of taxation at an alarming rate. In the six years from 1906 to 1912, the increase was \$1,953,166,541.

"The annual reports of the Department of Taxes and Assessments for the years 1907 to 1912, inclusive, fail to justify any of the annual increases in assessments on ordinary real estate, as The Tax Commissioners submit no facts that would justify the inmade for the years 1907, 1908, creases 1909, 1910, 1911 and 1912. Ample facts which would justify a reduction, however, appear in the annual report of the Department to the Mayor, and else-

"That the volume of business transacted in real estate has gradually decreased since 1906, is a matter of record.

"Assessed valuations should not increased beyond sane limits, upon the erroneous assumption adopted by the Tax Department, that real estate, as a whole, increases annually at the rate of 4 or 5 per cent. Nor is the contention well founded that even an 8 per cent. increase would be reasonable and justifiable.

"The annual report of the Department of Taxes and Assessments, for 1909, page 22, contains the following statement:

"'Any consideration of the assessed value of ordinary real estate must take into account the fact that the assessment is based on the evidence of value given by sales, rentals, etc., during the preced-ing fifteen months. Assessments must follow the evidence of value, cannot precede it.'

"It is the purpose here to demonstrate the incorrectness of this statement, by the comparison of data and statements of the Tax Commissioners in the annual reports of 1907 to 1912, with such facts as are a matter of public record, readily accessible to the department and of which it has, or should have full detailed data.

"It is a well known fact that real estate values do not increase upon a de-clining market. Yet, in the face of the assertion that increased assessments 'must follow the evidence of value and cannot precede it,' statistics show a

steadily declining market."

The Record and Guide shows the following figures:

Boroughs of Manhattan and Bronx; Transfers of Real Estate; Number of Conveyances re-corded:
 Decrease
 15,875

 Number of Mortgages recorded:
 27,625

 During the year 1912
 11,734

 Decrease
 15,891

 Aggregate amount of Mortgages recorded:

 During the year 1906.
 \$445,970,314

 During the year 1912
 355,400,690

 Decrease \$90.569.624
Borough of Brooklyn; Transfers of Real Estate;
Number of Conveyances recorded:
During the year 1906 46,218
During the year 1912 24,349
 Decrease
 21,869

 Number of Mortgages recorded:
 39,420

 During the year 1912.
 19,216

WILLIAM J. WELLS.

William J. Wells, of the real estate firm of James N. Wells' Sons, died at his home in New York City, on Sunday, May 11, at the age of sixty-one. Mr. Wells had been in ill health for some two or three years, but had been seriously ill only for five or six weeks. He was born in West 21st street within a hundred feet of the office where he spent his entire business life.

The office is, with one or two exceptions, the oldest in the city, and certainly the oldest remaining in one loca-The business was established by Wells' grandfather, James N. Wells, tion. in 1819, in Hudson street, and was moved in 1835 to the present location, which was then in Chelsea village, and has remained at No. 191 Ninth avenue since 1835.

The original James N. Wells assisted in laying out the Clement C. Moore and Richard Ray farms as suburban properties, and was succeeded by his son, James N. Wells, and his grandsons, James N. Wells and William J. Wells, doing business as James N. Wells' Sons. James N. Wells (third) died in 1908, since which date the business has been carried on under the same name by William J. Wells and James P. Eadie.

For the past seventy-eight years the office has had charge of the largest part of the estates above mentioned, besides doing a general real estate and insurance

Mr. Wm. J. Wells had been a member of the Real Estate Board of Brokers since 1900. He was a veteran of the Seventh Regiment, and as a member of one of the old New York families he was interested in some of the older organizations, being a member of the American Institute, the Saint Nicholas Society and a Trustee of the Northern Dispensary. He was active in church and Sunday School work, having been an officer in both the Central Presbyterian and Fourth Fresbyterian churches. He was also a member of the Dunwoodie Country Club and of the New York Athletic Club.

Mr. Wells had no family, and is survived by his wife only. The business will be continued by the surviving

partner, James P. Eadie.
Resolutions of sympathy adopted by the governors of the Real Estate Board of Brokers state that the members of the board, through long association with Mr. Wells, had always found him a man of principle and integrity, conducting his business and social relations in accordance with a high standard of ethics; and they justly esteemed him for his fine character and devotion to duty.

BUILDING MANAGEMENT

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

FIRE-ESCAPES AND EXITS.

What Is Required Under the New Law-Large Discretion with Industrial Board.

N O more important information for building managers and owners can be given by the Record and Guide at this time than a clear explanation of the new amendments to the Labor Law in relation to fire-escapes and exits in buildings that are used in any part for manufacturing purposes and the limitation of the number of occupants in factories.

The bill as originally introduced (Senate 721) was a very drastic one, particularly in respect to existing buildings; but as finally amended it leaves large discretionary authority over buildings not over six stories high with the industrial board or advisory committee to be appointed by the Governor. In fact, in the case of low buildings the amendments obtained through the efforts of the real estate organizations of this city practically supersede the other provisions of the bill.

Exception for Six-Story Buildings.

The original bill required that stairways in existing buildings should be enclosed in fireproof partitions. This requirement was modified by striking out the word "fireproof" and substituting and substituting ls." More than "fire-resisting materials." More than that, whenever in the case of any existing factory building not over six stories in height the Industrial Board shall find that the requirements relating to stairway enclosures can be dispensed with, modified without endangering the safety of persons employed in such buildings, then the board has power to adopt such rules and regulations as will in its opinion meet the conditions existing in the buildings.

The Industrial Board is also endowed with power to determine and specify what materials other than fireproof materials, are "fire-resisting" materials, when these are required by any provision of the statutes.

Otherwise the new amendments therefore concern more particularly buildings more than six stories high and those hereafter erected when of a height exceeding four stories. The equipment of fire-escapes and exits that will be required in the case of future buildings and the alterations that may be necessary in old buildings more than six stories high are here indicated. Six new sections are added to Chapter 31 of the Consolidated Laws of 1909.

Two Exits from Each Floor.

All factory buildings hereafter erected more than four stories in height shall be of fireproof construction. From every floor area there shall be not less than two means of exit remote from each other, one of which on every floor above the ground floor shall be an interior enclosed fireproof stairway, or an exterior enclosed fireproof stairway or a horizontal exit. No point in any floor area shall be more than one hundred feet distant from the entrance to one such means of exit. One additional such exit must be provided for every five thousand square feet additional area.

In every building over one hundred feet high there shall be at least one exterior enclosed fireproof stairway which shall be accessible from any point of the building.

Stairways in Future Factories.

All stairways must be constructed of incombustible material and shall have an unobstructed width of at least forty-four inches throughout their length, except that handrails may project not more than 3½ inches into such width. Between successive landings there shall be not more than twelve feet six inches in height. Treads shall not be less than ten inches wide exclusive of nosing, and the rise shall be not more than seven and three-quarter inches. No stairway with winders shall be allowed except as a connection from one floor to another.

Every stairway must be enclosed on all sides by fireproof partitions, the material of which shall be at least four inches thick. Stairways must extend to the roof and lead continuously to the street, or to a fireproof passageway independent of other means of exit.

All doors must open outwardly. At the street level the width of the hall-ways and exit doors cannot be less than the aggregate width of all stairways leading to them. Every door leading to or opening on a stairway shall have an unobstructed width of at least 44 inches.

All elevator and dumbwaiter shafts, vent and light shafts, pipe and duct shafts, hoistways and all other verticle openings leading from one floor to another must be enclosed throughout their height on all sides by enclosures of fire-proof material. All openings in such enclosures must be provided with fireproof doors or windows having metal frame and wired glass.

Requirements for Existing Buildings.

No factory may be conducted in any structure heretofore erected unless such building shall conform to the following requirements:

Every building over two stories in height must have on each floor two means of exit or escape from fire, remote from each other, one of which on every floor above the ground floor shall lead to, or open on, an interior stairway, or to an exterior enclosed fire-proof stairway. The other shall lead to such a stairway, or to a horizontal exit, or to an exterior screened stairway; or when, in the opinion of the Industrial Board, the safety of the occupants of the building would not be endangered thereby, to fire-escapes on the outside of the building.

No point on any floor of such factory shall be more than one hundred feet distant from the entrance to one such means of exit. Whenever egress may be had from the roof to an adjoining or nearby structure, every stairway serving as a required means of exit shall be extended to the roof. All such stairways must extend to the first story and lead to the street or to an unostructed passageway to a street or area affording safe exit to the street.

Stairway Enclosures.

All interior stairways serving as required means of exit in buildings more than four stories in height, and the land-

ings, platforms and passageways connected therewith shall be enclosed on all sides by partitions of fire-resisting material extending continuously from a basement. The word "fireproof," preceding the word partitions was stricken out of the preceding section.

When a stairway extends to the top floor of the building such partitions shall extend to three feet above the roof.

All openings in such partitions must be provided with self-closing doors constructed of fire-resisting material, except where such openings are on the exterior wall of the buildings.

When Not Over Six Stories.

Whenever in the case of existing buildings not over six stories in height, the Industrial Board shall find that the requirements of this and the last preceding subdivision relating to stairway enclosures can be dispensed with or modified without endangering the safety of persons employed in such buildings, the Industrial Board shall have power to adopt such rules and regulations as may, in its opinion, meet the conditions existing in such buildings, which rules and regulations may make such requirements inapplicable, or modify the same in such manner as it may find to be adapted to securing the safety of persons employed therein.

Meaning of "Fireproof Materials."

The Industrial Board shall also determine, and in its rules shall specify what materials, not being fireproof materials within the meaning of the law, are fire-resisting materials. Fire-resisting materials, when required by the provisions of the chapter, shall conform to the requirements of such rules and regulation.

The Industrial Board shall have power to adopt rules and regulations permitting, under conditions therein described, as a substitute for the stairway enclosures herein required, the use of partitions heretofore constructed in such manner and of such fire-resisting material as have heretofore been approved by the local building authorities. In such case, however, every opening in the enclosing partitions shall be provided with firedoors.

Doors.—Where five or more persons are employed on any floor of a factory every door on such floor shall open outwardly or be double swinging doors. All exit doors in the first story, including the doors of the vestibule must open outwardly.

Fire-Escapes.—Outside fire-escapes must be constructed so as to sustain a live load of ninety pounds per square foot, with a factor of safety of four. Openings leading to fire-escapes must have an unobstructed height of at least six feet and must extend to the floor level, or within six inches of it.

Such openings will have metal frames and be provided with doors constructed of fireproof material and wired glass where glass is used. Balconies will be four feet wide and have a landing not less than twenty-four inches square at the head of every stairway. Stairways to connect the balconies will be not less than twenty-two inches wide, inclined not more than forty-five degrees and

shall have treads not less than eight inches wide and capable of sustaining a live load of four hundred pounds per step with a factor of safety of four.

When not erected on the front of the

building, safe and unobstructed egress shall be provided from the foot of the fire-escape by means of an open court or fireproof passage connected with the

(2) No door or window on any floor shall be obstructed by metal bars, grat-ing or wire mesh. A clearly painted sign shall be placed over every exit.

There must be at all times maintained continuous safe and unobstructed passageways on each floor at least three feet wide directly to every means of exit, including passenger elevators and outside fire-escapes. No door leading into or out of any factory shall be locked or fastened during working hours.

(4) The Industrial Board has the powto establish standards of construction, equipment and maintenance of factory buildings, and the means and adequacy of exits therefrom, in order to carry out the purposes of the statute.

The effect of the foregoing provisions is not to supersede the requirements of any general or special law or ordinance, but to have the new provisions observed as well. They supersede, however, all provisions inconsistent with their purpose.

On Filing Plans.

Before the construction or alteration of a building the plans and specifications must be filed with the Commissioner of Labor for his approval.

Limitation of Number of Occupants.

The number of persons who may occupy any factory above the ground floor will be limited to such a number as can safely escape from such building by the means of exit provided in the building.

(1) In buildings hereafter erected no more than fourteen persons shall be employed on any one floor for every twenty-two inches in width of stairway.

(2) In buildings heretofore erected no more than fourteen persons shall be employed on any one floor for every eight-een inches in width of stairway.

(3) For every additional sixteen inches over ten feet in height between two floors, one additional person may be employed on the upper of such floors for every eighteen inches of width of stair-

(4) A deduction of ten per cent. will be made for winding stairs in counting the capacity of such stairway.

(5) In any building where the stairways and stairhalls are enclosed in fireproof partitions or where at the time the Act take effect, the stairways and halls are enclosed in partitions of brick, concrete, terra-cotta blocks or reinforced concrete, in either of such cases as many additional persons may be employed on a floor as can occupy the enclosed stairhall or halls on that floor, allowing five square feet to each person.

(6) Where a horizontal exit is available, as many people may be employed on such floor as can occupy the smaller of the two spaces on such floor on either side of the fire wall; or can occupy the floor of the adjoining building connected either by an opening in the wall or by

an exterior bridge.

(7) In a fireproof building having firewalls dividing a floor, as many people can be employed on that floor as can occupy the smaller of the two spaces, making the usual allowance of five square feet for each person.

Allowance for Sprinklers.

(8) Where an automatic sprinkler system has been installed the number of operatives can be increased fifty per cent. over the number indicated in subdivision one.

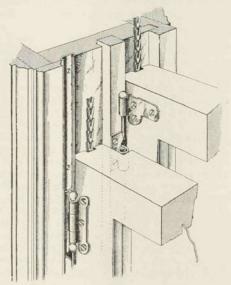
NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

A General Utility Window.

Patents are pending for further improvements to the Facile double-hung hinged window, which will make it conform in every detail to any use to which a window can be put. The improved window is of regular construction, but has some slight change upon one side, which, however, involves no extra expense for either the frame or the sash. It is shown in the accompanying illustration.

The device, which is already upon the market, is being demonstrated daily at the offices of the Facile Window Company (Inc.), Flatiron Building, 23d and Broadway, between the hours of 8:30 and



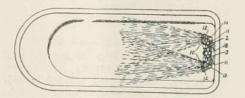
5:30, with full sized sashes taken from In operation the window may be adjusted readily to conform to any condition of ventilation desired. The window panels may be swung inward from the side or outward from the bottom, in double or single sashes, or it can be raised or lowered just as an ordinary window is operated, so as to meet any atmospheric condition or conform to the wind without regard to the direction from which it is blowing, so as not to interfere in any way with loose papers or draperies in an office or apartment.

The Architects' Edition of the 1913

catalog is now ready for distribution and any architect who does not receive a copy is invited to notify the company and one will be sent gratis.

A Curtainless Shower Bath.

Andrew E. Kenney, of North Plainfield, N. J., has been granted a patent for a shower bath of novel design. idea is a combination of a pair of nozzles located in substantially the same horizontal plane and at a point above the rim of the tub, a second pair of nozzles located above the first pair in substantially the same horizontal plane, each pair of nozzles disposed to direct their



streams on converging and downwardly inclined lines whereby the streams from all the nozzles will fall within the con-fines of the tub. The device is to be used in tubs having hot and cold water faucets.

A Leak Detector.

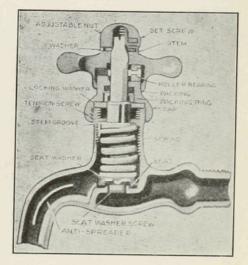
James B. Clow & Sons Co., of 17 Battery place, are introducing on the market what they call an Aquaphone, which, as its name implies, is a device for listening to water as it escapes in leaks or leaky faucets in buildings. It is the same in appearance as a telephone re-ceiver. To use it, the regular rod used to turn on or off the water at the street service is placed in position. The metal rod at the back of the aquaphone is placed in contact with it. If any water is running through the valve to which the rod is attached, it can be heard when the ear is placed to the receiver, as in ordinary telephone conversation. This instrument is sensitive to the smallest leaks of water.

Bending Cast Iron.

Few mechanics know that cast iron can be bent or straightened, as the case may be. For example, take a piece of flat cast iron, heat it and place it on a level, solid surface and strike it lightly with a ballpeen hammer. If this simple experiment is tried, it will be found, to the surprise of the experimenter, that metal of this kind readily yields to the light blows of a hammer. Do not strike hard enough to break or crack the cast-

A Non-Splashing Bibb.

The H. Mueller Manufacturing Co., of 254 Canal street, has a bibb which commends itself highly to architects as well as owners in that it has a non-splashing feature. The accompanying illustration shows what the anatomy of the device is. It will be seen at once that the current coming through the vent is con-



trolled so that the stream falls in such a way as not to throw the water outwardly from the tap no matter how high the pressure behind it may be. It has a special application in buildings where their high street pressure is found or where water drops from a storage tank located more than a normal distance from the ground.

"J. B. Bakelite" Approved.

The National Board of Fire Underwriters under date of March 10 formally approved of so-called "J. P. Bakelite," manufactured by the Johns-Pratt Co., of Johns-Manville Co., of this city, is the sole agent. This is an insulating material having high electric strength. It is not strictly non-combustible, and, al-though somewhat brittle, has moderate mechanical strength. Its absorption of moisture is very small and it is affected little, if at all, by oils or acids. It is suitable for use where a material molded in shapes or flat pieces is desired for use in electrical appliances, where it will not be exposed to high temperatures, and where a material having the properties indicated above is required for parts or bases of electrical appliances.

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in the Metropolitan District

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That the great real estate interests of New York are not without influence in the councils of state when they act together is proven by the radical modifications made in the factory bill that property owners were most concerned about. They have power if they will only use it.

It is a good sign that the construction of private houses in the suburbs keeps on expanding, undisturbed by developments in the market for city real estate. General economic conditions cannot be altogether hopeless when the middle class population has the savings at command to build houses on a notable scale.

The State League of Savings and Loan Associations will hold its twenty-sixth annual convention at Newburgh on June 5 and 6. Among the topics to be discussed are the modifications of the ordinary monthly payment mortgage that have been tried with notable success by four of the leading associations in the league.

The Monthly Bulletin of the California Development Board reports a boom in building construction on the Pacific Coast, in anticipation of the opening of the Panama Canal. Many new factories are being established, and the April building permits in San Francisco and Los Angeles rose from \$4,500,000 in 1912 to \$8,200,000 this year.

Governor Sulzer, on Thursday of this week, vetoed eleven bills relating to administrative matters in New York City. One of them was the two-platoon firemen's bill, which he said he should have signed if it had not been for the new home rule act. With the Governor taking this consistent attitude, the city is assured, for a time at least, of a very considerable measure of autonomy.

Location of Subway Stations.

The latest list of express stations on the new subways does not include any importance. The decision changes of has been definitely made to place an express station of the Seventh Avenue subway at 14th street. This will give the West Side subway one more express station than the East Side subway—the one situated at the Pennsylvania Station; but the running time will be less than it is at present, because the route will be shorter. A journey from Wall street to Times Square via the Seventh avenue subway will take some minutes less than it now does by the present subway, without reckoning the necessary change under existing conditions from an express to a local. connections between the centre of business downtown and the centre of business uptown will be enormously improved. A passenger who wishes to reach Greeley Square or the Pennsylvania Station will have two routes between which to choose, and the journey should not take more than from five to seven minutes.

A passenger who wishes to reach Times Square will not be so well off. He will either be obliged to take the Interborough West Side line, or if he takes the other route according to present plans he will have to change from an express to a local at Broadway and 34th street. If the Public Service Commission persists in its decision not to place an express station on the Broadway route at 42d street the 34th street centre will have a substantially better connection with the Financial District than the 42d street centre, and in the long run that should constitute an important advantage in favor of 34th street in the competition between the two centres. present Greeley Square has a marked advantage over Times Square as to the kind of business transacted in its vicin-

The southern centre transacts a much larger volume and better quality of re-tail trade and its office buildings contain a better quality of business tenants. Times Square will have the advantage of a more direct connection with Queens by the Steinway tunnel, of a shuttle connection with an express station on the East Side subway, and of the same kind of a connection with the enormously important Grand Central Station. On the other hand, Greeley Square will have the advantage of the New Jersey tunnel, which is not likely to be extended to 42d street for a number of years, of express stations on both the West Side subway and of the Pennsylvania Station. At present the traffic on the Pennsylvania is very small compared to the traffic of the Grand Central, but it has greater possibilities of increase. As soon as that station is properly connected with the subway system of Manhattan, and as soon as the Long Island Railroad is electrified throughout the whole of its suburban territory, an enormous expansion will take place in the Pennsylvania traffic. Altogether it looks as if on the balance Greeley Square will be more convenient of access to a larger proportion of the population of the Metropolitan district than will Times Square.

South of Twenty-Third Street.

In a recent speech to the members of the Central Mercantile Association Mayor Gaynor was well advised in bidding them to stick to the business neighborhood in which they are interested, viz.: the district south of 23d street. Undoubtedly that district has passed through its worst period and the improvement which has already been

begun will be continued at an accelerated rate. The neighborhood may lose a few more of those retail stores which make their appeal to a selected class of customers, but such losses have already been fully discounted. In respect to the wholesale trade and the more popular department stores, its position is certain to improve. The over-production of loft buildings has ceased and the result will be a gradual filling up of existing vacancies and in some cases a gradual restoration of rents to somewhere near their former level. This process has already begun, but it will set in still more strongly during the coming summer and fall. As for the more popular retail trade, it is holding its own, and it assuredly has a much improved prospect ahead of it.

The new subway system will be beneficial to many parts of the city but to none will it bring more substantial benefits than the district south of 23d street, between Broadway and Seventh avenue. That district was built up as a retail and wholesale centre under the transit conditions established by the elevated railroads, and it has suffered since the subway brought about a redistribution of traffic and of population. But as soon as the new system gets into operation it will regain all that it has lost and more. The Broadway subway, the Seventh avenue subway and the 14th street tunnel to Brooklyn will bestow upon it a closer connection with the city, as a whole, than the business sections of the East Side will ever possess. It will have every transit convenience possessed by Greeley and Long Acre Squares, except the two railway stations and the Steinway tunnel. There will be express stations at 14th street on both the Broadway Seventh avenue the subways, which will be a great boon to the department stores on Sixth avenue. Those stores will be connected with partment stores hundreds of thousands of possible customers on Washington Heights, in The Bronx, in Oueens and all over Brooklyn, who at present find them very in-accessible, and they will have the advantage of a specially intimate and quick connection with the district in Brooklyn served by the new 14th street tunnel. Under such conditions there is no reason why business should keep on shifting its centre farther and farther In the past, it has shifted in that direction because that part of the population, which was moving north was better connected with the centre of busi-ness than that part of the population which settled to the east and west of Manhattan. The most important transit routes ran north and south. Hereafter the longitudinal transit lines will be balanced by equally effective lateral subways and the central districts of Manhattan should not only keep their existing availability of business purposes but actually become more available.

Reforming the State Public Service.

The Legislature that has recently adjourned will be very much abused during the next few weeks because it refused to pass satisfactory legislation establishing state-wide direct primaries; but whatever we may think of its obduracy on this point, it has undoubtedly passed a great deal of excellent legislation, and it has passed on the whole an unusually small amount of bad legislation. The grant of home rule which it has made to the cities of the state may well constitute a profoundly beneficial measure, although it is impossible to predict at present just what its results will be. More specifically advantageous have been the various measures which have been taken to introduce some kind

of efficiency and accountability into the

financial machinery of the state.

For the first time in its history there has been introduced a proper method of auditing the accounts of the several departments, which will prevent waste and graft, even though it does nothing to improve the manner in which the money is appropriated. A long step in the direction of a responsible method of preparing a state budget has been taken by the establishment of a budget commission, consisting of the chief executive officers of the state, the presiding officers of the two houses of the Legislature and the chairman of their financial committees. This commission will prepare a scientific budget that will be submitted to the Legislature and which will be drawn up with an eye to the interests of the whole state. In the course of time this commission may well obtain functions almost as responsible as those of the Board of Estimate and Apportionment. Finally, one of the members of the commission will be the chairman of a permanent Department of Economy and Efficiency whose duty it will be to prepare the work of the budget commission by receiving statements of appropriations requested by the several departments, and investigating both the needs of the department and the efficiency of their work. All this will tend to consolidate the state administra-tion and make it a far better agent of the public service than it ever has been in the past. The state owes a great deal both to Governor Sulzer for initiating this re-organization and to the Legisla-ture for adopting it. The reforms are in line with the steps which Wisconsin and other progressive states have taken in the direction of an improved method of appropriating and spending the money raised by taxation.

THE WEEK IN REAL ESTATE.

The week's trading was extremely limited in volume and was almost wholly professional in character. The private sales that were reported hardly exceeded in number the transactions made public in the course of a single day's business in prosperous times. There was practically no cash demand for investment property, although a number of investment owners exchanged vacant lots or anti-quated holdings for modern buildings, particularly elevator apartment houses. Even the professional element remained inactive. The deals in which operators figured as buyers were widly scattered, representing isolated and infrequent There was no center of acbargains. tivity, such as is seen when buyers act in response to some common conviction as to prospects in given sections or classes of property. Thus, no moveclasses of property. Thus, no move-ment was observed within the sphere of influence of the Lexington Avenue subway or of the Broadway subway.

Under existing conditions, the quiet which prevails in the real estate market is, of course, a sign of strength. It means that holders of real estate are not in a frame of mind to reduce prices. The intrinsic soundness of the market is further evidence of the remarkably small number of foreclosure sales that are taking place. In other words, even where, in consequence of increased taxes and decreased rents, property is not bringing normal returns, owners regard current conditions as purely temporary, the result largely of overbuilding in re cent years, when capital has been plentiful in the mortgage loan market because of the limited demand for it in general industry. It is felt that when the tariff political questions are settled and the Balkan situation has been cleared up, industry must revive on a sufficiently large scale to prevent the mortgage loan market from again becoming a dumping ground for idle capital. A period of inactivity in building is looked for, during which, it is be-lieved, net rents will recover through the taking up of housing that is now vacant.

A feature of the market that is dis-tinctly encouraging is a progressive expansion in the volume of construction of small private houses in the suburbs. This is reflected very strongly in the Dodge reports. It shows that the purchasing power of the moderately well-todo element of the population is increasing and that there is a desire to invest surplus savings in real estate where such an investment tends towards economy in living expenses or promises a fair in-In short, there is reason to believe that investment sentiment continues to take a favorable view of real estate ownership and that, with the improvement in renting conditions that must be brought about by a brief let-up in building, there will be a general re-covery in city, as well as in suburban, property.

CITY SHOULD KEEP FAITH.

Washington Heights Owners Protest Against the Proposed Freight Terminal.

Editor of the RECORD AND GUIDE:

On behalf of the committee of owners of property fronting on Riverside drive, between 135th and 155th streets, we wish to urge you to oppose as energetically as possible the proposed plan of the New York Central Railroad for establishing a freight terminal west of Riverside Drive, between those streets. The owners of property fronting on the Drive, and indeed owners of property in Washington Heights generally, will be seriously and injuriously affected if the plans are adopted and put into operation.

Less than five years ago Riverside Drive was extended from 135th street to 158th street and put under the jurisdiction of the Park Department. The cost of this improvement exceeded \$3,085,000, half of which was paid by the city at large; the owners of property fronting on the Drive were assessed on an average of \$20,000 for each block front. reliance on the performance of the Park Drive thus established, and the continuance of the magnificent view over the Hudson enjoyed by this portion of Manhattan, real estate along the Drive has been improved with handsome elevator apartments, many of them twelve stories, fireproof and of the finest type of con-

The investment along this section of the Drive is close to \$10,000,000. Now the owners are threatened with the startling proposal to establish along the waterfront a large freight yard and dock system which will ruin the district for residential purposes, drive away tenants and destroy present values. The tracks and destroy present values. The tracks now there are to be multiplied into 37 or more; the six tracks near the Drive are to be elevated; and the entire yard and its approaches are to remain uncovered-a noisy, unpleasant and permanent nuisance to the neighborhood. park established at so great a cost will be sacrificed. A mere inspection of the plans, which will be on public view at the Grand Central Depot, will show the heavy damages about to be inflicted.

The injustice of the matter is patent, and property owners generally throughout the city who can contemplate similar blows to present values in other portions of the city at other times should be up in arms against the proposal. The heavy assessment paid by property owners fronting on Riverside Drive and the heavy investment in residential buildings along the Drive, made on the implied promise that this part of the

Drive would be preserved as a park, make this contemplated action, which will destroy the value of the district for

residential purposes, grossly unfair. Further, the location of the railroad ard at this point is contrary to all sane ideas of city planning. To plant a commercial development in the midst of a residential section, instead of putting it where it would feed and develop a new section, or increase the value of a district already devoted to commercial purposes, is not only inartistic, it is ruinous from a financial point of view, lowering assessed values to the detriment of the city, as well as of the owners, and by the threat of constant uncertainty jeopardizing real estate investments all over the city.

This is not the case of a commercial

development gradually and in the natural course of events encroaching upon an old residential section where the increasing land values more than balance the cline and loss of value in the old build-This project suddenly and delibings. erately thrusts upon a newly developed section a commercial neighbor which will inevitably diminish the value of the land and tend to destroy the value of buildings just erected for residential pur-

The city by its own act is about to sacrifice its own investment in the park and do incalculable damage as well to private investments in the same neighborhood. A development of this sort could be of real value to the city, and increase values of real estate, if placed at or near a commercial section where it would add to the land values by causing rapid improvement and development, or near a tenement section where it would increase values by aiding the renting to tenants.

The proposed plan locates the yard in that section where it will do infinite harm and no good. Whether the remedy is to refuse this freight yard to the New York Central altogether, or to insist that it be located elsewhere, or to order it covered over, the property owners in the district affected are justified in demanding as a matter of justice to them, of security to all real estate investors and investments, and of benefit to the city at large that the portion of the present plans to which these objections are raised be condemned and prevented from going into operation.

M. S. & I. S. ISAACS.

52 William Street, May 14.

A Beautiful Boulevard Inaccessible.

Editor of the RECORD AND GUIDE:

While using The Record and Guide in preparation of a real estate expert testimony case in which I was employed, I noticed in the issue of March 12, 1910, an article headed "The Importance of Having a Suitable Approach to the Grand Boulevard and Concourse."

On April 9, 1910, you published an article by the undersigned, in which I outlined what I considered a better plan than the one mentioned in the article of March 12, 1910.

In your issue of April 16, 1910, you published the result of an interview on this important subject with Mr. Louis Risse, who was Chief Engineer of the Department of Street Improvements in The Bronx in 1892. Three years have passed and a suitable approach to this beautiful Concourse seems as far distant

as ever.

It is indeed a shame that something is not done to complete a suitable approach, and I think it is up to all interested in real estate to see that it is started, and started without further delay. Anyone having occasion to use the Concourse at the present time knows the inconvenience experienced in getting on the roadway.

Here is one of the grandest roadways in the country, with no approach from the south.

Let us all get busy and try to get some action on this important matter. OSCAR L. FOLEY.

149 Broadway, May 14.

\$50,000 FOR VENTILATION.

Part of Anderson Bequest to Be Used for Scientific Research.

D. D. Kimball, the ventilating engineer, who co-operated with the Record and Guide in its ventilation campaign three years ago, received word this week that in all probability the recommendation that a ventilation commission be appointed by the Governor would be approved and commissioners would be named on Monday, and that \$50,000 was available for use by such a commission, which will consist of nationally recognized ventilation experts, who will serve without pay and will conduct tests, first, to define just what ventilation is, and then to apply that information in discovering how best to provide adequate ventilation to all conditions of living.

The money that will be used is that made available for work of improving the condition of the poor by the terms of the gift of Mrs. Elizabeth Milbank Anderson. The commission will be permitted to work absolutely unhampered by conditions and will have full freedom in carrying on its work in-to the myriad branches into which the subject of ventilation may be divided.

Mr. Kimball said yesterday that this probably will be the first general attempt to make a thorough research of the problem of ventilation and its importance to building owners and others in any way interested in the subject of ventilation lies in the fact that the work of the commission will set at rest all doubt as to what really con-stitutes "proper and sufficient" ventila-tion, and thus avoid tremendous waste in trying to meet the requirements of laws without obtaining existing standard results.

Litigation Ended.

The sale by Wilbur Larremore as referee named in two judgments of foreclosure on the steps of the Queens County Court House at Long Island City on May 15 of the property known as Malba at Whitestone, Long Island, marks the end of an extensive and interesting liti-gation. This was the case in which the Malba stockholders sought to prevent the foreclosure of two mortgages, on the ground of alleged misrepresentation, made at the time they purchased the property and for which one of the mortgages was part payment. The development and

sale of this property, with its beautiful waterfront-age on the north shore of Long Island, will continue as heretofore under the management of the Realty Trust, the parties formerly interested being secured by debenture bonds issued by a new corporation called the Malba Estates Corporation, which has been organized under the laws of the State of New York with a capital stock of \$500,000, and which will hold the title to the prop-

-They certainly have been rubbing it into real estate during the last few years, and owners are in a mood to politically murder anyone who suggests any more costly public improvements and costly changes in the laws while real estate has to pay for it. It is a suicidal thing for a city to kill the desire to own property,

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.)

MAN	HATTAN.	
	eyances.	
	1913	1912
Ma	y 9 to 15	May 10 to 16
Total No		220
Assessed value	\$10 016 720	211 206 000
No. with consideration Consideration Assessed value	28	83
Consideration	\$777,710	\$2,245,300
Assessed value	\$666,000	\$1,871,000
Jan. 1 to	May 15 Jan	n. 1 to May 16
Total No	3,179	3,717
Assessed value	\$193,045,502	\$293,907,795
No. with consideration	449	356
Assessed value	\$20,538,366	\$20,340,057
PRODUDUCE PROPERTY.	010,111,002	\$26,648,150
Mor	tgages.	
	May 9 to 15	May 10 to 16
Total No	120	146
Amount	\$4,875,332	\$7,915,087
To Banks & Ins. Cos	\$2,217,200	\$1,665,200
No at 6%	50	\$1,005,200
Amount	\$1.074.307	\$2,152,202
No. at 51/2%	3	1
Amount	\$349,600	\$5,000
No. at 5%	36	45
Amount	\$1,954,925	\$3,997,150
Amount	\$224,600	\$632,700
No. at 4%	1	\$002,700
Amount	\$97.000	
Unusual rates	7	*****
Amount	\$16,500	******
Interest not given Amount	20	41
Amount	\$1,108,400	\$1,128,035
Jan. I to	May 15 Jan	. 1 to May 16
Total No	2,086	2,480
To Banks & Ins. Cos	\$102,396,405	\$148,043,110
Amount	\$65,639,100	900 709 171
Wortenes	Extensions.	955,105,111
		May 10 to 16
Total No	36	48
Amount To Banks & Ins. Cos	\$936,500	\$1,311,150
Amount	\$176,000	9512 000
Jan. 1 to	May 15 Jan	. I to May 16
Total No	789	987
To Panles & Los Co-	\$33,173,418	
Amount	275	302

Amount	\$176,000	\$513,000
Jan. 1 to 1	May 15 Jan	n. 1 to May 16
Total No	789	987
Amount	\$33,173,418	\$28,582,060
To Banks & Ins. Cos Amount	\$20,181,700	302
		\$20,690,200
	Permits.	
May 1	0 to 16	May 11 to 17
New buildings	12	24

Alterations:	\$1,143,400 \$304,295	\$3,270,700 \$228,920
	May 16 Jan.	1 to May 17
New buildings	271	336
Cost	\$26,001,210	\$50,006,075
	\$4,267,508	\$5,102,709
BR	ONX.	

Conveyances.

	May 9 to	15 N	May 10 to 16
Total No	\$1	116 18 30,085	174 15 \$205,810
Jan. 1 to	May 15	Jan. 1	to May 16
Total No No. with consideration Consideration		2,496 291 79,731	2,772 240 \$3,415,925

Court House Estimates.

The Court House Board has requested Guy Lowell, the architect, to obtain from the George A. Fuller Company, Charles T. Wills (Inc.) and the Thompson-Starrett Co. rough estimates of the cost of the building based on his plans. The plans were submitted this week to the Municipal Art Commission for a preliminary survey and report. As some question has been raised about the possibility of good ventilation, Mr. Lowell has been requested to appoint the firm of Clark, McMullen & Riley as experts to study this question. Under the terms of the contract, Mr. Lowell will pay the fee of certain experts. Walter Cook is the consulting architect for the Court House Board. The forms of the contracts for excavating and boring on the site are being drawn up. Just as soon as the board is ready to start actual con-struction work the city will take title to the land. A hearing on the report of the commissioners in condemnation proceedings will be held on May 23.

Mortgages.

	May 9 to 15	May 10 to 16
Total No	70	114
Amount	\$888,010	\$414,865
To Banks & Ins. Cos	9	12
Amount	\$217,500	\$472,200
No. at 6%	. 27	52
Amount	\$362.721	\$613,200
No. at 51/2%	6	18
Amount	\$25,000	\$59,515
No. at 5%	14	15
Amount	\$202.500	\$470,850
Unusual rates	3	4
Amount	\$3,282	\$33,000
Interest not given		25
Amount	\$294,507	\$238,300
	o May 15 Jan	n. 1 to May 16
Total No	1,706	1,970
Amount	\$18,107,974	\$17,804,850
To Banks & Ins. Cos	180	227
Amount	\$3,495,679	\$4,272,066
70		

Mortgage Extensions.

	May 9 to 15	May 10 to 16
Total No	13	11
Amount	\$218,000	\$254,750
To Banks & Ins. Cos	3	4
Amount		\$176,000
	May 15 Jan	1 to May 16
Total No	245	290
Amount	\$4,936,935	\$5,236,156
To Banks & Ins. Cos		58
Amount	\$1,486,750	\$1,701,000
Buildin	g Permits.	
	**	

May 9 to 15 May 11 to 17 New buildings \$658,300 Cost \$25,875 Alterations \$25,875 Jan. 1 to May 15 Jan. 1 to May 17 New buildings 430 \$11,082,791 \$13,726,070 \$371,420 \$510,630 New buildings \$658,300 \$25,875

BROOKLYN. Conveyances.

	1913 ay 8 to 14	1912 May 9 to 15
No. with consideration.	485 51	463 30
Consideration	\$267,684	\$336,370
Total No	May 14 Jan.	
No. with consideration	9,209 723	9,387 566
Consideration	\$4,704,913	\$5,308,675
Mort	gages.	

Mor	tgages.	
	May 8 to 14	May 9 to 15
Total No	350	424
Amount	\$1,535,102	\$1,503,617
To Banks & Ins. Cos	76	105
Amount	\$700,000	\$681,500
No. at 6%	202	262
No. at 51/2%	\$806,148	\$651,218
Amount	65	43
No. at 5%	\$270,283 53	\$205,820
Amount	\$326,262	100
Unusual rates	4	\$497,687
Amount	\$37,500	\$100,657
Interest not given	26	16
Amount	\$94,909	\$48,235
Jan. 1 to	May 14 Jan.	1 to May 15
Total No	6.633	7,170
Amount	\$26,495,172	\$28,865,456
To Banks & Ins. Cos	1,562	1,700
Amount	\$10,311,043	\$11,830,773

		411,000,110
Buildin	g Permits.	
	May 9 to 15	May 9 to 15
New buildings	48	99
Cost		\$924,040
Alterations	\$73,404	\$69,390
Jan. 1 to	May 15 Jan.	1 to May 15
New buildings	1,499	2,425
Cost	\$12,476,494	\$17,368,283
Alterations	\$1,543,137	\$1,549,009
OTH	ET WE ST OF	

QUEENS. Building Permits.

	9 to 15	May 10 to 16
New buildings Cost Alterations	\$265,900 \$30,100	\$225,375 \$13,675
		1 to May 16
New buildings	\$6,143,073 \$473,762	\$6,641,972 \$374,750

RICHMOND.

DELLEGIE	g Permits.	
	May 9 to 15	May 10 to 16
New buildings		28
Cost	\$180,065	\$52,180
	\$4,525	\$2,675
	May 15 Jan	. 1 to May 16
New buildings	393	363
Cost	\$738,072	\$1,382,798
Alterations	\$95,538	\$142,229

BUILDING MATERIALS AND SUPPLIES

HOW THE PORTLAND CEMENT INDUSTRY IS DISCOUNT-ING THE EFFECT OF POSSIBLE TARIFF LEGISLATION.

> The First of a Series of Articles on How the Market Will Meet the New Conditions.

MALL quantity business in all lines of building material continues active as reported on the floor of the Building Material Exchange this week, but it is significant that prices, with the single exception of common brick, are being rigidly held. Manufacturers are already discounting tariff talk and are trying patiently to wait the time when the Administration measure finally becomes law.

The wholesale building materials market does not look for any general cut in prices even after the new law goes into effect, as far as the east is concerned. The recent passage of the "Full Crew" railroad bill in New York and New Jersey is expected to be followed by stiffer freight rates to this market and the current strikes in certain lines, particularly in the clay products department is sure to result, not only in a greater scarcity of labor, but in higher wages. These two factors alone will offset any possible effect a reduction in imposts might

TARIFF AND PORTLAND CEMENT.

An Intimate Survey of the Market by W. P. Corbett, Secretary and General Manager Sales of the Alsens Portland Cement Co.

T HAS been stated that builders are postponing operations in the East pending a possible readjustment of market prices for certain lines of building materials if the existing tariff laws are changed. The first of a series of articles to be published on this page setting forth the true status of the various building materials covering the Metropolitan district in relation to any possible change in prices resulting from prospective changes in impost charges is supplied by a man who, as representative of a company manufacturing and selling Portland cement on both sides of the Atlantic, is particularly well qualified to speak authoritatively on the past, present and future aspects of the Portland cement market.-Editor.

The Past.

The Past.

You know that we are too conservative to attempt any definite forecast or prophesy in any such speculative industry as that of Portland cement manufacture.

"We know that the dealers had sufficient acumen to realize, last year, that the manufacturers were tired of doing business at a loss. As they saw mill after mill forced to curtail and others go absolutely bankrupt, they were wise enough to purchase supplies ahead and we understand some dealers in New York City stored stocks as high as 50,000 barrels. However much the accumulation of stock may be exaggerated, there is no doubt that a very large amount of cement was put in store by the leading dealers. Naturally, therefore, the market must take some little time to absorb that stock, and the dealers were very slow to buy at the new price, for the advance has been about 30 cents per bbl. over last year's figures, on the average, for standard brands.

"All reports that we get from our customers and all quotations we see from our clief competitors indicate that they are holding absolutely firm at the \$1.58 price in boat lots, f. o. b. New York City, including the package. We know that prices have been well maintained, for the reason that many thousands of barrels in orders have been tendered us at slightly below the market price, showing how keenly the dealers were alive to the situation and how ready they were to purchase if they could get even slight concessions. We have been forced to turn down a great deal of business of this kind because we could see no object in taking it at any lower price in view of the excellent conditions which seem to confront us. This will show you that we have a reasonable amount of optimism and are backing that optimism by preferring not to take on orders even from the very best districts except where we can net the prevailing market prices.

The Present.

The Present.

"The consumption is unquestionably greater than last year. It is true, however, that the capacity, or rather the production, is greater than last year. Nevertheless, the stocks of cement, considering the consumption, are not high, and in our own case are lower than we would like to have them. Our sales have increased materially for every month this year, with one exception, as compared with the corresponding months for last year, and our prices are of course higher. We are working our mill 100 per cent. of capacity and are working Sundays as well as week days and cannot add to our accumulation of stock at all; nor do we expect to be able to do so before next winter. In fact, we are very sure of this, because we already have contracts upon our books which, with only the ordinary amount of business we would get, will keep us working every day in the year, at full capacity, until next winter. That is as far ahead as we would care to forecast our own position, much less that of the industry in general.

"There is one thing, however, that can safely

full capacity, until next winter. That is as far ahead as we would care to forecast our own position, much less that of the industry in general.

"There is one thing, however, that can safely be said, namely: that the leading manufacturers have seen the fallacy of attempting to sell cement below cost, even with the unfortunate desire of killing off some of their competitors. Such absolutely blind competition should be relegated to the past, and it is a great mistake for any company, in any line of business, to attempt to consider themselves national distributors and to seek a territory, regardless of freight rate or their location, when other mills may be much better situated to take the same business at a lower price and still make a moderate profit. The trouble in the cement industry has been that some mills have been determined to sell in sections where it was utterly impossible for them to compete successfully, and against such competition the opposition would, of course, retaliate and cement has been selling, as you are well aware, at prices below the cost of manufacture, where the highest standard of quality was maintained.

"Prices have not advanced this month, nor was there any expectation that they would. They have remained very firm for all standard brands. There are two or three, or possibly half a dozen cement companies which have been cutting the price here and there, but apparently they have had to do it merely to raise money or to distribute some cement that was not quite up to quality or for some other special reason, because in every such case we have found that they have attempted to keep the quotation strictly confidential and have appeared heartily ashamed of it, and in every such case where we have actually located sales (at a lower price than the general figures now prevailing among the first class and well established companies) we have found that the brands offered, or the company offering it, was a little below par in some respects.

"We know of no company, whose product is thoroughly w

The Future.

The Future.

"While many lines of business are apparently rather dull, and while politics, including the tariff, etc., seem to be holding back certain lines, the cement business is not much affected thereby. The great curtailment, the heavy reduction in stocks and the bitter lesson taught those cement companies who preferred to try out the old scheme of 'the survival of the fittest,' in conjunction with the steadily increasing and considerably improved consumption means that only some personal antagonism or factional fight could reasonably bring down the price of cement for this year. Of course nothing is impossible in the cement industry and that is why we always speak guardedly, but every natural condition leads to the supposition and expectation that prices will not be lower for this year, for standard brands of first quality cement, and there is always the chance of a higher price being made necessary by the great demand. The cement manufacturers in general have been characterized as most expert and successful and showing an absolute genius fof making high quality cement at a low figure, but being absolutely lacking in ability to sell their product at a price that would show them even the most moderate return for the capital, labor and experience invested.

"It is well recognized generally that the cement companies have been a laughing stock through the unbusinesslike methods in handling and distributing their production. This is shown absolutely by the fact that 90 per cent. of the cement companies this side of the Rocky Mountains, for instance, have failed to earn

dividends for perhaps two years, and not 5 per cent. can show their securities selling at par. With the many millions of dollars invested and a business which has shown an increase of enormous proportions and a regular and constantly growing demand, there could hardly be a more severe commentary than the facts stated. As a matter of fact, even the present price of Portland cement is a low one, where a proper depreciation is figured on a proposition which means such an enormous wear and tear and only those companies with a good sized output and the very best equipment, working at reasonably full capacity, can pay a moderate dividend to their stockholders at the present figures. Naturally, therefore, we should expect, in view of the drastic lesson suffered by the leading mills, that they would protect their stockholders and organize selling departments which would compare favorably with their manufacturing ability.

Tariff Will Not Affect Market.

Tariff Will Not Affect Market.

ganize selling departments which would compare favorably with their manufacturing ability.

Tariff Will Not Affect Market.

"Any reduction in the duty itself will not affect the market in this vicinity. It may have some little bearing at times on ports not adjacent to any cement factories, but the price of American cement at the present time is so much lower than an equal quality of German or English Portland, that an entire reduction of the duty would not have much bearing.

"The duty originally built up the American cement industry and the money which the German Alsen people put in their own mill, for instance, in this country, would be invested abroad with foreign labor, if there had not been a sufficient duty to not only induce them to come over, but make it absolutely necessary for them to preserve their position in this country. Other foreign capital is employed in the American cement industry to-day, besides that of this company, but now the mechanical ingenuity of the Americans, having had a chance to prove itself, and with sufficient encouragement to make large investments to try it out, has succeeded, to a great extent, in overcoming the lower labor cost abroad, so that we can afford to pay higher prices to labor in this country and still hold our market in most sections without any assistance of a duty. This might not be true, however, of Canada, and as Canada imposes a duty of approximately 50 cents per barrel against American Portland cements, it would be highly improper and unjust that we should have no duty against Canadian cements. There is a combination in Canada which controls a large part of the output successfully, which is making a good cement and which is growing very rapdily. At any time when they might meet with an overproduction or a let-up in business, they could ship large quantities of cement across the border and greatly injure some of the plants in this country. Apart from any probability in that line, it should be, in our judgment, a matter of reciprocity and we should not permit

or arbitrary duty against us without any protection for our manufacturers.

Quality a Safeguard.

"The Belgian cements could get into this country to-day and sell in New York City at as low or lower price than American cements, if there were no duty, but they are generally inferior in quality to the best American cements. The best German or best English cements would be the only ones that would be a fair competitor of the highest type of American Portland and, therefore, on all important contracts, there would be little to fear from them, as their prices would be higher. The price of the very best German Portland, such as Dyckerhoff or Alsen's, would be approximately 50 cents per barrel above the price of American Portland, even with the duty removed, at this time. There would be very good qualities of German cement which could compete successfully with the best American cements so thoroughly established there is, as indicated, nothing to fear from high quality cements from abroad, and temporarily Canada is very busy and would not at present be likely to cause any difficulty. Thus, on the whole, for this year at least, the tariff situation will not have any effect upon the Portland cement industry and we do not think it will in the future."

BRICK SUPPLY NORMAL. Demand Continues Light—Price Range Widens—General Conditions.

W ITH approximately 200,000,000 brick available in the North River district still to be disposed of before the 1913 product enters the market and a widening of the wholesale price range there does not seem to be much foundation for the report current this week of a shortage of supply up the river.

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

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Total .		. ,																		44	59

Condition of market, dull. Prices, Hudson river, \$6.87½ to \$7.25. Raritans, \$6.87½ to \$7.25. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25. Left over, May 10-25.

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Friday .																								10
Saturday																*							10	8
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Total .			11																1				45	46

Condition of market, dull in demand; strong in price. Prices, Hudson river, \$6.25 to \$6.75. (Firm at top), Raritans, \$6,50. Left over, May 11-19.

Cable Address

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THE WEEK'S REAL ESTATE NEWS

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

Apartment Houses Contributed a Great Deal to the Week's Business.

The news column this week shows activity in apartment house dealing, big apartment houses on Washington Heights in the West 80's and Cathedral Parkway being the most notable transactions. An entire block front on Washington Heights changed hands, and another big parcel figured in a large leasing transaction. Wm. R. Hearst enlarged his holdings in Columbus Circle. Tenement houses and dwellings on the East Side as far north as 92d street were in demand. Nothing conspicuous occurred in The Bronx and Brooklyn markets which would indicate any activity.

The total number of sales in Man-hattan this week was 42.

The number of sales south of 59th street was 12, against 10 last week and 22 a year ago.

The sales north of 59th street aggregated 30, compared with 15 last week and 34 a year ago.

From The Bronx, 18 sales at private contract were reported, against 14 last week and 20 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$814,958, compared with \$968,690 last week, making a total since January 1 of \$22,349,391. The figure for the corresponding week last year was \$1,265,-110, making the total since January 1, 1912, \$20,321,175.

PRIVATE REALTY SALES.

Manhattan-South of 59th Street.

GOERCK ST, 8-sty loft, on lot 17.6x50, sold by Grace Archer to Max Cohen.

HUDSON ST, 169-175, 7-sty fireproof warehouse, on plot 92x100, between Laight and Vestry sts, sold by Paul C. Uhlig to a client of Charles F. Noyes & Co. The purchaser is a business firm, which will alter and occupy the property. The broker was the Duross Co.

MOTT ST, 66, front and rear 4 and 5-sty buildings, on lot 25x94, sold for the estate of N. Colombo to Martin Rothschild, by L. B. Kaufman.

14TH ST, 223 East 5-sty and basement apartment house, on lot 28.6x103.3, opposite the new Jefferson Theatre, sold for Mary Hanse to Albert E Smith, by John Peters.

19TH ST, 241 East, 4-sty tenement, on lot 30x100, sold by the heirs of Maria Williams to Auguste Crouzet, through Thomas Ford. This is the first sale of the property in half a century

33D ST, 157 East, 4-sty house, on lot 20x98.9, sold for the estate of Alice C. McGuire by George B. Corsa. The property has been owned by the McGuire family since 1869. The purchaser, after making alterations, will occupy the building for his business.

35TH ST, 347 West, old front and rear buildings, on lot 25x98.9. sold by Sarah and Patrick McGuiness to the West Side Hebrew School, of which Philip Lieberman is president. The broker was Worthington Whitehouse.

35TH ST, 439 West, 5-sty tenement on lot 25.6 x98.9. sold by Emma Rochefort.

x98.9, sold by Emma Rochefort.

36TH ST, 109 East, 4-sty and basement brownstone dwelling, on lot 25x98.9, sold for the estate of Helen M. Cunningham to Robert Endicott, for occupancy. Brokers, Post & Reese.

47TH ST, 522 West, 5-sty double flat, on lot 25x100.5, sold for cash, by the D. H. Jackson Co. to Frederick Keene. This property is located near the 1,200 ft piers that the Government is about to erect. S. H. Raphael Co. were the brokers.

59TH ST, 316-324 West, with a frontage of

were the brokers:

59TH ST, 316-324 West, with a frontage of
100 ft, on 59th st and 21.5 on 58th st, being
No. 331, sold by Eugene S. Benjamin to William
R. Hearst, who has finally completed the
assembling of the plot on 58th and 59th sts,
west of Columbus Circle, which he has had in
process for the past three years. With this
purchase Mr. Hearst now controls 240 ft on
58th st, from Nos. 315 to 335, inclusive, with
a depth of 200 ft and ten ins to 59th st, and
a frontage of 150 ft on that street, from Nos.
312 to 324 inclusive. The entire plot contains

about 40,000 sq. ft. On this plot Mr. Hearst will erect a ten-story, fire-proof building of extra heavy construction, to be occupied principally by the New York American and his other publications. Huberth & Huberth negotiated

3D AV, 157, a Hamilton Fish leasehold, 3-sty business building, on lot 19x60, sold for Samuel Williams and John Green to the Allwin Realty Co., by John Peters. The new owners will make extensive alterations and improvements on this property.

Manhattan-North of 59th Street.

Manhattan—North of 59th Street.

64TH ST, 16 East, 6-sty and basement dwelling, situated just east of 5th av, on lot 20x 100.5 and until recently occupied by President Olcott of the Central Trust Co., sold by the Charles Buek Construction Co. to Dr. George Emerson Brewer.

This property figured in the trade for the Ramondo at the southwest corner of Park av and 74th st, which was purchased for investment. The Ramondo is a 7-sty fireproof apartment, fully rented and carries a rent roll of over \$23,000 a year. Although occupying a plot only 40x102, the latter dimension on the avenue, it was built with the intention of preventing sky-scrapers obstructing the light from the street houses which were built simultaneously. The property was held at \$250,000, and it is understood that the purchaser paid close to this figure.

of 3TH ST, 52 East, 4-sty dwelling, on lot 20x100.5, sold by Thomas B. Kent to a client of Henry D. Winans & May, for occupancy.

70TH ST, 139 West, 4-sty and basement dwelling on lot 18x100.5, sold for W. J. Cassard to a client of Pease & Elliman, for occupancy.

73D ST, 58 East, 4-sty and basement brownstone dwelling, on lot 20x102.2, sold for Mrs. Richard W. Euckley to a client of Post and Reese, for occupancy. E. A. Tredwell was associated as broker.

S0TH ST, 133 East, 6-sty building, on lot 30x 100, sold by Louis Lese to Jarvis P. Carter, a prominent lawyer of this city. The property occupies the northwest corner of Lexington av and 80th st and is assessed for \$23,000. The broker was John J. Kavanagh.

87TH ST, 70 West, 4-sty brownstone dwelling, on lot 20x102.2, sold by Alfred G. Roelker, Jr., to a client of Frederick Zittel & Sons.

ng, on lot 20x102.2, sold by Alfred G. Roelker, Jr., to a client of Frederick Zittel & Sons.

SSTH ST, 259 West, 3-sty and basement dwelling, on lot 18x100.8, between Broadway and West End av, sold by the Farmers Loan & Trust Co., as trustees of the Fellows estate, to Harris and Maurice Mandelbaum. The buyers recently purchased the adjoining dwelling at 261, from A. C. and J. A. Fiske, and now control a frontage of 36 ft. Mooyer & Marston were the brokers.

92D ST, 55 East, 4-sty and basement dwelling, on lot 17x100.8, sold for L. S. and A. C. Quackenbush to Lina Weill, a client of Wolf & Kohn. Broker, John J. Kavanagh.

98TH ST, 103 West, 5-sty flat with stores, on lot 25x75. sold for Mrs. E. G. Carroll to Sandford & Green, by Arnold, Byrne & Baumann.

98TH ST, 305-311 West, 8-sty apartment hotel, known as the "Schuyler Arms," on plot 120x 100.11, between West End av and Riverside Drive, sold by the estate of Robert Hoe to Sidney B. Frank in an all cash transaction. The property was bought in 1903 by Robert Hoe from William H. Beards, the builder, for about \$450,000. The property, which has a gross rental of \$55,000 a year, has been reported sold several times but none of these deals were consummated. The buyer has not given out his plans for the future of the building. The brokers were Frederick Fox & Co.

111TH ST. 8-14 West, 5-sty apartment, on plot 100x71.10, sold by Williams and Grodginsky

111TH ST. 8-14 West, 5-sty apartment, on plot 100x71.10, sold by Williams and Grodginsky to Simon Lewald, who gives in exchange 203 West 122d st, 5-sty flat, on lot 20x100.11, and 1118 Columbia rd, Columbia Heights, Washington, D. C., a 4-sty building, on lot 17x130. Williams & Grodginsky, who operate under the name of the Tilmil Realty Co., recently sold 16-22 West 11th st, adjoining, to John Volz. Emanuel Simon was the broker.

113TH ST. 230 West, 6-sty elevator apartment on plot 50x100, sold by the Alliance Realty Co. to a client of Slawson & Hobbs. It was held for \$100.000 and was recently acquired from Jacob Axelbrod in part payment for a group of the former James Estate dwellings in West 87th st.

119TH ST. 105 West, 4-sty dwelling, on lot 16.8 x100, sold by Herman Wiebke to Lowenfeld & Prager.

132D ST, 277 West, 3-sty house, on lot 16.8x 99.11, sold by Neil P. Duross to Mary B. Murphy, through James Kyle & Sons.

phy, through James Kyle & Sons.

135TH ST. 16-18 West, two 5-sty apartments, on plot 50x100, sold by the John S. Huyler Estate to the Right Realty & Security Co. (Samuel A. Singerman, Pres.), which contemplates alterations. This property has been in the auyler family for 20 years. The sale was negotiated by the H. M. Weill Co.

135TH ST, 241 West, 5-sty single flat, on lot 25x100, sold by Mary M. Ehlers to Lowenfeld & Prager.

141ST ST, 103-109 West, 6-sty elevator apartment, on plot 100x100, sold by the Brown Weiss Realties to the Inter-City Land and Securities Co., which gave in exchange 5 Seneca av, the Bronx, a 5-sty flat on a plot 47x165. The 141st st house was bought from the Title Insurance Company several weeks ago and was held at \$175,000.

141ST ST, 239-241 West, 6-sty elevator apartment on plot 50x100, sold by Klein & Roth to the Intercity Land & Securities Co., which gave in exchange 1822-1828 Clinton av, Bronx.

in exchange 1822-1828 Clinton av, Bronx.

AMSTERDAM AV, 151, 4-sty tenement, on lot 25x100, sold by the estate of Louis Holz to John C. Foster, who resold to Thomas Kelly.

AMSTERDAM AV, n e c 119th st, 10-sty apartment, on plot 81.6x150, known as the "Laureate Hall," sold by the Robert J. Hoguet Estate to Daniel G. Griffin, as attorney, representing the owners of the block front on the west side of Broadway, between 133d and 134th sts, 199.10x125, and covered with five 6-sty apartments. The Laureate Hall overlooks the grounds of Columbia University, and was recently completed.

BROADWAY, west side from 150th st to 151st

grounds of Columbia University, and was recently completed.

BROADWAY, west side, from 150th st to 151st st, containing 12 lots, being 150 ft. on each street, sold for the Broadway-150th-151st St. Co. (Benjamin Mordecai, pres.) to Franklin Pettit. Mr. Pettit has been active in this section, his recent deals including the purchase of the Higgins estate property, comprising the block front on the south side of 167th st, between St. Nicholas and Audubon avs, and its immediate resale to L. A. Cushman, the baker. The parties interested in the selling company are A. L. Mordecai & Son, Heilner & Wolf, Daniel B. Freedman and Samuel H. Stone. This is part of a plot purchased by them about a year ago from the Hebrew Sheltering Guardian Society. They still have unsold six lots on 150th st and six lots on 151st st, adjoining on the west, the property just sold.

BROADWAY, 2200-2218, entire block front be-

lots on 151st st, adjoining on the west, the property just sold.

BROADWAY, 2200-2218, entire block front between 78th and 79th sts, at present occupied by a group of 2-sty taxpayers, and comprising a frontage of 204.4 ft on Broadway, 103.10 ft on 78th st and 101.8 ft on 79th st, sold by Harry B. Newberry and Alfred V. Barnes to Paterno Bros. The property, which has been in the market for \$900,000, will be improved with two high class apartment houses and stores, representing a total investment of \$2,500,000. The sale was made through the Douglas Robinson-Chas. S. Brown Co. and Earle & Calhoun.

CATHEDRAL PARKWAY, 214-220, two 12-sty modern apartment houses, on plot 200x70.11, known as the "Marc Antony" and the "Prince Humbert," sold by the Paterno Construction Co. (Dr. Charles V. Paterno, Pres.) to the Durham Realty Co. (Benjamin N. Duke), which gave in part consideration, the plot of ground adjoining the Duke residence on 5th av and 89th st. The brokers were A. C. and L. A. Marks.

LEXINGTON AV, 857, 3-sty private house, on lot 16.6x80, sold for Mrs. Mary B. Murphy to Neil Duross, by James Kyle & Sons.

MADISON AV, 1889, 3-sty and basement dwelling, on lot 20x100, sold by Jennie Wolf.

on lot 16.6x80, sold for Mrs. Mary B. Murpny to Neil Duross, by James Kyle & Sons.

MADISON AV, 1889, 3-sty and basement dwelling, on lot 20x100, sold by Jennie Wolf.

MADISON AV, n e c 90th st, 7-sty apartment, on plot 100x63, sold for the Colonial Holding Co. to Claire L. Nassauer, for investment, or \$270,000, by Axelrod & Feinberg, Inc. Mrs. Nassauer gave in part payment 44 lots on Baychester av, near the Baychester station.

WEST END AV, 310, 3-sty dwelling on lot 18.5x63x irreg, sold by Josephine Taylor to the Carpenter School for Boys, which owns the adjoining house at 312. The combined properties have a frontage of 36.10 ft., 64.11 ft. south of 75th st. The purchase was made for the purpose of furnishing separate quarters for the younger and older boys.

3D AV, 1707, 3-sty tenement, on lot 25.2x 100, adjoining the southeast corner of 96th st, sold by the Neery Realty Co. (Sandford & Green) to Josephine A. Budke. The property was given in exchange for 382 and 384 Bleecker st, the sale of which was given in last week's column.

column.

7TH AV, n w c 120th st, 7-sty elevator apartment, on plot 50x100, sold by Elizabeth J. Moore to Anna H. Ahrens, who gave in part payment No. 39 King st, 5-sty tenement, 25.3x 100, between Varick and Congress sts, and the 6-sty flat, 30.5x109.10xirregular, No. 141 Edgecombe av, located 202.7 ft, north of 141st st, and a farm at Pearl River, N. Y.

STH AV, n w c 113th st, 5-sty tenement, with stores, on lot 25.11x100, sold by Ennis & Sinnott to a client of A. V. Amy & Co.

Bronz.

SIMPSON ST, 973-977, two 5-sty flats, on plot 84x110, sold by the Jaeger Bros. Realty Co., through A. Demast.

164TH ST, 864 East, 3-sty brick dwelling, on plot 119x75, sold by the Jacob Cohen Construction Co. to Carl Jass. David Mintz & Alexander Selkin were the brokers.

Alexander Selkin were the brokers.

187TH ST, East, n s, 80 ft. east of Cambrelling av, plot with 45 ft. frontage on 187th st, sold for W. A. Solling to Nista Construction Co. by D. A. Trotta. The same broker also sold for Warren E. Sammis to E. E. Miers two lots situated on the east side of Whittier st, 250 ft. north of Seneca av; for L. Davis to E. E. Miers plot of 6 lots on the west side of Edgewater rd, 225 ft. north of Seneca av.

BATHGATE AV, east side, 150 ft. south of 174th st, a plot 50x115, with a 2-sty house thereon, sold for a Mr. Crowley to H. Rubin, the builder, who will erect an apartment house. The broker was Edward Polak.

BROOK AV, s w c 143d st, 5-sty double flat

The broker was Edward Polak.

BROOK AV, s w c 143d st, 5-sty double flat, on lot 25x90; resold by the D. H. Jackson Co. The latter company bought the property last week from the Hynes estate.

CAMBRELLING AV, 2482, private dwelling sold for Smith Williamson to Angelo Feirro, by D. A. Trotta.

CARTER AV, w s, about 372 ft, south of 176th st, lot 126x161xirreg, with one-family house thereon, resold for August Nelson to Benjamin Beneason, by F. J. Wood.

CRESTON AV, 2009, 3-sty dwelling, on lot 19 x100, near Eush st, sold for Jennie Teichman to Geo. A. Woods, by John Kelly.

x100, near Eush st, sold for Jennie Teichman to Geo. A. Woods, by John Kelly.

HEATH AV, 2686, 2-family house, on lot 25x 131xirreg., sold for H. G. Silleck to a Mr. Bernstein, by Clement H. Smith.

HONEYWELL AV, n e c 180th st, lot 35x95, with one-family house thereon, sold for the estate of Geo. W. Morris to Charles Herman, for investment, by F. J. Wood.

JACKSON AV, n e cor Home st, 5-sty flat with store, on plot 40x100, sold for Minnie Alsberg to Ennis & Sinnot, the real estate operators, by M. Rosenbaum.

LONGWOOD AV, 1178-1180, 2½-sty brick factory, on plot 50x151, sold by George Spaeth to a client of Alexander Selkin.

TRINITY AV, 971-73, two 5-sty flats, each on lot 37x100, sold by the Brown-Weiss Realties to E. E. Claff, who gave in part payment, ninety lots at Hempstead, L. I.

SEDGWICK AV, west side, 400 ft. south of

lots at Hempstead, L. I.

SEDGWICK AV, west side, 400 ft. south of 171st st., plot 125x95, sold for Joseph Levy by Louis Lebewohl to a builder, who will erect 2 high class apartments.

UNION AV, s e c Dawson st, 4-sty flat, on lot 27.43x95, sold for John Wischnsen to Royal L. Wolcott, by Kurz & Uren, in conjunction with Green & Epstein.

VYSE AV, 2071, a 4-sty, 37.6 flat, sold for Barry Bros. to Geo. N. Fischer, by D. A. Trotta, in conjunction with J. J. Brady. The purchaser gave in part payment plot 50x100 on northeast corner of Clinton av and 179th st.

VYSE AV, 1893, 5-sty apartment, on plot 56x

VYSE AV, 1893, 5-sty apartment, on plot 56x 118, sold by the Jersey City Construction Co. to an investor. The property was held at \$05,000 and was sold through Alexander Selkin and David Mintz, in conjunction with A. Martinband.

WEBSTER AV, east side, 220 ft south of 183d, plot 48x90, sold by George A. Woods to Jene Teichman, who will improve the property ith an apartment house. Broker, John Kelly.

Brooklyn.

Brooklyn.

CARROLL ST, n s, 280 ft east of Kingston av, plot 272x110, sold for the Princess-Anne Co. to a builder for improvement, by M. C. O'Brien. The same broker also sold for the J. K. Cole Company 1516 President st, a 2-sty and cellar, 2-family house, to a client for investment. For the same company 1520 President st, to a client for investment. For Chas. G. Reynolds 1383 Union st, a semi-detached, 2-sty and cellar, one-family house to a client for occupancy. For the same builder 1375 Union st, a 2-sty and cellar one-family house to a client for occupancy. For the T. B. Leslie Company a plot 50x120 on the southwest corner of President st and Schenectady av to a client for investment. For the Thompson Building Company 1304 Carroll st, a 2-sty and cellar, one-family house to a client for occupancy.

CARROLL ST, 742, 3-sty and basement brownstone dwelling, on lot 20x140, sold for William H. Nicolay to Mary E. Kassinder, for investment. Broker, The John Pullman Real Estate Co.

william H. Nicolay to Mary E. Kassinder, for investment. Broker, The John Pullman Real Estate Co.

FENIMORE ST, 219, 2-sty model modern house, sold for Oscar Palmleaf to a buyer for occupancy, by Fred. M. Smith.

9TH ST, 317, 3-sty brownstone building on lot 20x100, just east of 5th av, used as 5th av branch of the Mechanics' Bank, sold to Charles E. Schwabedessen, for occupancy, through the McInerney-Klinck Realty Co. for \$24,000.

EAST 18TH ST, 599, a detached bungalow, on plot 40x100, sold by Arthur H. Strong to Robert H. Thompson, of Manhattan.

59TH ST, south side, 220 ft westerly from 23d av, plot 40x100, sold for Jno W. Wilson to Mrs. Mary Hagar, by Frank A. Seaver.

ATLANTIC AV, 1970, 6-family, 3-sty flat, on lot 20x100, sold for Joseph B. Peck to Dr. Frank B. Rix, by Paul H. McGolrick.

EVERGREEN AV, 515, 2-sty and basement frame dwelling, on plot 25x92, sold by Charles Cronk to Wm. Roupp, through Fred G. Isles.

FLATEUSH AV, foot of, known as the Corbin mill property, sold for the Germania Realty Co.

FOSTER AV and Elmore pl, apartment building known as the Chateau Elmore, sold for the Pohl-Abbott Construction Co. to George C. Tompers, for \$150,000 Broker, C. B. Gwathmey, of the Westwood Realty Co.

FRANKLIN AV, 596, 3-sty and basement, brownstone dwelling, sold by Arthur T. Weygandt to

ley & Horton Co.

ROSS ST, 164, 3-sty and basement, brownstone dwelling, sold by Arthur T. Weygandt to a Mr. Berkowitz, for occupancy.

TOMPKINS AV, 369, 3-sty and basement brick extension house, sold for the Lawyers Bond & Mortgage Co. to J. E. Fleight, by A. J. Waldron. The same broker also sold 256 Clifton pl, a 2½-sty and basement brownstone house, for Frank A. Rauch to a client.

EASTERN PARKWAY, ss, 200 ft west of Rochester av, plot 63x290.7, extending through to Union st, sold for Arthur Fletcher to Arthur Selinger, by D. W. Hyland. Mr. Fletcher gave in part payment plot of 7 lots on Vesta av, near Livonia av.

Queens.

FAR ROCKAWAY, L. I.—The Lewis H. May Co. sold for E. B. Corey the "Edinboro," on the north side of Ocean av, Ocean Crest, to Max Beck, who will improve and occupy the prop-

LONG ISLAND CITY.—C. A. Berger has sold for James Green 45 Cooper st, to Mrs. Mary Naughton.

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Private Realty Sales (Continued).

LONG ISLAND CITY.—Cross & Brown sold for Mary E. Caplis plot 100x100, on the west side of Crescent st, 100 ft north of Wilbur av, to Edwin Outwater.

POTTER AV, se c Chauncey st, Long Island City, a plot 50x100, sold by Judson A. Harrington to a Mrs. Senerad. Mr. Harrington also sold, in conjunction with Jacob Weiss, a 2-sty house, on plot 50x100, on the east side of Second av, 217 ft north of Washington av, to a Mr.

Wolf.

ROCKAWAY BEACH.—G. Taus & Sons sold for J. H. Ferril a plot on the west side of Elizabeth av, north of Amstel Boulevard, to Henry Ronager, who will improve immediately with an eight-room cottage; also for George Cohen a cottage and a corner plot situated at the northeast corner of Ocean and Division avs, for improvement to J. Sperber.

Richmond.

Richmond.

PORT RICHMOND.—J. Sterling Drake has sold for William S. Presley, of Arlington, N. J., to the Hanway Realty Company, of New York, the well-known Sweet property at Port Richmond, consisting of a plot of ground 66 ft on Richmond Terrace, 118 ft on James st, and 250 ft deep, with the large mansion built by Hamilton, containing 22 rooms, beside baths, halls, storage, etc. This property, with its fine park of trees, has been a show place for many years.

WESTERLEIGH.—J. Sterling Drake has sold for George W. Vroom to Martin G. Kindlund and Althaea B. Kindlund a new cottage on the north side of New York av, on a plot 40x90, which they will occupy as their residence.

Near-By Cities.

JERSEY CITY, N. J.—Otto H. Albanesius sold to Isidor Leichter No. 217 Monticello av, a 4-sty apartment, on a plot 50x105. The buyer gave in part payment a plot 56x100, in the west side of Central av, near North st. The deal involved more than \$60,000.

NEWARK, N. J.—Lowy, Berger & Finger Co. sold to the Hale Realty Co. the Koch Building, Nos. 510 to 514 Clinton av, a 2-sty building, on a plot 75x100; also for P. H. Ryan to the Progressive Investment Co., No. 373 7th st, a dwelling, on a plot 75x100.

Rural and Suburban.

FANWOOD, N. J.-Kurz & Uren, Inc., have ld for R. Wolcott four acres of land to d for R

sold for R. Wolcott four acres of land to Albert Kirk.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to P. F. Durnin, C. Irwin and H. Stein each a plot 40x100 on Iris av; to W. Deutsch and J. Spenel each a plot 40x100 on Rose av; to J. Durnin a plot 40x100 on Tulip av; to A. Jansen a plot 40x100 on Poplar st; to J. J. Coogan a plot 40x100 on Spruce st; to J. H. Schmitt a plot 40x100 on Aspen st; to D. B. Pellegrini a plot 40x100 on Lily st.

GARDEN CITY, L. I.—Gage E. Tarbell has sold to Thomas G. Wallace the large Colonial house on the southerly side of Stewart av, between Washington av and Butler pl, on a plot 150x250. This is of the pure Colonial tyefound at Annapolis and in parts of Virginia, with a two-story portico and Ionic columns in the front. Also a plot on the southerly side of Poplar st, between Prospect av and Clinton rd, 75x100, to Miss Sarah M. Neilson, who will build a house thereon. Also a plot on the easterly side of Brixton rd, between Stewart av and North av, 100x100, to J. William Morrison, and a plot on the northwest corner of Salisbury av for improvement.

HASBROUCK HEIGHTS, N. J.—The Hasprouck Park Land Company has sold to Albert

HASBROUCK HEIGHTS, N. J.—The Hasbrouck Park Land Company has sold to Albert Peters a plot 50x100 ft on Burton av; to William Kegols a plot 75x114 ft on Longworth av; to John McNulty a plot 50x100 ft on Boulevard, and to M. Mandach a plot 50x100 ft on Hasbrouck av.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to I. G. Blabrand a plot 40x100 in Bernhard st; to J. J. Madden a plot 40x100 in Miller st; to C. Elbert a plot 44x90 on Merrick rd.

EAST IRVINGTON, N. Y.—Heilner & Wolf have purchased from B. Boekelman a two-acre parcel fronting on Taxter road. They own a tract of forty acres adjoining.

MAMARONECK, N. Y.—Howell C. Perrin has sold for Clifford V. Brokaw his residence at Orienta Point, Mamaroneck, to Mrs. Carolyn Armstrong, and for William D. Daymon the Blosson Health property, a tract of thirty lots on Palmer av, Mamaroneck, to Myra S. Crater. Crater.

S. Crater.

RYE, N. Y.—E. W. Bodine bought from Daniel
B. Freedman, for occupancy, the Diamond property, with house, garage and outbuildings. The
property contains about 4½ acres and has a
frontage of 415 ft. on Park av, between the
Harrison station on the New Haven Road and
the Boston Post road.

PROGEWOOD N. I.—The Ridgewood Park

the Boston Post road.

RIDGEWOOD, N. J.—The Ridgewood Park Realty Co. sold to J. Tilden Adamson, the house, on plot 100x200, on Phelps road.

RIDGEWOOD, N. J.—Taendler & Schols have sold a 15-acre farm for Christian Heinrich to Frank Ruff, of New York, who will use it as a chicken farm. The same brokers also sold an 80-acre farm in the Somerville section for George L. Delatour to Mrs. K. Laufer, of Brooklyn, who gave in exchange property in East New York. J. Herman was associated as broker in the latter deal.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to A. Pank a plot 40x 100 on Concord st.

SAYVILLE, L. I.—Arthur Smoker has purchased from Morris J. Terry the building on Railroad av which was the First Congregational Church built in Sayville, and which later, for twelve years, was the home of "The Suffolk

County News." Until quite recently it was used as a moving picture theatre.

SCARSDALE, N. Y.—Angell & Co. have sold for Fish & Marvin the Cliff house, located in the Murray Hill property. It was valued at about \$25,000. Angell & Co. have also leased a house.

SUFFERN, N. Y.—Payson McL. Merrill has sold for George Parmly Day, Treasurer of Yale University, to Walter Hoff Seely, his property on the Haverstraw road, consisting of 140 acres, with three houses, stable, barns and other outbuildings.

outbuildings.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to A. McDonnell a plot 40x100 and to J. Steinfelder a plot 80x100 Rockaway Parkway; to E. Kepple and M. Callahan each a plot 40x100 Morris Parkway; to K. Hogan a plot 45x100 Chester st and Grove av; to G. A. Hoeffler a plot 40x100 Maujer st; to R. Lockner a plot 40x100 Sheridan st; to G. B. Demartin a plot 40x100 Maple st; to H. A. Bailey a plot 40x100 Hamilton av and Franklin st; to P. Rodden a plot 40x100 Montague st.

WOODCLEFT, L. I.—John J. Randall Co. sold plots to James H. Cruikshank, H. Lyon Smith, W. A. Kiley, William McQuade, Mrs. Jennie Tompkins, Mrs. Blanche Dunn, Miss Alice P. Wilcox, Charles R. Staughton, Frank Tinney, Max Hart, Charles H. Southard, Otto N. Jung; houses to Thomas S. Ferguson, Mrs. Alice Antz, Mrs. Phoebe Bingham.

LEASES.

Manhattan,

Manhattan.

AMES & CO., INC., leased for Samuel Medlin, of 33 Charles st, to Adolph Phillips the store and basement in the new building to be erected at 110 Madison av; also the loft in 23 West 32d st to E. Murray; also store in 136 West 34th st for A. and E. Lewis to Dr. S. A. Poluhoff, of 525 6th av; also the dwelling at 458 West 22d st for the estate of I. D. Thomas to Henry Brinkman.

DANIEL BIRDSALL & CO. leased a loft in 129 and 131 West 22d st to Jacob Sorin, of 125 Prince st; a loft in 9 West 20th st to Sipkin, Gorshen & Everett; loft in 170 5th av to the Bachabaum Fashion Co., and space to R. Stromwasser, of S35 Broadway, and C. Pettee.

BLEIMAN & CO. leased the 5th loft in 1 to 13 East 33d st to the Charles Isaacs Co. at an aggregate rental of \$40,000; also the 9th loft in 29 to 33 West 35th st to Kram & Match, of 118 West 27th st; and in 127 West 25th st 7,500 sq. ft. to E. W. Ballow & Co., of 42 Bond st.

THE DUROSS CO. leased for Stephen Woolridge the 4-sty dwelling at 64 Jane st to Michael Burke, and for Alice G. Bradley the 4-sty dwelling at 49 West 16th st to Florence Bridgeforth; also the 3d loft in the Herring Building to the Tungsten Lamp Repair Co., of 675 Hudson st; to Jacob & John Posner, of 116 Prince st the 1st loft in 46. West 21st st, and to Louis Simon the store at 32 6th av; also space in 242 West 14th st to Lucien Keeney; to Solomon Diamond the store at the northeast corner of 10th av and 14th st; and to the Tryo Music Publishing Co. the store at 16 East 13th st.

THE JULIUS FRIEND, EDWARD M. LEWI CO. rented for Heimann and Lichter the 11th floor in 36 and 38 West 20th st to Klar Bros., of 34 East 12th st, for a term of years.

of 34 East 12th st, for a term of years.

THE CHARLES F. NOYES CO. leased the store and basement in 72 Cliff st to Gustave Schroeder for a term of years at a rental of about \$2,000 per annum; also leased the 2d loft in 78 and 80 Beekman st to Edwin Whitaker, of 130 William st, and the 3d loft in the same building to Smith & Thompson, of 58 Broad st. Both leases are for seven years. The same firm of brokers also leased the 2d loft in 118 and 120 Maiden lane to Powers & Schuckman; the 4th loft in 59 Ann st to Andrew Wilson; the 3d loft in 46 Fulton st to Becker & Heine Manufacturing Co.; the 3d loft in 162 William st to Sugarman & Epstein, and the 1st loft in 192 Pearl st to M. Grabensteter.

PEASE & ELLIMAN have leased in 123 Lib-

PEASTE & ELLIMAN have leased in 123 Liberty st offices to William Henderson, Frederick Kopper, Jr., of 10 Wall st; Oluf Mikkelsen, of 30 Church st; Fred W. Eller and W. I. Smith, George E. R. Rothenbucher, Richard W. Osland, of 93 Chambers st; Lawrence Press, of 123 Liberty st.

of 93 Chambers st; Lawrence Press, of 123 Liberty st.

PEASE & ELLIMAN leased in the Liberty Tower Building at 55 Liberty st offices to Phillips, McGlashan & Carmalt; Van Gelder, Knoeppel & Young, of 55 Liberty st; Shorthand Reporting Co., of 41 Liberty st; American Bonded Certificate Corporation; Sparks & Hincks; Noble & Day; E. K. Sumerwell, of 50 Church st; Adolph de Bary, of 90 West Broadway; F. J. Hoyle; London & Davis, of 149 Broadway; Mortimer M. Singer, of 3 Broad st; Ottomar H. Van Nordne, of 55 Liberty st; Humiston, Olcott & Hincks, of 165 Broadway; W. J. Peyton and W. C. Barnett; Jason G. Lamison, of 55 Liberty st; William M. Benjamin Co., of 30 Pine st; Thomas E. O'Shea, of 55 Liberty st; Arthur H. Bissell, of 56 Liberty st; Brewster & Co., of 55 Liberty st; also additional space to Cardashian, Martin & Co., of 55 Liberty st; Gibbs & Kirby, of 55 Liberty st; D. Moulton Kellogg; American Appraisal Co.; John R. Watts; Lybrand, Ross Bros. & Montgomery; Fellsmere Farms Co.; also for the Dennett's Surpassing Coffee Co. the entire 1st floor at 33 Maiden lane to the Green Tea Luncheon; in 23 Park pl the 4th floor for David Banks to B. J. McAfee, of 33 Spruce st; in 295 Pearl st the top loft for P. M. Schell to James Rowe; in 27 Beekman st basement store for the Physical Culture Restaurant Co. to Nelson Brothers; in 46 Maiden lane, temporarily, the store to Frank Appel; and in 42 and 46 Nassau st the northerly half of the 3d loft to Herman Warendorf, of 3 Park row; the entire 2d loft to Truly Warner, and southerly half of the 1st floor to Miss J. Kilpatrick.

PEASE & ELLIMAN leased for James E. Churchill the garage at 155 East 35th st to the

PEASE & ELLIMAN leased for James E. Churchill the garage at 155 East 35th st to the Rich Motor Co.; also the basement store at 32 West 45th st to the Little Queen Co., Inc.; also

the parlor store in 5 West 39th st to Elizabeth and Martha L. Host, of 8 West 39th st; also 5 West 39th st to John Martin's House.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the 4-sty dwelling at 47 West 37th st for a term of years from Maria H. Farr and Eliza H. Mann to John W. Brett 501 5th av, who will alter the premises for business.

LOUIS C. SCHLIEP leased space in 32 Union sq to the L. C. Schwensen Efficiency Engineering Co.

FREDERICK SOUTHACK & ALWYN BALL, JR. leased from plans the 9th floor in 7 to 11 West 45th st to De Wolfe, Wachner & Co., of 23 West 45th st, for ten years at an aggregate rental of about \$50,000.

SPEAR & CO. rented for the estate of A.

West 45th st to De Wolfe, Wachner & Co., of 23 West 45th st, for ten years at an aggregate rental of about \$50,000.

SPEAR & CO. rented for the estate of A. Friedlander 2 lofts in 84 University pl; with L. Tanenbaum Strauss & Co. 30,000 sq. ft. in 134 to 138 Spring st to Eli Baldwin & Son, of 56 Park row; for the N. Y. City Society of the Methodist Episcopal Church the store, basement and sub-basement in 293 Bowery; for Bloch & Glasse 3 lofts in 101 Prince st to I. Drexler, of 143 Prince st, and Tobias Miller Cap Co; the 2d loft in 10 Waverly pl to N. Gumbiner.

THE H. M. WEILL CO. leased the entire building at 514 6th av for a term of 20 years for James Devaney to John McGowan, of 153 Watts st, at an aggregate rental of \$120,000.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment in the "Dalhousie," 40 to 48 Central Park South, for Mrs. Jacob Gould Schurman to Franklin R. Magee; in conjunction with Moore & Wyckoff an apartment in 405 Park av to William Lawrence Green; an apartment in 960 Park av to Dr. Rufus Cole, of the Rockefeller Institute for Research; also an apartment in 31 West 47th st to Miss H. D. Maxwell.

LEON S. ALTMAYER leased for Louis W. Morrison, Edward Morrison and Alice M. Ulman the entire block front on the west side of Broadway, between 147th and 148th sts, known as 3585 to 3599 Broadway and 601 and 603 West 147th st and 602 and 604 West 148th st. The premises at present consists of vacant lots and shanties, which will be immediately demolished. The property has a frontage of 200 ft. on Broadway, and a depth of 125 ft. for the southerly 100 ft. and a depth of 75 ft. for the northerly 100 ft. and a depth of 75 ft. for the northerly 100 ft. and a depth of 75 ft. for the northerly 100 ft. and a depth of 75 ft. for the northerly 100 ft. The plot covers an area of about 9 city lots. The lease is for 63 years and the total rental for that period with taxes and improvements consisting of new buildings to be erected by the lessees will involve a total of about \$2,000,000. The leasing corpora

term of five years.

AMES & CO., INC., leased for A. P. Fowler to G. Henry the 1st loft in 130 West 28th st; also the 2d loft in 23 West 32d st to Hugo Schneider & Co., of 43 West 33d st; also for Guaranty Trust Co. to Cesari Arlotta the dwelling at 20 Vandam st; also for Edward Jansen to Columbia Paper Box Mfg. Co., of 133 West 19th st, the store and basement in 256 West 28th st and the store and 1st loft in 257 West 27th st, connecting buildings, for a term of years.

28th st and the store and last loft in 257 West 27th st, connecting buildings, for a term of years.

ALBERT B. ASHFORTH, INC., leased space on the 9th floor of 10 East 33d st to Wm. Burkle, of 10 East 33d st; also the store in 21 Rector st for Azeez Khayat for a term of years to Nicola Awad & Co., of 21 Rector st; also the entire 4-sty building at 93 Washington st to John Mabarak & Sons, of 53 Washington st to John Mabarak & Sons, of 53 Washington st, for a period of years.

AXELRAD & FEINBERG leased for L. B. Eskesen, vice-president of the New Jersey Terra Cotta Co., the plot, 89.8x100, at the northeast corner of St. Nicholas av and 174th st for 21 years, with privilege of renewal for two similar terms. The lessee, whose name is withheld for the present, plans to erect on the site a 2-sty store building and moving picture theatre. The rental for the first term of the lease will be about \$10,500 per annum, and for the second and third terms will be on a reappraisal basis.

THE CROSS & BROWN CO. leased in conjunction with R. F. Wood and Wm. H. Dolson Co. as agents, the 3d floor in 411 and 413 West 55th st to Eisenstein & Vallory; also to the Co-Operative Used Car Co., of 250 West 54th st, space on the 3d floor of 1700 Broadway.

G. A. DERSCHUCH & CO. leased for John G. Wendell the store at the northeast corner of Broadway and Liberty st to the United Cigar Stores Co. for a term of years.

DOUGLAS L. ELLIMAN & CO., INC., leased for a long term of years for Mrs. Siegfried Gruner, 133 East 55th st, a 5-sty American basement house at the northwest corner of Lexington av, on a lot 20.5x73, to J. W. Fuller Potter.

FOLEY & HUGHES leased 32 East 13th st to Samuel Rothenberg; the premises at 263 West

Potter.

FOLEY & HUGHES leased 32 East 13th st to Samuel Rothenberg; the premises at 263 West 16th st to William H. Becker; and the basement floor in 121 West 20th st to Clara Ginsberg.

FOLSOM BROTHERS, INC., leased for Packard Commercial School Co. the corner store in 235 Lexington av to Ceasar Francini, of 225 5th av, for his business as an importer of marble art; also for Dr. John A. Wyeth the basement store in 129 East 34th st to Paul Arrighi for a term of years.

THOMAS FORD leased to Harry Golding of

THOMAS FORD leased to Harry Golding, of 2941 3d av, for five years the store and basement at the northwest corner of 9th av and 53d st. After extensive alterations the lessee will occupy the place as a wholesale and retail liquor store; also leased the lower part of building at 1 Water st to A. V. de la Cova, and the store at 94 3d av to Joseph Canale; also the premises at 133 East 15th st, to Pauline Ritter for three years.

M. & L. HESS, INC., leased to Philip Walkoff & Co. the 10th loft in 585 and 587 Broadway; the 1st loft in 172 5th av to Schulster & Buch, and the Star Novelty Co., of 10 West 17th st; the 4th loft in 19 East 21st st to Joseph Roth and the 5th loft in 6 and 8 West 20th st to Julia Goldman & Co.

GOODALE, PERRY & DWIGHT, INC., agents of the St. James Building, report leases to Maxwell Vidaver; Liebert Bros. & Co.; Robert A. R. Brown; United Royalties Corporation, of 42 Broadway; Henry H. Fuller; Frederick Fuchs; Abraham Gordon, of 103 West 95th st; United Fireproofing Co., of 1123 Broadway; William W. Capers, Jr., and Rudolph Lechner; Najob H. Kisbany, of 39 Broadway; Polo Construction Co., of 151 West 30th st; the Belle Braid & Trimming Co., of 38 East 21st st, and C. B. Herschel.

Herschel.

N. BRIGHAM HALL & WM. O. BLOODGOOD, INC., rented the front half of the 7th loft in 99 and 101 5th av to Langfeld Bros. & Co., of 101 5th av, for a term of years.

HUBERTH & HUBERTH leased in the New York American Building office space to The John T. Hall Music Publishing Co.; Legal Aid Society, of 239 Broadway; Smith-Ryan Boat Co.; C. W. Cunningham, and J. C. Follansbee.

LOWENFELD & PFEIFFER leased for Sol. Lowenfeld the dwelling at 203 East 63d st; also the store in 1077 3d av to Ira G Lane, of 207 East 64th st; also the store in 1566 Park av to Berl Rothman.

SAMUEL H. MARTIN leased to Charles

Berl Rothman.

SAMUEL H. MARTIN leased to Charles Fischer the store and basement in 867 9th av; also for Jeremiah J. Campion the store in 1864 Broadway to the Mohawk Rubber Co., of Akron, ohio; and also for Morris Weinstein and Rose Cahen the stores in 2173 8th av to George McGulness and Otto Hinrich.

Broadway to the Mohawk Rubber Co., of Akron, Ohio; and also for Morris Weinstein and Rose Cahen the stores in 2173 8th av to George McGuiness and Otto Hinrich.

THE MOUNTAIN LAKES CO., INC., owner and developer of Mountain Lakes residential park in New Jersey, has leased 8,000 sq. ft. of office space on the 6th floor of 170 Broadway.

THE CHARLES F. NOYES CO. leased the store, basement and subcellar in 27 Park pl to John P. Suerken & Bro., of 41 Lafayette st, at an aggregate rental of approximately \$100,000. Extensive alterations will be made and the premises will be occupied by the lessee as a cafe; also the ground floor of 92 William st for the Woodbridge Co. to the Fidelity & Casualty Co., of 92 Liberty st, for a long term of years at an aggregate rental of about \$70,000. The premises will be extensively decorated and refited and occupied by the lessees as its Metropolitan office. Many casualty and surety companies are now locating on William st between Maiden Lane and Fulton st; also leased a store in 130 Pearl st to Frank C. Fry, of 79 Wall st; for Wells & Snedeker a store in 98 Chambers st to the National Office Supply Co., and lofts in 100 Nassau st to Z. Bloomfield, of 205 Water st; and in 162 William st to B. J. Schaefer, of 162 William st; also leased for Howard Eulard a loft in 410 and 412 Pearl st to Julius J. Van Horne; additional space in 261 Broadway to Brown & Seward, and for the Masonic Trustees offices in 46 West 24th st to Thomas B. Wilgus, of 48 West 24th st, and to the Fur News Publishing Co., of 46 West 24th st; also leased for Edwin N. Tailer to William Ottman & Co. the store and basement in 35 Fulton st for a term of years; for Morris Cooper, attorney, a loft in 206 Pearl st to I. L. Smolinsky, and for Clayton Rockhill 2 lofts in 224 and 226 Pearl st to Edward J. Lubovitz, of 213 Pearl st. PEASE & ELLIMAN leased the south store in 32 West 45th st to the Little Queen Co., Inc., of 32 West 45th st to the Little Queen Co., Inc., of 32 West 45th st to the Little Queen Co., Inc., of 32 West 4

used for club purposes.

THE DOUGLAS ROBINSON, CHARLES S.
BROWN CO. leased to Isaac Borowsky, of 411
East 8th st, for a term of years the property
at 401 and 421 East 8th st, 250x100, comprising
one 4-sty and three 5-sty factory buildings. Mr.
Borowsky will occupy a part of the premises for
his business of the manufacture of picture
frames.

frames.

MOORE & WYCKOFF leased the 2d floor in 546 5th av to C. P. Pearsons Sons; also the basement in the same building to Hope's Restaurant; also the entire top floor in 101 Beekman st to Rummel & Schwefelgeist, photo engravers; also the 1st floor in 559 West 23d st to Thomas Lagatuta, of 265 West 23d st; also leased in conjunction with Douglas Robinson, Charles S. Brown Co., the dwelling at 26 East 35th st to John W. Brett.

THE CROSS & BROWN CO. Leased the Ch.

THE CROSS & BROWN CO. leased the 6th floor in 19 and 21 West 62d st to Glidden motor & Supply Co. of 239 West 58th st.

JOHN J. CODY leased the corner store in 1278 Lexington av to Julius Grube for a confectionery

fectionery.

GUSTAV BRITT leased for John R. H. Eggest the store and basement in 313 Pearl st to J. Margoolis; for George Jeremiah the 3-sty dwelling at 251 West 11th st to Martha Gross.

dwelling at 251 West 11th st to Martha Gross.

HEIL & STERN leased for Charles Kaye in the new building to be erected at the southeast corner of Madison av and 30th st the 15th floor to George G. Wood & Co. of 19 West 17th st for a long term of years.

SETON HENRY & D-UGLAS GIBBONS leased for Oswald Garrison Villard the dwelling at 117 West 57th st for a term of years for business occupancy to Conway & Winn, importers, now located at 49 West 36th st; also the 3-sty dwelling at 133 East 69th st for Carl Taylor to William H. Barnum of 62 Cedar st for a term of years.

DOUGLAS L. ELLINAY

DOUGLAS L. ELLIMAN & CO., INC., leas the store in 2143 3d av for a terms of years Milton's Millinery House, who are opening chain of stores in this section.

GOODALE, PERRY & DWIGHT, INC., as agents of the St. James building, leased space to Maxwell Vidaver; Liebert Brothers & Co.; Robert A. R. Brown; United Royalties Corporation, of 42 Broadway; Henry H. Fuller, of 55 John st; Frederick Fuchs; Abraham Gordon; United Fireproofing Co., Inc., of 1123

WEBSTER B. MABIE & CO.

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We are entirely out of the New York Edition of the Record and Guide of September 28, 1912, March 1 and 22, 1913. We will pay 20 cents each for these numbers if both sections are delivered to us in good condition. We also need Brooklyn Edition of December 21, 1912, for which we will pay for both sections 15 cents if in good condition. This offer will expire on May 20, 1913. Record & Guide Company, 11 East 24th St. New York.

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1424 FULTON ST.

Plans Filed-Manhattan (Continued).

Broadway; William W. Capers, Jr., and Rudolph Lechner; Najeb H. Kisbany; Polo Construction Co., Inc., of 151 West 30th st; The Belle Braid & Trimming Co., of 38 East 21st st; C. B. Her-schel and the boot black stand to Tony Trino-lone.

lone.

MARK RAFALSKY & CO. leased for Mrs. Robert Streep to Richard R. Allen 845 Amsterdam av; also for the Clover Farm Co. to Bernard Berkowitz 2288 Broadway, and subleased for Thomas Cook & Son, 2389 Broadway, and have secured the renewal of the lease for a long term from A. A. Herrman for the Celene Co.

Co.

PEASE & ELLIMAN leased to Antonio Knauth a ten-room corner apartment in 246 West End av for a term of five years. This building is under construction by the A. G. M. Realty Co. and will be ready for occupancy about August 1.

and for a term of hee years. This binding is under construction by the A. G. M. Realty Co. and will be ready for occupancy about August 1.

M. BRIGHAM HALL and William B. Bloodgood, Inc., have leased for the American Real Estate Company the westerly store in the new Vanderbilt Building now nearing completion at the northwest corner of Vanderbilt av and 42d st, for a long term of years. The aggregate rental will be \$280,000. The lessee is Mimmon Coriat, stationer and engraver, now located at 46 Nassau st. Mr. Hall said yesterday that at the rental called for by the lease a new high water mark has been established for inside store space on 42d st. The rent in this case runs to more than \$25 a square foot. This was the last unrented store on the 42d st side of the building, the other space being taken by Hetherington, the pharmacist, and the corner store by the United Cigar Stores Company. The latter concern originally leased the corner from the New York Central Company for a period of 48 years and shortly thereafter turned it over to the American Real Estate Company.

M. & L. HESS, INC., leased to Henry Katzman the 9th loft in 138-40 West 17th st; the 6th loft in 39 East 19th st to David Ginsberg, and the 4th loft in 33-37 Bleecker st to I. Hirshman DOUGLAS L. ELLIMAN & CO., INC., leased for a term of years, for James McLean, of Phelps, Dodge & Co., 163 East 73d st, a 3-sty stable, to be used as a private garage, to a prominent New Yorker.

Bronx.

RICHARD WEBBER (the Harlem Packing House) leased store space comprising about 8,000 sq. ft., in the Community Building at the corner of Southern Boulevard and 163d st for a term of ten years.

Brooklyn.

Brooklyn.

FRANK A. SEAVER leased the one-family frame house at 1270 84th st, Dyker Heights, to F. Gosling for two years; the upper floor of the 2-family house at 654 79th st to Robert Schwarz; the 1-family brick house at 79 71st st to Mrs. Browne; the 2-sty and cellar house at 140 Senator st to Capt. Schwaiger; the 1-family frame detached house at 90 73d st to E. Lawson; the 2-family brick house at 1029 74th st for Mr. Gross; the store in 6927 3d av to P. J. Canavan and J Clausen.

CHARLES E. RICKERSON leased 56 St Johns pl, a 3-sty brownstone dwelling, for a client to Dr. Harry A. Cohen for a term of years; also 143 Berkeley pl, a 3-sty brownstone dwelling, for a client to Mrs. Rose Devlin.

FENWICK B. SMALL leased for various clients 937 Broadway to H. & S. Rosenbush, shoes; 941 Broadway to H. & S. Rosenbush, shoes; 941 Broadway to Jos. Goldman, millinery; 1088 Broadway to A. Rogol, fruitery; 1090 Broadway to Geo. Balck, stationery; 1100 Broadway to Story & Clark Piano Co.; 1115 Broadway to Story & Clark Piano Co.; 1115 Broadway to Harry Reiter, jewelry; 1673 Broadway to Alantic & Pacific Tea Co.; 1677 Broadway to J. Bremer, rugs and linoleums.

HOWARD C. PYLE & CO. leased the entire basement of the Rothschild building at the north-

HOWARD C. PYLE & CO. leased the entire basement of the Rothschild building at the northwest corner of Fulton and Jay sts to the "Whip" for a long term of years.

SIMON VOLET leased the corner of Pitkin av 25 ft west of Osborne st to the May Shoe Co for a term of 5 years from September 1st, 1913.

Queens.

THE LEWIS H. MAY CO. leased at Far Rockaway for F. Haberman, cottage No. 7, Reads la, to Felix H. Levy; for Simon Hatch, cottage on Atlantic av to Chas. B. Meyers; for P. W. Gallagher, cottage on Grandview av to I. E. Bretzfelder.

Bretzfelder.

WILLIAM F. CHAVE leased at Far Rockaway the residence of Mrs. R. E. Sealy, in Sealy lane, to Albert Winsten; for Mrs. C. Weissman the Dixie cottage, in Franklin av, to Sydney B. Erlanger; for the S. & L. Construction Co. a cottage in Hollywood av to Jay Wainwright; for William Burkander a cottage in Pinson pl to Mrs. H. Helburn; for A. S. Kingston a cottage in Chanler av to Z. Tauber, of Manhattan, and for Catherine Dolan a cottage in Cedar av to Philip Goldfrank.

H. RICTER & CO. rented for Benjamin P.

to Philip Goldfrank.

H. RICTER & CO. rented for Benjamin P. Caine his cottage in Oxford av, Rockaway Park, L. I., to Mrs. A. J. Cammeyer; also a cottage for Miss Josephine Kerwin in Columbus av to Max Schwartz; also a cottage for F. Colton in Washington av to a Mr. Gottlieb, and a cottage for Miss C. Allen in 7th av to a Mr. Rosenburg.

Suburban.

THE UNITED STATES EXPRESS CO. signed a lease for a large plot of ground in Jersey City on which to erect a stable and warehouse. The property, which is owned by Morris Perlmutter, of Manhattan, consists of 16 city lots, 100 ft. on Jersey av, 250 ft. on 14th st and 200 ft. on 15th st.

HERBERT A. SHERMAN rented for the estate of H. O. Havemeyer Cottage No. 3 at Bayberry Point, Islip, L. I., for the season.

WORTHINGTON WHITEHOUSE rented for Mrs. Henry Villard to Benjamin N. Duke, her estate at Dobbs Ferry, N. Y. The property consists of a large furnished house, stable, garage and 110 acres of land. It commands a magnificent view of the Hudson River.

EUGENE V. WELSH leased for the estate of Charles Y. Swan the dwelling with four acres on Egbert Hill, Morristown, N. J., to J. H. Killough; also leased for Lewis D. Kay, 69 Maple av to William Howell.

THE DOUGLAS ROBINSON, CHARLES S.

av to William Howell.

THE DOUGLAS ROBINSON, CHARLES S.
BROWN CO. leased for Howard C. Smith the
house known as "Gray Cottage" on his estate
at Cove Neck, Oyster Bay, L. I., to James Lloyd
Derby for the season.

THE LEWIS H. MAY CO. leased at Lawrence for A. Buxbaum Hecht cottage on Broadway to Mrs. S. Hess, at Cedarhurst, for Henry
Geidel, cottage on Washington av to W. C.
Francis.

Francis.

HERBERT A. SHERMAN rented for George Mercer for the summer his country place at Orienta Point, Mamaroneck, directly on the water, adjoining the estate of J. R. Hegeman of the Metropolitan Life Insurance Co. It is a large house, with garage, its own electric light plant, separate squash court and private dock. Mr. Sherman sold this place to Mr. Mercer for Clifford V. Brokaw some three years ago.

WORTHINGTON WHITEHOUSE and Nichols & Hobbie leased for Moritz Walter to Philip Berolzheimer his large camp at Upper Saranac Lake; also in conjunction with Charles Field Griffen & Co. for Charles Furthmann to Clarence Walter his country estate on North st, Harrison, N. Y., consisting of large house, and about 65 acres of land.

REAL ESTATE NOTES.

JOHN P. TILDEN is the buyer of 58 East 73d st, reported sold in the news columns. FRED V. V. SHAW, formerly at 261 Broad-way, is now at 135 Broadway.

way, is now at 135 Broadway.

HARRY STRONGIN has been appointed agent of 570 7th av, Brooklyn.

JOSEPH F, SEITZ negotiated the sale of 235 East 48th st for Mrs. Sarah J. Lynch.

E. M. KRULEWITCH has removed his offices from 2228 Broadway to 30 East 42d st.

PEASE & ELLIMAN have been appointed agents of 1254-1260 Madison av by Jeremiah J. Campion, representing the owner.

BURTON TOMPKINS is the buyer of the 5-sty flat at 595 West 178th st sold recently by Mrs. Louisa Wagner.

WILLIAM P. RAE will offer 353 lots at

WILLIAM P. RAE will offer 353 lots at Jamaica Hillcrest, L. I., on Decoration Day at 1.30 o'clock on the premises.

JOHN J. KAVANAGH negotiated the resale of 52 East 78th st for the Roffler Construction

PEASE & ELLIMAN have been appointed agents of 310 West 94th st, a 7-sty apartment

THE F. R. WOODS-W. H. DOLSON CO., negotiated the recently reported sale of 16 West 85th st to Dr. George H. Semken.

FREDK. ZITTELL & SONS were the brokers in the sale last week of 63 West 124th st to William A. Martin.

A. FRANK SHAW has been appointed receiver of the rents for the property 124-128 East 123d st.

JOHN PETERS negotiated the sale of the dwelling 220 East 18th st for Frederica Shafer, to Betti Muller.

ENNIS & SINNOTT sold the plot on the east side of 9th av, 49.11 south of 216th st, through Thomas F. Roys.

DANIEL BIRDSALL & CO. have been appointed agents for the property 649-655 Broadway and 216-222 Mercer st by the Hecht Estate of Boston.

WALTER L. TITUS is the buyer of the dwelling 626 West End av, which was sold recently for Mrs. Anna Forster by the F. R. Wood-W. H. Nealson Co.

Nealson Co.

O. G. CONNFELT, representing John R. Drexel, states that no lease has yet been closed for the Drexel House at 1 East 62d st, as was reported at various times during the week.

ARTHUR M. SILBER, who purchased 534 West 124th st, a 6-sty apartment, on plot 50x 100.11, last week from the Brown-Weiss Realties, gave in exchange 177 Prince st, a 6-sty building on lot 25x95.6.

HUGHES & HAMMOND have recently placed loans aggregating \$2,427,000, the principal item being the loan of \$500,000 to the State Construction Co. on its new 12-sty apartment house at 103-109 East 86th st.

103-109 East Stin st.

WALLACE J. HARDGROVE, of the Queensboro Corporation, Bridge Plaza, Long Island City,
and Myron Reynolds, of the New York Real Estate Security Co., have been elected to membership in the Real Estate Board of Brokers.

SETON HENRY and Douglas Gibbons have
placed a mortgage of \$200,000 at 5 per cent.
for the R. A. Realty Co. on the property at the
northwest corner of Seventh av and 115th st.
Hughes & Hammond were associated.

Hughes & Hammond were associated.

WALTER L. FRANK, formerly of 271 West 125th st, who has transacted a general real estate and insurance business in this section for many years, has opened a new office at 433 Lenox av, near 132d st.

DAVID STEWART was the broker in the sale of the "Laureate Hall," the 10-sty apartment at the northeast corner of Amsterdam av and 119th st, the sale of which will be found, reported in the news columns.

DUROSS CO. was the broker in sale of the property 245 West 13th st, a 3-sty and basement house, on lot 21x103.3, for Mary J. Mitchell to the Florence Crittenton Mission, which recently sold its old home at 21-23 Bleecker st through the same broker.

CHARLES BLANDY, of Blandy, Mooney & Shipman, William Harris Douglass and Charles T. B. Rowe, are the directors of the 6th av and 30th St Realty Corporation, recently incorporated. Title to that property passed this week, to the company.

A DEAL is also said to be nearing completion for the sale by the 114th Street and Eeventh Avenue Company, Max Weinstein, president, of the 6-sty apartment house on a plot 100x100 in the south side of 123a st, 100 feet west of Amsterdam av.

Amsterdam av.

THE TITLE GUARANTEE & TRUST CO. has loaned on first mortgage \$135,000 to the Utility Realty Company, covering the store property at the northwest corner of 160th st and Prospect av, on plot 125x77. The mortgage is for five years at 5 per cent.

NEGOTIATIONS are said to be pending for the sale of Franklin Hall, a 6-sty apartment house owned by Abraham Ruth and occupying the block front in the west side of St. Nicholas av, between 158th st and 159th st, 203.3x98.5x irregular.

irregular.

ASSURANCES that the subway from the Eastern District to 14th st, Manhattan, will be built were received from Public Service Commissioner Williams at the meeting of the Ridgewood Board of Trade this week at Palm Garden, Hamburg and Greene avs.

GERHARD KUEHNE, Treasurer of the New York Title Insurance Co, and the New York Mortgage & Security Co., has been granted a leave of absence, which he is spending in a sojourn in Europe. During his absence, the department is in charge of his assistant, Mr. Joseph C. Shields.

MEMBERS of the Transit Conference Com-

department is in charge of his assistant, Mr. Joseph C. Shields.

MEMBERS of the Transit Conference Committee of the Board of Estimate and of the Public Service Commission are hopeful that within twenty-four hours it will be possible to report a proposed agreement as to price, for the purchase of the Astor House by the city, which will make unnecessary recourse to condemnation proceedings, or any delay in subway work.

THE SPECIAL COMMITTEE appointed by Frederick B. Pratt, head of the Brooklyn Committee on City Plan, to consider a court house site and other schemes for the beautifying of the borough, met in the Brooklyn Club this week to discuss the proposed court house site. Plans were shown by Alexander McIntosh and Stephen W. Dodge of the American Institute of Architects in connection with the court house. ELBRIDGE T. GERRY has been enlarging the Park av corner which he owns at the southwest corner of 66th st, diagonally opposite the Seventh Regiment Armory. He has just taken title from Mattheas Strasburger to the dwelling at 68 fast 66th st for \$17,000, and a short time ago he acquired from Alice G. Demorest the adjoining building at 68 for \$25,000. These recent purchases give Mr. Gerry a frontage of 100 ft. on both the avenue and the street.

DOUGLAS L. ELLIMAN & CO., Inc., and Douglas Robinson, Charles S. Brown Company,

purchases give Mr. Gerry a frontage of 100 ft. on both the avenue and the street.

DOUGLAS L. ELLIMAN & CO., Inc., and Douglas Robinson, Charles S. Brown Company, have been appointed joint agents for the new 12-sty apartment house at 969 Park av, northeast corner of 82d st. The building contains thirty-six duplex apartments with rents from \$3,000 to \$5,000. A feature of this building is the roof gardens in connection with the three top apartments.

TRANSFER of the title to a large plot opposite the Museum of Natural History to-day, to the McMorrow Engineering and Construction Co., is taken as the forerunner of the erection of a large apartment house. The plot in question measures 75x102.2, on the north side of 81st st, 225 ft. east of Columbus av. The transfer was made by Charles E. Orvis, of Orvis Bros. & Co., a Wall street brokerage firm.

THE HUSTON & SPRAKER CO. announces the removal of its offices, the latter part of May, to the new Anderson Building, 15 East 40th st, where more convenient quarters will be established for the continuance of the general real estate and insurance business. The officers of the company are Charles P. L. Huston, president; John S. Spraker, vice-pres.; Mortimer P. Arnold, vice-pres.; J. Stuart Eakin, treas.; and Edward A. Wilson, see'y.

(Continued on page 1059.)

JAMAICA HILLCREST.

Will Be the Scene of a Big Lot Auction on Decoration Day.

on Decoration Day.

The auction market will be well tested in the several large offerings of lots within the next thirty days, and the sale at Jamaica Hillcrest on Decoration Day, May 30, by William P. Rae Company, auctioneers, should attract wide attention to this most attractive property in the Borough of Queens.

Jamaica Hillcrest is destined to be one of the home show places of Greater New York, being, as it is, at the residential centre of the new Jamaica, that is forming from the shifting of the railroad terminals with the completion of the great union transfer station and the new additional Jamaica station at Union Hall street. The frontage on Hillside avenue, Jamaica's best residential thoroughfare, is over 1,000 feet. It begins three blocks from the new railroad station at the Soldiers' Monument on the corner of Hillside and Bergen avenues. It is only two blocks from Fulton street, the main business artery.

A little over two years ago, the present Ja-

blocks from Fulton street, the main business artery.

A little over two years ago, the present Jamaica Hillcrest syndicate was formed. It took over the old "Hillcrest of Jamaica" tract and executed one of the most masterly strokes that had been seen in Queens development operations by purchasing the big Wyckoff holdings. This gave a Hillside avenue frontage to the old Hillcrest of Jamaica tract northward over the hill, and imparted the high residential values of Hillside avenue to the entire tract, and made it all accessible for immediate home building.

Manuhers of the Company.

Members of the Company.

The Jamaica Hillcrest Company embraces Michael Coleman, the realty appraiser for the Equitable Life Insurance Company; John H. Judge, a widely known Manhattan attorney and trustee for many estates; Harrison K. Bird,

the stock exchange member of the banking house of Harriman & Company; Adolph Hupfel, Jr., President of the Brewers' Association and large holder of Bronx realty; Charles B. Barclay, of the Barclay estate; John J. Kuhn, of the Brooklyn law firm of Dykman, Oeland & Kuhn; Louis B. Hasbrouck, attorney and trustee; Frederick J. Middlebrook, of the law firm of Bowers & Sands; F. M. Boyd, of the New England Lime Co.; Dr. Charles M. Bellows, of Brooklyn, ex-Sheriff John S. Sheaf, Frank Jenks, president of Norton Point Land Company; Calvin Tomkins, ex-Dock Commissioner, and Tunis E. Butler, contractor, of Dongan Hills.

The management of the development has been under the supervision of William P. Rae, the well-known appraiser and auctioneer, whose real-ty operations have covered many years in Brooklyn and Queens, and who won wide fame with his brilliant development of Sea Gate, at the westerly end of Coney Island, which has been gaining new prestige every year.

Fifty Houses Already Built.

Fifty Houses Already Built.

Over fifty houses have been erected since the opening of the property in the summer of 1910. The natural hilly country covering this tract has undergone quite a transformation since the introduction of city streets, sewers, water, and gas. Over \$250,000 was spent in land development alone, to combine the original attractiveness of the country and at the same time supply all the conveniences as found in the city.

The policy of the company was to offer at auction a limited number of lots in each section as opened up from time to time in the early development of the property, so as to gain the co-operation of every purchaser to its entire tract and stimulate at the same time, a home building movement, which, while accepting from the public the highest bid at auction for some of their holdings, the plan would be mutualy benficial for quick returns and growing profits to both buyer and seller.

The success of the company in disposing of some 800 lots at auction within the last two years and the results following of nearly sixty detached dwellings being erected, has been rather a phenomenal record.

Transit Facilities.

Transit Facilities.

Jamaica, in the Borough of Queens, upon completion of the city's Dual Rapid Transit System, will have better transit connections with Manhattan than any other single center in all Greater New York. The transit as now provided by the Long Island Railroad is unequalled in point of comfort and far ahead of the existing subway lines to upper Manhattan or the Bronx; and the present running time from Union Hall street station, Jamaica, to Herald square, is 18 minutes; and the same to Flatbush avenue station in Brooklyn.

The city transit contracts provide an elevated extension from Cypress Hills station over Fulton street to Grand avenue, Jamaica. (Two short blocks from Hillside avenue at Jamaica Hillcrest.) And with the third tracking of the Broadway and Fulton street elevated lines in Brooklyn, Jamaica Hillcrest will be brought 15 to 25 minutes nearer Manhattan for a 5-cent fare. These elevated lines will be used in connection with the Brooklyn and Williamsburgh bridges, Centre street loop and Broadway subway. The running time from Jamaica Hillcrest to the Centre street loop in Manhattan will be 30 minutes, and to Brooklyn City Hall 22 minutes.

MORRIS PARK SALE.

New Trolley Line Through the Prop-

New Trolley Line Through the Property—Talking About Bargains.

Visitors to Morris Park who go by the Morris Park avenue trolley will be able to ride to the farther limits of the property to-morrow (Sunday, May 18). For three weeks the Union Railway's construction gang has been at work extending the line from its former terminus at Bronxdale avenue through Morris Park to Williamsbridge road, the easterly boundary of the race track property. The new terminus at Williamsbridge road is about half a block from the Woodmansten Inn.

The action of the Union Railway Company officials in building this half-mile extension directly through the center of Morris Park is significant, for it reflects their confidence in the early development of the property following the auction sale which is to begin on May 31. With its detail information as to the volume of traffic produced by its present lines, tapping the built-up sections south and west of Morris Park, it is certain that the company would not have ordered the building of the new line at the present time had it not been apparent that it would produce a substantial revenue in the immediate future. With pavement, concrete sidewalks, and curbs, and trolley line, Morris Park avenue, through the old racetrack, is now a part of one of the main business arteries of that section of The Bronx.

With the completion of this new line there will be no less than six lines of transit com-

the old racetrack, is now a part of one of the main business arteries of that section of The Bronx.

With the completion of this new line there will be no less than six lines of transit comprising twenty tracks, either built on or about to be built in the immediate vicinity of Morris Park. The four-track Westchester & Boston Road and the New Haven's six-track Harlem River Branch have stations on the property. Four blocks from its westerly boundary will be the three-track extension of the subway up White Plains avenue. "This," Vice-President Hedley of the Interborough says, "will be one of the first lines of the dual subway system to be put into operation." Besides the Morris Park avenue trolley, there is also the Union Railway Company's other line on Walker avenue, a block south of Morris Park, and a short distance south of that will be the Bronx extension of the Lexington avenue subway on Westchester avenue.

Can They All Be Sold?

Interest in the Morris Park sale continues to be expressed very largely in the query, "Can they be sold?" Meaning, "Is it possible to find buyers in the present market for 3,019 lots to be sold separately at a single sale held on successive days?"

J. Clarence Davies and Joseph P. Day, who are handling the offering, by authority of the

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State Banking Department, realize as well as anybody else what is likely to be the result of putting on the market at one time any such quantity of property as this.

"It would be idle to expect that 3,019 lots could be sold," said Messrs. Day and Davies yesterday, "if the owners had any advance schedule of prices to be realized." The Banking Department has no idea as to what the proceeds of this sale are to be, any more than that anybody with a knowledge of Bronx values might sit down with a paper and pencil and figure out a guess as to what the property will bring. There is but a single object in connection with this offering, and that is to convert the property into cash, and if there are more lots than there are buyers, somebody is going to get the over-supply proves to be 300 lots or the whole 3,000.
"Aside from these facts which make probable a low range of prices there is the other important consideration that 70 per cent. of the purchase price may remain on mortgage for three years at 5 per cent. interest. Thus, even on the basis of the recent prices of nearby property, a purchase in Morris Park will be within the reach of anybody with a few hundred dollars in cash."

AUCTION SALES OF WEEK.

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised 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 16, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

Front st, 132-4 swc Pine; withdrawn.

Hudson st, 455-7 (), ws, 100 n Morton, 50x100, one 2 & one 3-sty bk tnts & strs; due, \$15,9:3.74; T&c, \$734.80; Pincus Lowenfeld.

"Irvine st, swc Garrison av, see Garrison av, 1144-8, on map 1112-6.

"Lawrence st, 16-8 (*), ws, 158.7 n 126th, 73x76.11x50x46.6, 2 & 3-sty fr bldgs; due, \$11,875.91; T&c, \$662.98; David D A Outcalt.

"University pl, 40-56, nwc 9th, runs n185 to 10th (No 28), xw40.3xs92.3xw25xs92.3xe 49.6 to beg, 6-sty bk loft bldg & str; voluntary bid in at \$200,000.

"9TH st, 612 E (*), ss, 193 e Av B, 20x 93.11, 4-sty bk tnt & str & 3-sty bk rear stable; due, \$1,849.81; T&c, \$486.95; sub to 1st mtg of \$12,000; Max Schwartz. 13,100

1st mtg of \$12,000; Max Schwartz. 13,100

a13TH st, 538 E, ss, 170 w Av B, 25x103,
3-sty bk tnt & str & 2-sty bk rear stable;
partition; Julia P McSwegan. 12,700

a20TH st, 241 W, ns, 306.9 e 8 av, 23.4x
12,800

a20TH st, 241 W, ns, 306.9 e 8 av, 23.4x
Lowenfeld & Prager. 12,800

a95TH st, 220 E (*), ss, 273.9 w 2 av, 25
x100.8, 5-sty bk tnt; due, \$16,027.90; T&c, \$384.70; Chas G Moller et al trstes, &c.

15,500

114TH st, 337-9 E (), ns, 225 w 1 av, 40 x100, 5-sty bk tnt & strs; due, \$5,584.77; T &c, \$842; sub to a 1st mtg of \$40,000; Minnie J Douglass.

nie J Douglass.

41,500

**133D st or Southern blvd (*), ns, 165 e

Willis av, 100x100, vacant; due, \$23,558.57;

T&c, \$670.02; Dave H Morris.

**36,500

**134TH st, 700 E, ss, 337 e Cypress av, 37.6x103.2x37.6x103.9, 5-sty & b bk tnt; voluntary; T J Dengler.

**140TH st, 303 W, ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; partition; Elliott L Brown.

z-sty & Brown.

a144TH st, 164 W, see 7 av, 2477-9.

**149TH st, 418 W, see Convent av, 433.

**149TH st E, swe 3 av, see 3 av, swe 188.

**Amsterdam av, 590-2, ws, 25.8 s 89th, 50

100, 2 5-sty bk tnts & strs; voluntary; T

Dengler. 80,200

**Bainbridge av, 2774-6, es, 100 n 197th, 50x115, 2 2-sty & a fr dwgs; voluntary; bid in at \$13,000.

Bowery, 119 (), es, 100.2 s Grand, 25x 103.2x25x102.11, 3-sty fr bk ft tnt & str & 1-sty ext; due, \$35,823.27; T&c, \$707.30; Callahan Est. 37,000

aCentral Park W, 464, ws, 57.11 n 106th, 18x100, 5-sty bk tnt; withdrawn.

aColumbus av, 982, ws, 25.5 n 108th, 25.2 x100, 5-sty bk tnt & str; voluntary; T J Dengler.

aConvent av, 433, sec 149th (No 418), 99.11x100, 6-sty bk tnt; withdrawn.

aGarrison av, 1144-8, on map 1112-6 (*), swc Irvine, 57.4x21.5x50x49.4, 1-sty bk strs; due, \$2,965.63; T&c. \$---; sub to 1st mtg of \$10,000; Fredk Meyer.

**Gun Hill rd, nec Rochambeau av, 105.6x 189.11x103.6x184.5, 2-sty & b fr dwg; also BAINBRIDGE AV, ws, 214.11 n Gun Hill rd, 75x103.9, vacant; voluntary; T J Deng-ler. 17,000

Manhattan av, 503 (), ws, 18.5 s 121st, 15x80, 3-sty & b stn dwg; due, \$11,965.24; T&c, \$467.45; Danl Seymour exr, &c. 9,000 aValentine av, 2868, ses, 180.9 ne 198th, 25x99.1x25x99.2, 2-sty fr dwg; due, \$7,-

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206.92; T&c, \$162.66; Abr Kaufman et al. 7,450

**3D av, swc 188th (formerly 189th) (*), 58.3x104.4x55.10x75.11, vacant; due, \$6,-385.19; T&c, \$1,611.70; Peter Otten. 8,000 **7TH av, 2477-9 (*), sec 144th (No 164), 42.11x100, 5-sty bk tnt & strs; due, \$62,-600.63; T&c, \$1,600; Cornelia G Chapin. 60,000

HENRY BRADY.

**Bleecker st, 26-30, sec Mott (Nos 318-20), runs s90xe80.6xn19.6xw12.2xn70xw69.7, 7-sty bk loft & str bldg; adj May29.

**137TH st, 118-20 W (*), ss, 233.4 w Lenox av, 41.8x99.11, 5-sty bk tnt; due, \$33,991.27; T&c, \$1,246.35; Metropolitan Life Ins Co. 28,000

Amsterdam av (), es, 36.1 n 167th, 50x 100, vacant; due, \$15,740.81; T&c, \$1,483.96; Minnie Low, extrx. 14,500

**Boston Post rd, ns, adj lands of David Smith, runs sw36.4xsw206.3xsw89.9xsw 306.6xnw746.7xne697.2xse27.2xse143xse 47.8 xse25.1xse24.3xse23.9xse20.5xse29.11xse 7.7x se31.1xse40.3xse52.2xse18.1xse41.2xse29.2 x se60.6 to beg, containing 10.862 acres; Julia Dunphy. 1,000

**Hughes av, 2308, es, 150 n 183d, 25x100, 4-sty bk tnt; due, \$14,396.65; T&c, \$583.21; Eliz A Van Riper. 15,300

**ARyer av, 2072 (*), es, 59.7 s 180th, 25.2x 101x21.6x101.9, 2-sty fr dwg; due, \$5,733.70; T&c, \$525; Bronx Saving Bank. 5,525 aRyer av, 2074 (*), es, 34.6 s 180th, 25.2x 102.9x21.6x101.8, 2-sty fr dwg; due, \$5,733.70; T&c, \$525; Bronx Savings Bank.

5,525 *6TH av, — c 18th, lots 94 to 105, map of property of Jno Tonnele, —x—; also 6TH AV, sec 18th, lot. 106 to 108, same map, —x—; also 14TH ST, — s, lots 16 & 17; also 15TH ST, — s, lots 30 & 31, same map, — x—; withdrawn.

BRYAN L. KENNELLY.

Academy st, ss, 25 e Vermilyea av, 50x 100, vacant; veluntary bid in at \$12,800.

^aChrystie st, 67, ws, 49.11 s Hester, 25.2x 4.5, vacant; voluntary; Henry M Green-16,000

a133D st E, ns, 195 w Brown pl, 75x100, vacant; voluntary; bid in at \$15,750.

a147TH st, 533 W, ns, 325 e Bway, 17x 99.11, 3-sty dwg; voluntary; bid in at \$11,-200

*Southern blvd, es, 121.5 s 147th, 92x135.3 x77x83.7, vacant; voluntary; bid in at \$11,-000.

aSouthern blvd, swc 147th, 121.5x48.1x100 116.2, vacant; voluntary; bid in at \$15,-

**Union av (*), nec 168th, runs n166.5xe160 xs40xw60xs126.5xw100 to beg, vacant; due, \$41,658.61; T&c, \$1,300; Jenny A Carew.

J. H. MAYERS.

*46TH st, 235 E, ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; due, \$6,711.72; T&c, \$1,255; sub to two mtgs aggregating \$14,500; Wm J Canary.

a57TH st, 541 W (*), ns, 475 w 10 av, 25x 100.5, 5-sty bk tnt; due, \$15,933.24; T&c, \$505; Sara C Hadden, extrx. 15,900 a90TH st, 260 W (*), ss, 100 e West End av, 25x100.11, 5-sty bk tnt; due, \$4,742.76; T&c, \$337; sub to pr mtg of \$29,000; Oscar Kress. 33,700



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Send for map and particulars, etc.

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Agents and Auctioneers

Auction Sales of the Week, Manhattan and Bronx-Continued.

Franklin av, 1230 (), es, 35 n 168th, 22 x100, 2-sty fr dwg, due, \$4,957; T&c, \$300; Geo B Price gdn. 3,000

"Longfellow av, 1421 (*), ws, 200 n Free-man, 25x100, 2-sty fr dwg; due, \$3,090,09 T&c, \$156.79; sub to pr mtg of \$4,500; Helen O'Connor.

SAMUEL GOLDSTICKER.

215TH st E, swc Barnes av, see Barnes

Barnes av, 215 (), swc 215th, 25.6x74.5x 25x69.7, Wakefield; due, \$4,424.43; T&c, \$234.38; Robt A B Dayton. 4,500

D. PHOENIX INGRAHAM.

**175TH st, 315 E, nwc Anthony av (No 801), 90x45, 4-sty b tnt; withdrawn.
**Anthony av, 1801, see 175th, 315 E.

L. J. PHILLIPS & CO.

Mulberry st, 280-2 (), es, 131.6 s Houston, 40x90.7x40x89.7, 6-sty bk tnt & strs; due, \$9,920.76; T&c, \$941.20; sub to 1st mtg of \$44,000; Abram Morris et al, 54,508

209TH st W, nec Col av, see Col av, nec

**Columbus av (*), nec 209th, 99.11x100, vacant; due, \$19,274; T&c, \$1,209.21; Laurence D Rumsey.

HERBERT A. SHERMAN.

"Allen st, 173 (*), ws, 50 s Stanton, 25x 87.6, 3-sty fr bk ft tnt & str & 5-sty bk rear tnt; due, \$17,065.91; T&c, \$1,166.24; Louise M Lee.

CHARLES A. BERRIAN.

Reed's Mill ln (), es, — s Boston Post d, $42.3 \times 100.8 \times 124.3 \times 56.7$, Eastchester; due, 544.50; T ω ?, \$91.53; sub to prior mtg of 2,500; Hudson P Rose Co. 2,900

SAMUEL MARX.

95TH st, 161 E, ns, 170 e Lex av, 25:

JAMES L. WELLS.

^aCastle Hill av, swc Westchester av, see Westchester av, swc Castle Hill av.

westchester av, swc Castle Hill av.

"Castle Hill av, nwc Newbold av, see
Westchester av, swc Castle Hill av.

"Westchester av, swc Castle Hill av.

"Awestchester av.

"Awest

Borough of Brooklyn.

The following are the sales that have taken place during the week ending May 14, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. H. SMITH.

ECKFORD st, es, 150 s Engert av, 25x95.9x 29.10x125; NEWTON st, nws, 180 sw Graham av, 25x62.7; FROST st, ns, 125 e Manhattan av, 50x100; Bernard Lewis. 44,300

FULTON st (*), ss, 180 e Saratoga av, 40x 100; Freling H Smith.

HAWTHORNE st (*), cl, 731.7 e Flatbush av, runs s136xe49.10xn136xw49.10 to beg; Fannie Karisik.

JAY st, ws, 125 s Johnson, 25x107.6, 3-sty b dwg; voluntary.

KEAP st (*), nws, 163.10 ne Lee av, 19.2x 6,000
PACIFIC st, ns, 196 e Rochester av, 16x100; mil Olsen. Emil Olsen.

ROEBLING st, es, 50 n N 6th, 25x100 Cornelius Driscoll. 2,40 5TH st (*), ws, 440 n Av U, 40x100; Kate 1,300

23D st (*), ns, 150 e 6 av, 50x100; Sophy L McCann. 3,500

SSTH st (*), ns, 160 w 3 av, 20x100.2; Frances McCormick. 500

76TH st, sws, 380 nw Ridge boulevard, 80x 109.4; withdrawn.

NORMAN av, swc Baker, -x-; withdrawn.

RIDGEWOOD av (*), swc Cleveland, 100x83 Otto E Reimer. 13,00

TROY av (*), swc Pacific, 107.2x100; Moses WILLOUGHBY av (*), ss, 345 w Sumner av, 60x100; Louis Bendick. 11,500

WILLOUGHBY av, ns, 385 e Tompkins av, 20 x100; David Zirinsky. 6,825

WM. P. RAE.

PACIFIC st (*), nes, 195 nw Hoyt, 20x90; Fredk Johnson.

Fredk Johnson. 3,600
56TH st (*), ss, 120 w 7 av, 20x100.2; South
Brooklyn Savings & Loan Assn. 1,500
HOPKINSON av, ws, 281.6 s Hegeman av,
18.6x100; Wm P Buchler. 3,200
HOPKINSON av (*), ws, 201.3 s Hegeman av,
20x100; Mahlon W Newton. 2,650

HOPKINSON av, ws, 261.6 s Hegeman av, 20x 100; Wm P Buchler. 3,000

HOPKINSON av (*), ws, 180.8 s Hegeman av, 20.7x100; Mahlon W Newton. 2,650

HOPKINSON av (*), ws, 160.8 s Hegeman av, 20x100; Mahlon W Newton. 2,650 8TH av (*), nec 43d, 20.2x90; Chas T Branch.

CHAS. SHONGOOD.

COLUMBIA st (*), es, 202.2 n Degraw, 20x .6; Jas Cohen. 7,450

97.6; Jas Cohen. 7,300
STERLING pl (*), ss, 130 w Hampton pl, 20x
90.7; Solomon Fromm. 8,000
STERLING pl (*), ss, 90 w Hampton pl, 20x
90.7; Solomon Fromm. 8,500

HOPKINSON av (*), ws, 40.2 s Livonia av, 3,500 NEW UTRECHT av (*), ws, 46.7 s 39th, 20x 4,350

NOSTRAND av, ws, 38.11 s Hawthorne, 16.8x 90; A B Roberts. 4,500

OCEAN pkway, ws, 160 s Ditmas av, 30x150; withdrawn.

JAMES L. BRUMLEY.

ST JOHNS pl (*), ns, 358.4 e Underhill av, 41.8x123.6; Altred B Potterton. 36,000

AV Q, cl, intersec es East 38th, runs w 923.7xs1043.2xe1093.10xn1364.3 x w208.3 xn230.1, containing 40 acres; withdrawn.

GREENWOOD av (*), ns, 75 w E 4th, 25x100; August Potrykus. 500

THE CHAUNCEY REAL ESTATE CO.
6TH st (*), swc 6 av, 78.10x20; Bernard
Heinrich. 11,700

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

MAY 21.

BRYAN L. KENNELLY. BANK st, 29, ns, 174.10 e 4th, 25x100, 3-sty

122D st, 107 W, ns, 118 w Lenox av, 19x 100.11, 3-sty stn dwg. 124TH st, 7 E, ns, 140 e 5 av, 20x100.11, 3-sty

Borough of Brooklyn.

JAS. L. BRUMLEY.

PULASKI st, 89, ns, 175 e Marcy av, 25x100, sty & b stn dwg.

STOCKTON st, 184-6, ss, 236.8 e Tompkins av, 38.6x100, 2-3-sty fr tnts.

METROPOLITAN av, 423, ns, 54.5 e N 5th, 20x78.3x31.8x53.8, 3-sty fr 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 Sales-room, 3208-10 Third Avenue, unless otherwise stated:

MAY 17.
No Legal Sales advertised for this day.

MAY 19.

INDEPENDENCE (Palisade av), es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; Merchants Exchange National Bank City N Y—Geo D Eldridge et al; Seth B Robinson (A), 1 Liberty; A Leo Everett (R); due, \$773.50; T&c, \$1,250; sub to 1st mtg of 59TH st, 347 W, ns, 125 e Col av, 25x100.5, 5-sty bk tnts & strs; same—same; Action 2; & trstes—Edw T Walsh et al; Action 1; Stewart & Shearer (A), 45 Wall; Francis S McAvoy (R); due, \$27,533.26; T&c, \$1,249.75; Henry Brady.

Henry Brady.

59TH st, 345 W, ns, 150 e Col av, 25x100.5,

5-sty bk tnt & strs; U S Trust Co of N Y, exrs

same (A); same (R); due, \$27,538.44; T&c,

\$1,261.05; Henry Brady.

BRONX boulevard, 3666, es, 100 s 216th, 45

x100, Wakefield; Chas S Whitney, exr—Jno J

Zuelch et al; Jos W Middlebrook (A), 82 Beaver; Melvin H Dalberg (R); due, \$1,766.42;

T&c, \$194.14; Joseph P Day.

MAY 20.

BEDFORD st, 72-4, sec Commerce (Nos 30-2), 44.8x50.5x51x50, 6-sty bk tnt & strs; Wm Hassey—Saml Horowitz et al; Robt C Birkhahn (A), 15 William; Jas A Foley (R); due, \$6,-194.91; T&c, \$209.97; sub to a mtg of \$33,000; Henry A Brady.

Henry A Brady.

COMMERCE st, 30-2, see Bedford, 72-4.

GRAND st, 90-4, nec Greene (No. 40), 75x101,
5-sty bk tnt & strs; same—same; Action 2;
50, es, 101 n Grand, 110.3x100x109.11x100, two
5-sty bk & stn loft & str bldgs; Mary A Watron—Sarah E Watson et al; Jesse G Roe (A),
128 Bway; Michl J Egan (R); partition; Joseph P Day.

GREENE st, 42-50, see Grand, 90-4.

REISS pl, nwc White Plains rd, 119.6x100x 107.1x100.9; Jno Ringen—Jno Kadel et al; Gerlich & Schwegler (A), 1511 3 av; Denis O'L Cohalan (R); due, \$2,792.50; T&c, \$334.48; Joseph P Day.

82D st, 18 E, ss, 119 w Mad av, 26x102.2, sty & b stn dwg & 4-sty ext; N Y Life Ins Co

Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfred Steckler, Jr (R); due, \$104,-084.75; T&c, \$12,345.62; Bryan L Kennelly.

125TH st, 324.6 E, ss, 300 e 2 av, 37.6x100.11, 6-sty bk tnt & strs; Jno B Harrison et al, trstes Andrews Soher—Dora Dubinsky et al; Stewart & Shearer (A), 45 Wall; Edw D Dowling (R); due, \$38,392.93; T&c, \$1,776.75; Bryan L Kennelly.

142D st, 64 W, ss, 175 e Lenox av, 25x99.11, 1-sty fr bldg; Jos W Hatch—Kath Hatch et al; J Burnet Nash (A), 188 Montague, Bklyn; Wm Forster (R); partition; Joseph P Day.

Forster (R); partition; Joseph P Day.

158TH st, 473-5 W, nec St Nicholas av (No 960), runs n40.5xe113.9xn50xe108.10 to Colonial Pkway xs90.2xw217.10 to beg, 6-sty bk tnt & strs; Burns Bros—Sun Constn Co et al; Moos, Prince & Nathan (A), 19 Cedar; Fredk C Hunter (R); due, \$17.004.12; T&c, \$\frac{1}{2}\$, \$\frac{1}{2}\$, \$\frac{1}{2}\$, sub to two migs aggregating \$247,500; Joseph P Day.

170TH st, 671 E, see Crotona av. 1400-8.

BASSFORD av, 2319, ws, 42.3 n 184th, 20.1x 85, 2-sty fr dwg; Annie J Hicks—Hugh P Kelly et al; Wm C Roe (A), 370 Fulton, Jamaica, L I; Wm E Sengens (R); due, \$2,887.26; T&c, \$1,104.31; Henry Brady.

COLONIAL pkway, nwc 158th, see 158th, 473-5

COLONIAL pkway, nwc 158th, see 158th, 473-5

CROTONA av. 1400-8, nec 170th (No 671), 52.3x100x84.11x108.7, 2-sty & b fr dwg & vacant; Andw Wissemann—Josephine Leaby et al; Edwin G Davis (A), 93 Nassau; Robt F Wagner (R); due, \$3,553.68; T&c, \$173.38; Henry Brady.

(R); due, \$3,353.68; T&c, \$173.38; Henry Brady, HUGHES av, 2023, ws, 382.8 s 180th, 25.1x 100, 3-sty bk tnt; Jno E OBrien—Magdalena Marx et al; Wm Berg (A), 11 Wall; Alphonse G Koelble (R); due, \$8,982.73; T&c, \$425; Henry Brady.

LEXINGTON av, 51-5, es, 39.6 s 25th, runs s 59.3xe94xn98.9 to 25th (No 136) xw22xs39.6xw 72 to beg, 12-sty bk loft & str bldg; Alfred M Heinsheimer—Frank Lugar et al; Simpson & Cardozo (A), 111 Bway; Jno G Saxe (R); due, \$80,257.75; T&c, \$4,050; mtg recorded Decl4'09; Joseph P Day.

ST NICHOLAS av, 960, see 158th, 473-5 W. WHITE PLAINS rd, nwc Reiss pl, see Reiss

WHITE PLAINS rd, nwc Reiss pl, see Reiss, nwc White Plains rd.

STH av, 2794, es, 49.11 n 148th, 50x80, 5-sty bk tnt & strs; Jno H Kerkmann—Jos P Burke et al; Elfers & Abberley (A), 277 Bway; Maurice Deiches (R); due, \$9,314.11; T&c, \$988.44; sub to two mtgs aggregating \$50,500; Samuel

MAY 21.

WASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xe32.2 to beg, two 2-sty bk this & strs & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A), 46 Cedar; Saml C Herriman (R); due, \$17,084.47; T&c, \$241.94; Joseph P Day.

BRONX & PELHAM pkway, sec Westchester Creek, runs s—xe167.7xn—xw494.9xs100xw150xn 100xw— to beg; Annie M Harrison—Percival E Nagle et al; Eugene Berry (A), 258 Bway; Jos Kaufmann (R); due, \$3,898.56; T&c, \$3,700; sub to prior mtg of \$12,500; Joseph P Day.

CAULDWELL av, 725, ws, 100 s 156th, 25x 115, 4-sty bk tnt; Philip A Zoller—Alex F Runge et al; Wm H Sage (A), 156 Bway; Herman Turkel (R); due, \$3,111.68; T&c, \$234.42; sub to 1st mtg \$14,000; Joseph P Day.

PLEASANT av, 314, es, 50.5 s 117th, 22x98, 2 & 3-sty bk loft & str bldg; N Y Trust Co—Annie M Keenan et al; Norwood & Marden (A), 68 William; Walter B Caughlan (R); due, \$15,145.58; T&c, \$530; Joseph P Day.

MAY 22.

HAWKSTONE st, ns, 38.11 e Walton av, 30.9x 75.5x25x57.2, 1-sty fr dwg; Anna R Crossin—Ann E Hughes et al; action 1; Harold Swain (A), 176 Bway; Phoenix Ingraham (R); due, \$827.74; T&c, \$1,160.94; D Phoenix Ingraham.

UNION sq. 29, swc 16th, 32.6x141.10, 5-sty bk office & str bldg; N Y Trust Co—Twenty-nine Union Sq Co et al; Fredk A Snow (A), 15 Wall; Wm D Sporborg (R); due, \$35,424.55; T&c, \$6,-592; sub to pr mtg \$215,000; mtg recorded Mar2S'10; Joseph P Day.

16TH st E, swc Union sq, see Union sq, 25TH st, 44-6 E, ss, 200 w 4 av, 50x98.9, two 3-sty & b stn dwgs; Anna D Atterbury et al— Hilah A Davis et al; Ludlow & Townsend (A), 45 Cedar; Saml Strasbourger (R); partition; Joseph P Day.

Joseph P Day.

88TH st, 20 E, ss, 95 w Mad av, 25x100.8, 5sty stn tnt; Frederic Del Foster trste—Robt
J Mahoney et al; Frederic F de Rham (A), 44
Wall; Danl E Seybel (R); due, \$45,463.29; T&c,
\$3,435.11; Bryan L Kennelly.

113TH st, 349-53 E, ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & strs; Alice H Sturges—Jos J Speth et al; Stephen P Sturges (A); Wm C Moore (R); due, \$17,293.20; T&c, \$51,614.69; Joseph P Day.

ARTHUR av, es, 125 s 186th, 50x86.4x50x86.2, vacant; Simeon M Barber—Anna Schussler et al; Harold Swain (A), 176 Bway; Lewis J Conlan (R); due, \$3,574.30; T&c, \$436.61; Samuel Goldsticker.

COMMONWEALTH av, 1412, sec Tremont av, 69.6x95x29.4x103.7; American Savings Bank—Fredk Behr et al; Irwin & Orr (A), 203 Bway; Peter J Everett (R); due, \$7,221.74; T&c, \$600.20; Henry Brady.

TREMONT av, see Commonwealth av, see Commonwealth av, 1412.

UNION av, ws, 25 n 147th, 39.3x100, vacant; Moris Wolfinger et al—Ibrow Realty Co et al; Nathan Waxman (A), 346 Bway; Harold L Warner (R); due, \$1.554.88; T&c, \$292.90; sub to 1st mtg \$3,900; Joseph P Day.

VINCENT av, ws, 150 s Fairmount av, 75x 100, Throggs Neck; Kath P Loewl—Rebecca Del Gaudio; Lewis S Morris (A), 32 Liberty; Gordon S P Kleeberg (R); due, \$1,018.24; T&c, \$24.70; Joseph P Day.

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11 EAST 24TH STREET, NEW YORK

WEBSTER av, 2039-43, ws, 225.4 n 179th, 75 x100, two 5-sty bk tnts; Louis Salzberg—Gerard Bldg Co et al; Louis Wendel, Jr (A), 277 Bway; Standish Chard (R); due, \$10,473.95; T&c, \$567.56; sub to pr mtg \$45,000; mtg recorded July5'11; Samuel Marx.

corded July5'11; Samuel Marx.

PARCEL of land beg at a point 1.1 sw Hawkstone, 50x100, vacant; Anna R Crossin—Ann E Hughes et al; action 2; Harold Swain (A), 176 Bway; Phoenix Ingraham (R); due, \$1,332.29; T&c, \$1,794.42; D Phoenix Ingraham.

MAY 23.

151ST st, 275-7 E, ns, 70.3 e Morris av, 50x 117.5x50x117.4, 6-sty bk tnt & strs; Stephen O Lockwood et al exrs, trstes, &e—Saverio A Mascia Co et al; Crane & Lockwood (A), 55 Wall; Ellsworth J Healy (R); due, \$42,010.66; T&c, \$2,468; mtg recorded July10'09; Joseph P Day.

PARK av, 4283-5, ws, abt 210 n 178th, 49.11 x170.1, 1 & 2-sty bk bldg; Marle Walter—Olga Kiefhaber et al; Henry E Stohldreier (A), 111 Bway; Felix A Donnelly (R); due, \$4,297.56; T&c, \$1,138.58; Joseph P Day.

Tec, \$1,138.58; Joseph P Day.

TINTON av. 891, ws, 210.6 n 161st, 24x100, 3sty fr dwg; Sarah A Thurber—Margt J Tyrrell
et al; F P Trautmann (A), 132 Nassau; Arthur
M Levy (R); due, \$7,683.17; T&c, \$330.63; J H
Mayers.

No Legal Sales advertised for this day.

MAY 26.

MAY 26.

53D st, 234 E, ss, 230 w 2 av, 20x100.5, 3-sty & b bk dwg; Dry Dock Savings Inst—Sarah E Cain et al; Frank M Tichenor (A), 38 Park Row; M Spencer Bevins (R); due, \$8,252.18; T&c, \$210.20; Joseph P Day.

100TH st, 314-16 W, ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Isaac Simons et al—Chateau Realty Co et al; Weschler & Rothschild (A), 141 Bway; Chas C Marrin (R); due, \$19,604.22; T&c, \$1,991; sub to two mtgs aggregating \$245,000; Henry Brady.

131ST st, 4 W, ss, 145.4 w 5 av, runs s99.11x w14.2xn5xw3.8xn94.11xe17.10 to beg, 3-sty & b stn dwg; N Y Savings Bank—Michl Sampter et al; action 1; Wetter & Wetter (A), 7 Beekman; Albt R Lesinsky (R); due, \$8,204.23; T&c, \$244.40; Samuel Goldsticker.

131ST st, 6 W, ss, 163.2 w 5 av, 17.10x94.11, 3-sty & b stn dwg; same—same; action 2; same (A); same (R); due, \$8,208.18; T&c, \$244.40; Samuel Goldsticker.

3D av, 4413-17, ws, 56.6 n 181st, 75x102.11, three 3-sty bk tnts & strs; Lawyers Title Ins & Trust Co—Patk Monahan et al; Philip S Dean (A), 160 Bway; C L Schurz (R); due, \$40,485.62; T&c, \$3,030.43; Joseph P Day.

Borough of Brooklyn.

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

No Legal Sales advertised for this day.

MAY 19.

EAST 5TH st. es, 225 s Caton av, 40x100;
Andrew Gray—Helen E Rauscher et al; Thos
Downs (A), 44 Court; Frank McCaffry (R);
Wm P Rae.

BAY 23D st, sec Bath av, -x-; Harry Zirinsky—Chas F Cromwell et al; David Zirinsky (A), 67 Morrell; Hugh A McTernan (R); Chas Shongood.

49TH st, sws, 360 nw 15 av, 40x100; GLEN-MORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan4'13, or since; Chas B Law, sheriff; Wm P Rae.

Rae.

FLATBUSH av, ws, 165.7 se Av J, runs w or sw 96.1 to East 35th, xs64.10xe or ne129.9xn or nw60.7 to beg; Sheriff's sale of all right, title, &c, which Thos G Carlin had on Decl4'11, or since; Chas B Law, sheriff; Wm P Rae.

NEW JERSEY av, es, 225 n Fulton, 25x100; Sheriff's sale of all right, title, &c, which Christina Fuchs had on Jan17'13, or since; Chas B Law, sheriff; Wm P Rae.

MAY 20.

BERGEN st, ns, 220 w Kingston av, 20x114.5; Germania Savings Bank, Kings County—Martin F Mulligan et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Edw L Collier (R); Wm H Smith.

CRYSTAL st, ws, 100 n Pitkin av, 19x100; Justen Steeger-Wm H Hard et al; Geo H Boyce, Jr (A), 110 Van Siclen; Jno Kapp (R); Wm H Smith.

DEGRAW st, sws, 16.6 nw Hoyt, 13.1x70; Chas A Moran—Marie Van Norden et al; Louis Karasik (A), 44 Court; Emory F Dyckman (R); Chas Shongood.

HUDSON st or av, es, 277 s Tillary, 28.1x 100; Lena Ricci—Frank Tartaglia et al; Chas Clark (A), 16 Court; Edw R W Karutz (R); Wm P Rae,

ST MARKS av, ns, 100 e Howard av, 20x90x 20x86.11; Margarite Emrich—Jacob Siegel et al; Jay & Smith (A), 204 Montague; Henry S Rasquin (R); Wm H Smith.

SACKETT st, nec 4 av, 80x22; N Y Title Ins Co-Herman Galitzka et al; action 1; Chas C Suffren (A), 203 Montague; Jos J Speth (R); Wm H Smith.

Wm H Smith.

VERMONT st, es, 20 n Sutter av, 20x100; Celia Morrison—Abr L or R Kass et al; Alfd A Shlickerman (A), 215 Montague st; Wm C Rodger (R); Chas Shongood.

WALLABOUT st, ss, 116.6 w Marcy av, 50x 100; Saml H Coombs et al—Jacob Maziroff et al; Roy M Hart (A), 260 Broadway; Earl J Bennett (R); Wm H Smith.

E 5TH st, ws, 400 n Av Q, 40x200; Argyle Holding Co—Mary E Sharkey et al; Harry W McChesney (A), 177 Montague st; Geo F Elliott (R); Wm P Rae.

W 16TH st, ws, 160 n Neptune av, 20x100; Mary C Fitzpatrick—Vincenzo Evangelitas et al; Henry J Davenport (A), 375 Pearl; Michl F McGoldrick (R); Wm H Smith.

16TH st, ws, 180 n Neptune av, 20x100; Louis Spach et al—Vincenzo Evangelista et al; Henry J Davenport (A), 375 Pearl; Wm H White (R); Wm H Smith.

Wm H Smith.

E 35TH st, ws, 40.8 n Beverly rd, 20x100; also E 35TH st, ws, 60.8 n Beverly rd, 20x100; also E 35TH st, ws, 80.8 n Beverly rd, 20x100; also E 35TH st, ws, 100.8 n Beverly rd, 20x100; also E 35TH st, ws, 120.8 n Beverly rd, 20x100; also E 35TH st, ws, 140.8 n Beverly rd, 20x100; also E 35TH st, ws, 160.8 n Beverly rd, 20x100; also E 35TH st, ws, 160.8 n Beverly rd, 19.8x100; Postal Life Ins Co—Dorey Realty Co et al; Hirsh & Newman (A), 391 Fulton; Jno H Fleury (R); Wm H Smith.

57TH st, ss, 120 e 13 av, 40x50.3; Jno A Voorhees et al—Sidney F Strongin et al; Robt O'Byrne (A), 6 Wall, Manhattan; Geo B Serenbetz (R); Wm H Smith.

58TH st, ns, 200 e 1 av, 60x100.2; Hannah C Lee—Harry A Hanbury et al; Edw J Fandrey (A), 307 Washington; Leon M Woodworth (R); Wm P Rae.

95TH st, es, 225 n Av G, 25x160; Emelyn Wil-nn—Frank G Search et al; J Wm Greenwood A), 186 Remsen st; Jas T Williamson (R);

son—Frank G Sea.

(A), 186 Remsen st; Jas T Wh.

Wm H Smith.

ATLANTIC av, nes, 150 se Smith, 25x90; Wm

H Costigan—Monaton Realty Investing Corpn

et al; Wm J Pape (A), 189 Montague; Jos J

Reiher (R); Wm H Smith.

ET HAMILTON pkwy, ses, 47.2 sw E 5th,

Margt Burke

FT HAMILTON pkwy, ses, 47.2 sw E 5th, 17x100; also GREENWOOD av, ss, 125 w Sherman, 25x100; Jas Sullivan et al—Margt Burke et al; Robt A B Dayton (A), 15 William, Manhattan; Wm W Butcher (R); Wm H Smith.

JOHNSON av, ns, 225 e Union av, 25x100; Henrietta Feigenheimer—Hannah Fine et al; Coombs & Wilson (A), 260 Boradway; Wm S Miller (R); Wm H Smith. 4TH av, es, 74 n Sackett, 26x80; N Y Title Ins Co-Herman Galitzka et al; action 2; Chas C Suffern (A), 203 Montague; Jos J Speth (R); Wm H Smith.

MAY 21.

BOERUM st, ss, 200 w Manhattan av, 25x100; Pauline May—Eva Rubenstein et al; Solinger & Solinger (A), 179 Broadway, Manhattan; Jno B Stephens (R); Chas Shongood.

STERLING st, ns, 140 w Bedford av, 20x100; Willis E Roys—Aronson Realty Co et al; Edgar R Mead (A), 30 Church, Manhattan; Jas Gray (R); Wm P Rae.

CHURCH av, ns, 80 w Utica av, 20x80; Julius Hirshkind—Gustave J Luhn et al; Caldwell & Holmes (A), 44 Court; Sam Littman (R); Wm P Rae.

E NEW YORK av, ss, 75.3 e Barrett, 26.4x 42.1x25x33.7 Sam Akseezer—Meyer Berschadsky et al; Isidore Solomon (A), 302 Bway, Manhattan; Alfred A Schlickerman (R); Chas Shongood.

HAMBURG av, nes, 75 nw Troutman, 25x100; Francis Zehnle—Eva Gruber et al; Henry Bona-witz (A), 375 Fulton; Wm W Wingate (R); Chas Shongood.

ST MARKS av, ns, 400 w Troy av, 25x127.9; Thos A Cullen—Lena Grabow et al; Jos Goldstein (A), 138 Chester; Jacob A Freedman (R); Chas Shongood.

3D av, nws, 80 ne 94th, 20x85; Edwin Packard trste—Sam Barkin et al; Harry L Thompson (A), 175 Remsen; Wm P Jeffrey (R); Wm P Rae.

94TH st, nes, 85 nw 3 av, 20x100; Emile Roschen—Belinky Constn Co et al; Harry L Thompson (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

AV O, ss, 66 w E 3d, 40x100; Philip S Campbell—Alice M Neier et al; Campbell & Carleton (A), 44 Court; Chas Y Van Doren (R); Wm H Smith.

Smith.

AV O, nwc E 3d, 53x100; Av O Improvement Co—Alice M Neier et al; action 1; Campbell & Carleton (A), 44 Court; Chas Y Van Doren (R); Wm H Smith.

AV O, nec E 2d, 53x100; same—same; action 2; same (A); same (R); Wm H Smith.

AV O, sec E 3d, 40x100; same—same; action 3; same (A); same (R); Wm H Smith.

AV O, ss, 120 e E 3d, 40x100; same—same; action 4; same (A); same (R); Wm H Smith.

AV O, swc E 4th, 40x100; same—same; action

AV O, swc E 4th, 40x100; same—same; action 5; same (A); same (R); Wm H Smith.

AV 0, nwc E 4th, 40x100; same—same; action 6; same (A); same (R); Wm H Smith.

SNYDER av, ns, 20 e E 39th, 20x60; Thos S Kelty—Ambrogio Sidotl et al; Henry J Davenport (A), 375 Pearl; Chas H Haubert (R); Wm H Smith.

SNYDER av, ns, 40 e E 39th, 20x60; Anna Meyerhofer—Ambrogio Sidoti et al; Henry J Davenport (A), 375 Pearl; Jno A Anderson (R); Wm H Smith.

3D av, nws, 60 ne 94th, 20x85; Lucy P Le Brun—Solomon Henkin et al; Harry L Thomp-son (A), 175 Remsen; Fredk B Bailey (R); Wm H Smith.

STH av. nws, 73.8 sw Windsor pl, 26.4x79.10; Fred H Pouch et al—Arcadia Realty Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Otto F Struse (R); Wm H Smith.

MAY 23.

78TH st, swc New Utrecht av, 95x100; Thos H Dusenbury et al-Grace E Bucher et al; Allen & Dean (A), 149 Bway; Louis R Bick (R); Wm H Smith.

ELTON st. ws, 124.5 n Liberty av, 25.7x90; Board of Home Missions of the Presbyterian Church in the U S—Domenico Classano et al; Harry L Thompson (A), 175 Remsen; W Irving Taylor (R); Wm P Rae.

19TH st, es, 175.8 n Vanderbilt av, 17.2x85; Margt F Barnett-Mary F Dugan et al; action 1; Henry M McKean (A), 189 Montague; R Emmet Doherty (R); Wm P Rae.

19TH st, es, 192.10 n Vanderbilt, 17.1x80; same—same; action 2; same (A); Milton M Brooke (E); Wm P Rae.

LEFFERTS av, ss, 176.2 e Nostrand av, 20x 102.6; Peter Burden—Isaac Schneider et al; Fredk A Keck (A), 391 Fulton; Arnold S Furst (R); Wm H Smith.

MAY 24.

No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

MAY 26.

COLUMBIA st, es, 39.4 s Irving, 40.10x100;
Jos Naughton—Nettie H Morrison et al;
Toivo H Nekton (A), 189 Montague; Leon M
Prince (R); Chas Shongood.

HOOPER st, nws, 100 sw Bedford av, 89.4x
100; Arthur H Selinger—Eastern District
Constn Co et al; Saml A Telsey (A), 44 Court;
Fredk B Maerkle (R); Chas Shongood.

15TH st, sws, intersec nws 10 av, 19x85;
Prospect Park Realty Co—Marx Hartman et
al; Jones, McKinny & Steinbrink (A), 215 Montague; David F Price (R); Chas Shongood.

21ST st, ss, 260 e 6 av, 25x100.2; Peter

21ST st, ss, 260 e 6 av, 25x100.2; Peter Alexander—Geo W Heatley et al; Easton & Bailey (A), 29 Bway, Manhattan; Frank Obernier (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

MAY 10.

WAY 10.

34TH st, 163 W; Union Trust Co of N Y—
Wm L Sutphin et al; Miller, King, Lane &
Trafford (A).

134TH st, 318 W; Jas K Holly, trste—Rudolph Newman et al; Cay & Goddard (A).

MAY 12.

MAY 12.

36TH st, 343-5 W; also TRINITY av, es, 200 s 156th, 20x86.9; City Real Estate Co—Patk A Geoghegan et al; H Swain (A).

113TH st, 220-2 E; Eugene Smith—Selara Holding Co et al; F J Agate (A).

118TH st, 426-38 E; State Bank—Abr D Weinstein et al; J A Kohn (A).

167TH st, ses, 94.2 sw Tiffany, 50x100; Cath A Burton—Louis Cohen et al; amended P A Hatting (A).

179TH st, ss, 100 e Clinton av, 21.8x95; Heironimus Vierling et al—Filomena De Lo-renzo et al; C Frey (A).

renzo et al; C Frey (A).

AUDUBON av, ws, 36 s 185th, 18x50; Esther
B Bauer—Wm McCarthy et al; L E French (A).

BROOK av, 1372; Eliz Koerner—Barney Saglimbene et al; F C Hirleman (A).

COLLEGE av, ws, 385 s 169th, 20x85; Mary W C Tryon—Phelan Bros Constn Co et al; J P H De Wint (A).

MARION av, 2466; Edel Realty Co—Minnie H Schacht; Spiro & Wasservogel (A).

MAY 13.

ELSMERE pl, ns, 375 w Marmion av, 25x100; ars Petterson—Eleanor A Engeldrum et al; J

Lars Petterson—Eleanor A Engeldrum et al; J P Herren (A). 167TH st, ss, 119.2 e Stebbins av, 37.6x111; also 167TH st, ss, 113.2 w Hall pl, 37.6x111; two actions; Geo F Schwarz—Isaac Brown et al; Rounds, Hatch, Dillingham & Debevoise

TINTON av, ws, 192.7 s 156th, 25x96.6; Wm Rankin—Rose Cranston et al; Patterson & Brinckerhoff (A).

3D av, es, 225 s 171st, 50x100; Canal Realty Co—Nora Constn Co et al; Strauss & Singer (A).

MAY 14.

JOHN st, swc Bowne, 124.5x223.4; Geo Schaffner gdn—Martin J Earley et al; A G Schaffner (A).

ner (A).

KELLY st, 831; Max Bernstein—Edw E Bernsey et al; Loeb Bernstein & Ash (A).

LYMAN pl, es, 119.2 n Stebbins av, 33.6x83.2; LYMAN pl, es, 85.8 n Stebbins av, 33.5x83.2; STEEBINS av, ns, 128.4 ne Lyman pl, 69.5x44.11; Ernest Schwanemann—Lillian Sullivan; Gerlich & Schwegler (A).

101ST st, 200 e 2d av, 25x100.11; Rector, Church Wardens & Vestrymen of the Church of the Incarnation—Leah Cohen et al; Harri-son, Elliott & Byrd (A).

137TH st, ss, 324.6 w 7th av. 18.6x99.11; Dry Dock Savings Institution—Jos L Rusling et al; F M Tichenor (A).
163D st, ss, 18.3 e Tinton av. 20.6x75.7; Wm Collins—Kath Collins et al; F C Hirleman (A).

CENTRAL PARK WEST, nwc 108th, 100.11x 100; Hess Realty Co-Fredk Tench et al; M G

ALLEN st, 97; Jno A Brown Jr—Minnie L Simon et al; F H Comstock (A).

GRAND ST, ss, 64 e S 5 av, 22x67; U S Trust Co NY—Levi Jacobs et al; Stewart & Shearer (A).

nearer (A). WALKER st, 9-13; Mutual Life Ins Co N Y Eliza Guggenheimer extrx et al; F L Allen

(A).

131ST st, 600-2 W; Rutherford Realty Co—
Alwold Realty Co; Wells & Snedeker (A).

FERRIS av, es, adj land of St Joseph's Institute, 41.4xirreg; Philippina Zinsmeister—
Frank H Fischedick et al; amended; E L Brisach (A).

LOTS 226 to 230, map of prop of Upland Realty Co, Bronx; Herman H Oppenheimer—
Upland Realty Co et al; J N Helfat (A).

MAY 16.

MAY 16.

MONROE st, 81-3; Saml B Rosenthal—Mayer Goodman et al; O'Neill & O'Neill (A).

167TH st, 465 E; Ephraim Samuels—Ike Rosenberg et al; H B Davis (A).

SARATOGA av, ns, 50 w Newport av, 100x; 100; Jacob Besemer et al—Jas Kennedy et al; J J O'Brien (A).

9TH av, 246, & 17TH st, 301.3 W; Ella Smith—Coffey Realty Co; Spiro & Wasservogel (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

MAY S.

CLAY av, es, 357 n 165th, 27x80; Francis P Ranney—Ernest Wenigmann; Sterling St John (A); Dean Nelson (R); due, \$7,730.21.

LOTS 7-10, map of Morris Park, Bronx; Washington Savings Bank et al—Edw Schmidt; Frank M Patterson (A); Francis A O'Neill (R); due, \$5,344.40.

MAY 9.

51ST st, swc Beekman pl, 25x34; F D Weekes

—Jos Wittner; Weekes Bros. (A); Harry L
Brant (R); due, \$7,693.75.

146TH st, ss, 248.4 w Brook av, 33.2x100; Jos
Simerman—Julius Schattman et al; Herman R
Elias (A); Ezakiel Fixman (R); due, \$11,-645.01.

146TH st, ss, 281.6 w Brook av; same—same; same (A); same (R); due, \$11,653.13.

MAY 10.

156TH st, 1013 E; Jno J Brennan—Abr Kassel et al; Gallert & Heilborn (A); Edw T Hiscox (R); due \$4,068.89.

MAY 12.

GRAND st, 534; Sigmund Ashner—Benj Rubenstein et al; Goldfogle, Cohn & Lind (A); Henry A Forster (R); due, \$7,839.40.

MAY 13,

120TH st, 147 W; Christian H Kruse—Isaac Miller et al; Thompson, Koss & Warren (A); Geo B Hayer (R); due, \$16,488.88.

BROOK av, nec 139th, 25.2x97.7; Henry R C Watson—Jno A Lynch et al; Decker, Allen & Storm (A); Earnest R Eckley (R); due, \$26,676.31.

WEBSTER av. swc 176th, 37x91.7; Henry H Jackson et al—Carmine Liberti et al; Stephen H Jackson (A); Ezra R Prentice (R); due, \$10,996.00.

LIS PENDENS.

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

Manhattan and Bronx.

MAY 10.

3D st, 279-83 E; also ELDRIDGE st, 135-7; Louis Dintenfass—Helen A Greene; notice of attachment; Zuckerman & Spies (A).

BOSTON POST rd, adj land of David Smith, containing 10.862 acres, Bronx; Thos P Howley—Michl J Kelly; action to declare trust; W S Lippe (A).

WASHINGTON av, nec 182d, 150.5x65.1; North Sand Co—Nora Constn Co et al; action to foreclose mechanics lien; C Weishaupt (A).

MAY 12.

MONROE st. 82; Jacob Pompan—Bertha Pompan; partition; Stern & Pompan (A). 8TH av, 131; Margt M Long—Patk Long et al; admeasurement of dower; A J Talloy (A).

MAY 13.

125TH st, ns, 102 w 2 av, 28x99.11; Wm J Allen—Owen Costello et al; action to declare trust; J Sapinsky (A).

182D st, ss, 143.6 e Prospect av, 70x160.11; Mary Coogan—Mary Quinn et al; partition; C G Walter (A).

OLD BROADWAY, es, 75.3 s Lawrence, 25.1x 114; Oriental Fireproof Sash & Door Co—Eilermann Estate et al; action to foreclose mechanics lien; Krakower & Peters (A).

ST ANNS av, 634; Junius J Pittman et al—Cath Doyle; specific performance; A O Ernst (A).

MAY 14.

DUANE st, 194; Hessie Safford—Adeline M S Baird et al; partition; Hastings & Gelason (A).

ELLWOOD st, nwc Hillside av, 115.7x204; Peter Condon— Alfred B Cregan et al; fore-closure of transfer of tax lien; P Condon (A).

18TH st, 134-6 W; Wm F Donnelly—B Thos Potter; notice of attachment; W L Stone (A).

102D st, 109-11 W; Rosaria Pizzutiollo—G P Sherwood & Co; counterclaim; Weschler & Rothschild (A).

MAY 15.

38TH st, 48-56 W; Isidor Bleiman—Libman Realty Co et al; specific performance; Weschler & Kohn (A).

126TH st, ns. 290 e Park av, 50x90.11; also 103D st, ss. 180 e 3 av, 25x100.9; also 121ST st, ss, 143 w 7 av, 15x100.11, also PROP in Queens County; Edw A Moynihan—Bessie J Moynihan; action to set aside deed; D O'L Cohalan (A).

ALEXANDER av, 212; Wm T Emmet—Elise S Gordon; notice of attachment; A J Talley (A).

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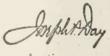
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MAY 16.

KATONAH av, ws, 75 n Clinton av, 25x100; also 39TH st, ns, 141.3 e 3 av, 16.3x98.9; two actions; Sarah J Shaw et al-Helen E Dodge et al; partitions; A C Bragaw (A).

et al; parutions; A C Bragaw (A).

MADISON av, nec 90th, 100x62.2; Jake Zinman—Colonial Holding Co; action to foreclose mechanics lien; M Davidson (A).

NELSON av, es, bet 164th & 166th, lot 42; Tax Lien Co of N Y—Harkness B De Voe et al; foreclosure of transfer of tax lien; W Lustgarten (A).

Borough of Brooklyn.

MAY 8.

BERGEN st, ss, 97.6 e Schenectady av, runs s55.7xe2.6xs72.2xe24xn127.9xw26.6 to beg; Albt Zapfe & ano—Max Brooks et al; S Seiderman (A).

CHAUNCEY st, 214; also CHAUNCEY st, 214½-216; Jos Kostler—Danl J Belloff et al; Nathan D Shapiro (A).

MACON st, ss, 100 e Saratoga av, 20x100; Alfd Samlsch—Philip Schmitt et al; I G Dairin (A).

MACON st, ss, 219 e Saratoga av, 19x100; Alfrd Samisch—Philip Schmitt et al; I G Dairin (A).

STEUBEN st, ws, 349.9 ne Myrtle av, 50.3x 100; Marie B E Rassaerts—Harry O Wolff & wife; for specific performance; Maurice Breen (A).

st, ss, 375 e 8 av, 75x90; Newburgh

UNION st, ss, 375 e 8 av, 75x90; Newburgh Savg Bank—Gilbert M Stratton et al; T F Redmond (A).

WILLOW st, ws, 150 n Pierepont, 25x100; Diedrich Schraninghausen—Anna B. Doten et al; Rabe & Keller (A).

N 9TH st, wc Bedford av, 80x100; Gaetano Damato et al—Geo W Buskirk et al; A B Schleimer (A).

18TH st, ns, 120 w 10 av, 20x100.2; Jno L Davenport—Chas E Secor et al; Henry J Davenport (A).

port (A).

E 29TH st, ws, 100 n Tilden av, 40x100.2x40x
101.4; Hannah Meyerhofer & ano—Flatbush
Mfg Co et al; Henry J Davenport (A).

58TH st, ns, 160 e 2d av, 80x100.2; Anna
Saw Co—Johanna Grafton et al; Matthew W
Wood (A).

AV T, swc W 10th, runs w144xsw159.8 to W 11 xs73xe200 to st xn230 to beg; Annie E Kelley—Glenwood Hawkins et al; L H Pink (A).

CARLTON av. 242: Brian G Hughes—Edna W Coolidge; M F McGoldrick (A).
GATES av. ss. 62.6 e Lewis av. 18.9x80;
Gunther Mendorf & wife—Schime Nekrutman et al; Reynolds & Geis (A).

al; Reynolds & Geis (A).

FORT HAMILTON av, 3804; also GRAVES-END av, ws, 20 s Av P, 40x80; also GRAVES-END av, ws, 80 s Av P, 10x80; also E 4TH st, 315-17; also TROY av, 161-161½-163; Kraslow Constn Co—Morris Berry; breach of contract; S N Freedman (A).

MERCHER av, nws. 54.8 sw Hausman, 16.8x

MEEKER av, nws. 54.8 sw Hausman, 16.8x 108.9x17.3x99.8: Jas F Coleman—Jas S Rourke et al; M F McGoldrick (A).

13TH av. es. 20.2 s 42d, 20x80; Max Ettlinger Sherman Constn Co et al; Saml N Freedman

DRY DOCK, machine shop, shipyard of Theo A Crane's Sons Co at Erie Basin; Consolidated Roofing Co—Andw Gries Co Inc & ano; forclosure mechanic's lien; P M Crandell (A).

MAY 9.

CLARKSON st. ss. 725 e Main, 40x200; Fundy Co—Tina Myers et al; Jonas, Lazansky & N (A).

COLUMBUS pl. ws, 144.7 n Atlantic av, 23x 105: Mary E Gabb—Allsop Heating Co; C M Davis (A).

GOLD st. es, 112 s Nassau, 24x108.4x24.1x 106.8; Title Guar & Trust Co—Citizens Union Realty & Mtg Co & ano; T F Redmond (A).

HEYWARD st, ses. 110 ne Harrison av, 30x 00: Abr N Bernstein—Emma Fitelson et al;) Hirshfield (A).

ST JOHNS pl. ss. 21.8 e Nostrand av. 20x 97.9; Geo Straub—Richd D Monoghan et al; D Hirshfield (A).

WYCKOFF st, sws, 230 se Hoyt, 20x100: Sarah E Swanson—Febronia Speciale et al; T F Redmond (A).

E 9TH st. ws. 460 s Av E. 60x100; N Y Investors Coron—Ada J Ammerman & ano; T F Redmond (A).

BAY 13TH st. nws. 100 ne Benson av. 25x80; Hamilton Trust Co—Harry Wolff et al; T F Redmond (A).

Hamilton Trus Redmond (A).

Redmond (A).

E 15TH st, sec White, runs s136.11xe—xn—xw— to beg; Abner B Mills as trste &c Chas Park—Ino Luck et al; C C Suffren (A).

BEDFORD av. es. 570 s Clarendon rd. 20x 100; Anton Berberich—Ethel M Westervelt et al; Wesmann & Hertz (A).

GATES av. nws. 100 sw Irving av. 25x122.8x 25x122.1; Bond & Mtg Guar Co—Citizens Union Realty & Mtg Co et al; T F Redmond (A).

GATES av. sec Reid av. 100x200; also REID av. sec Gates av. 100x200; Henry Amrhein as exr &c Henry Iden—Jas Trainor et al; Eisemann & Keogh (A).

NASSAU av. ss. 103.6 e Hausman, 25.4x100; Marrt S Manson—Berthold Hecht et al; J Siegelman (A).

PUTNAM av. ss. 83 e Lewis av. 19x100; Louis

PUTNAM av, ss, 83 e Lewis av, 19x100; Louis Rosenberg—Roselle Kirshner et al; W L Du-rack (A).

5TH av. es. 61.9 n 72d, 20.7x105.4x20x100.5; Henry R L Rohlfs—Bridget Rice et al; W A Fischer (A).

MAY 10.

COLUMBIA st, nwc Warren, 46.9x80x41.9x 80.1; also WARREN st, ns, 103.6 w Columbia, 23.4x83.10x23x83.2; Max Berk & ano—Giuseppina Rapisarda; Engel Bros (A).

pina Rapisarda; Engel Bros (A).

STANHOPE st, 64; Lena Turner—Anna B
Haas et al; C S Amsel (A).

E 40TH st, es, 220 n Snyder av, 20x114.6x20x
114.3; Silas W Stein & ano as exrs of Abr M
Stein—Annie P Grissler et al; Jones, McKinny
& Steinbrink (A).

E 40TH st, es, 200 n Snyder av, 20x114.3x20x
114; same—same; same (A).

E 40TH st, es, 240 n Snyder av, 20x114.9x20
x114.6; same—same; same (A).

MARCY av, swc Greene av, 50x100; Ladislaus

MARCY av, swc Greene av, 50x100; Ladislaus W Schwenk—Saml Hauser et al; I L Broad-win (A).

MAY 12.

MAY 12.

BUTLER st, ns, 160 w Smith, 20x100; Levi Blumenau—Jos De Young et al; J Brenner (A).

CHESTNUT st, es, 130 n Pitkin av, 15x79.4; Mary N Scranton—Joshua E Davidson et al; W H Garrison (A).

COURT st, ses, 59.5 sw Degraw, runs se50xse20 xsw21.10xnw17.3xnw55xne22 to beg; Merchants Co-op Mtg Co—Marvel Baking Co et al; M Hertz (A).

ELDERT st. apr. 175 cm. Herby Co.

st, ses, 175 sw Hamburg av. 25x100; g—Albt Matzner et al; R E Moffett Minnie Lang-

OSBORN st, ws, 150 s Newport av, runs w100 xn50xw83.6xs—xe— to st xn350 to beg; Isaac Ortman et al—Arthur Wright et al; Bondin & Liebman (A).

STERLING st, ns, 100 w Bedford av, 20x 100; Frank Parker—Aronson Realty Co et al; L J Moss (A).

MOSS (A). UNION st, ws, 313.4 e Hoyt, 16.8x75; Terence rady—Gabriele Delmonico & ano; P A Katske

(A).

4TH st. nes. 105.8 se 5 av. 16x100; N Y Life Ins & Trust Co as trste &c Geo Wilson—Nannie H Smith et al; T F Redmond (A).

16TH st. ss. 168.9 e 3 av. 18.9x90; Bond & Mtg Guar Co—Mary Hanshaft & ano; T F Redmond (A).

21ST st. sws, 120 nw 7 av, 20x100.2; Gustave Barten-Lillian M McGuire et al; M H Roth-stein (A).

stein (A).

E 40TH st, es, 260 n Snyder av, 20x114.11x20x 114.9; Augusta Schultz—Maurice Lawlor et al; Van Alen & Dyckman (A).

SIST st, sws. 281 nw 13 av. 20x100; Jas H Appleton—F W Crane Realty & Constn Co et al; A H Cumbers (A).

SIST st, sws. 261 nw 13 av. 20x100; Caroline S Grunwald—same; same (A).

S5TH st, nes, 100 se 22 av. 60x100; also LOT 518 on sectional map No 4. Village of Ft Hamilton; also 86TH st, wc Bay 41st, 58x100; also 41ST st, nws. 100 sw 86th, 96.8x100; also BAY 41ST st, nws. 200 sw 86th, 96.8x100; also BAY 41ST st, nws. 200 sw 86th, 80x96.8; Mechanics Bank—Jas P Graham et al; Owens, Gray & Tomlin (A).

CLINTON av. ws. 61 s Fulton, 20x120; Julia

CLINTON av, ws. 61 s Fulton, 20x120; Julie entrop—Thos McCauley et al; Reynolds & Geis

FT HAMILTON av. se 39th, 20x89.3x19.8x85.8; mily B Strong—Hyman Shapiro et al; S B rong (A).

GRAVESEND av, ws, 80 s Av P, 10x80; Kraslow Constn Co-Morris Berry et al; S N Freedman (A).

GRAVESEND av. ws, 20 s Av P, 20x80; same same; same (A).
GRAVESEND av. ws, 40 s Av P, 20x80; same same; same (A).

—same; same (A).

NOSTRAND av, ws. 118.7 s St Johns pl, 19x 100; South Bklyn Savgs Inst—Benj Cohen et al; T F Redmond (A).

UTICA av, ws. 50 n St Marks av, runs w 80xn2.9xw20xn35xe100xs37.9 to beg; Chas W Young—Evelyn E Grilli et al; L Karasik (A).

LOTS 44 & 45. map "Rugby"; Aug Blancke & ano—Gertrude N Phillip et al; I Sargent (A).

LOT 39, section 18, blk 6078; Mary E Michel—Danato Gallaso & ano; D J McParland (A).

MAY 13.

AMES st, ws. 140 n Pitkin av. 25x100; Newburgh Savgs Bank—Saml Rosenwasser et al; T F Redmond (A).

HERKIMER st. ss. 200 w Utica av. 50x185.6; arry Goldman-Henrietta Hall & ano; U

HERKIMER St., SS. 200 the Harry Goldman—Henrietta Hall & ano; U Friedman (A).

PULASKI st, ss. 150 w Stuyvesant av. 16.8x 100: Laura V Carlisle & ano as exrs &c Saml L Carlisle—Esther Cohen et al; W F Cassidy

SEIGEL st. ns. 125 e Graham av. 25x100: Title Guar & Trust Co—Henry Job et al; T F Redmond (A).

Redmond (A).

SEIGEL st. ns. 150 e Graham av. 25x100;
Wesleyan University of Middletown, Conn—Eliz
Simon et al; T F Redmond (A).

12TH st. ss. 402.9 e 8 av. 20x100; Annie McGuire—Jos P Mulqueen & ano; R Malone (A).

W 16TH st. es. 100 n Neptune av. 20x100;
Geo C Tappen—Francisco Valenti et al; H A
Ingraham (A).

39TH st. ss. 160 e 10 av. 20x95.2; Rufus C Read—Halberg Realty Co et al; B W Hitch-cock (A).

42D st. nes. 294.4 nw Ft Hamilton av. 33.4x 100.2; Title Guar & Trust Co—Saml Zuckerman et al; T F Redmond (A).

50TH st. swc 4 av. 80x140; U S Life Ins Co-Jno Dobbin et al; T F Redmond (A). 50TH st, sws. 100 se 3 av. 100x100.2; Bow-ry Saves Bank—Jno Dobbin et al; T F Red-

mond (A).

75TH st, nec Ft Hamilton av, runs n101.8xe
193.3xs100xw208.6; East River Sayss Inst—Josephine Cochen et al; O F Hibbard (A).

BENSON av, wc 21 av, 96.8x100; Edwin I
Duschnes—Florence B Reeves & ano; Cahn &
Nordlinger (A).

CHURCH av, ns, 122.2 w Rogers av, runs w 25xn122.11xe24.8xs123.2 to beg; Minnie Trautmann-Emanuel Lieberman et al; F P Trautmann—E.

man (A).

CHRISTOPHER av, ws, 137.6 n Blake av, 18.9x100; Rock Realty Co—Louis Hochstadt et al; Strasbourger, Eschwege & S (A).

DUMONT av, nwc Thatford av, 25x100; Prudential Bond & Mtg Co—Abr Damsky et al; J Sapinsky (A).

Sapinsky (A).

FLATBUSH av, ws, 80 n 5 av, runs w65.10 xnw20xne6.2xnw20xne6.2xe77.11xs40 to beg; also DEAN st, see Flatbush av, runs e100.3xs50xsw 39xnw107.4 to beg; also 5TH av, see Bergen, 50x100; also FLATBUSH av, ws, 120 n 5 av, runs w77.11xnw20xne42.1xne54.2 to av xse40 to beg; also DEAN st, n s,163.4 w 5 av, runs ne 138.3xe54.2 to Flatbush av xn30 to Pacific xnw 25.4xsw200xse20 to beg; Eleanor C Rosekrans—Marie Rosecrans et al; partition; A Van Etten (A).

LINDEN av, ss, 316.10 e Bedford av, 20x130; Catskill Saygs Bank—Jno Watt et al; T F Red-mond (A).

NEW YORK av. es. 80 s Fulton, 20x80; Fredk Opolinsky-Max Wohl et al; J M Peyser (A).

MAY 14.

ARLINGTON pl, 3; also HERKIMER pl, 33; title Guar & Trust Co—Andw J Willets & ano; to set aside deed; S R Tiffany (A).

BALTIC st, nec Smith, runs e100xn100xw25xs 80xw75xs20 to beg; Title Guar & Trust Co—Margt Kelly et al; T F Redmond (A).

FULTON st, ss, 80.5 w Franklin av, 20x117; Chas Cooper—Alfred C Bachman et al; H C KOSCIUSKO st, no. 210

KOSCIUSKO st, ns, 310 e Sumner av, 43x100; arl A Renner—Jennie Small et al; M Hertz

MADISON st, ss, 190.3 w Ralph av, 20x100; Johanna M Haesloop—Chas Tauck et al; W D Teese (A).

MOORE st, ns, 379.5 w White, 75x100; Frank Vanderpoel—Morris Magaril et al; T F Redmond (A).

MOORE st, ns, 75 e Leonard, 75x100; Title Guar & Trust Co-Morris Magaril et al; T F Redmond (A).

1ST pl. sws. 48.6 se Clinton, 21.6x100; Jno D Walsh-Madeline K Dunne et al; T F Redmond

S 1ST st. 126; Ignatius N Schwartz—Jno White, Sr. et al; H Gottlieb (A). E 15TH st. ws. 413.4 n Av P. 26.8x100; Title Guar & Trust Co—Louise C Ruopp et al; T F Redmond (A).

Redmond (A).

E 15TH st, ws. 160 n Foster av. 20x100; Arnold Tisch—Walter L Clark et al; Van Alen & Dyckman (A).

E 3STH st, 1019; Isabelle Berwick—Kath Martin & ano; O A Samuels (A).

HUDSON av. es. 96.6 s Nassau, 18.9x75; American Geographical Society—Francesco Adamo et al; T F Redmond (A).

PITKIN av. nec Barbey. 25x100; Minna Hoff-

PITKIN av. nec Barbey, 25x100; Minna Hoff-an—Mary J Bornemann et al; S Seiderman

ROGERS av. ws. 38.8 s Snyder av, 19.4x70; Eliz Lindley—Harris Nevin et al; Chas F Moody (A).

(A).

RYDER av, ns. 42.6 w E 10th. 20.9x74.1x20x
67.8; Alfred Senger & ano individ & admrx
&c Elise Humberg—Cieslinskie Constn Co et al;
Feldblum, Reizenstein & L (A).

RYDER av, ns. 63.3 w E 10th. 20.8x80.4x19.8x
74.1; Alfred Senger & ano individ & as admrx
&c Elise Humberg—Cieslinskie Constn Co et al;
Feldblum, Reizenstein & L (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.

13TH st, 301 E; Andw B Brown—Schwartz Estate & P A Geoghegan. 54.82

MAY 12.

FULTON st. 218; also GREENWICH st. 197; Midtown Contracting Co—Louis & Martin Gold-sticker (63). 6.287.60 Icker (63).
MADISON st, 162; Israel Lazar—E Reibstein
50.00

65).
56TH st. 118-20 W; Byron W Greene, Jr. Cono S, David J, Jr. Henry F & Edw Coleman
Long Contracting Co & Chas H Lang (67).
299.90

73D st. 301 E; Andw B Brown—Schwartz Estate & P A Geoghegan (68). 54.82
96TH st, 334 E; Julius Mathews—Geo Wallace (64). 21.50

172D st. 575 W; Robt Elkan—Chas Pfizer. Jr. Co, Ltd (66). 56.80

MAY 13.

MAY 13.

95TH st. 167.10 w Amsterdam av. 29.4x100.9;
Jno Bell Co-Kerloc Realty & Constn Co, Packard & Co & R Procario & Co (70).

702.44

5TH av. 1033; Murray Hill Iron Works Co-Geo C Smith & Patk Gallagher (68).

10TH av. 601-3; Tepperberg & Glasser—J H
Grubman & Adolph S Wexler (69).

68.35

MAY 14.

CHRYSTIE st, 55-9; Frank Heitzner—Wm A
Miles & Co & S N Katz Realty Co (75). 9,500.00

STH st, 37 E; Knickerbocker Metal Celling
Co—Alice Ketaltas & Saml Augenblick (76).

415.00

23D st, 114-20 E; also 22D st. 115-19 E; Schwartz & Gross—Fredk C Beach. Margt A Beach. Jennie Beach Gasper, 114 East 23d St Co & Henry Corn (71).

BROADWAY, 1435: Kawneer Mfg Co, Inc—Michl Deane & Max Desind (77).

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Real Estate Notes.

A. V. AMY & CO. have been appointed agents for the seven-story elevator apartment house, southeast corner 7th av and 114th st, known as the "Whitehall"; Nos. 306-8 West 112th st, the seven-story elevator apartment house, known as the "Stella"; also No. 34 West 128th st, a six-story new law apartment house, known as the Maywood."

AT A MEETING of the stockholders of the M. Morgenthau, Jr., Company the following directors were elected for the ensuing year: E. C. Atwood, M. I. Borg, A. J. Erdmann, I. H. Lehman, M. Morgenthau, Jr., G. Rosenfeld and F. M. Stein. At a subsequent meeting of the board of directors the following officers were re-elected: M. Morgenthau, Jr., president; Isidore H. Lehman, vice-president and counsel; George Rosenfeld, treasurer, and Elbert C. Atwood, Secretary.

NEW SCHOOL SITE—The reserver.

wood, secretary.

NEW SCHOOL SITE.—The report of the Commissioners of Estimate and Appraisal in the matter of acquiring title to the property in the block bounded by Jackson av. East 158th st, Trinity av and East 160th st, Bronx, which was selected as a site for a school, has been filed in the office of the Board of Education. The report will be presented for confirmation in Special Term, Part III, of the Supreme Court, County Court House, Manhattan, on the morning of May 26.

HARLEM DIVERS

Court House, Manhattan, on the morning of May 26.

HARLEM RIVER waterfront will be sold at absolute auction next Monday, by Joseph P. Day, under the direction of William L. Turner, special master, appointed by the United States District Court in the action of the Pennsylvania Steel Company against the New York City Railway Company and others, defendants. The sale affects about twelve lots, comprising the block front on the marginal street along the Harlem River, between 94th and 95th sts. The successful bidder will be required to deposit 10 per cent. of the purchase price, pending the acceptance of the bid by the court. The sale will take place at noon, at the north entrance of the court house.

INTERESTING among the recent sales closed on Staten Island is that of what is known as the old log cabin site, on Emerson Hill. The cabin was erected about three years ago by Cornelius G. Kloff, the seller in the present deal, and has been used as a philosophers' retreat, regular meetings taking place, at which various subjects were discussed and questions settled. L. B. Van Slyke bought the property, which contains about 2½ acres of ground, with a frontage of 150 ft. in Douglas rd and commands a view of the ocean and Clove Valley. The buyer contemplates the erection of a 2½-sty residence on site and is considering the moving of the cabin to another part of the property.

MANHATTAN

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135 BROADWAY, Telephone 355 Cortland 18-20 WEST 34th ST., Telephone 379 Greeley

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SCHINDLER & LIEBLER

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Branch, 3929 Bway.—Tel. Audubon 7232.

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O'HARA BROTHERS

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A-RE-CO BLDG., 149th ST., Cor. 3d AVE.

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3221 WHITE PLAINS AVE., above 207th St.

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Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors and Owners.

Mechanics' Liens Manhattan and Bronz (Continued.)

BROADWAY, 498-500; Jas Roddy et al—Lee G Lawrence & Jos P Bass (73). 170.00
3D av, es, 175 s 171st, 50x100; Katz & Kanter, Inc—Wendover Bronx Co (74). 300.00
4TH av, 450-4; Tungstolier Works of General Electric Co—Mary E Goelot, Edw De Witt, Robt Goelet exrs & Wm Henderson, Inc (72). 130.00

MAY 15.

ARDEN st, swc Nagle av, 119x130; Frank Kelly—Brown Bros, Inc, & Geo Colon & Co (82). 700.00

Kelly—Brown Bros, Inc. & Geo. Tool.00

23D st, 114-20 E; also 22D st, 115-19 E; Rockwood Sprinkler Co of Massachusetts—Fredk C Beach, Jennie B Gasper, 114 E 23d St Co & Henry Corn (78).

NORTHERN av. es, whole front bet 178th & 179th, 200x100; Rudolph Gersmann—Birch Realty (renewal) (79).

SOUTHERN blvd. sec Aldus, 92x187; E I Du Pont de Nemours Powder Co—Eberhart & Podger & Antonio Spadaccini (renewal) (80).

191.70

1ST av. es. whole front bet 110th & 111th, 201.10x100; Oscar Daniels Co—Standard Gas Light Co of City NY & Great Eastern Constn Co (81).

MAY 16.

32D st, 22-6 W; Grassi Bros, Inc—Midwest Realty Co (83). 10,070.00
48TH st, 16 E; Jacobson & Co—Julia Ward & Martin & Mandel (84). 30.00
17TH st, 110 W; M F Westergren, Inc—Wolins Contracting Co & Empire Fireproof Door Co (85).

14TH st, 218 E; Cleonice Policastro—Herman irotta (86). 960.00

Sirotta (86).

32D st. 22-6 W; Herrmann & Grace Co—
Midwest Realty Co (87).

2,828.00

104TH st. 229 E; Geo F Root Co—Jno Doe,
McNeill & McKay & The Whitney Co (8).

234.82

Borough of Brooklyn.

MAY S.

CEDAR pl. MONTGOMERY st, BEDFORD av & SULLIVAN st, the block; Fiske & Co-Brooklyn Ball Club. 825.84

JEROME st, 134; Metropolitan Electric Mfg
Co-Ditenfass Amusement Co & Band L Electrical Contractors. 368.00

S 5TH st, 416-8; Alex B Gordee—Improvement Bldg Co. 11,000.00

MAY 9.

PACIFIC st. ns. 100 w Hopkinson av. 100x 100; Block & Greenberg Lumber Co—Ocean Hill Contracting Co. 349.34

TEMPLE court, ws. 143 n Seeley, 28x80; R L Williams—J S Rourke. 25.00

54TH st. nc. 16 av. 105x100.2; R L Williams—Davis Becker. 30.00

64TH st. ns. 100 w 3 av. 260x100; R L Williams—H Nevin. 40.00

MAY 10.

JEWEL st, ws, 100 n Meserole av, 50x55;
Harry Lentnek—Syracuse Smelting Wks &
Christian Bauer, Jr. 185.00

MAUJER st, ns. 400 e Waterbury, 25x96; Sam
Levin—Katie Smith or Reibling. 70.00

5TH av, 5302; Erick P Backie—Glass & Lieberman & Lawrence C Minden. 315.80

MAY 12.

ROEBLING st, 97; Jno Brunjes—Eliz Hayward. 57TH st, ns. 420 w 8 av, 60x100; Paul Witt -York-Penn Co. 32.50

—York-Penn Co.

ALABAMA av, es, 200 n Dumont av, 120x100;
Nathan Lubarsky—Angelo Constn Co.

5TH av, 5301; Jas H Dalton & ano—Glass & Lieberman & Lawrence C Minden.

5TH av, 5302; Henry Hackmaier & ano—Glass & Lieberman & L C Minden.

5TH av, 5302; Henry Hackmaier & ano—Glass & Lieberman & L C Minden.

SAME prop; Benj Getzoff—Morris A Glass & Nathan Lieberman & Lawrence C Minden.

SAME prop; Louis Slominsky—same.

SAME prop; Louis Slominsky—same.

SAME prop; Wm C Raphael—same.

SAME prop; Wn C Raphael—same.

SAME prop; Louis Slominsky—same.

SAME prop; Wm C Raphael—same.

SAME prop; Wn C Raphael—same.

MAY 13.

ESSEX st, es, 96.2 s Atlantic av, 75x100; Fred Catapario—Jos D Cohen Inc. 250.00 GRAND st, 387; Acme Metal Ceiling Co—Simon Semel & Rosen Bros. 456.00 SCHOLES st, 281; Frank Krefetz & ano—Bertha Arnold & Saml Salaway. 490.00

15TH st, 70½; Morris Krein—Minnie & Sam Kaiser. 23.42 5TH av, 5302; Francesco Russo & ano—Glasa & Lieberman, Louis & C Linden. 51.00

MAY 14.

No Mechanics' Liens filed this day.

SATISFIED MECHANICS' LIENS.

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.

MAY 10.

114TH st, 322 E; Antonio Brescia—Maddelena
Colucci et al; Apr28'13. 2,025.00

BROADWAY, 1482-90; W G Cornell Co—
Mary A Fitzgerald et al; June21'11. 31,051.96

PARK av, 535; Herbt Lucas—535 Park Av, Inc. et al; Mar20'12. 6,131.37

MAY 12.

21ST st, 64 W; Adolf Weisz—Estate of Bradish Johnson et al; Apr24'13.

dish Johnson et al; Apr24'13. 100.00
49TH st, 49 E; Christian H Lang—J Bentley
Squier et al; Feb14'13. 49.14
95TH st, ns, 127 e Bway; Jas McLaughlin
Co—Kerlock Realty Co et al; Feb21'13. 45.00
SAME prop; Hudson Wrecking & Lumber Co
—same; Feb21'13. 457.44
SAME prop; Jacob Friedman—same; May9'13. 267.00

236TH st, 417 E; Geo Spaeth—Sigmund I Spiehler et al; June28'07. 75.00 SAME prop; Michl Normoyle—same; July19'07. 1.707.00

MAY 13.

95TH st, ns, 127 e Broadway; Hudson Wood-working Co-Kerloc Realty & Constn Co et al; May6'13. 97.00

tay6'13.

BROADWAY, swc 27th; Wolkenstein & Cohen—Estate of Maria D Morgan et al; Jan 1,669.75

MAY 14.

58TH st, 225-7 W; Jos H Goldblatt—J M Mendheimer et al; May9'13. 1,285.00

MAY 15.

59TH st, 313-5 W; Bernat Pomarantz—Alfred Beinhauer et al; Apr30'13.

MAY 16.

PITT st, 27; Max Mertz—Moritz Rothstein et al; Feb10'13. 36.00

\$216TH st, ns, 175 w Laconia av; Harry Applebaum—Domenico Dalo et al; Dec27'12, 400.00 ³216TH st, ns. 100 w Laconia av; Jas H Ceburre—Mario P Dalo et al; Dec28'12. 510.50 ³216TH st, ns. 125 w Laconia av; Angelo Geracio—Domenico Dalo et al; Dec30'12.

"216TH st, ns, 125 w Laconia av; National Plumbing & Supply Co—same; Dec30'12. 122.00 ARTHUR av, 2479; Chas Shapiro—Paul Cim-millio et al; Dec26'12. 42.00

6TH av. 450-2; Kramer Contracting Co-Max Radt et al; Sept5'12. 9,210.72

Borough of Brooklyn.

MAY S.

²HAMBURG av, ws, 75 n Bleecker st, 25x90; Emanuel Stone & ano—Abe Goldinger & Weinberg Bros; Mayl'13. 14.10 ²HAMBURG av, ws, 25 n Bleecker, 25x100; same—same; Mayl'13. 9,75 MONTROSE av, 27; Alex Krawitz—Antonino Di Graci; Febl1'13. 100.00

MAY 9.

PACIFIC st, ns, 100 w Hopkinson ax, 100x 100; Brooklyn Union Cornice & Roofing Co-Ocean Hill Contracting Co; Jan15'13. 558.58 BUFFALO av, 203; Harry Blechner—Carrie Nichols; Jan29'13.

*CLERMONT av, ws, 195.5 s Fulton st, 50x 100; W R Craw Co—Michl F Mariborough & Dubro Constn Co; Sept25'12. 385.55 asAME prop; same—same; Sept26'12. 385.55 asAME prop; Ellen E Purcell—M F Mariborough & Dubro Constn Co; Sept27'12. 308.00 asAME prop; Henry Weisfeld et al—same; Sept27'12. 527.00

SCLERMONT av. ws. 196.7 s Fulton, 75x100; Jno F Reilly—Michl F Marlborough & Dubro Constn Co; Sept28'12. 84.08 SAME prop; Szemko & Gaydica—same; Sept 27'12. 344.70 27/12. *SAME prop; Acme Metal Ceiling Co—same; Sept27/12.

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MAY 10.

PARK pl, swc Classon av. 25x100; Jno Morton's Sons Co-Frank Vigilante; Dec6'12

SAME prop; Michl Penna-same; Dec30

SAME prop; Suskin Bros Painting & Decorating Co—Mike Payne & Frank Vigilante; Jan 27'13. 100.00
SAME prop; Alessandro Gelsomino—same; Jan 28'13. 130.00

SAME prop; Alessand 130.00
Jan28'13.

SAME prop; McAuliffe & Clark—Frank Vigilanta & Michl Penna; Dec4'12.

BATH av. see Bay 17th, 39.10x100; Adolph Kriendler—Saverio Ursetti & S E S Realty Corpn; Jan20'13.

E 16th 246.7x165.1x

Kriendler—Saverio Ursett 144.00
Corpn; Jan20'13. 144.00
*VOORHIES av. nec E 16th, 246.7x165.1x
241.2x170; also VOORHIES av. nwc E 16th, 150.1x182.8x153.3; Van Brunt Bldg Co—Emma L Schaeffer; Mar26'13. 1,200.00

MAY 12.

TEMPLE ct. ws, 143 n Seeley, —x—; R L Williams—J S Rourke; May9'13. 25.00 E 12TH st. es, 260 s Av P, 40x100; J P Duffy Co—Hollow Wall Constn Co; Mar5'13. 42.85

*BAY 34TH st. cs. 200 s Benson av. -x-; M Rlitstein—Ernest W Miller & Jno Mooney; June 27'12.

MAY 13.

E 35TH st, ws. 300 n Av K, 180x100; Chestnut Ridge White Brick Co—H K Realty Co; Apr22 '13.

66TH st. ns. from 19 to 20 av. 100x700; Watson & Pittinger—Aplo Constn Co, Arthur Pinover & Lester Osterman; Apr18'13. 9,173.00

over & Lester Osterman; April 13. 9,173.00

'BFDFORD av. NEWKIRK av & FLATBUSH
av. the block: Hyman S Sulsky—Morris Singer
& Emanuel H Gold; Apr29'13. 157 or 127

219TH av. nec 65th, 100x700 to 20 av; Watson
& Pittinger—Aplo Constn Co &c: Arthur Pinover & Lester Osterman; May12'13. 9,173.00

MAY 14.

ADELPHI st, swc Park av, 39.9x33.9; Dixon Metal Ceiling Co—Alfonso Clementi, Fred Rob-inson & Chas Falkenmeyer Sr & Jr; May6'13.

WARWICK st, 2910; Benj Sien—Wittman Constn Co & Wm Fishkin; Mar22'13. 425.00 WILLIAMS av, ws, 100 n Dumont av, -x—; Simon Gasni & Sons Co—Victorious Land & Impt Co, Morris Grotenstein & Jos Weinstein; Feb3'13. 1,025.00

WILLIAMS av, ws, 300 s Blake av, —x—; s Sangiamo—Grant Bldg Co; Jan30'13. 400.00

¹Discharged by deposit. ³Discharged by order of Court. ²Discharged by bond,

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

MAY S.

No Attachments filed this day.

MAY 9.

Rubber Trading Co—Edw Weber; \$13,003.87; L
W Stotesbury.

Raznik, Max—Chas M Biddle et al; \$307.36; L
B Levy.

F W Bussing Co—General Dehydrator Co; \$8,090; Shiland & Hedges.

Esselman, Geo—Henry Muhlhauser; \$2,000; G H
Bruce.

MAY 10 & 12. No Attachments filed these days. MAY 13,

Bombadili Mercantile Co—Arthur J Westermayr; \$5,340; H H Gibbs.

MAY 14.

McClure, Wm 2d—Annie G McClure; \$45,000;
Duer, Strong & Whitehead.

Weber & Schaer—Rubber Trading Co; \$1,853.99;
H D Nims.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

MAY 9, 10, 12, 13, 14 & 15.

Courtlandt Iron Works. 941 Courtlandt av—Fairbanks Co. Machinery. 595
Dyckman Constn Co., Sherman av, nwc Isham,
—x—. Colonial Mantel & Refrigerator Co.
Refrigerators.
Same. Sherman av, nwc Academy, —x—.:
same. Refrigerators.
Esposite Realty Co. Hoffman st, ws, 174.6 s
187th. Colonial Mantel & Refrigerator, Mantels.

Borough of Brooklyn.

MAY 8, 9, 10, 12, 13, 14.

MAY 8, 9, 10, 12, 13, 14.

Ashfield, F J & Sons. Rogers av, nr Tilden av. Union Stove Wks. Ranges.

Basis Realty Co. 78th st, bet Ft Hamilton av & 5th av. Hudson Mantel & Mirror Co.
(R) 500

Bristol Constn Co. Saratoga av & Sutter av..

Hudson Mantel & Mirror Co. Mantels. 271

Falkenmeyer, Chas. 162 Park av. Star Chandelier Co. Mirrors. 180

Pen Constn Co. Ocean pkway, bet Neptune av & Canal av. Hudson Mantel & Mirror Co.
(R) 880

Property Impt Co. Midwood st, cor Nostrand av. Hudson Mantel & Mirror Co. (R) 380

Tarpey, Mary F. 11th av, bet 49th & 50th (10 houses). Hudson Mantel & Mirror Co.
(R) 500

Tarpey, Mary F. 23d av, bet 86th & Benson

Tarpey, Mary F. 23d av, bet 86th & Benson av.. Hudson Mantel & Mirror Co. Mantels.

Toback, D. Union st, nr Utica av..Hudson Mantel & Mirror Co. (R) 500

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

MAN 10.

THOMPSON st, es, 100 n Spring, 94.7x100; Bronx Investment Co loans Citizens Investing Co to erect a —sty bldg; 10 payments. 56,000 BEEKMAN av, swc Oak ter; City Mtg Co loans K & J Constn Co to erect a 5-sty apartment; 6 payments.

BERGEN av, nec 152d, 131.2x100 City Mtg Co loans Conron Bros to erect three 6-sty apartments; 1 payment.

CONVENT av, ws. 50 s 133d, 143.6x100; City

ments; 1 payment. 5,000

CONVENT av, ws, 50 s 133d, 143.6x100; City
Mtg Co loans Convent Park Constn Co to erect
two 5-sty apartments; 1 payment. 5,000

HOE av, sec 173d, 75x100; Manhattan Mtg
Co loans Marazzi Constn Co to erect a 5-sty
apartment; 12 payments. 60,000

MAY 12.

214TH st, ss, 92.9 w Barnes av, 25x100; Frank T Burton, atty, loans Annibale Deluccia to erect a — sty bldg; — payments. 4,500

MAY 13.

SIST st, ns, 225 e Columbus av, 75x102.2;
Chas E Orvis loans McMorrow Engineering &
Constn Co to erect a 12-sty apartment; 5 payments.

ments. 250,000

ANTHONY av, swc 174th,, 82.9x61.4; Rock-land Realty Co loans Corner Constn Corpn to erect a —sty bldg; — payments. 36,500

CLAY av, sec 174th, 94.6x61.4; Rockland Realty Co loans Corner Constn Corpn to erect a 5-sty tenement; 14 payments. 36,500 LEXINGTON av, nec 42d, 40x87.2; Realty Associates loans First Constn Co of Brooklyn to erect —sty bldg; — payments. 150,000

MAY 14.

VALENTINE av, swc 181st, 139.9x54.2; Rock-land Realty Co loans Tobruk Constn Corpn to erect a — sty bldg; — payments. 43,000

MAY 15.

235TH st, ns, 335 w Katonah av, 50x100;
North Side Mtg Corpn loans Carmine Zullo to
erect a — sty bldg; — payments. 9,000
PROSPECT av, ws, 125 n Prospect av, 123x
110 Central Bldg Impt & Investment Co loans
114th St Co & 7th Av Constn Co to erect three
5-sty apartments; 12 payments. 72,500
VIRGINIA av, ws, 216.1 s Watson av, 50.7x
101.4; Richd W Horner, atty, loans Wm Buhl,
Inc, to erect a — sty bldg; — payments. 8,500

MAY 16.

No Building Loans filed this day.

ORDERS.

Borough of Brooklyn.

MAY 8, 9, 10, & 14,

No Orders filed these days.

MAY 12.

PROSPECT pl, ns, 264 w Ralph av, 164x 127.9; Miller Bldg Co on Title Ins Co, NY, to pay Evergreen Steam Stone Works. 450.00

MAY 13.

VAN BUREN st, 101; Le Vine Bldg & Contracting Co on Title Guar & Trust Co to pay I Schofler.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

-Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
- 'Fire Escape.
- 'Fire Escape.
- 'Fire Forape.
- 'Fire Harm and Electrical Installation.
- Obstruction of Exit.
- 'Exit and Exit Sign.
- 'Fireproof Receptacles and Rubbish.
- 'No Smoking.
- Diagrams on Program and Miscellaneous.
- Discontinue use of premises.

Discontinue use of premises.

Volatile, Inflammable Oil and Explosive.
Certificates and Miscellaneous.
Dangerous condition of heating or power
plant.
Discontinue use of Oil Lamps.

0--

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 arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted om these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st 50 Fdw Pidley
Allen st, 59—Edw Ridley
Attorney st, 126-P Gutman
Barclay st. 54. & West Bway, 9-13-54 Bar-
clay St Co
clay St CoB-C Bleecker st, 157—Emile SternB-C-I
Bleecker st, 157—Emile SternB-C-1
Bleecker st. 152-Bertini & RosetteG-C
Canal st, 215-Newman Cowen Est
Canal st, 261-7, & Howard st, 23-Eugene S
Higgins
Complete at 04 9 are tall a stall by The A
Higgins
Catherine st. 22—Chas Abraham
Catherine st, 22—Kustin BellenskyF-C-A Catherine st, 22—Harry Goldman & Nathan
Catherine St, 22 Kustin Belleusky F-O-A
Catherine st, 22-Harry Goldman & Nathan
KlungmanF-C-A
Cathonino at 22 Monnia Creambons E C A
Catherine St, 22-Morris GreenbergF-C-A
Klungman
Centre st, 240-Rhinelander WaldoA
Essex st, 133-Louis Schneider
Grand st, 310-New Grand Vaudeville CoI
Grand st, 129-31-Cornelia & Cath Cruger A
Hosto of bot Brown 6 March 1 (D g 20)
Hester st, bet Essex & Norfolk sts (P S 62)
-Board of EducationD-C
Hester st, 156-Pinkus NathanA
Madison st, 141-Saml RedellL
Monroe st, 153-5-Lilian & Cohn
Mulberry st, 164-Schiavone & Gulrtasi G-A
Orchard st, 86-Rudolph WallackB-A
Orchard st. 17-Jacob Levine
Orchard st. 17-Hyman Pollock
Orchard st, 17—Chas Bauer
Orchard st, 17-Jacob Kramer
Orchard st, 17-Barney Weinberg C-G-E
Orchard st, 17-Aaron Miller & Pincus Klim-
netz
Orchard st, 17-Jacob BernsteinB
Dellard St, II Sacob Bernstein
Pelham st, 1-5-Harry HoltzbergD-G
Pelham st, 5-Harry HoltzbergB-E
Rivington st, bet Ridge & Pitt (P S 4)-
The state of the s
Board of EducationD

Rivington st, 72-Bernard Carneol Co, Inc L
Rutgers slip, 79-S VolkA
Rutgers st. 39-Gordon & Shapero
South st, 236-Mary S Kernochan
Suffolk st. 65-7—D L BeeberL
Thomas st, 88-Tony BottiA
Wall st, 91-3—U S Realty & Impt CoA
want be, bro b itearty & impe co
Numbered Streets.
2d st 23 Iscob Feinberg I.

2d St, 23—Jacob Feinberg	. 1
18th st, 3-5 W-Louis Stern	
20th st, 127 W-U S Realty & Impt CoG-	F
21st st, 19-27 W—Saml Katz & Co	
21st st, 19-27 W-Altman & Grossman	
21st st, 19-27 W-Morris I Nathan Inc	I
21st st, 19-27 W-Metropolitan Cloak & Suit	
Co	
21st st, 19-27 W-Jos Jonasson & Co	
21st st, 19-27 W—Twikel & Felsteiner	
21st st, 19-27 W-Jacob Rapoport & Co	
21st st, 19-27 W-Harry Waller	
26th st, 37-43 W-Arthur Beal	C
26th st, 37-43 W-Chas Hirsch & Max Cohen	
28th st, 131-3 W-Superior Novelty Co	
30th st, 15-9 E—Danl Hartnett's EstB-	
ooth st, 15-9 E-Dani Harthett's Est	E
32d st, 35 W-Emily B Hopkins	A
35th st, 40-4 W-Danl F Ritchey	A
40th st, 6 W-Mrs Oliver Barnnewald	D
42d st, 201-5 W-Oscar HammersteinB-C-	
48th st, 126 W-Augusta Wickstrom E-A-	
48th st, 155-9 W-Wm A Brady Theatre Co	
86th st, 157-61 E-International Vaudeville Co	
A-	F
044 -4 04" 77 - 70 -4 7	

West Bway, 307-9-A Kimball Co.....

Numbered Avenues.
1st av, 2060-Royal Italian TheatreI-G-C-A
1st av, 178—Thos Cassese
1st av, 182-Morris Miller
4th av & 138th st-Church E Gates & CoA
5th av, 1314-6-Harlem Fifth Av Amuse Co.
E-A-C-I
5th av, 1250-North Star Amuse Co D-A-C
6th av, 34—J J HermanL
8th av & 42d st 260 W_Boro Theatres Co D

Hudson River & 173d st-Jno J Gully.....

BRONX ORDERS SERVED.

Named Streets.

Carroll st (City Island)-Roeden Ice & Coal Fox st, 1107—Wm Wendelpen....L Named Avenues.

BROOKLYN ORDERS SERVED.

Named Streets.

BROOKLYN ORDERS SERVED.

Named Streets.

Bergen st, 1000—R M Owen & Co. ... A-K
Bergen st, 2152—Bernard Berman. ... C-M
Bond st, 382—J De Bello. ... A
Carroll st, 420—Watson & Pittinger ... K
Congress st, 94—Isaac Rushmore ... G-E-C
Dean st, 583—Vulcan Proofing Co. ... L
Degraw st, 127-35—Edw B Jordan Co.H-F-C-A
Degraw st, 127-35—Bklyn Union Gas Co. ... A
Fulton st, 1239-41—Carpenter Motor Vehicle
Co ... F
Fulton st, 1239-41—Bklyn Union Gas Co. ... A
Hendrix st, 652—Jos Abramson ... C-K
Hoyt st, 98—L C Brooks ... L-A-G-C-K
Johnson pl & 8th st—Bklyn Union Gas Co. ... A
Lincoln pl, 47-9—Albt E williams ... C-K
McKibben st, 155—Wm Bernstein ... C-G
Osborn st, 376—Bklyn Union Gas Co. ... A
Cuincy st, 597—Central Garage ... L-K-C
Quay st, 597—Bklyn Union Gas Co. ... A
Prince st, 115—Saml Blume ... G-B-C
Prospect pl, 902—H A Dinguid ... C-K-A-D-L
Sackman st, 284 (2d sty)—Jno Schiemho ... E
Siegel st, 92 (rear bldg)—Bklyn Union Gas Co. A
Union st, 784-6—Chas A Panley & Bro ... G-K
Washington st, 237—Jos B Friedlander ... G
Numbered Streets

1st st, 191—V Vaccaro ... K
11th st, 307 E—Francis Norman ... C-K-G-A

Numbered Streets.

1st st, 191—V Vaccaro K

1ith st, 307 E—Francis Norman C-K-G-A

16th st, 198—Diamond Spiwack K

51st st, 882—E Henry Smith K

64th st, 210 E—Manhattan, Eye, Ear & Throat

Hospital D

 Numbered Avenues.

 2d av, 167-73—Vaughan Trucking Co.
 A

 3d av, 601—Gottlieb Reinhardt.
 G

 4th av, 288—Jno A Ferro.
 A-C

QUEENS ORDERS SERVED.

Named Avenues.

Merrick rd & Springfield av—Henry Forthofer.F Sherman st, 23 (L I C)—Nelson Est.......C

RICHMOND ORDERS SERVED.

Named Streets.

S Co.... Van Duzer st, 360—H Goodwin, M D....

Board of Examiners.

APPEAL 48 of 1913, New Building 520 of 1911, premises 216-232 West 44th Street, Manhattan, A. Albert Swasey, appellant.

Theatre.

APPROVED: only in so far as it relates to the doors shown on drawing marked "A."

APPEAL 49 of 1913, New Building 72 of 1913, premises 586-590 Seventh Avenue, Manhattan, William H. Hoffman, appellant.

Theatre.

William H. Honman, app.
Theatre.
APPROVED.
APPROVED.
APPEAL 50 of 1913, New Building 460 of 1912, premises 87th Street and Third Avenue, Manhattan, Thomas W. Lamb, appellant.
Theatre.
DISAPPROVED.
APPEAL 51 of 1913, New Building 141 of 1913, premises east side Lexington Avenue, 50 feet south of 51st Street, Manhattan, William H. McElfatrick, appellant.
Theatre.
ON CONDITION that two (2)

H. McEifatrick, appellant.

Theatre.
APPROVED ON CONDITION that two (2) additional exit doors be provided of legal width entering into the south court, at points marked "A" and "B" on the orchestra floor plan; that the tunnel shown under the stage be increased to fourteen feet (14' 0") in width, and that the exterior and interior corners of the walls be rounded at the turn of the tunnel, and further, that the tunnel be lined with white glazed tile or brick and properly lighted, and that the roof of same be constructed to carry a safe load of not less than five hundred (500) pounds per square foot.

APPEAL 52 of 1913, New Building 52 of 1913, premises 468 Grand Street, Manhattan, Harry Creighton Ingalls, appellant.

Theatre.

Harry Creighton Ingalls, appellant.
Theatre.
Withdrawn by appellant.
APPEAL 53 of 1913, New Building 54 of 1913, premises 2-14 West 39th Street, 424-434 Fifth Avenue, and 1-11 West 38th Street, Manhattan, Messrs. Starrett & Van Vleck, appellants.
Floor areas; fire-walls.
APPROVED.
APPEAL 54 of 1913, Alteration 2829 of 1910. premises east side First Avenue, 38th to 39th Street, Manhattan, William Weissenberger, Jr., appellant.
Question of omitting fireproofing on Interior

Question of omitting fireproofing on Interior

Question of omitting fireproofing on Interior columns.

APPROVED.

APPEAL 55 of 1913, New Building 1726, premises south side 16th Street 100 feet west of Fifth Avenue, Brooklyn, Thomas Bennett, appellant.

Theatre.

APPROVED ON CONDITION that an additional exit be placed on each side, at least four feet in width, at points marked "A" and "B" on the orchestra floor plan; and that a clear passage, at least four feet wide, be provided from the aisles to each of these exits.

The seats removed from these passageways may be placed back of the present last row of seats on each side of the auditorium at the rear, as marked in red on orchestra floor plan.

CURRENT BUILDING OPERATIONS

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

Geo. M. Bartlett Wins Competition.

The city of Mt. Vernon has selected the plans of George M. Bartlett of 103 Park avenue, Manhattan, submitted in competition for the Civic Centre (City Hall and Police Station buildings) to be erected in North 5th street, Stevens and Valentine avenues, at a cost of approximately \$300,000. The next five prizes mately \$300,000. won in the competition were awarded to James Gamble Rogers, 11 East 24th street, N. Y. C., No. 1, consisting of \$600; G. A. & H. Boehm, 7 West 42d street, N. Y. C., No. 2, \$500; William Krais, of Mt. Vernon, No. 3, \$400; Delano & Aldrich, 4 East 39th street, N. Y. C., No. 4, \$300, and Brazer & Robb, 1133 Broadway, N. Y. C., No. 5, \$200. Work on the Police Headquarters will be ing will be started first, and bids will be received for the general construction at once. G. E. B. Williams is chairman of the building committee.

Cass Gilbert to Conduct Competition. Cass Gilbert, 11 East 24th street, has been chosen by the County Commissioners to conduct the architectural competition for the new City Hall and Court House Annex to be erected at Pittsburgh, Pa. The building is to cost approximately \$4,000,000, and the competition will be open to all members of the National Association of Architects. The program of the competition is now being prepared, but will hardly be ready for publication before July 1. The date for publication before July 1. The date for submitting plans and the final closing has not yet been considered.

Art Commission Approves Plans.

At the meeting of the Municipal Art Wednesday plans were Commission on finally approved for the new Brooklyn Building and the Joseph Pulitzer Fountain, the latter to be erected in the 59th street plaza. The Municipal Building is to cost \$3,300,000 and will be from designs of McKenzie, Voorwill be from designs of Merican hees & Gmelin, 1123 Broadway. The Pulitzer Fountain plans are by Carrere 225 Fifth avenue. The cost of the fountain and the rearrangement of the plaza is estimated at \$127,000.

To Start St. George Hotel Annex.

Montrose W. Morris, 82 Wall street, architect, has prepared plans for an eight-story addition to the St. George Hotel in the west side of Henry street, 55 feet south of Pineapple street, Brooklyn. William Tumbridge is the owner. There will be accommodations for one hundred more rooms, with an exterior of brick, marble and granite. The site is now being cleared, and the architect will soon take bids for the general construc-

Plans for a French Theatre.
The French Theatre Company (Inc.),
of 500 Fifth avenue, of which A. Baldwin Sloane is in charge, contemplates the erection of a French theatre, probably three stories in height, somewhere in the central theatre district, site for which has not yet been selected. It is understood that tentative sketches have been submitted, but the selection of an architect has not been made.

A Warehouse City. The plans for the new "warehouse city," which is to be established in connection with the plans agreed upon for the New York Central's West Side improvement, by President John Purroy Mitchel of the Board of Aldermen, as chairmen of the committee of the Board of Estimate, to which the matter was referred, and Ira A. Place, vice-president and counsel for the New York Central, indicate that it will be the greatest group of "stories" in the world. The ware-houses, ten stories in height, including the sub-surface floors, which are to be transversed by numerous railroad tracks and switches, are to be ten in number, seven being located on the blocks extending from Eleventh to Twelfth avenue and from 30th to 37th street, and three of them on the blocks extending from Tenth to Eleventh avenue, and from 30th to 33d street. These blocks are each approximately 625 feet wide, and it requires but little figuring to show that ten floors of that size to each of ten buildings, less 425x100 feet for shaft space, the maximum allowance for such purposes in a storehouse, for each of eight floors to each building, leaves net floor space of 9,100,000 square feet, or about 210 acres.

PERSONAL AND TRADE NOTES.

H. C. WAYLAND, architect, has opened an office at 149 Broadway.

office at 149 Broadway.

THE EAGLE WHITE LEAD CO. has moved its offices to 101 Park av.

CHARLES MAYER, consulting engineer, has moved his office to 30 East 42d st.

BATTERSON & EISELE, marble contractors, have moved their offices to 101 Park av.

J. L. WARD CO., general contracting, has moved its offices to 101 Park avenue.

DREADNOUGHT FLOORING CO., sanitary floors, has moved to 30 East 42d street.

HENRY VALLET, architect, has opened an office at 57 Lawton st, New Rochelle, N. Y.

THE FLETCHER-STANLEY CO., electric

THE FLETCHER-STANLEY CO., electric supplies, has moved from 32 Franklin st to 193 William st.

HENRY A. KOELBLE, architect, formerly of 71 Nassau st, announces that he has moved to 114 East 28th st.

J. G. GLOVER, architect, has moved his offices from 166 State st, Brooklyn, to the Woolworth Building.

THE GILLIES CAMPBELL CO., building, has moved to new offices in the Architects' Building, 101 Park av.

FREDERIC BIGELOW, architect, has moved his offices from the Fireman's Building, to 1 Clinton st, Newark, N. J.

MR. A. B. SEE, of the A. B. See Electric Elevator Co., will sail for Europe May 29 on the Kaiserun Auguste Victoria.

Kaiserun Auguste Victoria.

LUDLOW & PEABODY, architects, formerl of 12 West 31st st, are now located in the Architects' Building, 101 Park av.

HOWARD PECK, architect, 25 East 26th s will remove his offices on May 20 to the Ander son Galleries, 15 East 40th st.

GAYNOR & ROSENBLUM, ornamental iro work, are now located in their new hom at 132-134 Ten Eyck street, Brooklyn.

at 132-134 Ten Eyck street, Brooklyn.

J. O'LEARY CO., general contracting, has moved its offices from the Peoples Bank Building to 500 Bloomfield avenue, Passaic, N. J.

CLARK & TUNISON, builders, will shortly move to their new office and shop now nearing completion at 17 Queen st, Long Island City.

RICHARD A. WRIGHT, consulting mechanical and construction engineer, has moved his office from 350 Fulton st, Erooklyn, to the Woolworth Building.

Building.

BUCHMAN & FOX, architects, formerly of 11
East 59th st, are now located in the 42d St.
Building, Madison av and 42d st. Telephone,
Murray Hill 4792.

A. B. BARR & CO., of Yonkers, N. Y., heating engineers and contractors, have opened a branch office at 30 East 42d st, New York City, in charge of Mr. Currie.

L. M. BUEHLER has opened an office at 381 5th av. He formerly conducted business under the firm name of Buehler & Lauter, ornamental plasterers, at 505 West 45th st.

plasterers, at 505 West 45th st.

J. H. TAYLOR, builder, has incorporated and will continue business under the firm name of J. H. Taylor Construction Co., general contractor, with offices in the Forty-Second Street Building, 30 East 42d st.

THE PLYMOUTH SEAM FACE GRANITE CO, has moved its New York office to the Architects Building, 101 Park av. Major Fred R. M. Crossett, who was on the military staff of former Governor Hughes, is in charge.

WALTER ROOKSBY, Superintendent of the Newark Builders and Traders' Exchange, is receiving the congratulations of his many friends in the building trade upon the completion of ten years of service at the Exchange.

THE TILEINE CO., composition floors, has

years of service at the Exchange.

THE TILEINE CO., composition floors, has moved to its new offices in the Architects' Building, 101 Park av. Mr. Erskine Fisher, formerly superintendent of construction, has been placed in charge of the sales department.

CLAYCRAFT MINING AND BRICK CO., clay products, has opened a showroom and office in Room 32, 45 Clinton st, Newark, N. J. H. W. Fowler will be in charge of the office and act as representative for the New Jersey territory.

CLARENCE L. SEFERT, who for a number of years was in charge of architectural work in the office of John Downey, builder, has severed his connection there and opened an office for the practice of architecture at 110 West 40th st.

THE SOUTHERN CAP CO., INC., has been

THE SOUTHERN CAP CO., INC., has been chartered at Albany with Samuel Catchenburg, Benj. Sobrial, Wolf Levine, et al, to do a general construction business in Manhattan. The attorney of the company is Oscar Englander, 302

Broadway.

AMERICAN CLOTHES DRYER WORKS, 143-149 West 19th street, have just completed the installation of sixteen complete plants in the new apartment building situated at the northeast corner of 79th street and Park avenue, Bing & Bing, owners.

THE TOBRUNK CONSTRUCTION CORPORATION, dealing in realty and construction has been incorporated with Jeremiah Altieri, Louis J. Altieri and Romeo Gratiano as directors. The company's attorney is Maurice J. Dicks, 32 Nassau st, New York.

C. F. ZACHAU, who was chief draftsman in the electrical department of the Public Service Corporation of New Jersey for a number of years, has recently severed his connection with that company and opened an office for the practice of architecture at 45 Clinton st, Newark, N. J.

D. GARRETT-TILLEY CO. has been granted a corporate charter to manufacture and deal in gas and electrical appliances with Frank B. Garrett, 26 Cortlandt st, Edwin F. Tilley, Jr., 26 Cortlandt st, and W. Williams, 37 Liberty st, as directors. The attorney of the company is R. Newman, 39 Liberty st.

EAGLE INVESTING CORPORATION has been granted incorporation papers at Albany to conduct a general realty and construction business in New York. The attorneys are Stoddard & Mark, 128 Broadway. The directors are C. Augustus Meier, James J. Ryan, Jr., John M. Stoddard, all of 128 Broadway.

ADOLPHUS S. NORTH, architect of Montelair, N. J., and the son of the Rev. Dr. Frank Mason North of the Methodist Foreign Missionary Society, died Wednesday, May 6, in Pasadena, Cal, in his 38th year. He was a graduate of Wesleyan University and had been actively engaged in real estate development work in and about Montelair.

TRENCH EXCAVATING CORPORATION has been incorporated at Albany to do general excavating, trucking, construction, contracting and engineering business in Manhattan. Its principal offices are 20 Nassau st, where its attorney Benj. C. Catchings, is located. The directors are Theo. B. Catching, Benj. C. Catchings and Grattan Colbin.

MACK BROS. CONTRACTING CO. has been chartered to conduct a general contracting and trucking business in New York City. The attorney is Morris J. McCarthy. 27 William st. The directors are Daniel J. McGillicuddy, Henry J. McGillicuddy and Peter F. McGillicuddy, the former of 603 East 48th st, and the latter two of Tappan, N. Y.

HOROWITZ PAINTING CO. has been chartered at Albany to conduct a general contracting, painting and paper hanging business in The Bronx, with Samuel Horowitz, of 1473 Fulton av, The Bronx, Yettie Horowitz, 520 East 45th st, New York City, Rudolph Lowenthal, 1347 Boston rd, as directors. The attorney is Rudolph Lowenthal, 1347 Boston rd.

LABAUGH & ARMSTRONG WOOD TURNING CO, has been incorporated to do a general manufacturing and contracting business, with Wilfred F. Poignane, of 575 East 126th st. New York City, Wm. F. Headley, 120 Orange av, Irvington, N. J., and Etta M. Headley, of the same address, as directors. The attorney of the company is B. F. Edsale, 35 Nassau st.

THE NEW YORK ARCHITECTURAL & MARBLE CO. has been chartered to buy and sell marble in its cut and rough state in this city. The attorney of the company is G. J. Guidici, 65 Park Row. The directors are Joseph Fucignas, 33 High st, Corona, L. I.; Edward H. Pengnet, 105 East 22d st, New York City, and Victor A. Fucignas, 725 East 125th st, New York City.

JAMES F. MEEHAN, the Hunts Point builder, will be the guest of honor at a dinner to be given this evening at Hunts Point Palace, 163d street and Southern boulevard to celebrate the completion of the Community Buildings. The committee includes Messrs. Edward M. Boynton, Frederick Johnson, Robert E. Simon, Eugene J. McGuire, William M. Greer, Charles E. Blaney, Everett L. Barnard, Patrick J. Reville, Jacob Leitner, George F. Johnson, Joseph F. Ahearn, Martin Cook and Dominick O'Reilly.

MEETINGS.—The following important meetings will be held at the Engineering Societies Building. 29 West 39th st, during the coming week: The American Society of Electrical Engineers will hold their annual meeting on Tuesday evening, May 20. The American Railway Association and the New York Telephone Society on Wednesday evening, May 21, and the Aeronautical Society on Thursday evening May 22. At these different meetings some very important and instructive papers will be read. All those interested will be welcome.

NATIONAL ACADEMY OF DESIGN.—At the annual meeting of the National Academy of Design, held Wednesday, May 14, the following officers were re-elected for the year 1913: President, John W. Alexander; vice-president, Herbert Adams; corresponding secretary, Charles C. Curran; treasurer, Francis B. Jones. Edwin H. Blashfield and Adolph O. Weinman were elected members of the Council. William Thorn, Daniel Garber, Alexander S. Calder and George Bellows were elected academicians.

THE FIREPROOF PRODUCTS COMPANY (INC.), Frederick Kafka, president, Robert E. Carriek, Secretary and treasurer. office and

lows were elected academicians.

THE FIREPROOF PRODUCTS COMPANY (INC.), Frederick Kafka, president, Robert E. Carrick, secretary and treasurer, office and salesroom 257-63 East 133d street, formerly known as the Herringbone Metal Lath Company, announces a change of the corporate name. This change was necessitated by the development of the business, additions to organization, plant and warehouse, and the wider range of reinforcing and fireproof products now handled by the company. The location of offices and plant and the management and personnel of the organization remain the same.

NEW YORK SOCIETY OF ARCHITECTS.—

the organization remain the same.

NEW YORK SOCIETY OF ARCHITECTS.—
The regular annual meeting of the New York Society of Architects is to be held in the United Engineering Building on Tuesday evening, May 20. The business of the meeting includes the election of five new directors for the ensuing year, and successors to the following officers, whose terms expire: President, Samuel Sass; vice-president, C. Schubert; secretary, William T. Towner; treasurer, Louis Berger. In addition to this, will be considered the advisability of amending the constitution to permit increas-

ing the size of the standing committees, which is made necessary by the growth and activities of the society.

of the society.

AMERICAN SOCIETY OF ENGINEER DRAFTSMAN.—The regular monthly meeting of the American Society of Engineer Draftsman was held in the Engineering Societies Building, 29 West 39th street, Thursday, May 15. The program of the evening consisted of a paper prepared by W. T. Walters, Mem., Am. Soc. E. D., on "Practical Suggestions in Machine Design," which was read by the chairman. This was followed by a lecture illustrated by lantern slides upon "Reinforced Concrete Construction" delivered by Harold Perrine, A. M., civil engineering department, Columbia University. The rooms were crowded, about 130 persons enjoying the program.

CRAFTSMAN CO. (Gustav Stickley) will move

the program.

CRAFTSMAN CO. (Gustav Stickley) will move about August 1 from 41 West 34th st to 6 East 39th st, having taken a twenty-year lease of the entire building at that address. The first two floors will be utilized as trade show rooms in which representatives of various building and furnishing lines, which might interest the Craftsmans' customers, will have exhibits of their materials. The top floor will be fully fitted up as a Craftsman restaurant, and the floor beneath as a rest room and lecture room. There will be four floors devoted to permanent home building and furnishing exhibits, and the remaining floors to the officers of the Craftsman's Magazine, Craftsman Building Co., service department and other branches of the business.

ice department and other branches of the business.

ARCHITECTURAL BOWLING LEAGUE.—
The 6th annual dinner of the Architectural Bowling League was this year held at the Hotel Brevoort. The dinner was to celebrate the close of the season of 1912 and '13, and the announcement of the winners. The following teams obtained first place in the season's tournament: Winning team, office of Francis H. Kimball; high score team, office of Hoppin & Koen; high individual score, J. F. Delaney. About 100 members of the association partook of the dinner, representing the offices of McKim, Mead & White, Hoppin & Koen, Goldwin Starrett & Van Vleck, Francis H. Kimball, Carrere & Hastings, F. M. Andrews, Clinton & Russell John Russell Pope and Donn Barber. Donald Campbell was toastmaster and interesting addresses were made by Messrs. Francis H. Kimball and F. J. Brainerd. The dinner was arranged for by a committee consisting of L. Schaeffer.

JAMES C. BAYLES, who was well-known as a mining and mechanical engineer as well as a journalist, died Wednesday, May 6, at the New York Medical College Hospital, after a brief illness from pneumonia, in his 68th year. Mr. Bayles served with the Union Army during the Civil War, taking his discharge on account of ill health. For a short time after this he was a surveyor in railroad construction, but gave up this work in 1865 to accept the associate editorship of the New York Citizen. He was made

president of the New York Board of Health in 1887 by Mayor Hewitt, in which position he served for about two years. He resigned as a member of the Board of Health to accept the position of editorial writer on the New York Times, and upon his retirement from active newspaper work he devoted much time to writing upon technical subjects for various magazines. Mr. Bayles was formerly president of the American Institute of Mining Engineers and of the New Jersey Sanitary Association, a member of the British Iron & Steel Institute, and a charter member of the American Society of Mechanical Engineers.

NO ARCHITECTS SELECTED.

In this department is published advance in-formation regarding building projects where architects have not as yet been selected.

MANHATTAN.—The French Theatre Co., Inc., 500 5th av. A. Baldwin Sloane, in charge, contemplates the erection of a 3-sty French theatre. Exact location has not been selected. Tentative sketches have been submitted but no architect has been retained.

sketches have been submitted but no architect has been retained.

SARATOGA, N. Y.—Matthew Johnson, 23 Caroline st, contemplates the erection of a brick cafe, restaurant and apartments or a hotel on Broadway. No architect has been retained and project will not go ahead until this summer.

HARRISON, N. J.—The Driver Harris Wire Co., H. Barrett, superintendent in charge, contemplates the erection of a 1-sty concrete addition, 200x60 ft., to the manufacturing plant in Middlesex st. Owner will call for bids on general contract about June 5. Architect will be selected immediately. Cost about \$50,000.

HERKIMER, N. Y.—H. G. Munger, president of the H. G. Munger Co., North Main st, contemplates the erection of a store building in North Main st, for which no architect has been selected.

BATAVIA, N. Y.—The Batavia Preserving Co.,

BATAVIA, N. Y.—The Batavia Preserving Co., of this place, U. E. Decker, superintendent, contemplates making a brick addition to their plant. Architect will probably be selected late this summer and project will go ahead next year.

summer and project will go ahead next year.

PERTH AMBOY, N. J.—D. J. Kaufman,
Washington st, contemplates the erection of a
3 or 4-sty reinforced concrete factory to cost
about \$25,000. No architect has been retained.

WARREN COUNTY, N. Y.—The Warren
County Board of Supervisors, Edwin J. Worden,
chairman, Lake George, N. Y., contemplates the
erection of a tuberculosis hospital. The special
committee will select a site. Project will probably go ahead this summer. No architect has
been retained.

CORTIAND N. Y.—The Homer Av Methodist

CORTLAND, N. Y.—The Homer Av Methodist Church, W. L. Lyons, pastor, Maple av, near Homer st, Mr. Jones, Hamlin st, Cortlandt, chairman building committee, contemplates the

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No Architects Selected (Continued)

erection of a 1½-sty church at Homer and Maple avs. Project will probably not go ahead until November. No architect has been selected. CORTLAND, N. Y.—The Board of Education, Frank P. Hakes, superintendent, Wm. Grady, City Hall, city clerk, contemplates the erection of a 2-sty brick and stone school, to cost \$20,000. No architect has been selected. CORTLAND, N. Y.—The Board of Supervisors, C. E. Thompson, chairman, 28 Groton av, contemplates the erection of a court house here, for which no architect has been selected and it is indefinite when project will go ahead. MEDINA, N. Y.—The Village of Medina, Carl Breed, president, contemplates the erection of a public market to cost \$50,000. No architect has been selected.

CORTLAND, N. Y.—W. G. Lippertt, care of Eagle House, Norwich, N. Y., Grant McDonald, proprietor Messenger Hotel, contemplates the erection of an addition and making alterations to the Messenger Hotel. No architect has been

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—J. B. Warren, 22 Clinton st., architect, is taking bids for a 4-sty brick and limestone flat, 27x90 ft, to be erected at the corner of Tyler and Warwick sts, for John Rospond, 530 15th av, owner. Cost, about \$18,000.

MANHATTAN.—John McKeefrey, 1416 Broadway, general contractor, is taking bids for alterations, consisting of new store fronts to the 6-sty apartment at 200-206 West 52d st, from plans by Fred P. Platt, 1123 Broadway. Cost, about \$13,000.

STABLES AND GARAGES.

MANHATTAN.—W. P. Seaver, 322 5th av, architect, is taking bids for a 5-sty brick and limestone garage, 50x74 ft, to be erected at 79-81 East 2d st, for the Philip Weeks Estate, care of architect, owner.

or architect, owner.

BROADWAY.—McDermott & Hannigan, 103
Park av, are figuring the contract for a 2-sty
and basement brick stable, 75x100 ft., to be
erected at Broadway and 233d st, for Francis
McDermott, 127 West 42d st, owner. F. A. De
Meuron, 31 East 27th st, is architect.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

BROADWAY.—A leasing corporation, known as The 147th and 148th Street Co., of which Mortimer C. Rosenbaum is president and Morris H. Rothschild, treasurer, contemplate the erection of a business building and theatre at 3585 to 3599 Broadway, 601 to 603 West 147th st, and 602 to 604 West 148th st. The Broadway part will be improved with a business building having a frontage of 200 feet with an entire block front of stores, and a part will be improved with a theatre. Leon S. Altmayer, 60 East 86th st, who will be the renting agent for the corporation, stated on Monday that an architect will be announced within a few days.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

83D ST.—The Wesley Estate Co., Inc., John W. Knight, president, 165 West 83d st, contemplates the erection of a 9-sty apartment house, 56x85 ft., at 156-60 West 81st st, from plans by Neville & Bagge, 215 West 125th st, architects.

81ST ST.—Neville & Bagge, 217 West 125th st, have completed plans for a 12-sty apartment house, 75x irregular, to be erected at 35-9 West 81st st, for the McMorrow Engineering & Construction Co., 217 West 125th st, owner. Cost about \$300,000.

about \$300,000.

180TH ST.—John Hauser, 360 West 125th st, has completed plans for two 5-sty flats, 50x87.6 ft., to be erected in the north side of 180th st, 120 ft. east of Audubon av, for the Hennion Construction Co., 256 West 46th st, to cost \$90,000.

\$90,000.

LEXINGTON AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment house, 104x irregular, to be erected by the E. A. L. Realty Co., of 505 5th av, at the southeast corner of Lexington av and 72d st, to cost \$250,000.

86TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment house, 100x81.8 ft., to be erected in the north side of 86th st, 55 ft. east of Park av, by the State Construction Co., 39 West 32d st. Estimated cost, \$500,000.

141ST ST.—Charles B. Meyers, 1 Union sq.

141ST ST.—Charles B. Meyers, 1 Union sq. has completed plans for a 6-sty apartment house, 100x86.6 ft., for the B. V. Construction Co., 979 East 163d st, to be erected in the north side of 141st st, 188 ft. east of Riverside drive, to cost \$135,000.

to cost \$135,000.

EAST EROADWAY.—Rudolph Wallach Co., 68 William st, will alter the 4-sty tenement, 266 East Broadway, from plans by G. A. & H. Boehm, 7 West 42d st.

S5TH ST.—L. F. J. Weiher, 271 West 125th st, has plans for alterations to the two 5-sty tenements 332-334 West 85th st, for the Ostro Construction Co., 140 Nassau st, to cost \$20,000.

MADISON AV.—Hewitt & Bottomley, 527 5th av, have plans for alterations to the 9-sty apartment, at 500 Madison av, for the Berkshire Apartment Association, 500 Madison av, to cost \$20,000.

DWELLINGS.

68TH ST.—Fred H. Dodge, 133 East 41st st, as completed plans for alterations and addions to the 5-sty brick residence, 25x60 ft, at East 68th st, for Thomas P. Fowler, 70 East

45th st, owner. Pottier & Stymus Co., 375 Lexington av, is general contractor, and will call for bids May 19 on masonry and carpenter work. Cost, about \$40,000.

48TH ST.—Thornton Chard, 101 Park av, has completed plans for alterations and additions to the 4-sty brick and stone residence at 15 West 38th st, for James L. Barclay, 299 Broadway, owner. Cost, about \$25,000. The architect will take figures.

88TH ST.—Harris & Maurice Mandelbaum, 135 roadway, have purchased property at 259 West Sth st for speculation. They have no plans or the present.

HOTELS.

HOTELS.

BROADWAY.—Excavating has been resumed for the 12-sty hotel, 35x114 ft., at the northeast corner of Broadway and 94th st, for Harry Schiff, 355 West End av, owner, who builds. H. Fox, southeast corner of 88th st and West End av, is superintendent. Ravitch Bros., 18 West 33d st, have the steel contract. Cost about \$200,-000. Schwartz & Gross and B. N. Marcus, 347 5th av, are associate architects.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were received by the Board of Education for gymnasium apparatus in Manhattan. Schoverling, Daly & Gales were low bidders at \$9,249.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

BLEECKER ST.—Leonard Weil, 128 Broadway, has purchased the southwest corner of Bleecker and Perry sts for speculation. No improvements are contemplated.

4TH AV.—Demolishing is going on at 329-331 4th av, where a 12-sty office building will be erected for the Polo Construction Co., Henry Villanme, 151 West 30th st, owner. Neville & Bagge, 215 West 125th st, architects. C. J. Jeppesen, Inc., 62 West 45th st, is engineer. Alfred E. Norton Co., 105 West 40th st, has the structural steel contract.

33D ST.—Wallis & Goodwillie, 346 4th av, are working on plans for a store and loft building, probably 12-stys, to be erected at 33-43 East 33d st, through to 48-54 East 34th st, for the George Backer Construction Co., 27 West 42d st, Geo. Backer, president.

DEY ST.—Work on the Western Union Build-

Geo. Backer, president.

DEY ST.—Work on the Western Union Building at 14-18 Dey st, is up to the 3d tier. W. W. Bosworth, 527 5th av, is architect. Marc Eidlitz & Son, 489 5th av, are general contractors, Ewing, Bacon, Henry & Darby, 30 Church st, mechanical engineers. Nygrem, Tenny & Ohmes, 130 Fulton st, are steam engineers. Henry C. Meyer, Jr., & Bassett Jones, Jr., 101 Park av, are electrical engineers. Gillis & Gohegan, 537 West Broadway, have the heating work.

THEATRES.

BROADWAY.—Excavating is under way for the 3-sty store, loft and theatre building, 102.2 x220 ft., to be erected at the southeast corner of Broadway and 81st st, for the Brunheimer Estate, care of W. Walter, 52 Broadway, owner. The Fulton Building Co., 2255 Broadway, is lessee, Arthur L. Shakeman, president. Thomas W. Lamb, 644 8th av, is architect. Fleischmann Bros., 507 5th av, have the general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS. HOME ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty tenement, 50x97 ft, to be erected in the south side of Home st, 513 ft east of Simpson st, for the Kielbert Construction Co., 535 East 166th st, owner. Cost, about \$55,000.

BATHGATE AV.—H. Rubin, a Bronx builder, has purchased a plot, 50x115 ft., on the east side of Bathgate av, 150 ft. south of 174th st, with a 2-sty house on the property. Mr. Rubin contemplates the erection of an apartment house there.

-Moore & Landsiedel, 148th st

181ST ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty brick apartment houses, 45x88 ft. and 40x90 ft., to be erected at the southeast corner of 181st st and Belmont av for the Crown Hill Construction Co., 714 Ritter pl, owner. Cost about \$85,000.

BELMONT AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 40,6x58 ft., to be erected on the east side of Belmont av, 100 ft. south of 181st st for the Crown Hill Construction Co., 714 Ritter pl, owner. Cost about \$25,000.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened by the Board of Education May 12 for installing electric equipment in P. S. 50. T. Frederick Jackson, Inc., was low bidder at \$9,784.

BRONX.—Bids were received by the Board of Education for gymnasium apparatus in the Bronx. Schoverling, Daly & Gales were low bidders at \$466.

Brooklyn.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. ROGERS AV.—A. Delhi & Co., 108 Fulton st, N. Y. C., are preparing plans for a 4-sty brick and limestone apartment to be erected at the northwest corner of Rogers av and President st, for the Henry Roth Building Co., 1560 Myrtle av, owner. Cost, about \$45,000.

FLOYD ST.—Glucroft & Glucroft, 34 Graham av, are preparing plans for a 4-sty brick tenement, 25x89 ft, to be erected in the north side of Floyd st, 230 ft west of Marcy av, for Abraham N. Bernstein, 746 Flushing av, owner. Cost, about \$12,000.

ROGERS AV.—A. Delhi & Co., 108 Fulton st.

about \$12,000.

ROGERS AV.—A. Delhi & Co., 108 Fulton st,
N. Y. C., are preparing plans for a 4-sty brick
and limestone apartment to be erected at the
southeast corner of Rogers av and Union st,
for the Henry Roth Building Co., 1560 Myrtle
av, owner. Cost, about \$45,000.

DE KALB AV.—Shampan & Shampan, 772
Broadway, Brooklyn, are preparing plans for an
apartment house to be erected on the south side
of De Kalb av, 301 ft east of Tompkins av, for
the Webster Development Co.

KOSCIUSKO ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for an apartment house to be erected in Kosciusko st. 301 ft east of Tompkins av, for the Webster Development Co. The plot measures 50x100 ft.

DWELLINGS.

LIVINGSTON ST.—Chas, Infanger & Son, 2634
Atlantic av, have completed plans for a 3-sty
brick store and residence, 21x67 it, to be erected
at the northwest corner of Livingston and Nevins
sts, for John Hartman, 1576 Broadway, owner.
Cost, about \$15,000.

HALLS AND CLUBS.

EROOKLYN:—Officers of the Unity Club are looking for a new location for their clubhouse and expect to erect a costly building as soon as plans are perfected. About \$35,000 is already subscribed, and \$50,000 more may be realized from the sale of the present quarters on Franklin av. It is said that a site on the Eastern Parkway is favored. Julius Straus is president of the club.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education for gymnasium apparatus in Brooklyn. The Narragansett Machine Co. was low bidder at \$12,897.

BROOKLYN.—No bids were submitted for installing electric ash hoist in the Boys' High School. Bids will be readvertised.

BROOKLYN.—Bids were received by the Board of Education May 12 for installing temperature regulation in P. S. 99. The Standard Regulator Co. was low bidder at \$2,680.

STORES, OFFICES AND LOFTS

STORES, OFFICES AND LOFTS.

LAFAYETTE AV.—The plot at 9 Lafayette av, near Flatbush av, has been purchased by Dayton & Montgomery, stove dealers, from the Realty Affairs, Inc. A building will be erected for the business of the new owners.

FULTON S1.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for remodeling the restaurant and cafe at 465 Fulton st, Brooklyn, for Chas. McFadden and Albert Ruhman, 227 Livingston st, owners. Cost, about \$10,000.

about \$10,000.

NEW UTRECHT AV.—Julius Scher, 1560 73d st, Brooklyn, owner, will soon take bids on subs for a 1-sty brick store, 20x88x46 ft, to be erected at New Utrecht av and 70th st, from plans by F. J. Dassau, 1371 Broadway, Brooklyn, architect. Cost, about \$7,000.

MONTAGUE ST.—Slee & Bryson, 154 Montague st, have completed plans for alterations to the 5-sty residence in the south side of Montague st, 50 ft west of Henry st, for business purposes. E. J. Knowlton, 87 Remsen st, owner. Cost, about \$6,000. The architects will take figures.

Queens.

CHURCHES.

FLUSHING, L. I.—The building committee of the Methodist Episcopal Church is still considering plans for a new edifice, It is expected that a selection of the plans submitted will soon be made.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were received by the Board of Education for gymnasium apparatus in Queens. Schoverling, Daly & Gales were low bidders at \$1,302.

QUEENS.—Bids were received by the Board of Education May 12 for improving the premises in rear of P. S. 54. James I. Newman was low bidder at \$747.

Richmond.

SCHOOLS AND COLLEGES.
RICHMOND.—Bids were received by the Board of Education for gymnasium apparatus in Richmond. Schoverling, Daly & Gales were low bidders at \$978.

Westchester.

DWELLINGS.

DOBBS FERRY, N. Y.—Moore & Lansiedel, 148th st and 3d av, N. Y. C., are preparing plans for the erection of a 2½-sty hollow tile and stucco residence, 26x36 ft., to be erected here for Julius Nyrtsy, of 77 1st av, N. Y. C., owner. Cost about \$6,500.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS. 52D ST.—John McKeefrey, 1416 Broadway, has received the general contract for alterations to the 6-sty apartment at 200-206 West 52d st, for Henry A. C. Taylor, South Portsmouth, R. I., owner. Fred P. Platt, 1123 Broadway, N. Y. C., is architect. Cost, about \$13,000.

BANKS

ITHACA, N. Y.—Spencer & Spencer, Ithaca, have received the general contract to erect additional rooms and alterations to the bank building for the First National Bank. W. H. Miller, East State st, is architect. Cost, about \$20,000.

DWELLINGS.

DWELLINGS.

RIDGEWOOD, L. I.—The Klee Co., of this place, has received the general contract to erect two 2-sty brick stores and residences, 26x75 ft, at the southwest corner of Woodward av and Grove st, for Hirch & Mayer, 567 Onderdonk av, owners. Gross & Kleinberger, Bible House, N. Y. C., are architects. Cost, about \$15,000.

MT. KISCO, N. Y.—D. F. Dakin, Mt. Kisco, has received the general contract to alter the 2½-sty frame residence, near the station, for

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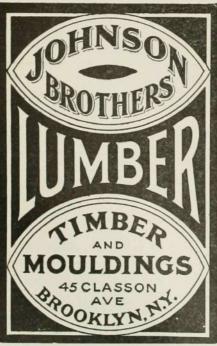


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Phone, 8463 Cort. 216 FULTON STREET Contracts Awarded (Continued.)

E. S. Dayer, of 45 East 17th st, N. Y. C., owner. Taylor & Levi, 105 West 40th st, N. Y. C., are architects. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

UTICA, N. Y.—H. D. Best & Co., 320 5th av, have received the general contract to erect a warehouse, stable, and pump house on Wurz av, for the Standard Oil Co., 26 Broadway, N. Y. C., owner. C. A. Ellis, 26 Broadway, N. Y. C., is architect. Cost, about \$50,000.

STH ST.—William P. McGarry Co., 306 Freeman st, has received the general contract to erect a 4-sty brick factory, 50x100 ft, in the north side of West 8th st, 25 ft east of Driggs av, Brooklyn, for James A. McCafferty, North 9th st, owner. P. Tillion & Sons, 381 Fulton st, Brooklyn, are architects. Cost, about \$20,000.

BINGHAMTON, N. Y.—H. D. Best & Co., 320 5th av, N. Y. C., have received the general contract to erct a 2-sty reinforced concrete and brick warehouse and stable in Clinton st, for the Standard Oil Co., 28 Broadway, N. Y. C., owner; H. C. Folger, Jr., president; Richard C. Veit, secretary, and Richard P. Tinsley, treasurer. C. A. Ellis, 26 Broadway, N. Y. C., architect. Cost, about \$30,000.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.
FRANKFORT, N. Y.—Alfred Musso, of this place, has received the general contract to erect an addition to the high school in Frankfort st, for the Board of Education of Union Free School District No. 9, Thos. Honolan, clerk in charge of bids; Wm. H. Shepard, president of building committee. Fuller & Robinson, 95 State st, Albany, N. Y., are architects. Frank W. Dwyer, Amsterdam, N. Y., is steam engineer. Cost, about \$45,000.

PORT READING, N. J.—The Eoard of Education of Woodbridge Township have awarded to the Fred Christensen Construction Co., at \$17,839, the contract for remodeling and enlarging school No. 9, at Port Reading.

THEATRES.

THEATRES.

3D AV.—Zimmerman & Gothelf, at site, have received the general contract to erect a 2-sty brick and terra cotta moving picture theatre, 25x100 ft, at 1938 3d av, for Morton H. C. Foster & Bros., 1971 3d av, owners of land. James Roddy, 53 Christopher st, is lessee. Lewis Leining, Jr., 160 5th av, is architect. Cost, about \$10,000. about \$10,000.

MISCELLANEOUS.

MISCELLANEOUS.

NEW ROCHELE, N. Y.—The Henri Steers Contracting Co. has received the contract to build the extension of the New York, Westchester & Boston Railway branch from New Rochelle to Portchester. This section of the road will cost about \$6,500,000, against \$33,000,000 for the line from West Farms to White Plains. It is expected that something will soon be heard of the proposed extension from White Plains to Danbury, Conn., which is contemplated.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

CATHEDRAL PARKWAY, 47-57, 10-sty brick and stone apartments, 125x100; cost, \$500,000; owner, John A. Sonntag, 2 Lenox av; architects, Neville & Bagge, 217 West 125th st. Plan No.

254.

11TH ST, 24-30 West, 5-sty brick tenement, 100x59; cost, \$80,000; owner, Fil Mil Realty Co., 132 Nassau st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 252.

115TH ST, n s, 125 e of Manhattan av, 6-sty brick tenement, 120x87; cost, \$150,000; owner, 114th St and 7th Av Co., Max Weinstein, Pres., 1884 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 256.

CHURCHES.

105TH ST, 165 West, 3-sty brick chapel, 40x 90; cost, \$65,000; owners, West End Presby-terian Church, Geo. W. Elkins, Pres., 32 Hamil-ton terrace; architect, Frank Freeman, 132 Nassau st. Plan No. 258.

SCHOOLS AND COLLEGES.

85TH ST, 123-5 East, 4-sty brick school, 34x 75; cost, \$40,000; owners, Yorkville Jewish Re-ligious School, 123-5 East 85th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 257.

STABLES AND GARAGES.

STABLES AND GARAGES.

79TH ST, 406 East, 3-sty brick garage, 25x 100; cost, \$20,000; owner, James Fay, 169 East 90th st; Architects, Griffin & Wynkoop, 30 Church st. Plan No. 259.

24TH ST, 139-141 East, 1-sty brick stable, 44x 98; cost, \$8,000; owners, Fiss, Doerr & Carroll Co., Fred. Wagner, Pres., 153 East 24th st; architect, Mitchel Bernstein, 131 East 23d st. Plan No. 260.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST, 150-156, 12-sty brick loft, 100x95; cost, \$225,000; owners, Aberdeen Realty Co., John A. Murray, Pres., 49 Wall st; architect, Frank H. Quinby, 99 Nassau st. Plan No. 251

25TH ST, 108-110 West, 12-sty brick store and lofts, 40x74; cost, \$150,000; owner, 108 West 25th St. Const. Co., 1133 Broadway; architect, Max Zipkes, 220 5th av. Plan No. 253.

THEATRES.

107TH ST, 201 East, 2-sty brick moving picture theatre, 25x100; cost, \$16,000; owner, James Roddy, 19 East 9th st; architect, Lewis Leining, Jr., 160 5th av. Plan No. 250.

MISCELLANEOUS.

MISCELLANEOUS.

AMSTERDAM AV, 1141, 4-sty brick laboratory, 35x100; cost, \$30,000; owners, Columbia University, Nicholas M. Butler, Pres., Amsterdam av and 116th st; architects, McKim, Mead & White, 101 Park av. Plan No. 249.

VANDEWATER ST, 37-39, 1-sty brick toilet, 14x10; cost, \$400; owners and architects, Rich & Deeves, 58 West S3d st. Plan No. 257.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST, s s, 100 w Elton av, 5-sty brick tenement, plastic slate roof, 50x86; cost, \$50,000; owner, Cedar Construction Co., Jos. L. Lese, 35 Nassau st, president; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 313.

No. 313.

HOE AV, e s, 300 s Jennings st, 5-sty brick tenement, plastic slate roof, 50x87.2; cost, \$50,-000; owners, O'Rourke Bros. Co., Patrick O'Rourke, 3185 Hull av, treasurer; architects, Tremont Architectural Co. 401 Tremont av. Plan No. 314.

166TH ST, n s, 153.83 w Washington av, 6-sty brick tenement, slag roof, 59.25x77; cost, \$50,-000; owners, Rafink Constn. Co., Herman Finkelstein, 405 East 99th st, Pres.; architect, Chas. B. Meyers, 1 Union Square. Plan No. 316.

143D ST, n s, 107.58 w Willis av, 5-sty brick tenement, plastic slate roof, 56.3x87.8; cost, \$55,000; owners, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 324.

EAGLE AV, e s, 126.82 n 149th st, two 5-sty brick tenements, tin roof, 60x87.6; cost, \$120,-000; owners, St. Mary's Park Realty Co., Mil-lard Marcuse, 547 Westchester av, Pres.; ar-chitect, M. W. Del Gaudio, 401 Tremont av. Plan No. 325.

VILLA AV, e s, 171.51 s Van Cortlandt av, 4-sty brick tenement, tin roof, 50x80; cost, \$25,000; owner, Angela M. Monaco, 2165 Villa av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 321.

CHURCHES.

CHURCHES.

MARTHA AV, n w cor 240th st, 1-sty brick church and Sunday school, 80x50, slate roof; cost, \$22,500; owners, Church Extension Com. of the Presbytery of N. Y., 156 5th av; architect, Eli Benedict, 1947 Broadway. Plan No. 315.

166TH ST, n s, 66 e Nelson av, 1-sty frame church, shingle roof, 33.2x60.9; cost, \$4,500; owners, Woodycrest M. E. Church, Albert E. Davis, 1000 Ogden av, trustee; architect, B. O. Hood, 101 West 163d st. Plan No. 319.

DWELLINGS.

245TH ST, s s, 345.77 e Fieldstone rd, 2½-sty stone and terra cotta block dwelling, tile roof, 53x34; cost, \$10,000; owner, Parkway Heights Co., J. R. Delafield, 27 Cedar st, Pres.; architects, Mann & MacNeille, 70 East 45th st. Plan No. 329.

STORY AV, n s, 100 e Olmstead av, three 2-sty frame dwellings, tin roof, 16.8x54; cost, \$10,500; owner, Mink Constn Co., Adam Mink, 2163 Quimby av, Pres.; architect, Anton Pirner, 2069 West-chester av. Plan No. 327.

FACTORIES AND WAREHOUSES.

HUGHES AV, e s, 100 s 189th st, 2-sty brick stable and storage, plastic slate roof, 50x82.5; cost, \$8,000; owner, Chas. Shapiro, 4485 3d av; architect, Emil Ginsberger, 2272 Prospect av. Plan No. 318.

STABLES AND GARAGES.

WASHINGTON AV, No. 1727, 1-sty corrugated iron garage, 18x18; cost, \$500; owner and architect, Dr. I. A. Lehman, on premises. Plan No. 323.

STORES AND DWELLINGS.

PLYMPTON AV, w s, 44.2 s Boscobel av, brick 3-sty store and dwelling, plastic slate roof, 25x55; cost, \$6,000; owner, Fredk. S. Myers, 648 Broadway; architect, Fredk Jacobsen, 132 East 23d st. Plan No. 317.

STORES, OFFICES AND LOFTS.

BOSTON ROAD, w s, 174.17 n 180th st, 1-sty brick stores and theatre, slag roof, 43.7x126.23; cost, \$7,000; owners, Land Realty Co., J. A. Steinmetz, 1009 East 180th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No.

STORES AND TENEMENTS.

SOUTHERN BOULEVARD, s w cor Barretto st, four 5-sty brick stores and tenements, tin roof, 50x93, 74x95, and 77x95; cost, \$240,000; owner, Baronet Realty Co., Hyman Adelstein, 71 Nassau st, Pres.; architect, Chas. B. Meyers, 1 Union Square West. Plan No. 326.

THEATRES.

3D AV, w s, 93 s 180th st, open air theatre, 80x85; cost, \$2,000; owners, Bronx Variety Co., Harry C. Hartell, 510 West 184th st, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 322.

Plan No. 322.

SOUTHERN BOULEVARD, w s, 100 n 180th, open air theatre, 41x80; cost, \$800; owner, Harry Meyer, 2000 Mapes av; architect, John T. Rigney, 1139 Tiffany st. Plan No. 328.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BALTIC ST. s., 175 w Bond st, 4-sty brick tenements, 30.6x57, gravel roof, 8 families; cost, \$10,000; owner. Guiseppe Gevaniello, 88 Butler st; architect, Max Hirsch, 391 Fulton st. Plan No. 2579.

FLOYD ST, n s, 230 w Marcy av, 4-sty brick tenement, 25x89, tin roof, 12 families; cost, \$12,-000; owner, Abraham N. Bernstein, 746 Flushing av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2602.

ham av. Plan No. 2602.

54TH ST, s s, 240 w 15th av, two 4-sty brick tenements, 47.7x89.2, tin roof, 16 families each; total cost, \$60,000; owners, Ruca & Mastronard, 367 Fulton st; architect, Renrock Const. Co., 150 Nassau st. Plan No. 2721.

DWELLINGS.

MIDWOOD ST, s, 265 e Brooklyn av, 2-sty brick dwelling, 20x50, gravel root, 2 families; cost, \$3,000; owner, Pietro Muscarello, 492 Midwood st; architect, Alex. McLean, 883 East 35th st. Plan No. 2575.

MERMAID AV, n s, 37.6 w West 31st st, three 1-sty frame dwellings, 28x22, rubberoid roof, 1 family; cost, \$500; owner, Dr. Sigmund Harris, 257 13th st; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 2577.

SCHENCK AV. e s. 106 n Pitkin av, 2-sty

SCHENCK AV, e s, 106 n Pitkin av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Geo. Stakey, 301 Schenck av; architect, Louis Berger, Myrtle and Cypress avs. Plan No. 2591.

SURF AV, s e cor West 32d st, 1-sty frame dwelling, 12x26, gravel roor, 1 family; cost, 8250; owner, Arthur Merkel, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 2697.

No. 2697.

CRESCENT ST, e s, 180 s Vienna av, 1-sty brick dwelling, 20x55, gravel roof, 1 family; cost, \$1,800; owner, Michael Mattera, 185 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2629.

SACKETT ST, s s, 192 e Nevins st, 3-sty brick dwelling, 20x37, gravel roof, 2 families; cost, \$4,000; owner, Raffale Feineno, 573 Sackett st; architects, Laspia & Salvati, 525 Grand st, Plan No. 2628.

EAST 5TH ST, e s, 160 n Av N, six 2-sty concrete dwellings, 18.3x28.9, tin roof, 1 family each; total cost, \$19.500; owner, Thos. Faulkner, 280 Broadway, N. Y.; architect, C. R. Van Deusen, Seminole av, Hollis, N. Y. Plan No.

MARLBOROUGH RD, s e cor Foster av, 2-sty frame dwelling, 29x28, shingle roof, 1 family; cost, \$4,000; owner, E. R. Strong, 599 East 21st st; architects, Slee & Bryson, 154 Mon-tague st. Plan No. 2634.

tague st. Plan No. 2634.

SUTTER AV, n s, 20 w Sheridan av, 2-sty brick dwelling, 20x35, gravel roof, 1 family; cost, \$5,000; owner, C. De Falco, 189 Orchard st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 2640.

VANDERBILT AV, e s, 100 s Lafayette av, 1-sty brick dwelling, 11.6x37.6, gravel roof, 1 family; cost, \$1,100; owner, Leonard Klinger, 319 14th st; architect, Wm. Debus, 86 Cedar st. Plan No. 2627.

LAKE ST, e s, 117.3 n Av T, 2-sty frame dwelling, 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm. Mayhew, 208 Van Siclen st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2649.

LAKE ST, e s, 99.3 n Av T, 2-sty frame dwelling, 15x35, tin roof, 1 family; cost, \$3,500; owner, Wm. Mayhew, 208 Van Sielen st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2650.

SCOVILLE'S WALK, w s, 200 s Surf av, 1-sty frame dwelling, 18.2x49.1; cost, \$600; own-er and architect, Mable Goodfellow, 2062 Madi-son av. Plan No. 2660.

EAST NEW YORK AV, n e cor Rochester av, 3-sty brick dwelling, 24.2x55, tin roof, 2 families; cost, \$4,500; owner, Jas. F. Martyn, on premises; architect, John Burke, 603 East 2d st. Plan No. 2670.

KENMORE PL, e s, 160 s Av L, two 2-sty frame dwellings, 21x140, shingle roof, 1 family each; total cost ,\$9,000; owner and architect, C. H. Myer & ano, 234 Court st. Plan No. 2722.

30TH ST, s s, 300 e 3d av, 2-sty brick dwelling, 20x40, tin roof, 2 families; cost, \$3,200; owner, C. Poliastro, 154A 30th st; architect, Jos. Hartung, 542 2d st. Plan No. 2734.

FACTORIES AND WAREHOUSES.

STOCKHOLM ST, s s, 100 w Hamburg av, 4-sty brick factory, 46x97.4, gravel roof; cost, \$18,000; owner, Kasper Rufer, 248 Central av; architect, John H. Hesterman, 172-4 Hamburg av. Plan No. 2645.

ST. MARK'S AV, n s, 249.10 e Eastern Parkway, 2-sty brick factory, 24x60, gravel roof; cost, \$3,500; owner, Minnie Levine, 32 Glenmore av; architects, Cohn Bros., 361 Stone av. Plan No. 2673.

Plan No. 2673.

COMMERCIAL & BOX STS, s s, 325 w Manhattan av, 2-sty brick factory, 125.8x81, gravel roof; cost, \$20,000; owners, E. G. Saches & Son, 150 Mitten st; architects, Kalbert & Fairington, 217 Monitor st. Plan No. 2724.

17TH ST, s s, 350 w 3d av, 1-sty frame open shed, 20x86, gravel roof; cost, \$1,100; owner, Portland Cement Stone Co., on premises; architect, Dominic Ziccaidy, 87 18th st. Plan No. 2726.

STABLES AND GARAGES.

STABLES AND GARAGES.

AV G, n s, 40 e East 22d st, 1-sty frame garage, 12x18, shingle roof; cost, \$350; owner, Louis E. Fink, 2205 Av G; architect, H. V. B. Ditmas, 2601 Av G. Plan No. 2590.

PARK AV, s s, 200 e Throop av, 2-sty brick garage, 25x97, gravel roof; cost, \$7,500; owner, Jacob F. Lunk, 806 Park av; architect, Lew Keon, 9 Debevoise st. Plan No. 2576.

PRESIDENT ST, n s, 210 e Nostrand av, 1-sty steel garage, 12x18, slate roof; cost, \$250; owner, C. M. Bishop, 123 President st; architect, H. G. Knapp, 111 Broadway, N. Y. Plan No. 2612.

MANSFIELD PL, s w cor Farragut vd. 1-sty

MANSFIELD PL, s w cor Farragut rd, 1-sty frame garage, 12x18, shingle roof; cost, \$500; owner, F. W. Stuart, 604 Mansfield pl; architect, Max Muller, 115 Nassau st. Plan No. 2609.



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Palns Filed, New Buildings, Brooklyn (Contd.).

ALBEMARLE RD, s s, 100.4 e Coney Island av, 1-sty frame garage, 16x20, — roof; cost, \$200; owner and arcnitect, Daniel Sucher, 657 East 22d st. Plan No. 2677.

CRESCENT ST, e s, 180 s Vienna av, 1-sty frame stable, 15x11, — roof; cost, \$100; owner, Michael Mattera, 185 Hamburg av; architects, Laspia & Salvati, 525 Grand st. Plan No. 2631.

PRESIDENT ST, n s, 210 e Nostrand av, 1-sty steel garage, 12x18, slate roof; cost, \$250; owner, C. M. Bishop, 123 President st; architect, H. G. Knapp, 111 Broadway, N. Y. Plan No. 2612.

48TH ST, s w cor 13th av, 1-sty frame garage, 14x18, shingle roof; cost, \$400; owner, Rosa Depe, 4803 13th av; architect, M. Rosenquist, 530 st and New Utrecht av. Plan No. 2655.

2D AV, e s, 65 s 67th st, 1-sty frame garage, 20x18, iron roof; cost, \$500; owner, Agnes L. Coogan, 6703 2u av; architect, J. F. Coogan, same address. Plan No. 2651.

STORES AND DWELLINGS.

STORES AND DWELLINGS.

CLASSON AV, n s, 75 n Park la, 3-sty brick store and dwelling, 19.11x69, slag roof, 3 families; cost, \$6,000; owner, Crescenzo Simonelli, 545 Metropolitan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 2688.

NEW UTRECHT AV, n e cor 70th st, 3-sty brick store and dwelling, 22.5x88.1, gravel roof, 2 families; cost, \$5,000; owner, Julius Scher, 1569 73d st; architect, F. J. Dassau, 1373 Broadway. Plan No. 2666.

THEATRES

THEATRES.

DEKALB AV, s s, 60 w Sumner av, 1-sty brick moving picture show, 40x91, — roof; cost, \$1,000; owner, Sarah Goldberg, 890 DeKalb av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2710.

4TH st, s s, 97.10 w 8 av, 1-sty brick moving picture show, 60x100 (lot); cost, \$250; owner, Brooklyn Impt. Co., 3d av and 3d st; architects, Parfitt Bros., 26 Court st. Plan No. 2636.

PROSPECT AV n s, 97.9 e 5th av, 1-sty brick

PROSPECT AV, n s, 97.9 e 5th av, 1-sty brick open air moving picture show, —x—, iron roof; cost, \$250; owner, Fay Barasch, 333 New York av; architect, Louis Danancher, 7 Glenmore av. Plan No. 2663.

ROCKAWAY AV, e s, 150 s Belmont av, new open air moving picture show, —x—; cost, \$100; owner, Jas. Landey, 350 Central av; architect, Chas. Mele, 320 Rockaway av. Plan No. 2646.

MISCELLANEOUS.

25TH AV, e s, 450 s Harway av, 1-sty frame amusement platform, 30x20, — roof; cost, \$550; owner, Wm. Dexter, "Ulmer Park"; architect, Richard Marzari, 2818 West 6th st. Plan No. 2625.

Oueens.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS. FLUSHING,—Central av, e s, 100 n Broadway, 4-sty brick tenement, 40x71, slag roof, 8 families; cost, \$30,000; owner, Flushing Constn. Co., 384 Broadway, Flushing; architect, Jos. A. Holohan, 3 Wilson av, Flushing. Plan No. 1575.

JAMAICA.—Herriman av, e s, 67 n Shelton av, 4-sty brick tenement, 39x83, shingle roof, 14 families; cost, \$26,000; owner, Robert Adolph, Hillside av, near Alsop st, Jamaica; architect, G. Erda, 826 Manhattan av, Brooklyn. Plan No. 1601.

DWELLINGS.

DWELLINGS.

CORONA.—Eason st, s s, 250 e Alburtus av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$3,200; owner, A. Schrott, 35 Prospect st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1556.

DUNTON.—Bryant st, e s, 86 n Broadway, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$4,000; owner, Geo. Watt, 18 Sterling pl, Brooklyn; architects, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 1564-65.

FLUSHING.—Wilson av, w s, 245 s Sandford av, 2½-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$3,200; owner, Patrick O'Connor, Central av, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1558.

JAMAICA.—Prospect st, e s, 25 s Atlantic st, 2-sty frame dwelling, 18x38, shingle roof, 2 families; cost, \$2,500; owner, Mrs. Rose Elron, 1692 Washington av, Bronx; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No.

1692 Washington av, Bronx; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 1570.

MASPETH.—Clinton av, w s, 225 n Clermont av, 2-sty frame dwelling, 22x36, tin roof, 1 family; cost, \$2,800; owner, Jos. Konopa, 142 Clinton st, Maspeth; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1574.

NEPONSET.—Seminole st, e s, 198 s Washington av, 2-sty frame dwelling, 29x34, shingle roof, 1 family; cost, \$4,500; owner, Neponset Building Co., Neponset; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1569.

RICHMOND HILL.—Greenwood av, w s, 457 n Jamaica av, three 2½-sty frame dwellings, 18x 36, shingle roof, 1 family; cost, \$9,000; owner, Henry E. Wadem, Lincoln av near Orchard st, Richmond Hill; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1560-1-2.

UNION COURSE.—3d st, s s, 225 w Shaw av, 2-sty frame dwelling, 16x45, tar and gravel roof, 1 family; cost, \$2,000; owner, Henry Mollenhauer, Johnson and Jamaica avs, Union Course; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1563.

WOODHAVEN.—Napier av, w s, 180 s Benedict av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,500; owner, Felipo Milano, Napier av Woodhaven; architect, P. S. Brown, Jamaica. Plan No. 1555.

WOODHAVEN.—Benedict av, w s, 100 s Fulton st, 2½-sty frame dwelling, 20x39, shingle roof, 1 family; cost, \$3,500; owner, Edw. Layton, 65 Oceanview av, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1559.

WOODHAVEN.—Fulton st, s s, 96 w Woodhaven av, 2-sty frame dwelling, 20x53, tar and gravel roof, 2 families; cost, \$2,500; owner, Frederick Reinking, Brandon st, Woodhaven; architect, L. J. Frank, Jr., 206 Crescent st, Brooklyn. Plan No. 1557.

ELMHURST.—Grandview av. e s, 75 n Grove st, 2-sty frame dwelling, 20x32, tin roof, 2 families; cost, \$2,000; owner, Jos. Rinaldi, 379 Mott st, N. Y. C.; architect, C. L. Varrone, Corona av. Corona. Plan No. 1577.

GLENDALE.—Alpha pl, ws, 106 s Myrtle av, ten 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, \$25,000; owner, Henry Schlach-ter, 65 Schaeffer st, Brooklyn; architect, L. Ber-ger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1587.

GLENDALE.—Alpha pl, w s, 306 s Myrtle av. two 2-sty frame dwellings, 20x55, tin roof, 2 families; cost, \$5,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1584.

GLENDALE.—Thompson av. e s, 128 s Myrtle av. 2-sty frame dwelling, 20x55, tin roof, 2 families; cost, \$4,500; owner, Mrs. Frances Hossken, Thompson av, Glendale; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1583.

JAMAICA.—Alsop st, e s, 100 n Degraw av, 2½-sty frame dwelling, 34x29, shingle roof, 1 family; cost, \$5,000; owner, E. J. C. Warner, Jamaica; architect, W. H. Spaulding, 38 Bergen av, Jamaica. Plan No. 1582.

av, Jamaica. Plan No. 1582.

WHITESTONE.—11th av, e s, 175 s Cryders la, 2-sty frome dwelling, 14x35, shingle roof, 1 family; cost. \$2,500; owner, R. S. McCall, 112 Cook av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1580.

Cook av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1580.

BELLE HARBOR.—Henly av, e s, 150 n Newport av, 2½-sty frame dwelling, 26x34, shingle roof, 1 family; cost, \$5,000; owner, A. Steyer, 44 Court st, Erocklyn; architect, J. H. Cornell, Far Rockaway. Plan No. 1595.

CORONA.—Railroad av, n s, 200 e Sycamore av, 2-sty frame dwelling, 20x36, gravel roof, 2 families; cost, \$2,200; owner, Antonia DeSantis, 40 Lake st, Corona; architect, Wm. McIntyre, Grand st, Corona Plan No. 1594.

CORONA.—McKinley st, e s, 207 s Park av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$1,800; owner, Louis A. Helm, 81 50th st, Corona; architect, W. A. Helm, same address. Plan No. 1591.

GLEN MORRIS.—Church st, e s, 220 s Ridge av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$3,000; owner, Mrs. Hannah Olson, Nebraska av, Dunton; architect, Chas. L. Olson, Dunton. Plan No. 1597.

JAMAICA.—Garibaldi av, n s, 160 w Beryha pl, 2-sty frame dwelling, 20x30, tar and slag roof, 1 family; cost, \$1,800; owner, Thomas Cook, 294 Grant st, Brooklyn; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1589.

JAMAICA.—Magnolia av, w s, 220 n Bath pl.

other kurz, 324 Fulton st, Jamaica. Plan No. 1589.

JAMAICA.—Magnolia av, w s, 220 n Bath pl. 2½-sty frame dwelling, 26x46, shingle roof, 1 family; cost, \$4,200; owner and architect, M. Gilbert, 93 Shelton av, Jamaica. Plan No. 1800.

RICHMOND HILL.—Division av, s s, 110 w Chestnut st, 2½-sty frame dwelling, 32x48, asbestos shingle roof, 1 family; cost, \$5,000; owner, Richard Meyerose, Wellin st, Richmond Hill. architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1593.

WOODHAVEN.—Syosset st, n s, cor Shaw av, two 2-sty frame dwellings, 20x52, tin roof, 2 families; cost, \$7,000; owner, Wm. Molitor, 163 3d st, Woodhaven; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan No. 1592.

CORONA.—Hayes av, s s, 130 w 48th st, three 2-sty brick dwellings, 20x48, tin roof, 2 families; cost, \$10,800; owner, Henry Gange, 120 48th st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan Nos. 1604-5-6.

CORONA.—South st, e s, 160 s Fairview av, 2-sty frame dwelling, 20x40, tin roof, 2 familles; cost, \$2,800; owner, John Inglisesa, 1118 Willoughby st, Brooklyn; architect, C. L. Varrone, Corona av, Corona. Plan No. 1617.

DUNTON.—Remington av, e s, 188 s Beaufort st, two 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$4,000; owners, Aronwitz & Moss, 315 Etna st, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1615-1616.

GLENDALE.—Alpha pl, w s, 17 n Cooper av, six 2-sty frame dwellings, 19x55, tin roof, 2

GLENDALE.—Alpha pl, w s, 17 n Cooper av, six 2-sty frame dwellings, 19x55, tin roof, 2 families; cost, \$15,000; owner, Henry Schlachter, 65 Schaefer st, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1603,

HAMMELS.—Eldert st, e s, 240 s Bay av, four 1-sty frame summer dwellings, 12x28, felt roof, 1 family; cost, \$1,400; owner, J. W. Carpenter, 141 Broadway, N. Y. C.; architects, Chesbro Whitman Co., 64th st and 1st av, N. Y. C. Plan Nos. 1609-10-11-12.

Nos. 1609-10-11-12.

MASPETH.—Jansen av. n s, 135 w Washington av, 2-sty brick dwelling, 18x45, tin roof, 2 families; cost, \$3,000; owner, Tony Piscotta, 278 Jansen av, Maspeth; architect, Lucian Piscotta, 391 East 149th st, Bronx. Plan No. 1607.

RIDGEWOOD.—Emerson av, w s, 198 s Queens av, three 2-sty brick dwellings, 18x35, tin roof, 2 families; cost, \$13,500; owner, Dry Harbor Constn. Co., 915 Kelly av, Bronx; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1619.

ROCKAWAY BEACH.—Bayside rd, s e cor Waverly av, 2-sty brick rectory, 34x51, slate roof; cost, \$12,500; owner, Rev. B. Mallnowski, Crocherone av, Bayside; architect, L. H. Gille, 1123 Broadway, N. Y. C. Plan No. 1618.

FACTORIES AND WAREHOUSES

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FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Van Alst av, n w cor 14th st, 1-sty brick factory, 29x21, concrete roofing; cost, \$4,000; owners, Howe & Howard, 408 Union av, Mt. Vernon, N. Y. C.; architects, Werner & Windolph, 27 West 33d st, N. Y. C. Plan No. 1566.

LONG ISLAND CITY.—Wilson av, n s, bet 16th and 17th avs, erect temporary storehouse, 30x16, paper roof; cost, \$100; owner, A. Mc-Mullan, Jackson av and 1st st. Woodside. Plan No. 1590.

HOTELS.

ROCKAWAY BEACH.—Hollywood av. w s.—s L. I. R. R. tracks, 1-sty frame hotel, 28x 76, shingle roof; cost, \$500; owner, J. Beckelman, premises; architects, J. P. Powers Co., Rockaway Beach. Plan No. 1567.

STABLES AND GARAGES.

WOODHAVEN.—5th st, n s, 180 w Suydam st, 1-sty frame garage, 9x12, shingle roof; cost, \$150; owner, F. Norris Scott, 67 5th st, Woodhaven; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 1614.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

JAMAICA.—South st, s s, 31 e Washington st, two 1-sty frame store and dwellings, 16x38, tar and gravel roof, 1 family; cost, \$3,200; owners, Sampson & Morris, 272A Halsey st, Brooklyn; architect, W. H. Hendry, 801 Eastern Parkway, Brooklyn. Plan No. 1554.

SOUTH JAMAICA.—Rockaway turnpike, e s, 81 n Southern Boulevard, 2-sty frame store and dwelling, 18x40, tin roof, 1 family; cost, \$2,300; owner, Frank Montallo, 1168 2d av, N. Y. C.; architects, Henry & Russel, Vaughan av, So. Jamaica. Plan No. 1573.

RIDGEWOOD.—Cooper av, n s, 52 w Dill pl, 1-sty frame store, 63x35, tin roof; cost, \$1,000; owner, Albin Wagner, 419 Dill pl, Ridgewood architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1585.

RIDGEWOOD.—George st, e s, 73 s Forest av, 1-sty frame store, 27x25, tin roof; cost, \$500; owner, Henry A. Eisner, 1709 Av G, Brooklyn; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1586.

ROCKAWAY BEACH.—South Eldert av, w s, 100 s Boulevard, 1-sty frame office, 8x7, tin roof; cost, \$25; owner, Jacob Klein, 9 Bruce pl, Rockaway Beach. Plan No. 1579.

WHITESTONE.—11th av, s e cor 2d av, 1-sty brick storehouse, 10x11, tin roof; cost, \$250; owner, Adam Knabb, premises; architect, A. B. Lent, Whitestone. Plan No. 1613.

STORES AND TENEMENTS.
WINFIELD.—Woodside av, n s, 60 e Myers av, two 3-sty brick stores and tenements, 22x 58, tin roof, 3 families; cost, \$12,000; owner, Aug. Mickman, 1 Market st, N. Y. C.; architect, Gustave Erda, 326 Manhattan av, Brooklyn. Plan No. 1602.

JAMAICA.—Washington st, s e cor South st, erect open airdrome, 64x159; cost, \$800; owners, Sampson & Morris, 272A Halsey st, Brooklyn. Plan No. 1553.

Plan No. 1553.

RIDGEWOOD.—Myrtle av, n s, 140 w Onderdonk av, two 1-sty frame booths, 13x7. for moving picture machine, tin roof; cost. \$1,000; owner, Ridgewood Amusement Co., 189 Eldert st, Brooklyn; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1578.

WOODSIDE.—Riker av, 24, erect new brick retaining wall; cost, \$75; owner, M. Sandauer, premises. Plan No. 1581.

LONG ISLAND CITY.—Jackson av, s s, 25 e Queens st, erect open airdome; cost, \$800; owners and architects, Pfeffer & Connell, 46 Jackson av, L. I. City. Plan No. 1620.

MISCELLANEOUS

LONG ISLAND CITY.—Van Alst av, n w cor 10th st, erect brick retaining wall; cost, \$300; owner, St. Johns Church, premises. Plan No. 1572.

LONG ISLAND CITY.—William st, n w cor Henry st, erect fence, 186x10; cost, \$500; own-er, Chas. A. Christman, 530 West 57th st, N. Y. C. Plan No. 1550.

Richmond.

CHURCHES.

BEACH ST & ST PAUL'S AV, n e cor, 2 & 3-sty brick church and parish house, 55x100; cost. \$80,000; owner, Evangelical Lutheran Church; architects, Upjohn & Conable. Plan No. 321.

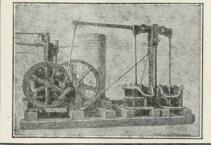
DWELLINGS.

DWELLINGS.

MANHATTAN ST, e s, 1250 n Depew, Tottenville, 1-sty frame dwelling, 18x20; cost, \$4,000; owner, David Percentinl, Tottenville; builder, Jos. H. Cummings, Tottenville. Plan No. 353.

CRESCENT AV, n s, bet Jersey and Birchwood avs, New Brighton, 2-sty frame dwelling, 20x30; cost, \$3,000; owner and architect, Henry F. Comtois, New Brighton; builder, Peter Lersen. Plan No. 354.

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CRESCENT & BISMARK AVS, s e cor, New Brighton, 2-sty frame dwelling, 20x30; cost, \$3,000; owner and architect, Henry F. Contois, New Brighton; builder, Peter Larsen, New Brighton. Plan No. 355.

BACHANON AV, w s, 240 s w Bk rd, Staten Island, 1-sty frame dwelling; cost, \$150; owners, Commonwealth Building Co., 50 Church st, N. Y. C.; architect and builder, G. E. Halstead, 50 Church st, N. Y. C. Plan No. 314.

CRESCENT AV, n s, 400 e Boulevard, Great Kills, 1-sty frame bungalow, 16x28; cost, \$500; owner, Otto Roman, 350 18th st, Weehawken, N. J.; architect and builder, Gustave Ross, 301 Madison st, Hoboken, N. J. Plan No. 325.

DANIEL LOW TERRACE, e s, 100 n Vine st, New Brighton, four 2-sty frame dwellings, 29x

28; cost, \$18,000; owner, Alonzo B. Pouch, New Brighton; architect, Fred. Putnam Platt, 1123 Broadway, N. Y. C. Plan No. 312.

ELM AV, n s, 40 w 3d st, Grant City, 1-sty frame bungalow, 12x26; cost, \$330; owner, Blanche Lesurd, 377 East 157th st, N. Y. C.; builder, Al Alverson, Grant City. Plan No. 346.

END OAKWOOD LANE, w s, Oakwood, 1-sty frame home, 39x20; cost, \$700; owner, Land & Sea Church, 61 Henry st, N. Y. C.; builders, Drake & Bush, Port Richmond. Plan No. 332.

HIGHLAND AV, w s, 350 s Amboy rd, Great Kills, 2-sty frame dwelling, 26x38; cost, \$2,-900; owner, Geo. W. Swanson; architect, I. E. Wort, Rossville; builders, Schmidt & Borkes-ley, Rossville. Plan No. 326.

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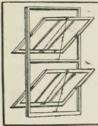
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BROOKLYN

Plans Filed, Richmond (Continued.)

JAMES ST, w s, 175 n Chestnut st, Staten Island, 2-sty frame dwelling, 22x28; cost, \$2,-400; owner, Emily F. Collins, Tottenville; architect and builder, Chris. Petersen, Tottenville. Plan No. 315.

LAUREL AV, s s, 1085 e Van Duzer, Stapleton, 2-sty frame dwelling, 22x29; cost, \$2,000; owner, Wm. Kennettier, Stapleton; architect and builder, Thos. Cummings, Stapleton. Plan No. 351.

0. 531. LINCOLN AV, n s, 80 e 2d st, Midland Beach, sty frame bungalow, 12x20; cost, \$75; owner, r, F. Schmidt, 231 Tremont av, Bronx; builder, E. Kottenbach, 55 Duane st, N. Y. C. Plan o. 316.

LINCOLN AV, n s, 40 w 2d st, Grant City, 1-sty frame bungalow, 14x30; cost, \$450; owner, M. F. Fleischhouse, 58 West 135th st, N. Y. C.; builder, A. Alverson, Midland Beach. Plan No. 343.

MIDLAND AV, n s, 80 w 7th st, Grant City, 1-sty frame bungalow, 14x30; cost, \$375; owner, Mrs. P. Cassidy, 149 West 128th st, N. Y. C.; builder, A. Alverson, Midland Beach. Plan No. 342.

MIDLAND AV, w s, 60 e 3d st, Grant City, 1sty frame bungalow, 14x30; cost, \$400; owner,
Ralph Esposito, 337 8th av, N. Y. C.; builder,
A. Alverson, Midland Beach. Plan No. 341.

NEPTUNE ST, e s, 250 s Britton lane, New
Dorp, 1-sty frame bungalow, 24x28; cost, \$305;
owner, Mrs. V. J. Gallagher, 508 West 178th st;
builder, Aug. Mathon, Grant City. Plan No.
335.

NEPTUNE ST, e s, 280 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x28; cost, 8305; owner, Mrs. W. J. Gallagher, 508 West 178th st; builder, Aug. Mathon, Grant City. Plan No. 348.

Plan No. 348.

NEPTUNE ST, w s, s w cor Britton la, New Dorp, 1-sty frame bungalow, 14x32; cost, \$410; owner, A. E. Willis, 315 4th av; builder, Aug. Mathon, Grant City. Plan No. 349.

NEW DORP LA, w s, 260 n Cedar Grove, New Dorp, 1-sty frame bungalow, 14x31; cost, \$415; owner, A. Debus, 550 7th av, N. Y. C.; builder, Aug. Mathon, Grant City. Plan No. 350.

ON BEACH, 75 e Broadway, South Beach, 1-sty frame bungalow, 14x22; cost, \$150; owner, W. E. Osborn, 58 Moffett st, Brooklyn; builder, A. T. Nichol, West New Brighton. Plan No. 317.

OLD ST RD, e s, 70 s Merrill av, Bull's Head, 2-sty frame dwelling, 20x28; cost, \$2,300; owner, Michele Menditto, Bull's Head; architect and builder, Jos. Fortora, Bull's Head. Plan No. 339.

MIDLAND AV, e s, 60 s 9th st, Grant City, 1-sty frame bungalow, 14x22; cost, \$300; owner, Rose Ewald, 139 Beech st, Yonkers; builder, Chas. E. Lockwood, Midland Beach. Plan No.

SOUTH AV, e s, 800 s Railroad, Mariner's Harbor, 2-sty frame dwelling, 20x37; cost, \$1,-000; owner, A. Kruger, Mariner's Harbor; architect and builder, James Fish, Stapleton. Plan No. 310.

No. 310.

SEASIDE BOULEVARD, s s, 150 n Sea av, South Beach, 1-sty frame bungalow, 18x30; cost, \$300; owner and builder, Chas. Adrien, 53 Beaver st, N. Y. C. Plan No. 323.

WATERSIDE ST, n s, 120 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x26; cost, \$423; owner, James Flynn, New York City; builder, B. B. Babbitt, New Dorp. Plan No. 327.

WILLARD AV, w s, 40 n Watchoqu rd, West New Brighton, 2-sty frame dwelling, 24x30; cost, \$3,500; owner, G. H. Turner, West New Brighton; architect, Orson Makely, New Bright-on; builder, G. Erickson, West Brighton. Plan No. 329.

WEST BANK RD, w s, 80 n Vedder av, Granteville, 2-sty frame dwelling, 20x32; cost, \$1,500; owner, Geo. Gale, Jr., Granteville; architect and builder, F. Depuy, Granteville. Plan No. 338,

6. 538, 6TH ST, s s, 160 e Midland av, Midland each, 1-sty frame bungalow, 12x26; cost, \$300; wner, John Lane, 257 West 68th st, N. Y. C.; uilder, Chas. E. Lockwood, Midland Beach.

Dullder, Chas. E. Lockwood, Midland Beach. Plan No. 330.

6TH ST, w s, 200 n Midland av, Midland Beach, 1-sty frame bungalow, 16x20; cost, \$332; owner, Arthur O. Buis, 581 West 48th st, N. Y. C.; builder, Frank E. Parsons, Midland Beach. Plan No. 337.

6TH ST, e s, 100 — Midland av, Grant City, 1-sty frame bungalow, 14x30; cost, \$600; owner, Thos. J. Hanley, Grant City; builder, A. Alverson, Grant City. Plan No. 345.

22D ST, s s, 160 e Elm av, Grant City, 1-sty frame bungalow, 12x26; cost, \$275; owner, Dr. F. K. Ruff, 343 West 23d st; builder, A. Alverson, Midland Beach. Plan No. 344.

BAYWAY, e s, 275 s Arlington av, Tottenville, 1-sty frame bungalow, 20x39; cost, \$700; owner, E. G. Johansen, Tottenville; builder, J. Johanson, Tottenville. Plan No. 347.

MUNICIPAL WORK.

CLOVE AV. s s, 75 e Targee st, Stapleton, 3-sty brick fire-house, 43x74; cost, \$46,500; owner, City of New York; architects, MacDonald & Reddy, N. Y. C. Plan No. 324.

SHOPS.

AMBOY RD. ns. 380 e Richmond Valley rd. Richmond Valley, 1-sty frame harness shop, 14 x26; cost. \$550; owner, M. C. Agress, Tottenville; builder, G. Dessosway, Tottenville. Plan No. 322.

CHURCH ST, e s, 100 s Broadway, Totten-ville, 1-sty frame blacksmith, 20x26; cost, \$95; owner, Tottenville Copper Co., Tottenville; builder, Hans M. Madsen, Tottenville. Plan No.

STABLES AND GARAGES.

ODER AV, w s, 150 w Clove av, Stapleton, 1-sty frame stable, 15x27; cost, \$100; owner, Fred. Hassel, Stapleton; builder, August Steinert, Stapleton. Plan No. 318.

MISCELLANEOUS.

CASTLETON & BRIGHTON AVS, s e cor, Tompkinsville, 1-sty frame waiting room, 10x 20; cost, \$75; owner, Chas. Jensen, Tompkinsville; architect and builder, John Karlson, Tompkinsville. Plan No. 340.

CLOVE AV, 400 n of, 50 w S. I. R. R., Stapleton, 1-sty frame galvanized plant, 25x50; cost, \$800; owners, C. D. Durkee & Co., 2 South st, N. Y. C.; builders, Condit & Berry, 2 South st, N. Y. C. Plan No. 319.

MIDLAND AV, s s, Midland Beach, 1-sty

st, N. Y. C. Plan No. 319.

MIDLAND AV, s s, Midland Beach, 1-sty frame stand, 12x30; cost, \$200; owners, Hinchcliff Bros., Midland Beach; builder, Gustav Penet, Grant City. Plan No. 334.

MAGUIRE RD, e s, 600 s Woodrow st, Princes Bay, 1-sty frame chicken house, 16x30; cost, \$75; owner, Mr. Semaline, MacDougal st, N. Y. C.; builder, Ed. Hornan, Princes Bay. Plan No. 320.

VAN DUZER & YOUNG STS, s e cor, Stapleton, 1-sty frame shed, 20x22; cost, \$50; owner and builder, John Schultes, Stapleton. Plan No. 336.

SOUTH BEACH AV, w s, 288 s Old Town rd, outh Beach, 1-sty frame chicken house, 12x 4; cost, \$150; owner, Mrs. J. McKay, Southeach; builder, Di Brizzi, Stapleton. Plan No.

3D ST, 219, New Dorp, 1-sty frame shed, 23 x24; cost, \$75; owner and builder, Jos. P. Detroit, New Dorp. Plan No. 352.

PLANS FILED FOR ALTERATIONS.

Manhattan,

BROAD ST, 64-68, reset present projections to 10-sty brick offices; cost, \$1,000; owner, Valentine Bldg Co., Alfred H. Morris, Pres., 64-68 Broad st; architect, Chas. H. Richter, 64-68 Broad st. Plan No. 1273.

CHARLES ST, 161, rear extension to 3-sty brick garage; cost, \$5,500; owner, Ernest G. W. Woerz, 1 East 63d st; architect, Edward Hahn, Eridge Plaza, L. I. City; builder, Louis Weber Building Co., 1 Madison av. Plan No.

CHRISTOPHER ST, 129, new windows and store fronts to 4-sty brick stores and tenement; cost, \$1,000; owners, Edward Smith Est., George R. Smith, Exr., 154 Greenwich st; architect, Chas. M. Straub, 147 4th av. Plan No. 1280.

COOPER SQ, 5, masonry, new partitions and plumbing to 4-sty brick tenement and store; cost, \$600; owners, Germania Fire Ins. Co., Geo. B. Edwards, Pres., 62 William st; architect, Henry Klein, 505 East 15th st. Plan No. 1359.

DIVISION ST, 253-255, new partitions, plumbing, lighting and repair to 3-sty brick dwelling; cost, \$1,500; owners, The Rudolph Wallach Co., Jos. H. Newman, Pres., 68 William st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 1332.

Plan No. 1332.

EAST HOUSTON ST, 242, alterations to 5-sty brick tenement; cost, \$8,000; owner, Eliza S. Kernochan, 174 Madison av; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1293.

EAST HOUSTON ST, 273, carpentry and masonry to 3-sty brick stores and dwelling; cost, \$250; owner, Lillian Weber, Broadway and 29th st; architect, Otto Reissmann, 30 1st st. Plan No. 1284.

EXCHANGE PL, 26, removes sidewalk encroachments to 10-sty brick and stone offices; cost, \$1,000; owners, Farmers' Loan & Trust Co., Edwin S. Marston, Pres., 22 William st, architect, Robt. Lieshman, 22 William st. Plan No. 1282.

EXCHANGE PL, 20-24, remove building projections to 16-sty brick and stone offices; cost, \$1,000; owners, Farmers' Loan & Trust Co., Edwin S. Marston, Pres., 22 William st; architect, Robt. Leichman, 22 William st. Plan No. 1283.

FORSYTH ST, 46, new partitions, masonry and plumbing to 6-sty brick public school; cost, \$750; owner, Board of Education, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av; architect, C. B. J. Snyder, 500 Park store and lofts; cost, \$1,000; owner, Ernest E. Lorillard, 149 Broadway; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 1362.

HORATIO ST, 81, masonry and clumbing to

HORATIO ST, 81, masonry and plumbing 4-sty brick tenement; cost, \$275; owner, Jo Steineck, 50 Bank st; architects, Cantor Levingson, 39 West 38th st. Plan No. 1275.

HUDSON ST, 303-321, water softener of 40,000 gals. to 9-sty brick factory; cost, \$750; owner, Henry Heide, 84 Vandam st; architects, Maynicke & Franke, 2 Madison Sq N. Plan No. 1357.

MADISON ST, 168, masonry and new partitions to 4-sty brick tenement; cost, \$600; owner, Morris Stitch, 168 Madison st; architect, Morris Schwartz, 394 Bowery. Plan No. 1268.

MADISON ST, 228, reset stairs and erect dumbwaiter shaft to 4-sty brick loft; cost, \$250; owner, Jacob Sapherstein, 228 Madison st; architect, Lawrence E. Spillane, 245 East 80th st. Plan No. 1308.

NASSAU ST, 72-74, masonry and new store front to 4-sty brick stores and lofts; cost, \$625; owner, George Ehret, 93d st and 3d av; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1315.

Plan No. 1315.

NASSAU ST, 55, new iron columns and store front to 5-sty brick offices and stores; cost, \$450; owner, Caroline T. Kissel, 32 Liberty st; architect, Leonitas E. Denslow, 44 West 18th st. Plan No. 1270.

NASSAU ST, 5, removal of encroachments to 23-sty office building; cost, \$2,000; owners, The Hanover National Bank, William Woodward, president, Pine and Nassau sts. Plan No. 1334.

PEARL ST, 159, alterations to 5-sty brick bank and offices; cost, \$15,000; owners, Seaman's Bank for Savings, 76 Wall st; architect, Ernest Greene, 5 Beekman st. Plan No. 1276.

PECK SLIP, 43, masonry and new smoke rooms to 4-sty brick store and lofts; cost, \$5,000; owners, The General Fish Co., Chas. Cohen, president, 35 Essex st; architects, Comyons & Todaro, 147 4th av. Plan No. 1335.

yons & Todaro, 147 4th av. Plan No. 1335.

SPRING ST, 206, new marquise, elevator shaft and fireproof doors to 5-sty brick warehouse; cost, \$1,000; owners, Trautine & Latorrace, 206 Spring st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1264.

VESEY ST, 57, reset store front to 4-sty brick store; cost, \$100; owner, Estate of Henry Cory, 207 Greenwich st; architect, Ralph V. Kennelly, 1 Condict st, Jersey City, N. J. Plan No. 1265.

VESEY ST, 90, steel and iron awning to 31/2-sty brick store and loft; cost, \$450; owner, Wm. McCarren, 90 Vesey st; architect, A. Mugler, 1905 Davidson av. Plan No. 1312.

McCarren, 90 Vesey st; architect, A. Mugler, 1905 Davidson av. Plan No. 1312.

WALL ST, 40-2, 2-sty extension to 12-sty brick and stone offices; cost, \$3,000; owners, Merchants' National Bank, Stephen Baker, president, 40-2 Wall st; architect, James B. B. Baker, 156 5th av. Plan No. 1271.

WASHINGTON ST, 699, masonry to 4-sty brick offices; cost, \$250; owners, The Fleischmann Co., Julius Fleischmann, president, Cincinnati, Ohio; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 1272.

WEST ST, 250-3, new tanks, supports and enclosures to 11-sty brick factory; cost, \$30,000; owners, Varick Realty Co., 398 Washington st, Geo. P. Dixon, president, 2 Wall st; architect, Clarence L. Sefert, 110-12 West 40th st. Plan No. 1267.

WHITE ST, 2 masonry and

WHITE ST, 2, masonry and new store fronts to 2-sty brick restaurant and store; cost, \$200; owner, Christian F. Miller, 205 Hewes st, Brooklyn; architect, Max Cohen, 280 Bedford av, Brooklyn. Plan No. 1291.

Brooklyn; architect, Max Cohen, 280 Bedford av, Brooklyn. Plan No. 1291.

3D ST, 306-8 East, iron beams to 3-sty brick dwelling and bath; cost, \$1,000; owner, Audubon Mortgage Co., 160 Nassau st; architect, Jacob Fisher, 25 Av A. Plan No. 1266.

6TH ST, 252-256, reset store front to 4-sty brick stores and loft; cost, \$200; owners, Benjamin Sprink et al, 275 6th av; architect, Chas. Gens, 158 7th av. Plan No. 1278.

7TH ST, 130-132 East, masonry, new store and partitions to 7-sty brick store and lofts; cost, \$10,000; owner, L. W. Schwenk, 294 Bedford av, Brooklyn; architect, John Bergensen, 153 West 126th st. Plan No. 1354.

8TH ST, 7 West, masonry and new partitions to 3-sty brick residence; cost, \$600; owner, Hannah E. Walke, P. O. Box 84, Ossining, N. Y.; architect, Henry H. Holly, 39 West 27th st. Plan No. 1281.

STH ST, 26 West, alterations to 3-sty brick dwelling; cost, \$600; owner, Robt. M. Bush, 347 5th av; architect, Robt. Hyde, 28 East 23d st. Plan No. 1314.

dwelling; cost, \$000; owher, Rob. M. Bush, 347 5th av; architect, Robt. Hyde, 28 East 23d st. Plan No. 1314.

STH ST, 49 East, new stairs and store front to 4-sty brick store and lofts; cost, \$500; owners, Sallors' Snug Harbor Association, 31 Nassau st; architect, Richard Deeves, 58 West 83d st. Plan No. 1304.

16TH ST, 358-364 West, masonry to 6-sty brick warehouse; cost, \$250; owner, Edward W. C. Arnold, 30 Broad st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1310.

16TH ST, 114-16, 7.500-gal. steel pressure tank to 12-sty brick lofts; cost, \$1,100; owner, 16th St. Realty Co., Alex. S. Fisher, president, 66 Broadway; architect, Earl C. Maxwell, 30 Church st; Earl C. Maxwell Co., builders, 30 Church st. Plan No. 1351.

22D ST, 527-529 West, masonry and new door to 2, 4 and 5-sty brick warehouse; cost, \$200; owners, Chas. R. Christy et al, 149 Broadway; lessee, American Tobacco Co., 111 5th av; architect, W. B. Rosencrantz, 111 5th av. Plan No. 1292.

27TH ST, 57 West, rear extension to 4-sty brick stores and offices; cost, \$2,000; owners, Est. of Townsend Underhill, A. D. Weeks, exr., 45 William st; architect, Thos. H. Styles, 1451 Broadway. Plan No. 1316.

29TH ST, 321-323 West, masonry, new roof, stairs and partitions to 4-sty brick dwelling; cost, \$1,800; owner, Frederick Paffet, 328 West 29th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1217.

29TH ST, 12 to 16 East, masonry and new stairs to three 3 and 4-sty brick dwelling;

29th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1217.

29TH ST, 12 to 16 East, masonry and new stairs to three 3 and 4-sty brick dwellings; cost, \$150; owner, Convent of Marie Repartrice, 16 East 29th st; architect. Adolph Balschun, 483 Willis av. Plan No. 1305.

31ST ST, 230 West, rear extension to 4-sty brick laboratory; cost, \$1,000; owner, Caswell-Massey Co., 230 West 31st st; architect, Clarence W. Meyers, 165 Broadway. Plan No. 1330.

34TH ST, 45 West, fireproof shed to 12-sty brick stores and offices; cost, \$175; owner, Monolith Realty Co., Samuel Green, Pres., 45 West 34th st. Plan No. 1331.

3STH ST, 134 West, masonry, new stairs and show window to 2-sty brick shoe store; cost, \$800; owner, John G. Wendel, 175 Broadway; architects, Seymour & Schonewald, 7 West 42d st. Plan No. 1279.

41ST ST, 303 West, masonry and general repairs to 4-sty brick restaurant and dwellings; cost, \$250; owner, Bernard Kalsch, 252 West 76th st; architect. Henry 0tis Austin, Grand Central Terminal Building. Plan No. 1338.

43D ST, 548 West, new partitions and plumbing to 5-sty brick tenement; cost, \$250; owner, Chas. P. Caldwell, 56 Ives st, Forest Hills, Queens; architect, Fred. Jacobsen, 132 East 23d st. Plan No. 1326.

44TH ST, 203 East, alterations to 4-sty brick tenement; cost, \$15,000; owner, Henry Hof, 86 Argyle rd, Brooklyn; architect, M. J. Harrison, 230 Grand st. Plan No. 1296.

46TH ST, 120 West, new partitions and plumbing to 5-sty brick school; cost, \$1,350; owner, Board of Education, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1323.

46TH ST, 335 East, side extension to 2-sty brick studio; cost, \$10,000; owners, Donnelly & Rini, 45 West 54th st; architect, William A. Delano, 4 East 39th st. Plan No. 1367.

48TH ST, 30 West, masonry for new entrance to 4-sty brick residence and office; cost, \$3,000; owner, Dr. Wm. H. Vanden Burg, 30 West 48th st; architect, H. F. Ballantyne, 244 5th av. Plan No. 1286.

50TH ST, S1 West, new stairs and store front to 5-sty brick stores and tenement; cost, \$500; owner, Thacher Estate, Yarmouth, Mass.; ar-chitect, Jas. W. Cole, 403 West 51st st. Plan No. 1306.

54TH ST, 39 West, fireproof elevator shaft to 4-sty brick and stone residence; cost, \$900; owner, John T. Willets, 39 West 54th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1339.

No. 1339.

55TH ST, 28 East, front extension and 2-sty addition to 4-sty brick store and apartments; cost, \$20,000; owner, S. H. Freeman, 34 Pine st; architect, E. Wilbur, 120 Liberty st. Plan No. 1336.

57TH ST, 238-44 East, masonry and iron glass partitions to 4-sty brick school; cost, \$1,400; owner, Board of Education, 500 Park av; 3rchitect, C. B. J. Snyder, 500 Park av. Plan No. 1347.

1347.

57TH ST, 26 East, masonry, new store front and elevator shaft to 6-sty brick and stone interior decorative; cost, \$8,000; owner, John H Rogers, 26 Broadway; lessee, Frank N. Dowling, Far Rockaway, N. Y.; architect, Wm. G. Hamessen, 473 5th av. Plan No. 1356.

5STH ST, 35-41 East, side extension and 1-sty addition to 2-sty brick garage; cost, \$15,-000; owner, John D. Crimmins, 41 East 68th st; architect, Eli Benedict, 1947 Broadway. Plan No. 1365.

59TH ST, 430 East, alterations to 6-sty brick lofts; cost, \$500; owner, Samuel Hegman, 66 Broadway; architect, Frank J. Schercik, 4168 Park av. Plan No. 1313.

59TH ST, 318-320 East, electric sign to 5-sty

Park av. Plan No. 1313.

59TH ST, 318-320 East, electric sign to 5-sty brick stores and dwelling; cost, \$75; owner, Chas. J. Schlesinger, 7 Stanton st; builder, O. J. Gude Co., 220 West 42d st. Plan No. 1302.

63D ST, 220 East, new floor, doors and plumbing to 5-sty brick public school; cost, \$750; owner, Board of Education, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 1324.

No. 1324.

647H ST, 26 East, masonry, fireproofing, new elevator and shaft to 4-sty brick and stone dwelling; cost, \$1,000; owner, Mrs. Louise Tillinghast, 26 East 64th st; architect, Chas. H. Dalhauser, 441 East 85th st; builders, Muldoon Bros., 1245 Madison av. Plan No. 1318.

657H ST, 143-53 West, masonry, partitions and fireproof doors to 5-sty brick High School Commerce; cost, \$1,200; owner, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1349.

70TH ST, 155 East, rear extension to 5-sty brick dwelling; cost, \$10,000; owner, Dr. Dever S. Byard, 155 East 70th st; architects, Trowbridge & Ackerman, 62 West 45th st. Plan No. 1277.

73D ST, 163 East, masonry and new terra cotta partitions to 2-sty brick garage; cost, \$300; owner, James McLean, 99 John st; architect, Patrick J. Murray, 2 Mitchell pl; builder, A. Hamilton & Sons, 116 East 28th st. Plan No. 1368.

77TH ST, 336 West, masonry to 5-sty brick and stone residence; cost, \$150; owner, Emelda B. Chisholm, 336 West 77th st; architect, Francis W. Ullman, 1431 Lexington av. Plan No. 1301.

1301.

79TH ST, 120 East, sleeping compartment on roof to 4-sty brick dwelling; cost, \$1,500; owner, R. Stuyvesant Pierrepont, 120 East 79th st; architect, Howard M. Peck, 25 East 26th st; builders, James McWalters & Sons, 2432 Broadway. Plan No. 1340.

S3D ST, 218 West, front extension to 3-sty brick express station; cost, \$2,000; owners, Borough Express, Fred H. Platt, president, 2 Rector st; architect, John W. Kearney, 220 West 107th st. Plan No. 1343.

S6TH ST, 169 East, rear extension to 4-sty

107th st. Plan No. 1343.

S6TH ST, 169 East, rear extension to 4-sty brick offices; cost, \$10,000; owner, Loew's Theatrical Enterprise, Marcus Loew, president, 260 West 42d st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1342.

SSTH ST, 1 West, new elevator enclosure to 5-sty brick and stone club; cost, \$5,000; owners, The Progress Club, Louis Steckler, Pres, 61 West 88th st; architect, Henry B. Herts, 35 West 31st st. Plan No. 1300.

SSTH ST, 108-10 East, masonry and new partitions to 5-sty brick school; cost, \$8,650; owner, Board of Education, 500 Park av; architect C. B. J. Snyder, 500 Park av. Plan No. 1348.

95TH ST, 312-18 East, side extension to 5-say brick factory; cost. \$7,500; owners, Cen-tral Star Verein, Fred Hauff, president, 312-18 East 95th st; architects, Felber Engineering Works, John J. Plunkett, president, 103 Park av. Plan No. 1345.

100TH ST, n s, 145 e 5th av, addition to roof to 5-sty brick hospital; cost, \$2,000; owners, K. Sinai Hospital, J. Goodhart, Vice-Pres., 100th st and 5th av; architect Arnold W. Brunner, 101 Park av. Plan No. 1329.

100TH ST, 235 East, building raised to 1-sty brick lofts; cost, \$1,000; owner, Leonhard Weill, 128 Broadway; architect, Geo. Dress, 1436 Lex-ington av. Plan No. 1337.

101ST ST, s s, 130 e 5th av, new entrance to 5-sty brick kitchen; cost, \$600; owners, Mt. Sinai Hospital, J. Goodhart, Vice-Pres, 100th st and 5th av; architect, Arnold W. Brunner, 101 Park av. Plan No. 1327.

103D ST, 5-15 East, masonry and new parti-tions to 5-sty brick school; cost. \$3,500; own-er, Department of Education, 500 Park av; arch-itect, C. B. J. Snyder, 500 Park av. Plan No. 1350.

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., May 5, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on the 16th day of June, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Rochelle, Ill. The building is one story, basement, and mezzanine, and has a ground area of approximately 4,000 square feet; fireproof construction except the roof, brick and stone facing, and tin roof. Drawings and specifications may be obtained from the custodian at Rochelle, Ill. or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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116TH ST, 147 East, masonry, iron and new partitions to 4-sty brick stores and dwelling cost, \$2,500; owner, Edgar N. Sidman, 147 Eas 116th st; architect, Herman J. Pringel, 30 East 59th st. Plan No. 1303.

East 59th st. Plan No. 1303.

121ST ST, 21 West, masonry and new partitions to 4-sty brick sanitarium; cost, \$150; owners, Farmers Loan & Trust Co., Edwin S. Marston, Pres., 22 William st; architect, Robt. Leichman, 22 William st. Plan No. 1307.

135TH ST, 46 West, masonry and steel to 2-sty brick printing office; cost, \$500; owner, Christian N. Meyer, 151 East 23d st; architect, Henry Davidson, 400 West 23d st; builders, Watson Constn. Co., 123 William st. Plan No. 1366.

AV A, 66, new partitions and skylight to 4-sty brick tenement and stores; cost, \$500; owner, Margarite Keonig, 66 Av A; architect, Otto Reissmann, 30 1st st. Plan No. 1361.

BOWERY, 104-106, reset stage to 4-sty brick tenement and stores; cost, \$800; owner, Joseph R. Husson, 360 West 57th st; architect, Otto Reissmann, 30 1st st. Plan No. 1360.

BOWERY, 312-14, masonry, new stage and fireproofing to 3-sty brick store, loft and theatre; cost, \$3,000; owner, Abraham King, 527 Broadway; architect. Louis A. Sheinart, 194 Bowery. Plan No. 1329.

Plans Filed-Alterations (Continued).

BROADWAY, 371, alterations to 5-sty brick lofts; cost. \$5,000; owner, Carlton C. Peck, 2010 Broadway; architect, J. A. Hays, 2010 Broadway. Plan No. 1294.

BROADWAY, 1776-1778, metal roof, frame, to 4-sty brick lofts and offices; cost, \$2,000; owner, Benjamin Eichberg, 65 Nassau st; lessees, Kelly Springfield Tire Co., 1776 Broadway; builders, Bofinger Bros., 146 East 42d st. Plan No. 1285. sees, Kell builders, No. 1285.

builders, Bofinger Bros., 146 East 42d st. Plan No. 1285.

BROADWAY, 945-53, new stairway and wire glass partitions to 23-sty brick offices; cost, \$1,-600; owners, U. S. Realty & Improvement Co., Louis Bustanoby, president, 949 Broadway; architect, Nathan Korn, 1042 Southern Boulevard. Plan No. 1341.

BROADWAY, 138 East, rearranged partitions and new plumbing to 3-sty brick store and dwelling; cost, \$500; owner, John G. Wendall, 175 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1355.

BROADWAY, 290-294, alterations to 15-sty brick offices; cost, \$5,000; owners, Robert Dunn Douglas et al, Orange, N. J.; architect, Chas. H. Richter, 68 Broad st. Plan No. 1352.

BROADWAY, 189-191, reset building encroachments to 6-sty brick offices and stores; cost, \$3,000; owners, Oceanic Investing Co., Arthur E. Thorne, Pres., 49 Wall st; architect, Brutus Gurdlach, 185 Madison av. Plan No. 1358.

LENOX AV, 461, steel columns, wooden gird-

Thorne, Pres., 49 Wall st; architect, Brutus Gurdlach, 185 Madison av. Plan No. 1358.

LENOX AV, 461, steel columns, wooden girder to 3-sty brick stores and apartments; cost, \$200; owners, The Society of Methodist Episcopal Church, 150 5th av; architect, Robt. A. Fash, 163 West 20th st; builder, William Hopper, 229 West 50th st. Plan No. 1325.

MADISON AV, 1666, new marquise to 3-sty brick store and hall; cost, \$300; owner, Cyrille Cavean, 796 6th av; architect, Nathan Langer, 81 East 125th st. Plan No. 1299.

PARK AV, 1024, front and rear extension to 5-sty brick dwelling; cost, \$10,000; owner, Amos R. E. Pinchot, 60 Broadway; architect, Fred S. Keeler, 140 Cedar st. Plan No. 1298.

PARK AV, 1541, new partitions and toilet to 5-sty brick tenement; cost, \$200; owner, Julius Bachrach, 149 Broadway; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1287.

PARK AV, 1022, front and rear extension to 5-sty brick and stone dwelling; cost, \$10,000; owner, Amos R. E. Pinchot, 60 Broadway; architect, Fred S. Keeler, 140 Cedar st. Plan No. 1346.

2D AV, 530, masonry and new store front to

2D AV, 530, masonry and new store front to 4-sty brick store and tenement; cost, \$7,000; owner, Barnet Bexkowsky, 532 2d av; architect, Otto A. Standt, 966 2d av. Plan No. 1311.

3D AV, 2140, rear extension to 4-sty brick store and lofts; cost, \$2,000; owner, Herman L. Bleir, 2048 3d av; architect, Nathan, Langer, 81 East 125th st. Plan No. 1363.

Bast 125th st. Plan No. 1363.

3D AV, 1094, new show windows to 5-sty brick stores and tenement; cost, \$350; owner, Julius Bachrach, 1238 3d av; architect, Wm. Huenerberg, 666 East 164th st. Plan No. 1364.

4TH AV, 405, new window, plumbing and partitions to 4-sty brick store and dwelling; cost, \$250; owner, Barnum Pitt, 77 Hudson st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1263.

Plan No. 1263.

5TH AV, 538-540, masonry, new partitions and plumbing to 5-sty brick stores and loft; cost, \$1.500; owner, Theodore C. Marceau, 258 5th av; architects, Townsend, Steinle & Haskell, 1320 Broadway. Plan No. 1274.

1320 Broadway. Plan No. 1274.

5TH AV, 103, concrete retaining wall to 8-sty brick lofts and offices; cost, \$400; owner, Frank Waller, Morristown, N. J.; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 1309.

6TH AV, 731-735, masonry and new show window to 4-sty brick store and offices; cost, \$1,000; owner, John McDermott, 102 West 42d st; architect. Geo. Hof, Jr., 371 East 158th st. Plan No. 1321.

6TH AV, 342, masonry, new stairs and plumbing to 5-sty brick and stone hotel; cost, \$5,000; owner, C. J. Parks, 235 West 103d st; architect, Paul C. Hunter, 191 9th av. Plan No. 1319.

No. 1319.

6TH AV, 1047, alterations to 3-sty brick store and dance hall; cost, \$520; owner, John Winters, 1047 6th av; architect, Chas. Sandhof, 771 Lexington av. Plan No. 1297.

6TH AV, 662-4, masonry and new show window to 5-sty brick stores and offices; cost, \$1,-800; owners, Sperry Realty Co., 2 West 45th st; Thos. A. Sperry, president, Cranford, N. J.; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1262.

6TH AV, 411. masonry, steel and recorded.

architect, Augustus N. Allen, 2 West 45th st. Plan No. 1262.

6TH AV, 411, masonry, steel and new show window to 4-sty store and office; cost, \$1,500; owner, Pauline Kuhlke et al, 72 Sterling av, Weehawken, N. J.; architects, Alex. S. Hedman, 371 Fulton st, Brooklyn. Plan No. 1269.

6TH AV, 854, reset store front to 3-sty brick stores and dwelling; cost, \$300; owners, Est. of Wm. P. Woodlock, Chas. G. Koss, Trustee, 256 Broadway; architects, De Rose & Caveleri, 2333 1st av. Plan No. 1288.

6TH AV, 860, masonry and new store front to 3-sty brick stores and dwelling; cost, \$500; owners, Est. Wm. P. Woodlock, Chas. G. Koss, Trustee, 256 Broadway; architects, De Rose & Caveleri, 2333 1st av. Plan No. 1289.

7TH AV, 719, electric sign to 4-sty brick store and lofts; cost, \$500; owner, Felix Osman, 5 East 40th st; builders, Strauss & Co., 442 West 42d st. Plan No. 1290.

7TH AV, 65, alterations to 3-sty brick dwelling; cost, \$100; owner, John Fackinger, Summit, N. J.; architects, Gross & Kleinberger, Bible House. Plan No. 1295.

7TH AV, 711-15, alterations to 3 & 4-sty brick store and dwelling; cost, \$4,000; owner, Fred F. Fruect, 106 5th av; architect, Chas, B. Meyers, 1 Union sq west. Plan No. 1333.

9TH AV, 562, alterations to 4-sty brick dwelling; cost, \$1,500; owner, Bernard Courtney, on premises; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1353.

BLOCK BOUNDED BY 98TH AND 99TH STS, 1ST AND 2D AVS, side extension to 1-sty brick gas house; cost, \$1,500; owner, Consolidated Gas Co., Geo. B. Cortelyou, Riverdale, N. Y. C.; architect, W. Cullen Morris, 102 Franklin pl, Flushing, L. I. Plan No. 1320.

Bronx.

JENNINGS ST, No. 797, 1-sty brick extension, 15x8, to 3-sty frame tenement; cost, \$500; owner, Louis Schaefer, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 209.

242D ST, s s, 205.3 e White Plains av, 1-sty frame and new slate roof to 2½-sty frame dwelling; cost, \$3.500; owner, A. J. Kimmerle, 72 Perry st; architect, Robt. Skrivan, 4436 Carpenter av. Plan No. 206.

ARTHUR AV, w s, 208 s Pelham av, move 3-sty frame store and dwelling; cost, \$1,000; owner, Francesco Vacca, on premises; archi-tect, Anthony Morelli, 2352 Arthur av. Plan No. 204.

BEACH AV, e s, 187.6 s Lacomb av, move 2-sty and attic frame dwelling; cost, \$500; owner, Annie Dillon, Boston Post rd and Longwood av; architect, J. Schwalbenberg, 2060 Westchester av. Plan No. 216.

BOSTON RD, s w cor 181st st, 1-sty frame extension, 31.1x54, to 2-sty frame store and storage; cost, \$1.000; owners, Land Realty Co., J. A. Steinmetz, 1009 East 180th st, Pres.; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 211. chitect, H. (

chitect, H. G. Steinmetz, 1007 East 180th st. Plan No 211.

FULTON AV, s e cor 168th st, 2-sty frame extension, 14x10, to 2-sty and attic frame dwelling; cost, \$800; owner, John Kingston, on premises; architect. Fred Hammond, 391 East 149th st. Plan No. 213.

MACLAY AV, s s, 100 e Zerega av, move three 2-sty frame dwellings; cost, \$2,500; owner. Mary Daly, 1471 Rowland st; architect, B. Ebeling, 134 Westchester sq. Plan No. 215.

POPHAM AV, e s, 65 n 176th st, 1-sty of frame built upon 1-sty frame extension of 2-sty frame dwelling; cost, \$475; owner. Herman Strunz, 1706 Popham av; architect, G. L. Lidston, 1581 Sedgwick av. Plan No. 212.

VYSE AV, 1465, 1-sty frame extension, 21x 14.6 to 2-sty frame store and dwelling; cost, \$500; owner. Mrs. Emma McManus, on premises; architect, Wm. A. Giesen, 1433 Bryant st. Plan No. 207.

WATERBURY AV, e s, 204.09 n 179th st.

No. 207.

WATERBURY AV. e s, 204.09 n 179th st, new store front to 2-sty frame store and dwelling; cost, \$300; owner, Mary Kenny, 2042 Washington av; architect. Chas. S. Clark, 401 Tremont av. Plan No. 205.

WILLETT AV. 3638, 1-sty frame extension, 15 x15 to 2½-sty frame dwelling; cost, \$800; owner. John O'Neill. on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 208.

MOTT HAVEN R. R. YARD, one, 158th st

Plan No. 208.

MOTT HAVEN R. R. YARD, opp. 158th st.
1-sty frame extension, 20.9x24, and new partitions, &c., to 1 and 2-sty frame and brick produce storage; cost. \$14,000; owners, N. Y. C.
4. H. R. R. Co., 70 East 45th st; architect, A. F.
Haldeman, 70 East 45th st. Plan No. 210.

Brooklyn.

Brooklyn.

BARRETT ST, s e cor Dumont av. extension to 2-sty store and dwelling; cost, \$600; owner. Bernard Silverstein, on premises; architects. S. Millman & Son, 1780 Pitkin av. Plan No. 2608.

CARROLL ST, n s, 254 e Smith st, interior alterations to 3-sty dwelling; cost, \$150; owner. Adeline Lockwood. 273 Carroll st; architect, W. J. Conway, 400 Union st. Plan No. 2595.

COLUMBIA ST, e s, 25 n Mill st, extension to 3-sty dwelling; cost, \$1,800; owner. Eugene Madigan, 75 Dikeman st; architect, S. H. Frank, 380 Bleecker st. Plan No. 2606.

COLUMBIA ST, w s, 40 n Carroll st, plumbing to 2-sty store; cost, \$100; owner, Jas. Freund. 260 Columbia st; architect, Michael Gold, 493 3d av, N. Y. Plan No. 2596.

COLUMBIA ST, s e cor Carroll st, exterior and interior alterations to 3-sty dwelling; cost, \$500; owner, Florence L. Leeds, 2249 Church av; architects. Brook & Rosenberg, 350 Fulton st. Plan No. 2683.

DEAN ST, s s, 138 e Brooklyn av, exterior alterations to 3-sty dwelling; cost, \$500; owner, Taide Dean st; architect, Geo. M. Lawton, 1330 East 15th st. Plan No. 2585.

ESSEX ST, w s, 310 s Ridgewood av, exterior and interior alterations to 3-sty dwelling; cost ond interior alterations of 3-sty dwelling; cost

ESSEX ST, ws. 310 s Ridgewood av, exterior and interior alterations to 3-sty dwelling; cost, \$250; owner, Annie J. Smith, 102 Essex st; architect, Louis F. Schilinger, 167 Van Siclen av. Plan No. 2657.

FULTON ST, n s, 49.6 e Ft Greene pl, exterior and interior alterations to 3-sty store and dwelling; cost, \$100; owner, Wm. L. Cameron. Blauvelt, N. Y.; architect, A. F. W. Leslie, 180 Montague st. Plan No. 2594.

lie, 180 Montague st. Plan No. 2594.

FURMAN ST, w s, 413 s Montague st, exterior and interior alterations to warehouse; cost, \$1,500; owner and architect, N. Y. Dock Co., 101 Bridge st, N. Y. Plan No. 2613.

GRAND ST, n s, 25 e Graham av, exterior alteration to 2-sty store and dwelling; cost, \$300; owner, Carrie M. Ralon, 727 Grand st; architect, Chas. Baur, Jr., 6 Bedford av. Plan No. 2704.

No. 2704.

HALSEY ST, s. 100 e Saratoga av, new electric sign; cost, \$300; owner, Society Centers Corp., 918 Halsey st; architects, Strauss & Co., 442 42d st, N. Y. Plan No. 2604.

HICKS ST, w s, 20 n Center st, plumbing to 2-sty shop; cost, \$175; owner, Mary Collins, 1616 8th av; architect, M. A. Dooley, 335 Columbia st. Plan No. 2592.

HICK ST, w s, 44.10 s Luqueer st, exterior and interior alterations to 3-sty dwelling; cost, \$175; owner, Frank Salatino, 698 Hick st; architect, Jas. Boyle, 367 Fulton st. Plan No. 2633.

IMLAY ST, n s, from Verona to Conover st, plumbing to 5-sty factory; cost, \$150; owner, N. Y. Dock Co., 10 Bridge st, N. Y.; architect, R. A. Austin, 174 Sands st. Plan No. 2687.

LEONARD ST, e s, 80 s Withers st, exterior and interior alterations to 3-sty dwelling; cost, \$150; owner, Franceso Madonna, 354 Leonard st; architect, C. P. Cannella, 60 Graham av. Plan No. 2716.

Plan No. 2716.

MIDWOOD ST, s s, 265 e Brooklyn av, exterior and interior alterations to 3-sty dwelling; cost, \$400; owner, Pietro Muscarello, 492 Midwood st; architect, Alex McLean, 883 East 35th st. Plan No. 2574.

MILFORD ST, e s, 150 n Liberty av, extension to 3-sty dwelling; cost, \$400; owner, Louis Jacobs, 83 Milford st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 2656.

NAVY ST, n e cor Johnson st, exterior and interior alterations to 5-sty store and tenement; cost, \$125; owner, Rosine Monaco, 71 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2658.

NAVY ST, w s, 50.3 n Tillary st, exterior and

NAVY St. Plan No. 2658.

NAVY ST, w s, 50.3 n Tillary st, exterior and interior alterations to 3-sty dwelling; cost, \$400; owner, Vincenzo Bardello, 78 Navy st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 2659.

PACIFIC ST, n s, 108.8 w Hoyt st, plumbing to 4-sty tenement; cost, \$300; owners, Compers & Todan, 147 4th av. N. Y.; architect, Wm. T. Morgan, 302 West 118th st, N. Y. Plan No. 2614. PACIFIC ST, s s, 463 e Rockaway av. extension to 3-sty store and dwelling; cost, \$300; owner, Jos. Canonico, 2260 Pacific st; architect, C. P. Cannella, 60 Graham av. Plan No. 2717.

PLYMOUTH ST, s s, 50 e Adams st, extension to 2-sty restaurant; cost, \$1,000; owner, E. W. Bliss Co., on premises; architect, Walter Parfendle, 75 Pineapple st. Plan No. 2626.

PULASKI ST, n s, 260 w Tompkins av, exterior and interior alterations to 3-sty dwelling; cost, \$400; owner, Morris Kasin & ano, 187 Tompkins av; architects, Glucroft & Glucroft, 34 Graham av, Plan No. 2694.

SACKETT ST, s s, 252,3 a Smith st, interior

SACKETT ST, s, 252.3 e Smith st, interior alteration to 3-sty dwelling; cost, \$350; owner, Wm. Enslie, 393 Degraw st; architect, W. J. Conway, 400 Union st. Plan No. 2978.

SACKETT ST, s s, 179 w Columbia st, interior alterations to 4-sty tenement; cost, \$300; owner, Mary Morrello, 427 Hudson st, N. Y.; architect, Edw. Scally, 527 Henry st. Plan No. 2707.

ST. JOHN'S PL. n s, 220 e Brooklyn av, extension to 3-sty dwelling; cost, \$500; owner, John L. Lotsch, 953 St. John's pl; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 2667. SMITH ST. e s, 40 s Douglass st, interior alterations to 3-sty store and dwelling; cost, \$275; owner, Levi Blumeran, on premises; architect, I. B. Ells, 47 West 34th st, N. Y. Plan No. 2571.

\$275; owner, Levi Blumeran, on premises; architect, I. B. Ells, 47 West 34th st, N. Y. Plan No. 2571.

STRONG PL, e s, 96 s Harrison st, interior alterations to 3-sty dwelling; cost, \$300; owner, Bielaard Trad, 11 Strong pl; architect, Edw. Scolly, 527 Henry st. Plan No. 2675.

UNION ST, s s, 20 w Van Brunt st, interior alterations to 4-sty store and tenement; cost, \$200; owner, Andrew Gentile, 18 Carroll st; architect, D. A. Lucas, 98 3d st. Plan No. 2582.

VAN SICLEN ST, e s, 255 s Kings Highway, plumbing to 3-sty dwelling; cost, \$150; owner, W. E. Morson, 3000 West 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 2593.

WALTON ST, n s, 325 e Marcy av, extension to 3-sty dwelling; cost, \$300; owner, Simon Jaffe and ano, 48 Walton st; architects, Luspia & Salvati, 525 Grand st. Plan No. 2632.

WARREN ST, s s, 213 w Columbia st, exterior and interior alterations to 5-sty warehouse; cost, \$500; owner, N. Y. Dock Co., 10 Bridge st, N. Y.; architect, J. W. Galbreath, foot Montague st. Plan No. 2661.

WATKINS ST, e s, 105 s Newport av, new bay window; cost, \$150; owner, Ramie Coharie, Richmond, Va.; architect, Thos. J. Evers, 26 Court st. Plan No. 2664.

WOODHULL ST, s w cor Hicks st, plumbing to 3-sty dwelling; cost, \$125; owner, John Minderman, on premises; architect, Jas. F. Sullivan, 821 Gates av. Plan No. 2674.

WHIPPLE ST, n s, 100 w Broadway, interior alterations to 3-sty enement; cost, \$200; owner, Gussie Lifshitz, 48 Manhattan av; architect, L. W. Keon, 9 Debevoise st. Plan No. 2700.

SOUTH 2D ST, s w cor Hooper st, exterior and interior alterations to 4-sty store and tenement; cost, \$175; owner. Lizzle Gray, 1329 Union st; architect, Max Cohen, 280 Bedford av. Plan No. 2620. 3D ST, s s. 125 e Roebling st, exterior and interior alterations to 4-sty tenement; cost, \$1,000; owner. Arthur B. Gutman, 214 Broadway; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 2611.

3D PL, n s, 170 w Smith st, interior alterations to 3-sty dwelling; cost, \$500; owner, Daniel Hanegan, 79 2d pl; architect, D. A. Lucas, 98 3d st. Plan No. 2580.

4TH ST, s s, 100 e 5th av, alter lot for moving pictures; cost, \$750; owner, Brooklyn Impt. Co.. 3d av and 3d st; architect, A. R. Robbins, 566 Willing st, Richmond Hill. Plan No. 2616.

NO. STH ST, s s, 150 e Kent av, plumbing to 3-sty tenement; cost, \$125; owner, Jos. Fibich, 131 Myrtle av; architect, Hy. M. Enetich, 219 Montrose av. Plan No. 2718.

EAST 15TH ST, w s, 75 n Av X, exterior and terior alterations to 3-sty dwelling; cost, 350; owner, W. Curtis, on premises; architect, M. Foley, 2249 Homecrest av. Plan No. 350

EAST 16TH ST, e s, 175 n Av Z, exterior and interior alterations to 3-sty dwelling; cost, \$650; owner, Wm. Bagley, on premises; architect, M. M. Foley, 2249 Homecrest av. Plan No. 2689.

16TH ST, s s, 119 w 3d av, exterior and interior alterations to 3-sty tenement; cost, \$300; owner, Gabriel Rosenblatt, 36 16th st; architect, D. A. Lucas, 98 3d st. Plan No. 2678.

20TH ST, s s, 300 w 3d av, interior alterations to 3-sty dwelling; cost, \$200; owner, John F. McCann, 706 3d av; architect, Benj. F. Hudson, 319 9th st. Plan No. 2619.

WEST 35TH ST, w s, 80 n Neptune av, plumbing to 2-sty dwelling; cost, \$112; owner, Geo. L. Seates, 65 Buffalo av; architect, Rob't Jamison, 65 Buffalo av. Plan No. 2601.

WEST 35TH ST, w s, 100 n Neptune av, plumbing, &c, to 2-sty dwelling; cost, \$112; owner, Jas. De Leon, on premises; architect, Rob't Jamison, 65 Buffalo av. Plan No. 2600.

48TH ST, n s, 260 w 13th av, extension to 2-sty dwelling; cost, \$800; owner, Max Wallenstein, 1251 48th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 2669.

51ST ST, s s, 240 w 9th av, plumbing to 3-sty dwelling; cost, \$600; owner, A. Anderson and ano, 52d st and 4th av; architect, B. F. Hudson, 3d av and 52d st. Plan No. 2669.

53D ST, n s, 351.3 e 3d av, extension to 3-sty dwelling; cost, \$300; owner, Sarah Pahl, 343 53d st; architect, W. H. Harrington, 5906 5th av. Plan No. 2598.

60TH ST, n s, 300 e 15th av, exterior and interior alterations to 4-sty tenement; cost, \$800; owner, Mary Prensky, 900 Trinity av, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 2727.

No. 2727.

85TH ST, s w cor 5th av, plumbing to 3-sty store and dwelling; cost, \$100; owner, D. H. Gerken, on premises; architect, J. H. Abernethy, 703 Myrtle av. Plan No. 2607.

99TH ST, n e cor Shore rd, exterior and interior alterations to 3-sty dwelling; cost, \$200; owner, W. E. Shuttleworth, 50th st and 14th av; architect, Hy Gaupp, 1543 54th st. Plan No. 2589.

ALABAMA AV, es, 100 s Sutter av, Interior alterations to 1-sty moving picture show; cost, \$100; owner, Max Garvin, 589 Ashford st; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2599.

ATLANTIC AV, n s, 150 e Nevins st, ex-terior and interior alterations to 4-sty store and tenement; cost, \$500; owner, Ruben Goldsmith 605 Eastern parkway; architects, Glufort & Glufort, 34 Graham av. Plan No. 2714.

Glufort, 34 Graham av. Plan No. 2714.

BEDFORD AV, n e cor Halsey st, exterior and interior alterations to 3-sty store and dwelling; cost, \$3,000; owner, John J. S. Powers, 101 Pierrepont st; architects. Slee & Bryson, 154 Montague st. Plan No. 2635.

BEDFORD AV, n e cor So. 2d st, interior alterations to 5-sty office building; cost, \$2,500; owner and architect, Brooklyn Union Gas Co., 180 Remsen st. Plan No. 2644.

BELMONT AV, n s, 75 e Watkins st, interior alterations to 3-sty dwelling; cost, \$125; owner Sachs Bros., 83 Belmont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2723.

BROADWAY, e s, 50 n Halsey st, new electric sign; cost, \$200; owner, Simon Schwartz, 1569 Broadway; architect. Robt. Gerlinger, 229 West 42d st. Plan No. 2696.

BROADWAY, s e cor Varet st, plumbing to 3-sty ster, seet.

BROADWAY, see cor Varet st, plumbing to 3-sty store; cost, \$125; owner, F. Phelps & ano, 375 Washington st; architect, John Dugan, 48 Albany av. Plan No. 2691.

Albany av. Plan No. 2691.

BUFFALO AV. e s. 98.7 n Atlantic av, exension to 3-sty dwelling; cost, \$1,200; owner, Hy Fink, 293 Ralph av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 2597.

CENTRAL AV, w s. 20 n Madison st, extension to 3-sty store and dwelling; cost, \$400; owner, Anna Klein, 448 Central av; architects, Glucroft & Glucroft, 7 Glenmore av. Plan No. 2665.

CONEY ISLAND AV, w s, 155.2 n Av V, extension to 2-sty dwelling; cost, \$300; owner, L. Evangelis, on premises; architect, E. L. Dixon, 2094 East 7th st. Plan No. 2719.

DRIGGS AV, see cor Graham av, plumbing in-stalled in saloon; cost, \$200; owner, Mrs. Schneider, 633 Leonard st; architect. Geo. Blens-muller, 335 Floyd st. Plan No. 2715.

muller, 335 Floyd st. Plan No. 2715.

DRIGGS AV. e s. 140 n North 5th st, extension to 3-sty dwelling; cost, \$100; owner, Morris Berkowitz, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 2573.

FLUSHING AV. s s. 197 w Broadway, new sign to shop; cost, \$225; owner, John W. Wolf Co., 736 Flushing av; architect, John A. Gorman, 1309 Lincoln pl. Plan No. 2712.

GATES AV. n s, 164.8 w Ralph av, interior alterations to 2-sty store and dwelling; cost, \$100; owner, H. C. Becker, 47 Leonard st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2581.

JOHNSON AV. n s. 200 e Graham av. plants

JOHNSON AV, n s, 200 e Graham av, plumbing to 4-sty store and tenement; cost. \$150; owner, Italian American Realty Co., 170 Johnson av; architect, Hy Entlich, 29 Montrose st. Plan No. 2587.

Plan No. 2586.

KNICKERBOCKER AV, s s, 75 e Stone av, exterior and interior alterations to 4-sty store and tenement; cost, \$1,200; owner, Eliz Bayer, 92 Morgan av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2572.

LAFAYETTE AV. s.s., 140 w Lewis av., plumbing to 3-sty dwelling; cost, \$200; owner, Herman Simon, 227 Hart st; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 2676.

LEXINGTON AV, n s. 169.6 w Bedford av, plumbing to 2-sty shop; cost, \$175; owner, Mrs. J. A. Hilton, 357 2d st; architect. Geo. L. James, 1088 Lexington av. Plan No. 2615.

LIBERTY AV, n s, 78 w Jerome st, new bay window; cost, \$100; owner, Abr. Friedman, 154 Snediker av; architect, Max Hirsch, 391 Fulton st. Plan No. 2692.

MYRTLE AV, n s, 15 w Hart st, exterior and interior alterations to 3-sty dwelling; cost, \$400; owner, C. F. Gackenheimer, 1271 Myrtle av; architect, Beni Finkensieper, 134 Broadway, Plan No. 2637.

NEPTUNE AV, n s, 23 w West 2d st, extension to 2-sty store and dwelling; cost, \$300; owner, Burt G. Lewis, West 17th st and Mermaid av; architect, Frank Schulze, Otean parkway and Sheepshead Bay rd. Plan No. 2653.

NEWKIRK AV, s s, 79.6 w East 18th st, plumbing to 3-sty dwelling; cost, \$180; owner, E. W. Bassett, 1716 Newkirk av; architect, G. F. Morse, 546 East 17th st. Plan No. 2681.

NOSTRAND AV, w s, 100 n Lincoln pl, new electric sign; cost, \$600; owner, Solomon Blumberg, 808 Nostrand av; architect, Natl. Elec. Sign Co., 613 Hudson st, Jersey City. Plan No. 2703.

OCEAN PKWY, n w cor Coney Island av, exterior and interior alterations to 1-sty garage; cost, \$200; owner, Thos. Adams, Ocean pkwy and Church av; architect, B. F. Hudson, 319 9th st. Plan No. 2623.

OCEAN PKWY, s e cor Beverly rd, extension to 3-sty dwelling; cost, \$800; owner, Francis A. Sasso, on premises; architect, Benj. F. Hudson, 319 9th st. Plan No. 2618.

PITKIN AV, s s, 25 e Osborn st, exterior alterations to 3-sty store and dwelling; cost, \$150; owner, Nathon Aerick, 1580 St, Marks av; architects, Forber & Markowitz, 189 Montague st. Plan No. 2713.

RIVERDALE AV, n s, 94 w Osborne st, ex-tension to 3-sty dwelling, 7.6x5.6; cost, \$2,500; owner, Hyman Isaacs, 50 Riverdale av; archi-tects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 2668.

ROCKAWAY AV, s e cor Sutter av, exten-sion to 3-sty store and dwelling; cost, \$250; wners. Dora Siegler, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No.

ST. MARKS AV, n s, 249.10 e Eastern parkway, exterior and interior alterations to 3-sty dwelling; cost, \$1,000; owner, Minnie Levine, 32 Glenmore av; architects, Cohn Bros., 361 Stone av. Plan No. 2672.

SEA BREEZE AV, n s, 575 e Ocean pkwy, exterior alterations to 1-sty show; cost, \$100; owner, John De Lories, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 2621.

SHEEPSHEAD BAY RD, s e cor Av X, plumbing to 3-sty dwelling; cost, \$175; owner, Margaret Sweeney, on premises; architect, S. T. Sullivan, 1876 Atlantic av. Plan No. 2638.

SCOVILLE'S WALK, e s, 200 s Surf av, exterior and interior alterations to 2-sty dwelling; cost, \$300; owner, R. R. Rehmus, on premises; architect, A. D. Hinsdale, 552 56th st. Plan No. 2617.

SURF AV, s s, 80 w West 35th st. pew av-

SURF AV, s s, 80 w West 35th st, new ex-ension to bathing pavillon; cost, \$400; owner, has. Heney, on premises; architect, Frank chulze, Ocean Parkway and Sheepshead Bay 1. Plan No. 2583.

rd. Plan No. 2006.

SURF AV, s s, at int. w s West 17th st, exterior alterations to amusement park; cost, \$20,000; owner, Steeplechase Park Co., on premises; architect, M. G. St. John, 1611 West 42d st. Plan No. 2695.

WASHINGTON AV, w s, 64 s Flushing av, repair elevator; cost, \$225; owner, Wm. Rehner, Belvidere and Beaver sts; architects, R. H. Emrich & Son, 139 Stockholm st. Plan No. 2648.

2648.

3D AV, s w cor Douglass st, 3-sty brick extension, 40x49.10, to factory; cost, \$14,000; owner, A. L. Foster, 188 3d av; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 2702.

5TH AV, s e cor 13th st, exterior alterations to 3-sty store; cost, \$300; owner, Margaret R. Bernes, 28 8th av; architects, Koch & Wagner, 26 Court st. Plan No. 2586.

STH AV, w s, 140 n 38th st, plumbing to 3-sty dwelling; cost, \$125; owner, M. Mop, on premises; architect, N. F. Miligan, 4074 New Utrecht av. Plan No. 2706.

Queens.

BAYSIDE.—Bayside boulevard, e s, 300 s Montauk av, erect two dormer windows and in-stall new plumbing in dwelling; cost, \$700; owner, Mrs. J. M. Lawerence, Bayside. Plan No. 787.

COLLEGE POINT.—13th st. w s. opp. 9th av. install new plumbing in dwelling; cost. \$500; owner. E. Platt Stratton, 13th st, College Point. Plan No. 823.

Plan No. 823.

CORONA.—Spruce st, No. 46, remove building to this location and erect new foundation, new plumbing; cost, \$400: owner, Frank Putz, on premises. Plan No. 821.

CORONA.—41st st, e s, 175 n Washington pl. erect new foundation under dwelling; cost. \$400: owner, P. A. Planteroth, 26 41st st, Corona. Plan No. 837.

Plan No. 837.

CORONA.—Orchard st. n e cor Corona av. interior alterations to dwelling; cost. \$20; owner,
Gerald Judice, James st. N. Y. C. Plan No. 800.

CORONA.—Spruce st. n s. 200 w National av.
new cellar under dwelling; cost. \$300; owner,
Max Pasternak, 56 East Grand av. Corona. Plan
No. 851.

ELMHURST.—Rosevelt av. s e cor 19th st. erect new foundation under dwelling; cost, \$250; owner, Chas. Wenderoth, 10 Hillcrest av. Elmhurst. Plan No. 855.

hurst. Plan No. 855.

ELMHURST.—Hoffman boulevard, n s. 1.000
e Broadway. replace store front; cost. \$75;
owner, E. F. Siebeck. 31 Hoffmann boulevard,
Elmhurst. Plan No. 848.

EVERGREEN.—Cypress av. 1118, interior alteration to store and dwelling; cost. \$200; owner,
Fred'k Koffer, 430 Bedford av. Brooklyn. Plan
No. 859.

EVERGREEN.—Cypress av. 1116. Interior alteration to store and dwelling; cost. \$200; owner, Fred'k Koffer, 430 Bedford av, Brooklyn. Plan No. 858.

FLUSHING.—Central av, 118. e s. interior alteration to dwelling; cost. \$250; owner, Walter R. Taylor, 57 14th st, Flushing. Plan No. 850.

FLUSHING.—Linden st, No. 137, 1-sty frame extension, 9x11, on rear dwelling; cost, \$50; owner, I. Rogo, 133 Broadway, Flushing. Plan No. S18.

No. 818.

FLUSHING.—Prince st, No. 21, erect new store front; cost, \$50; owner, Jos. P. Norris, 73 Broadway, Flushing. Plan No. 831.

FLUSHING.—Barclay st, n s, 500 e Parsons av, 2-sty frame extension, 10x20, rear 2½-sty frame dwelling, tin roof; cost, \$700; owner, Mary J. DeReg, 172 Barclay st, Flushing; architect, A. R. Richardson, 100 Amity st, Flushing. Plan No. 842.

chiect, A. R. Richardson, 100 Amity st, Flushing. Plan No. 842.

FLUSHING.—Parsons av and Forest av, erect new elevator in hospital; cost, \$2,150; owner, Flushing Hospital, premises. Plan No. 798.

JAMAICA.—Payntar av, 216 e Rockaway rd, raise 5 dwellings to grade; cost, \$250; owner, A. Van Horn, 344 McDonough st, Brooklyn. Plan Nos. 805-6-7-8-9.

JAMAICA.—Water st, s e cor Catherine st; install new plumbing in dwelling; cost, \$50; owner, S. Nostrand, premises. Plan No. 812.

JAMAICA.—Fulton st, s s, 110 w Union av, repair store front; cost, \$35; owner, S. Brinkerhoff, 87 Herriman av, Jamaica. Plan No. 816.

JAMAICA.—Wyckoff st, w s, 100 s Humboldt boulevard, 2-sty frame extension, 12x12, on rear 2-sty frame dwelling, tin roof; cost, \$1,200; owner, J. P. Hogan, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 832.

JAMAICA.—Ackroyd av, w s, 100 s Dungam av, 2-sty frame extension, 4x11, on rear 2-sty frame dwelling, tin roof, new plumbing; cost, 8250; owner, P. S. Hopper, 19 Puntin st, Brooklyn; architect, Edw. Jackson, Jamaica av, Richmond Hill. Plan No. 830.

mond Hill. Plan No. 830.

JAMAICA.—Washington st, No. 15, erect new electric sign; cost, \$50; owner, Michael Minden, on premises. Plan No. 828.

JAMAICA.—Fulton st, n w cor Hardenbrook av, 2-sty frame extension, 20x26, on rear 3-sty frame dwelling and store, tin roof; cost, \$500; owner, Christian Linner, Jamaica; architect, Lars Olsen, 9 Twombly pl, Jamaica. Plan No. 829.

JAMAICA.—Poplar st, s s, 100 s Union pl, erect new concrete foundations under dwelling; cost, \$1,000; owner, Wm. Dilman, Cherry st and Union pl, Jamaica. Plan Nos. 845-846.

JAMAICA.—Hillside av, n e cor Clinton av, 2½-sty frame extension, 24x22, on side and rear 2½-sty frame extension; cost, \$2,500; owner, A. H. Carpenter, Hillside av, Jamaica; architect, W. H. Spaulding, 38 Bergen av, Jamaica. Plan No. 863.

LONG ISLAND CITY.—Lincoln st, 131, 1-sty frame extension, 12x15, over present extension; cost, \$500; tin roof; owner, James Deegan, premises. Plan No. 864.

LONG ISLAND CITY.—Richlevard w s, 125 p.

premises. Plan No. 864.

LONG ISLAND CITY.—Bollevard, w s, 125 n payntar av, install new plumbing in dwelling; cost, \$100; owner, Jos. Parti, 221 Boulevard, L. I. City. Plan No. 861.

LONG ISLAND CITY.—Boulevard, w s, 221, install new plumbing in dwelling; cost, \$100; owner, Jos. Parti, 221 Boulevard, L. I. City. Plan No. 862.

LONG ISLAND CITY.—6th st, n w cor Jackson av, erect new billboard; cost, \$150; owner, L. I. Bill Posting Co., 13 Queens st, L. I. City. Plan No. 853.

LONG ISLAND CITY.—Ridge st, e s, 75 s Radde st, 1-sty frame extension, 20x25, on rear stable, gravel roof; cost, \$150; owner, Louis Cohn, 267 Radde st, L. I. City. Plan No. 852. LONG ISLAND CITY.—Washington av, No. 125, install new plumbing in dwelling; cost, \$100; owner, Mrs. Shearn, on premises. Plan No. 820.

No. 820.

LONG ISLAND CITY.—Thomas st, e s, 14 n Review av, general repairs to repair shop; cost, \$6,000; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, owner, Plan No. 819.

LONG ISLAND CITY.—Borden av, n e cor West av, install new plumbing in Y. M. C. A.; cost, \$100; owner, L. I. R. R. Co., Penn. Station, N. Y. C. Plan No. 826.

tion, N. Y. C. Plan No. 826.

LONG ISLAND CITY.—Marion st, No. 36, 2sty frame extension, 5x5, on rear of dwelling,
new plumbing; cost, \$300; owner, F. Borelli,
premises. Plan No. 825.

LONG ISLAND CITY.—Van Alst av, No. 248,
install new gas piping in dwelling; cost, \$20;
owner, John Docher, on premises. Plan No. 822.

LONG ISLAND CITY.—Jackson av, Nos.
404-406, erect new electric sign on saloon; cost,
\$200; owner, H. C. Botjer, on premises. Plan
No. 835.

LONG ISLAND CITY.—Pearsall st, Nos. 63-65, erect new water closet compartments on reartenement, install new plumbing; cost, \$700; owner, Frank Labanouski, 63 Pearsall st, L. I. City. Plan No. 833.

LONG ISLAND CITY.—Jackson av. Nos. 404-406, erect new electric sign; cost, \$300; owner, Henry C. Botjer, on premises. Plan No. 836.

LONG ISLAND CITY.—Sunswick st, No. 81, install new gas piping in dwelling; cost, \$50; owner, J. Karp, on premises. Plan No. 840.

LONG ISLAND CITY.—4th av. w s, 50 s Washington av, install new plumbing in dwelling; cost, \$175; owner, Mrs. Gardner, on premises. Plan No. 844.

LONG ISLAND CITY.—Court House sq (Municipal Building), interior alterations to office building; cost, \$350; owner, Stuard Hirschman, 200 Broadway, N. Y. C. Plan No. S39.

LONG ISLAND CITY.—Duryea st, n s, 50 w L. I. R. R., 1-sty frame extension, 25x12, between 2 shops, concrete roofing, interior alterations; cost, \$4,500; owner, Standard Oil Co., 26 Broadway, N. Y. C.; architect, owner Plan No. 843.

LONG ISLAND CITY.—Steinway av. n w cor Jamaica av. interior alterations to saloon; cost, \$300; owner, Mrs. Peter Neu, premises. Plan No. 799.

Plans Filed, Alterations (Continued).

LONG ISLAND CITY.—Franklin st, 25, install new gas piping in dwelling; cost, \$25; owner, F. Fisel, premises. Plan No. 797.

LONG ISLAND CITY.—Potter av, s, 100 w 9th av, 1½-sty frame extension, rear dwelling, 10x26, new plumbing; cost, \$700; owner, Edw. Saucey, 376 Potter av, L. I. City; architect, Thos. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 802.

No. 802.

LONG ISLAND CITY.—Hallett st, e s, 200 s
Hoyt av, install new plumbing in dwelling;
cost, \$100; owner, Mrs. Sarah Ward, 52 Hallett
st, L. I. City. Plan No. 810.

LONG ISLAND CITY.—Broadway, 500, interior alteration to store and dwelling; cost,
\$250; owner, Felix Freitsche, premises. Plan
No. 804.

LONG ISLAND CITY.—Sherman st, 64, install new plumbing in dwelling; cost, \$200; owner, Mrs. McConnell, premises. Plan No. 803.

MASPETH.—Johnson av, No. 113, install new gas piping in dwelling; cost, \$10; owner, Mrs. Heiselman, on premises. Plan No. 838.

Heiselman, on premises. Plan No. 838.

QUEENS.—Jericho Turnpike, s w cor Creed av, interior alteration to lodge room; cost, \$100; owner, Frank Effelein, 218 Seigel st, Brooklyn; architect. Louis Allmendinger, 926 Broadway, Brooklyn. Plan No. 801.

RICHMOND HILL.—Birch st, e s, 125 n Central av, install new plumbing in dwelling; cost, \$110; owner, W. C. Robb, on premises. Plan No. 817.

RIDGEWOOD.—Myrtle av, No. 1877, erect new sign on store and dwelling; cost, \$50; owner, A. Reichart, on premises. Plan No. 841.

RIDGEWOOD.—Seneca av, e s, 50 & 75 n Palmetto st, install new gas piping in two dwellings; cost, \$30; owner, J. Valing, Knickerbocker av, Brooklyn. Plan No. 824.

RIDGEWOOD.—St. Nicholas av, e s, 25 s

ings; cost, \$30; owner, J. Valing, Knickerbocker av, Brooklyn. Plan No. 824.

RIDGEWOOD.—St. Nicholas av, e s, 25 s Gates av, erect new foundation under dwelling; cost, \$150; owner, August Boening, 325 St. Nicholas av, Ridgewood. Plan No. 815.

RIDGEWOOD.—Woodward av, 603, interior alteration to tenement; install new plumbing; cost, \$200; owner, Nathan Reiman, 198 Wyckoff av, Ridgewood. Plan No. 814.

RIDGEWOOD.—Woodbine st, 1084, interior alteration to dwelling, install new plumbing; cost, \$500; owner, Aug. Bauer, 240 St. Nicholas av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 813.

RIDGEWOOD.—Woodward av, 576, 1-sty frame extension, 16x40, on rear dwelling, tar and slag roof, interior alterations; cost, \$1,000; owner, Chas. Dinkel, premises; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 857.

ROCKAWAY BEACH.—South Bayyiew av, w

No. 857.

ROCKAWAY BEACH.—South Bayview av, w s, 185 s Boulevard, install new plumbing in dwelling; cost, \$100; owner, Wm. Holland, premises. Plan No. 856.

ROCKAWAY BEACH.—Bayview av, w s, 150 n Boulevard, 1-sty frame extension, 14x16, on side 1½-sty frame dwelling, gravel roof; cost, \$200; owner. Henry Sierichs, premises; architect, J. B. Smith, Rockaway Beach.—Plan No. 854.

854.
WINFIELD.—Fisk av, e s, n e cor Prospect
av, interior alterations to dwelling; cost, \$100;
owner, V. Doudera, 7 Fisk av, Winfield. Plan

WINFIELD.—FISK av. e s. n e con Trospo-av, interior alterations to dwelling; cost, \$100; owner, V. Doudera, 7 Fisk av, Winfield. Plan No. 849. WOODHAVEN.—Thap av, s s, 94 e Gasmere av, 1-sty frame extension, 10x12, on rear office, tin roof; cost, \$100; owner, Courtney Realty Co., 1170 Broadway, N. Y. C. Plan No. 811.

Richmond.

Richmond.

BROAD & VARIEN STS, n e cor, Stapleton, S. I., masonry and new store to frame store and dwelling; cost, \$2,500; owner and builder, R. Olsen, Stapleton, S. I.; architect, Thos. Cummings, Jr., Stapleton, S. I. Plan No. 160.

RICHMOND TERRACE, n s, 100 w Broadway, Port Richmond, new partitions to brick hotel; cost, \$50; owner, Eckstein Brewing Co., Port Richmond; builder, F. H. Skerritt, Port Richmond. Plan No. 161.

FOOT OAKWOOD LA, w s, Oakwood, new roof and masonry to frame home; cost, \$1,200; owner, Land & Sea Church, 61 Henry st; builders, Drake & Bush, Port Richmond. Plan No, 162.

WASHINGTON —, e s, 150 s Railroad av,

Drake & Bush, Port Richmond. Plan No, 162.

WASHINGTON —, e s, 150 s Railroad av, Grant City, additions to frame dwelling; cost, \$300; owner, Chas. Doater, Grant City; builder, August Mathon, Grant City. Plan No. 163.

TURNPIKE, n s, 150 w 1st av, 91, Tompkinsville, 1-sty extension to frame dwelling; cost, \$175; owner, Mrs. Moser, Tompkinsville; architect and builder, John Karlson, Tompkinsville. Plan No. 164.

WESTERVELT AV, e s, 250 s 4th av, New Brighton, new kitchen to frame dwelling; cost, \$300; owner, Adolph Von Mechon, New Brighton; builders, Richmond Construction Co., Stapleton. Plan No. 165.

NEW JERSEY NEWS.

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

The plans of Apartments, Flats and Tenements puplished 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 May 10.

BLOOMFIELD.—George Schmitter, 650-65 (lloomfield av, one 3-sty frame, alteration, \$4,00.

OOO.

HOBOKEN.—Sigmund Gookin, 83 Willow av, one 3-sty frame, alteration, \$2,000; Joseph Branda, 532 Adams st, one 4-sty frame alteration, \$800.

PATERSOM.—Samuel Lefkowitz, 549 Main st, one 4-sty brick, \$12,000.

NEWARK.—Michael Staezak, 119 Clifford st. one 3-sty brick, \$7,000; Ernest Hauser, 59-61 Stuyvesant av, two 3-sty frame, \$11,000; Isidore Morelander, 476 South 19th st. one 3-sty frame, \$7,000; Balme and Levine, 325 and 329 South 19th st, two 3-sty frame, \$10,000; Jules Mechanic, 95-97-99 Montclair av, three 3-sty frame, \$24,000; Hyman Wertheim, east side Orange st, 36 ft. south of Hudson st, two 4-sty brick, \$24,000; Isaae Dolgan, 487-489 South 15th st, two 3-sty frame, \$10,000; Chinich & Densky, 213-215 Waverly av, two 3-sty frame, \$8,000; Barnet Shaiman, 59 Brookdale av, one 3-sty frame, \$8,000; Joseph Vitkovitz, 634 South 20th st, one 3-sty frame, \$5,000; Rosie Klein, 193-195 16th av, one 4-sty brick, \$18,000.

JERSEY CITY.—Jane Kern, 732 Jersey av, one 3-sty brick, \$12,000.

HARRISON.—Julius J. Wardus, east side John st, 37 ft. south of Hamilton st, one 3-sty frame, \$7,000; Morris Meltz, south side Harrison av, 25 ft. west of 5th st, one 4-sty brick, \$18,000.

PASSAIC.—Frank Lomauro, 380 Oak st, one

PASSAIC.—Frank Lomauro, 380 Oak st, one 3-sty brick, \$5,000; Morris Cohen & Saml. Saloway, 49 Henry st, one 3-sty brick, \$16,000.

NEW BRUNSWICK.—Samuel Baker, 119 Nelson st, one 2-sty frame, alteration, \$1,800.

ATLANTIC CITY.—A. Lincoln Myers, Westminster av, near New York av, one 4-sty brick, \$8,000; Aaron Navy, 25 Fleming av, one 3-sty brick, \$7,000.

WEEHAWKEN.—Philip Ferber, 200 Highpoint av, one 3-sty brick, alteration, \$800.
WEST HOBOKEN.—Pellegrino D'Aciorno, s e. cor Palisade av and Ino st, one 3-sty brick, \$19,000; John P. Martin, 202 Spring st, one 4-sty brick, \$12,000.

sty brick, \$12,000.

BAYONNE.—Samuel Berman, 287 Broadway, one 3-sty brick, \$8,000.

CLIFTON.—Joseph Rachlin, 657 Main st, one 2-sty frame, \$5,000.

EAST ORANGE.—Minerva A. Halladay, 8 South Arlington av, one 4-sty brick, \$30,000.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—R. Bottelli, 191 Market st, is preparing plans for a 4-sty brick and limestone apartment, 75x91 ft, to be erected on the west side of Broad st, 50 ft north of 3d ay, for the Columbia Realty Co., 22 Belmont ay, owner. Cost, about \$50,000.

NEWARK, N. J.—Simon Cohen, 89 Mercer st, has completed plans for two 4-sty brick and bluestone flats to be erected in the south side of Orange st 36 ft east of Hudson st, for Hyman Werthelm, Essex Building, owner. Cost, about \$25,000.

BANKS.

NEWARK, N. J.—Directors of the Branch-ville National Bank, North Newark, contemplate the erection of a bank building and are ne-gotiating with D. L. B. Smith for a site. RED BANK, N. J.—The First National Bank will start operations at once on a new building at Broad and Mechanic st. The Hedden Con-struction Co., I Madison av, N. Y. C., has the general contract. Cost about \$100,000.

CHURCHES.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, N. Y. C., are preparing plans for a 2-sty frame church and Sunday school to be erected in Union st, near West Side av, for the German Methodist Church, at site, owner. Cost, about \$10,000.

DWELLINGS.

HACKENSACK, N. J.—H. W. Allen, of this place, has received the contract to erect the new residence of C. H. Youst, at Washington and Plaine sts. It will be of stucco and shingle construction.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

ORANGE, N. J.—The Orange Board of Education will receive new figures for the addition to the Park av school. Estimated cost, about \$55,000. New proposals will be received until Wednesday evening, May 21st.

MORRISTOWN, N. J.—The Morris Township Eoard of Education has rejected bids for carpentry for the Morris Plains School. Arthur S. Pierson is architect. New bids will be called for.

Pierson is architect. New bids will be called for.

NEWARK, N. J.—John T. Rowland, Jr., 15
Exchange pl, Jersey City, is preparing plans for a modern structure to take the place of the Bayley Hall Preparatory School, one of the oldest buildings of Seton Hall College to cost about \$70,000. The Rev. James F. Mooney is president. It is expected that plans and specifications will be ready so that work may be started by June 1.

HACKENSACK, N. J.—It is proposed to raise \$60,000 for the Englewood Hospital for renovating, enlarging the training school and putting the institution in a more sanitary condition. A canvas in the towns in this vicinity will be made between June 3 and 18 for funds.

NEWARK, N. J.—Plans for a new parochial school in connection with the Church of Our Lady of Good Counsel have been drawn and work will be started in a short time. Wm. J. Richmond is pastor. Funds are being raised. The school will contain 8 class rooms, 2-stys, to cost about \$60,000.

TEANECK, N. J.—The Board of Education is considering the erection of two huildings to cost

TEANECK, N. J.—The Board of Education is onsidering the erection of two buildings to cost bout \$80,000. Address chairman of the Board Information.

of Information.

CRANFORD, N. J.—D. C. Newman Collins, 29 Broadway, N. Y. C., is preparing plans for a 3-sty school to be erected on Lincoln av for the Board of Education of Cranford, G. W. Vatim, clerk, Frank Sloan, president of Board. Bids will be called about June 1. Cost, \$45,000. IRVINGTON, N. J.—The Board of Education has adopted a resolution appropriating \$47,772 for the erection of an 8-room school in Augusta st.

CRANFORD, N. J.—The Board of Education will advertise for new bids for the Lincoln chool, to cost about \$40,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, has completed plans for a 4-sty brick and limestone store and loft building, 27x50 ft, to be erected at the southeast corner of Springfield and Howard avs, for P. J. Gersh, 777 Broad st, owner. Cost. about \$20,000. The architect will soon take bids on the general contract.

ROCHESTER, N. Y.—The Gorsline & Swan Construction Co., Rochester, N. Y., have received the contract for the erection of a 3-sty addition to the Telephone Exchange building for the N. Y. Telephone Co. McKenzle, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are architects.

architects.

MADISON AV.—Lieberman & Sanford Co., 623 West 57th st, has received the ornamental iron work necessary for the 16-sty office building to be erected at 169-171 Madison av, for the Burrell Realty Corporation, Loton H. Slawson, president, 17 Madison av, owner. William H. Gompert, 2102 Broadway, architect. John T. Brady & Co., 103 Park av, has the masonry work, and Jas. Elgar, Inc., 103 Park av, the carpentry. Cost, about \$400,000.

THEATRES.

BLOOMFIELD, N. J.—Frank Grad, American National Bank Building, Newark, is completing plans for a 2-sty brick and limestomeoving picture theatre, two stores and lofts, at Bloomfield av and Washington st, for Jos. Green, 35 Day st, Orange, N. J., owner. Cost, about \$35,000.

S35,000.

BOUND EROOK, N. J.—Bound Brook is to have a new theatre, costing about \$25,000, similar to the Colonial Theatre of New York City. Walter L. Clarkson, of Bound Brook, is the architect. Seating capacity, about 900. John McNabb, of Union av, has the excavating contract. Runyon Field, of the firm of Field Bros., of Bound Brook, will put in the foundation.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has prepared plans for a moving picture theatre to be erected at 182-184 Bellmont av for Joseph Stern. Seating capacity about 650. Cost, \$12,000.

MISCELLANEOUS.

LONG BRANCH, N. J.—Henriquez Bros. are transforming the grounds of the United States Hotel on Ocean av into a fine athletic field. A high fence will enclose the grounds and they intend to erect a stadium to seat 5,000 persons.

Other Cities.

CHURCHES.

SARANAC LAKE, N. Y.—The Presbyterians of Saranac Lake contemplate the erection of a new church, costing between \$35,000 and \$40,000, of fireproof material. A committee of ten will soon be appointed to solicit subscriptions.

FACTORIES AND WAREHOUSES.

HAMILTON, N. Y.—The Lee Canning Co.'s plant is to be enlarged, as the result of the recent fire and a large amount of machinery will be installed.

ROME, N. Y.—The Rome Cement Stone Co. has received the contract to erect a large addition, 135x200 ft., to the plant of the Rome Wire Co. It will be of concrete and steel and work will be commenced immediately.

work will be commenced immediately.

POUGHKEEPSIE, N. Y.—Plans have been prepared for a 4-sty factory, 320x80 ft., to be erected for the Moline Plow Co. Construction will be started some time this spring.

TROY, N. Y.—The Troy Knitting Co., makers of yarns, whose plant is located in Remsen st, contemplates the erection of a large addition on the north side of the plant. Work is to be started in a short time.

MALONE, N. Y.—The Thomas Hinds Foundry Co., Catherine st, John Hinds, president, contemplates the erection of a 1-sty brick or reinforced concrete addition to their factory in Catherine st. C. L. Hinds is in charge. Cost about \$10,000.

SARATOGA, N. Y.—Daniel Holland, care of

about \$10,000.

SARATOGA, N. Y.—Daniel Holland, care of owner, engineer, has nearly completed plans for a 1-sty brick addition, 32x172 ft, to the factory at Spring av and Circular st, for the Clark Textile Co., Spring av and Circular st, Saratoga, owner; Joseph H. Clark, president, and Robert G. Clark, general superintendent. Cost. about \$15,000. Bids on the general contract will soon be taken by the owner.

ONEONTA, N. Y.—The Elmore Milling Co., which by W. O. Elmore, has been destroyed by re. The loss is over \$100,000.

HOSPITALS AND ASYLUMS.

QUEENSBURY. N. Y.—The Board of Supervisors has decided that the hospital for Warren County tuberculosis patients will be built in 1914. The site has not been selected yet, but one on the Bay road, town of Queensbury, is

SCHOOLS AND COLLEGES.

HUDSON, N. Y.—The Board of Education has purchased a lot opposite the 4th st school at State and 4th sts, for the proposed new high school to be erected this year.

STORES, OFFICES AND LOFTS.

GLENS FALLS, N. Y.—George J. Fernschild, of Rochelle Heights, will erect a 2-sty brick ouilding, 75x74 ft., at Morris st and North av. brick and steel with terra cotta trimmings, three stores on the ground floor with offices and studios above.

THEATRES.

CATSKILL, N. Y.—E. C. Horn Sons, 1476 Broadway, N. Y. C., are preparing plans for a 2-stv brick theatre and three stores, 48x128 ft., at 401 Main st, for Charles Sesonske, 244 Main st, owner. Cost about \$30,000.

RECORDS SECTION

of the

REAL ESTATE BUILDERS AND

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. 2357

New York, May 17, 1913

(46)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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18th st, 426 W.

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11th av, 558.

WILLS.

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been recorded under the

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.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impected, charged 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 conditions and the existing conditions and the existing conditions and the same, only one is given. When both dates are the same, only one is given. When both the dates are in the same year the year follows the second date.

The first date is the date the deed was drawn. The second date is 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, the stated year is given. When both the dates are in the same year the year follows the second date.

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The figures in each conveyance, thus, the second figures in each conveyance means that the first figures being for the lot only and block numbers that the instrument as filed is strictly followed.

A \$20,000—\$30,000 indicates the assessed value of the property is assessed value of the property is assessed value of construction. Vallating the proportion of the consideration of the con

dwg-dwelling. decd—deceased, e—East. 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. Installs—Installments
It—lot.
Is—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north. 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. rei—reieree.
sal-saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south. sty-story. sub-subject. strs—stores.
stn—stores.
stn—store.
st—street.
TS—Torrens System.
T &c—taxes, etc.

y-years. O C & 100-other consideration and \$100

T &c—taxes, etc. tnts—tenements. w—west.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 9, 10, 12, 13, 14 & 15.

Academy st (8:2225-44-46), es, 100 s Vermilyea av, 100x100, vacant; Realty Operating Co to Maze Realty Co of NY, a corpn, 2650 Bway; May9'13; A\$16,000-16,000.

OC & 100

Arden st, 31 (8:2174-pt lot 186), es, 296 n Nagle av, 27x110, 5-sty bk tnt; Hensle Constn C, to Terrence F Carroll, 103 W 98; mtg \$22,500; May15'13; A\$——\$——. 0 C &

O C & 100

Barclay st, nec West, see West, 149-50.

Bedford st, 102 (2:588-42), es, abt 60 n

Grove, 22x50, 3-sty fr bk ft tnt; A\$6,000-6,500; also GREENWICH ST, 723 (2:632-41), es, 96 n Charles, 18.9x68.10x20.8x76.7, 3-sty bk tnt; Chas M Coss & ano to Ethel T, wife Harry G Coss [box 403], El Paso, Ill; QC; May10; May14'13; A\$6,000-7,500.

Charles st, 161 (2:637-41), ns, abt 160 e West, 22x102.3 to alley x22x102.1, with rights to alley, 3-sty bk tnt, 2-sty bk rear stable; Henrietta Starr widow to Ernest G W Woerz, 1 E 63; May9; May12'13; A \$9,500-11,000.

Corlears st, 10, see Monroe, nec Corlears. Corlears st, 10, see Monroe, nec Corlears,

Dey st, 71 (1:59-25), see Washington,

24.10x50.10x13.1x49.4, es, 4-sty bk loft &
str bldg; Emma M Van Beuren to Eliz A
White [253 Park av], Yonkers, NY; 1-6
pt; AT; AL; May12'13; A\$23,000-25,000.

O C & 100

Dry Dock st, 59, see 12th, 722-8 E.

Dyckman st, nec Vermilyea av, see Ams

av, vo.

Greene st, 213 (2:534-29), ws, 125 s 3d, 27.6x100, 6-sty bk loft & str bldg; Julius Martinson to Jno B Murphy, 247 Teaneck rd, Ridgefield Park, NJ; mtg \$40,000; Apr 28; May13'13; A\$27,000-45,000.

28; May13'13; A\$27,000-45,000.

Forsyth st, 141-3 (2:420-28-29), Ws, 100 n Delancey, 48x100, 2 5-sty bk thistrs; Josephine V Treat to Robt R B 313 W 120; May12; May15'13; A\$45,000-000.

O C &

Forsyth st, 141-3; Robt R Boch to Pub-ic Service Realty & Mtg Co, a corpn, 309 gway; mtg \$54,000; May15'13. nom

Bway; mtg \$54,000; May15 13.

Front st, 176 (1:71-30), ws, 47.5 s Burling sl, 19.3x86.1x19.5x87.6, 5-sty bk loft & str bldg; Jno S Montgomery to Chas H Voorhees, 53 W 72; CaG; June17'12; May9'13; A O C & 100

\$17,000-25,000.

Front st. 176; Chas H Voorhees to Saml P Tull, 315 West End av; CaG; mtg \$16,-000; May7; May9'13.

Goerek st. 33 (2:327-58), ws. 150.2 n Broome, 24.11x100, 5-sty bk tnt & strs; Harry Hellinger to Aaron Duberstein, 425 Osborne, Bklyn, & Barney Friedlander, 130 Broome; 3-5 pts; B&S; AL; May12; May14'13; A\$11,000-23,500.

Grand st. 589-99 see Monroe pec Core

Grand st, 589-99, see Monroe, nec Cor-

Greenwich st, 723, see Bedford, 102

Hamilton ter, 11 (7:2050-97), es, 107.6 n 141st, 17.5x67.6x17.6x66.3, 3-sty & b bk dwg; Max Lang to Kentmore Operating Co, a corpn, 99 Nassau; mtg \$7,500 & AL: Jan31; May9'13; A\$4,000-9,000. O C & 100

Isham st, ws, 100 n Vermilyea av, seems av. 65.

Isham st, ws, Ams av, 65.

Lafayette st, 384-8 (2:531-6), swc 4th (Nos 2-20), runs s73.11xw98xn27.7xw177.2 to es Broadway (Nos 692-4) xn45.3 to ss 4th xe275.3 to beg, 12-sty bk loft & strbldg; City Real Estate Co to Percy G Andrews, 89 Harmon, Jersey City, NJ; B&S; May7; May9'13; A\$435,000-1,025,000.

O C & 100

Lafayette st, 384-8; 4th st, 2-20 E & Broadway, 692-4; Percy G Andrews to Broadway & 4th St Bldg Co, Inc, 51 Wall; B&S & CaG; mtg \$800,000; May7; May9'13. O C & 100

Lawrence st, 2-4 (7:1966-79-80), ss, at ss 126th, runs w40.9xs99.11xe49.5xn104.5 to ss 126th xw9.9 to beg, 1-sty bk storage & stable; Walter A Wells to Lawrence Street Realty Co, 35 Nassau [r 1307]; mtg \$22,-000; Aug 10'12; May14'13; A\$22,300-26,000.

Ludlow st. 13-5 (1:298-26-27), ws, 137. n Canal, 37.7x88.3, 2 5-sty bk tnts & st & 2-sty bk rear loft bldg; Isidor Tag & Sophie, his wife to Sophie Tager, 2 W 117; AT; QC; AL; May12; May13'13; \$32,500-43,500.

Ludlow st. 144 (2:411-45), es, 175 n Rivington, 25x89.4, 6-sty bk tnt & strs & 4-sty bk rear tnt; Sophie Siris & ano to Geo Ricard, 317 W 139; B&S; mtg \$38,000 & A L; Feb4; May14'13; A\$23,000-37,000.

O C & 100

Madison st, 181 (1:273-12), ns, 289.11 e Pike, 24.6x100, 5-sty bk tnt & strs; Sarah Wodiska to Sarah Kriegel, 565 Palisade av, Jersey City, NJ; mtg \$31,000 & AL; May12'13; A\$18.500-33,000. O C & 100

Mercer st, 170, see Bway, 597.

Monroe st (1:265-24), nec Corlears (No 10), runs nw along es Corlears, 60.1 to ss Grand (Nos 589-99), xse125.4xsw5.2 to ns

Monroe xw110.2 to beg, 7-sty bk loft & str bldg; Lincoln Holding Co to Abr Goldberg; [134 W 26]; AL; Aug25'09; re-recorded from Aug26'09; May14'13; A\$25,000-\$---

Monroe st, nec Corlears, same prop; Abr Goldberg to A Goldberg Inc, a corpn, 134 W 26; AL; May12; May14'13. nom Montgomery st, 67 (1:259-57), es, 47.6 n Cherry, 21:10x58.7x20.5x57.5, 6-sty bk loft & stable; Geo C Kobbe to Isaac Lewenthal, 116 W 34; B&S; May9; May14'13; A \$9,500-18,500.

New Bowery, 13-15, see Roosevelt, 53-5 on map 55.

New Chambers st, 51, see Roosevelt, 53-on map 55.

5 on map 55.

Reade st, 57, see Bway, 279-83.

Reosevelt st, 53-5 on map 55 (1:115-20), ws, 28.2 s New Bowery, runs w28.9 to New Bowery (Nos 13-5) xsw27.9 to New Chambers (No 51) xsel1.6xe41.3 to Roosevelt xn 27.8 to beg, 3-sty bk tnt & strs; Martin Tully Constn Co to Martin Tully, 810 E 173; AL; May10; May15'13; A\$11,000-13,000.

Spring st, 5 (2:492-41), ns, 101.2 w Bowery, 25.2x106.11x25x112.9, 5-stv stn loft & str bldg; Citizens Investing Co to Amelia K Smith at Bayside, B of Q; mtg \$28,000; May8; May14'13; A\$22,000-30,000. O C & 100 Stanton st, 290 (2:330-39), ns, 33.4 e Cannon, 33.4x75, 6-sty bk tnt & strs; Jos H Mittelman to Jno B Murphy, 247 Teaneck rd, Ridgefield Park, NJ; mtg \$35,500 & AL; Apr28; May13'13; A\$20,000-35,000.

Thompson st, 90-2 (2:502-2-3), es, 100 n Spring, runs n50xe94.6xs—x again s25xw 94.7 to beg, 3-sty bk & fr stable; Minnie B King & ano EXRS &c Emma L King to Citizens Investing Co, a corpn, 226 Lafayette; ½ pt; AT; AL; May7; May9'13; A\$30,000-35,000.

Lafayette: 46 pt; AT; AL; May; May; 13, A\$30,000-35,000.

Thompson st, 90-2; Amelia K Smith to same; ½ pt; AT; AL; May8; May9'13, nom Warren st, 89-91 (1:132-19) ss, 51 e Greenwich, 47x25, 5-sty stn loft & str bidg; Ogden Brower & ano TRSTES Jno L Brower to Jno J McBride, 1205 8 av, Bklyn; C a G; May9; May10'13; A\$23,000-30,000.

Washington st, see Dey, see Dey, 71.

West st, 149-50 (1:128-28-31), nec Barclay, 43.1x83.4x72.9x86.8, 5-sty bk hotel; Wm C Renwick et al EXRS, &c, Wm R Renwick to A Edwin Schaff, 5th st, Bayside, LI, & Helen S Dixon, 94 Maple av, Flushing, LI; May14'13; A\$113,500-139,000.

2D st, 89-31 E, see 1 av, sec 2d.

2D st, 89-91 E, see 1 av. sec 2d.

4TH st, 2-20 E, see 1 av, sec 2d.

4TH st, 2-20 E, see Lafayette, 384-8.

6TH st, 301 E, see 2 av, 104-6.

12TH st, 722-8 E (2:381-18-21), swc Dry
Dock (No 19), 84x75, 1 4 & 4 3-sty bk
tnts, strs in Nos 728 & 19: Jas M Donohue,
ref, to Marie J Myers, 459 W 140: FORECLOS May6; May10; May13'13; A\$26,00033,500.

av. 20.10x103.3, 3-sty & b bk dwg; Mar & Margt M Mitchell to National Floren rittenton Mission, a corpn, 46 E 29; mt 3.500 & AL; May13; May14'13; A\$10,00

12,000. 13TH st, 245 W (2:618-62), nes, 241.8 se 8 av. 20.10x103.3, 3-sty & b bk dwg; Thos M Mulry EXR Thos Mulry to Mary J & Margt M Mitchell, 246 W 13; correction deed; mtg \$8,500; Apr29; May12'13; A\$10,-000-12,000.

14TH st, 223 E (3:896-11), nes, 235 se 3 av, 28.6x103.3, 5-sty bk tnt; Mary Hanse to Albt E Smith, 142 E 13; mtg \$35,000; May 10'13; A\$25,500-39,000. O C & 100

10'13; A\$25,500-39,000.

14TH st, 524 E (2:407-20), ss, 346 e Av A, 25x103.3, 4-sty bk tnt & strs; Edwin D Hays, ref, to Josephine Chedsey at [Shrub Oaks], Yorktown, NY; mtg \$16,000 & AL; FORECLOS Mc"26; May3; May14'13; A\$15,-000-19.000.

000-19,000. 500 17TH st, 448 W (3:714-59), ss, 175 e 10 av, 23:11x92, 1 & 2-sty fr bk ft factory; Lewis A Streit to Donald H Elder, 321 W 14, & Milo M Wells, 54 W 94; May9; May 13'13; A\$9,000-10,000. O C & 100

1813; A\$3,000-10,000. O C & 100

18TH st, 114 E (3:873-63), ss, 150 w Irving pl, 25x92, 4-sty & b stn dwg; Wm C
Renwick et al EXRS, &c, Wm R Renwick
to A Edwin Schaff, — 5 st, Bayside, B of
Q, & Helen S Dixon, 94 Maple av, Flushing, B of Q; May14'13; A\$34,000-39,000.

36,00

1STH st, 151 E (3:874-34), ns, 142.4 w
av, 18.10x ½ blk, 3-sty bk tnt & str; Ns
than Fernbacher to Eliz Fernbacher, 15
E 18: mtg \$15,000; Mar25; May10'13;
\$16,500-21,000.

16,500-21,000.

18TH st. 220 E (3:898-45), sws, 319 nw av, 18x80, 4-sty & b bk dwg; Fredericke chaefer to Betti Muller, 304 E 14; mtg 11,000 & AL; Apr7; May12'13; A\$9,800-

14,000. nom

18TH st, 426 W (3:715-45), ss, 293.1 w
9 av, 20.5x92, 2-sty & b bk dwg; Mary T
O'Connor & ano heirs, &c Margt E O'Connor to Denis Quinn, 781 South Oak dr;
[271 Bway]; May13'13; A\$7,00-8,000.

O C & 100

21ST st, 100 E, see 4 av, 257-65.

24TH st, 126-30 E, see Bway, 279-83.

24TH st, 126-30 E, see Bway, 279-83.
26TH st, 420 W, see 28th, 437 W.
26TH st, 463-5 W, see 10 av, 282.
28TH st, 437 W (3:726-15), ns, 300 e 10
av, 25x98.9, 5-sty bk tnt & strs; all of; A
\$10,000-14,500; also 115TH ST, 4 E (6:1620-68), ss, 100 e 5 av, 20x100.11, 5-sty bk tnt
& strs; all of; A\$10,500-20,000; also 26TH
ST, 420 W (3:723-50), ss, 225 w 9 av, 25x
98.9: ½ pt of this 5-sty bk tnt; Harris
Beaver to Victor Beaver, 660 W 180 [44
Court st, Bklyn]; AL; June10'09; May15
'13; A\$9,000-22,000.

30TH st, 101-9 W, see 6 av, 501.

31ST st, 20S E (3:911-59), ss, 470 w 2 av, 20x98.9, 3-sty & b bk dwg; Saml B Althause to Eliz C Wellbrock, 3220 Stewart av, Richmond Hill. B of Q [44 Court, Bklyn]; mtg \$14,500 & AL; Apr25; May9 '13; A\$9,600-11,500.

33D st, 133 W (3:809-19), ns, 331.8 e 7 av, 18.4x98.9x49.3x103.6, 2-sty bk str; Lawyers Realty Co to Chas F Noyes, 419 Washington av, Bklyn [92 Wm]; B&S; mtg \$70,000; May13; May14'13; A\$70,000-73,500.

36TH st, 343-5 W (3:760-16), ns, 275
9 av, 36x98.9, 6-sty bk stable; Patk
Geoghegan to Agnes Geoghegan, 545 V
111; AT; AL; May6; May10'13; A\$16,000
40,000.

37TH st, 114 E (3:892-76), ss, 160 w Lex av, 20x98.9, 4-sty & b stn dwg; Jno L Dudley to Norman Johnson, 179 E 64; AT; mtg \$10.000 & AL; May8; May9'13; A\$40,-000-52,000.

000-52,000.

38TH st, 301-3 L, see 2 av, 710-6.

38TH st, 344 W (3:761-59), ss, 200 e 9 av, 25x98.9, 4-sty bk tnt & str & 2-sty fr rear tnt; A\$12,000-17,000; also 38TH ST, 346 W (3:761-60), ss, 175 e 9 av, 25x98.9, 5-sty bk tnt & strs & 2-sty fr rear tnt; Lina Weil to Sarah wife Jos M Goldberg at West Hoboken, NJ [care Jos M Goldberg, 405 W 38]; AL; May9; May10 '13; A\$12,000-18,000.

38TH st, 246 W see 38th st, 244 W.

3STH st, 346 W, see 38th st, 344 W.
41ST st, 326 E (5:1333-42), ss, 253 e 2 av, 16x98.9, 3-sty & b bk dwg; Wm P Sheridan et al to Margt E Sheridan, 992 Jackson av, in trust; AT; AL; May9; May 10'13; A\$5,000-7,000.

47TH st, 135 E (5:1302-26), ns, 157.6 (Lex av, 17.6x100.5, 3-sty & b stn dwg: Bernard Mayer & ano, EXRS &c Jacob Mayer to Terence J Lynch, 150 E 40; AL; May14 May15'13; A\$11,500-16,500.

47TH st, 522 W (4:1075-43), ss, 250 w 10 av, 25x100.5, 5-sty bk tnt; Henrietta Ingber to D H Jackson Co, a corpn, 135 Bway; mtg \$14,200; May8; May14'13; A\$9,-000-16,000.

50TH st, 127-127B E, see Lex av, 559. 51ST st E, sec Lex av, see Lex av, sec

51st.

51ST st, 521 W, see 9 av, 273.

56TH st, 123 W (4:1009-19), ns, 325 w 6 av, 25x100.5, 2-sty bk garage; A\$33.000-37,000; also 56TH ST, 127 W (4:1009-17), n s, 370.10 w 6 av, 20.10x100.5, 5-sty stn tnt; 56th St Realty Co to 130 West 57th St, a corpn, at 130 W 57; AL; May7; May12'13; A\$26,000-30,000.

56TH st, 127 W, see 56th st, 123 W.

57TH st, 305 E (5:1350-1½), ns, 78 e 2 v, 22x100, 3-sty & b stn dwg; Bridget arrett widow to Mary McLaughlin, 267 c 67; mtg \$13,000; May12'13; A\$11,000-

15,000.

59TH st, 127 E (5:1394-11), ns, 265 e Park av, 20x100.5, 3-sty stn loft & str bldg; Amelia P G Fannon et al EXTRX Cecilia Keppler to Keppler Co Inc, 61 Barclay; mtg \$6,000; Apr28; May10'13; A\$26,000-32,-000.

62D st, 239-41 E (5:1417-17), ns, 155 w 2 av, 50x100.5, 2-sty bk church; Evangelical Lutheran Church of St Matthew, a corpn, to Home of the Christian Hungarian Sick Benevolent Societies of NY, a corpn, 239-41 E 62; AL; May9'13; A exempt-expt.

62D st. 159 W (4:1134-5), ns. 100 e Ams av. 25x100.5, 5-sty stn tnt; Margt L Boylan to Mary L & Lillie F Thorne, 254 W 84; mtg \$14,000; May1; May12'13; A\$13,-000-20,000.

lan to Mary L & Lillie F Thorne, 254 W 84; mtg \$14,000; May1; May12'13; A\$13,-000-20,000.

65TH st, 138 E (5:1399-47), ss, 140 e Lex av, 20x100.5, 3-sty & b stn dwg; Pope Mfg.Co to Henry E Holt, 116 E 66; B&S; mtg \$14,000 & AL; May13; May15'13; A \$17,000-26,000.

65TH st, 326-8 E (5:1439-40), ss, 275 e 2 av, 37.6x100, 6-sty bk tnt & strs; Inter-City Land & Securities Co to Jno F Stoder, 509 W 110; mtg \$38,000; Apr21; May 13'13; A\$15,000-45,000.

Gry 509 W 110; Intg 40 Gev. 509 W 110; Intg 413'13; A\$15,000-45,000.

67TH st, 131 W (4:1139-10), ns, 225 e Ams av, 25x100.5, 5-sty stn tnt; Patk F Deffley et al to Hamilton Carhartt, at Detroit, Mich; AL; Mar17; May15'13; A\$16,-200.27.000.

(4:1141-30), ns, 43 w (4:1141-30), ns, 43 w (5:201.27.000) 000-27,000. 69TH st, 105 W (4:1141-30), ns, 43 w Col av, 19x100.5, 4-sty & b stn dwg; Saml D Hollis to Edw H Kelly, 105 W 69: mtg \$20,000 & AL; May13'13; A\$14,000-24,000. O C & 100

71ST st E (5:1385-64-65), ss, 175 e 5 av, 503100.5, vacant; Otto H Kahn to Wm Ziegler, Jr. 527 5 av; AL; Mar31; May9'13: A\$246,000-246,000.

A\$246,000-246,000.

74TH st. 163 W (4:1146-4½), ns, 63 e
Assay, 18x70.4, 3-sty & b bk dwg; Henry
A Casson to Mary Casson, 305 Ams av;
mtg \$15,000; May15'13; A\$12,000-18,000.

O C & 100

77TH st, 219 E (5:1432-11), ns, 255 e 3 av, 25x102.2, 5-sty bk tnt; August Goetz & Augusta his wife to Emma C Goetz, 1754 Topping av; mtg \$10,000; May10; May 12'13; A\$11,000-23,000.

78TH st, 52 E (5:1392-46), ss, 154 e Mad av, 21x102.2. 4-sty & b stn dwg; Mary R Haines to Roffler Constn Co. a corpn, 52 W 107; mtg \$36,500 & AL; Apr30: May13 '13; A\$31,000-37,000. e Mad

'13; A\$31,000-37,000. O C & 100

78TH st. 175-7 E (5:1413-30-31), ns. 125
w 3 av. 37x102.2, 2 3-sty & b bk dwgs; Chas
S Faulkner to Newton G Chase, 481 Bedford av, Bklyn; mtg \$24,500 & AL; May
12; May13'13; A\$22,000-28,000. nom

78TH st. 206 E (5:1432-44½), ss. 105 e
3 av. 13.4x102.2, 3-sty & b bk dwg; Bella
Inkelas to Max Inkelas, 206 E 78; mtg \$5,150; May15'13; A\$5,500-7,500.

79TH st, 140 W (4:1150-48½), ss, 392 w Col av, 19x102.2, 3-sty & b stn dwg; Mat-thew Farris to Gertrude A Vanderbeck 149 W 126; AL; May15'13; A\$17,000-23,000

79TH st, 142 W (4:1150-49), ss, 411 W Col av, 19x102.2, 3-sty & b stn dwg; Philip H Smith to Gertrude A Vanderbeck, 149 W 126; mtg \$12,000; May15'13; A\$17,000-23,000.

79TH st, 144 W (4:1150-50), ss, 430 W Col av, 20x102.2, 3-sty & b stn dwg; Eliz J Heuel to Gertrude A Vanderbeck, 149 W 126; mtg \$15,000 & AL; May14; May15'13; A\$18,000-23,000.

70TH: the 15 to 15 (5:1112.50)

797H st, 156 E (5:1413-50), ss, 70 e Lex v, 20x102.2, 4-sty stn tnt; Francis L ocley to Birchwood Realty Co, a corpn, 66 Bway; AL; May15'13; A\$14,000-22,000.

80TH st, 229 E (5:1526-14), ns, 254.2 w av, 25.1x102.2, 4-sty stn tnt; Gertrude cheer to Mary Kelly, 1726 Park av; mtg 12,000 & AL; May7; May12'13; A\$11,000-

17,000.

SIST st, 35 W (4:1195-12), ns, 500 w
Central Park W, 25x102.2, 4-sty & b stn
dwg, 2-sty ext; Sarah M Orvis et al to
Chas E Orvis, 35 W 81; B&S; May7; May
13'13; A\$35,000-70,000.

SIST st, 37 W (4:1195-11), ns, 250 e Col v, 25x104.4, vacant; Wm C & Alice D Os-orn to Herbert R Johnson at Engelwood, J; AL; Oct16'11; May13'13; A\$35,000-35,-

000.

SIST st, 35-9 W (4:1195-10-12), ns, 225 e
Col av, runs n104.4xe50xs2.2xe25xs102 2 to
st xw75 to beg, 2 4-sty & b bk & stn dwgs
with 2-sty exts & vacant; Chas E Orvis
to McMorrow Engineering & Constn Co,
a corpn, 271 W 125; C a G; May12; May13
(13; A\$105,000-153,000.

SIST st, 39 W (4:1195-10), ps 225.

81ST st, 39 W (4:1195-10), ns, 225 e Col v, 25x104.4, 4-sty & b bk dwg, 2-sty ext; y F Osborn et al to Herbert R Johnson t Englewood, NJ; Oct16'11; May13'13; A nom

S18T st, 43-5 on map 37-9 W (4:1195-10-11), ns, 225 e Col av, 50x104.4, 4-sty & t bk dwg & vacant; Herbert R Johnson to Chas E Orvis, 35 W 81; B&S; Oct18'11; May 13'13; A\$70,000-83,000,

13'13; A\$70,000-83,000.

S1ST st, 203-13 W (4:1229-25), ns, 100 w
Ams av, 112.5x102.2, 9-sty bk tnt; Slawson
& Hobbs, a corpn, to S B Constn Co, a
corpn, 203-11 W 81; QC & release; May1;
May15'13; A\$-\$nom

S2D st, 122-8 E (5:1510-60), ss, 250 e
Park av, 75x102.2, 8-sty bk tnt; Frontenack Realty Co to David Dows, at Irvington, NY [50 Church]; mtg \$210,000; May
15'13; A\$48,000-\$—. O C & 100

S3D st, 415 E (5:1563-7), ns, 150 e 1 av, 16.8x102.2, 3-sty & b stn dwg; Adolph Lazarus EXR Lassa Lazarus to Saml Bader, 314 E 84; mtg \$4,500; Apr24; May10 13; A\$5,500-7,000.

'13; A\$5,500-7,000.

\$3D st, 415 E; Adolph Lazarus et al to same; mtg \$4,500; Apr24; May10'13. nom 84TH st, 324-6 W (4:1245-88-89), ss, 250 w West End av, 33x102.2, 2 3-sty & b stn dwgs; Abner B Inglee et al to 324 W 84th St Co (Inc), a corpn, 299 Bway; May12; May15'13; A\$25,000-35,000.

OC & 100

May15'13; A\$25,000-35,000. O C & 100

S5TH st, 100 E, see Park av, 1015.

S7TH st, 131 E (5:1516-15), ns, 52.7 w

Lex av, 16.5x100.7, 2-sty & b bk club

house; Susan Titus to Markwin Realty

Corpn, 29 W 42, & Heilner & Wolf Inc, a

corpn, 135 Bway; mtg \$6,000; May13'13; A

\$8,500-9,500.

\$8,500-9,500. O C & 100

\$7TH st, 133 E (5:1516-15½), ns, 35.2 w
Lex av, 16.5x100.8, 2-sty bk dwg & office;
Arthur R Buck et al EXRS, &c, Saul
Deiches to Markwin Realty Corpn, 29 W
42, & Heilner & Wolf Inc, a corpn, 135
Bway: mtg \$9,000; May9; May14'13; A\$8,500-9,500. O C & 100

10-9,500. 87TH st, 133 E; Augusta Deiches ime; ½ pt; AT; mtg \$9,000; May13; May O C & 14

14'13. O C & 100

88**TH** st, 259 **W** (4:1236-7), ns, 154 w
Bway, 18x100.8, 3-sty & b stn dwg; Farmers Loan & Trust Co TRSTE for Alma L
Larner to Gertrude A Vanderbeck, 149 W
126; May13; May14'13; A\$12,500-20,000.

23,150

89TH st, 103 E (5:1518-5), ns, 80 e Park av, 26.8x100.8, 5-sty stn tnt & strs; Edaunud D Broderick to Harry N Kohn, 7 E 93; mtg \$23,000; May15'13; A\$16,000-29,000.

94TH st, 130 E, see 94th, 132 E 94TH st, 132 E (5:1522-60½), ss, 270 e Park av, 20x100.8, 4-sty stn tnt; A\$11,000-17,000; also 94TH ST, 130 E (5:1522-61), ss, 250 e Park av, 20x100.8, 4-sty stn tnt; A\$11,000-17,000; Alex S Fisher to Mary Barry, 524 W 173; B&S; mtg \$26,000; May 14; May15'13.

94TH st, 130-2 E; Mary Barry to Operating Realty Co, a corpn, 1084 Lex av; mt \$26,000; May14; May15'13.

\$26,000; May14; May15'13. nom
95TH st, 307-9 E on map 307 E (5:1558-7), ns, 137.6 e 2 av, 37.6x100.8, 6-sty bk tnt
& strs; Mary B Schwab to Aaron Goodman
Realty Co, 117 W 119; B&S; May14; May
15'13; A\$13,000-42,000. O C & 100
95TH st, 103 W (7:1853-28½), ns, 75 w
Col av, 25x75.11, 5-sty bk tnt & strs; Eliz
G Carroll to Neerg Realty Co, a corpn, 160
Bway; mtg \$15,000 & AL; May15'13; A
\$14,000-20,000. O C & 100
95TH st 1-7 W see Central Park W

99TH st, 1-7 W, see Central

101ST st, 200-2 W, see Ams av, 836.

102D st W (7:1873-38), ss, 175 e Bway, runs s33 to ws former Bloomingdale rd x again s 48.3 & 24.11 xe34.1 to cl said rd x 8.2 & 81.7 to st xw20.1 to beg, 1-sty lg & vacant; Stuyvesant Le Roy ADMR erman Le Roy to Jas Bradley, 525 W 113; May12; May13'13; A\$20,000-20,000. 1,815

103D st, 94 W (7:1838-60), ss, 99.6 e Col 7, 20x100.11, 5-sty stn tnt; Edw Popper 9 Hermine Goodman, 128 E 84; B&S; AL; pr30; May14'13; A\$12,000-21,000.

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104TH st, 25 E (6:1610-11), ns, 250 e 5 av, 25x100.11, 5-sty bk tnt; Wm H Smith to Harry C Shaw at [48 W Boston rd], Mamaroneck, NY; B&S & CaG; AL; Apr30; May14'13; A\$12,000-27,000.

111TH st, 504-6 W (7:1882-38), ss, 125 w Ams av, 108.4x91.10, 6-sty bk tnt; Roffler Constn Co to Vista Holding Co Inc, a corpn, 507 5 av; mtg \$160,000 & AL; May 1; May13'13; A\$82,000-190,000. O C & 100

112TH st, 241 E (6:1662-19), ns, 150 w 2 av, 17.6x100.5, 4-sty bk tnt; Jno B Furey to Thos F Furey, 413 E 156; mtg \$7,000; Dec29'10; May9'13; A\$6,500-10,000. O C & 100

113TH st, 77 W, see Edgecombe av, 38. 113TH st, 77 W, see Engelsonics at 114TH st, 230 W (7:1829-52), ss, 300 e av, 25x100.11, 5-sty bk tnt; Chas S Kohr to Edw S Schaeffler, nwc Crotona av Grote; mtg \$18,000; May15'13; A\$15,000-6.000.

115TH st, 4 E, see 28th, 437 W.

118TH st, 51 E, see Madison av, 1783.

118TH st, 426-8 E (6:1711-36), ss, 277.4

w Pleasant av, runs s100.10xw16.8xs0.1xw
25xn100.11 to st xe41.8 to beg, 6-sty bk
tnt & strs; Abr D Weinstein to Jos Cohen,
26 Eldridge: mtg \$45,000 & AL; May10;
May12'13; A\$13,500-43,000.

118TH st 430-2 E (6:1711-25), ss 225.8

May12'13; A\$13,500-43,000. no

118TH st, 430-2 E (6:1711-35), ss, 235
w Pleasant av, runs s100.11xw8.4xn0.1x
33.4xn100.10 to st xe41.8 to beg, 6-sty l
tnt & strs; Abr D Weinstein to Jos Cohe
26 Eldridge; mtg \$45,000 & AL; May1
May12'13; A\$13,500-43,000. no

118TH st, 434-6 E (6:1711-33), ss, 194 w Pleasant av, 41.8x100.11, 6-sty bk tnt & strs; Abr D Weinstein to Jos Cohen, 26 Eldridge; mtg \$45,000 & AL; May10; May 12'13; A\$13,500-43,000.

118TH st, 12 W (6:1601-44½), ss, 201 w 5 av, 18x100.11, 5-sty bk tnt; Chas B Hawkes, ref, to Maude W S Pickhardt, 145 E 62; FORECLOS Mar27; May13; May14 '13; A\$10,000-19,000.

14,000
119TH st, 247-9 E (6:1784-20½), ns, 80 w 2 av, 38.4x100.10, 6-sty bk tnt & strs; Louis Levy et al to Jos N Patch, 508 Clinton av, Eklyn; AL; May12; May13'13; A \$16,000-43,500.

6,000-43,500. **119TH st, 247-9 E;** Jos N Patch to Louis evy, 14 W 127 & Chas Levy, 29 E 127; AL; nom

123D st, 444 E (6:1810-30), ss, 133.4 w Pleasant av, 33.4x100.11, 5-sty bk tnt; Benno Lewinson, ref, to Jno Aspinwall at Newburgh, NY; Helen A Redfield, 452 Riverside dr, & Abram I Elkus, 26 E 61, TRSTES Jmo L Aspinwall, decd, for Helen A Redfield; FORECLOS Apr7; May9; May 10'13; A\$8,000-31,000. 24,400

10'13; A\$8,000-31,000.

123D st, 512-8 W (7:1977-37), ss, 100 w
Ams av, 100x100.11, 6-sty bk tnt; 114th
St & 7th Av Constn Co to Central Bldg &
Investment Co, a corpn, 149 Church; mtg
\$137,000 & AL; May14; May15'13; A

O C & 100 O C &

\$— 0 C & 100

125TH st, 31 W (6:1723-22), ns, 370 w 5
av, 20x99.11, 5-sty bk office, loft & str
bldg, 2-sty ext; Jos B Zellman to Claudia
Tinner, 263 W 137; B&S; May9; May14'13;
A\$36,000-50,000. O C & 100

126TH st W, ss, at ss Lawrence, see awrence, 2-4.

Lawrence, 2-4.

127TH st, 115 E (6:1776-10), ns, 215 e
Park av, 22x99.11, 5-sty bk tnt; Rudolph
Ellinger to Anna M Zinssmeister, 1080 Park
av; mtg \$21,000; Mar17; May12'13; A\$8,500-19,500.

127TH st, 115 E; Anna M Zinssmeister to Theo Brickenstein at Hoboken, NJ; mtg \$21,000; May9; May12'13. nom 131ST_st, 126 W (7:1915-46), ss, 430 e 7 av, 25x99.11, 3-sty & b stn dwg; Rebecca Schwabach to Mary Burns, 112 W 63; May15'13; A\$9,600-14,000. O C & 100 131ST st, 603-5 W (7:1998-26.27) no. 100

131ST st, 603-5 W (7:1998-26-27), ns, 100 w Bway, 50x99.11, 3-sty fr tnt & 1-sty fr shop; Sigismond Mankowski to Peter J Devine, 3099 Bway; mtg \$13,000; May15'13; A\$16,000-16,500.

132D st, 34 W (6:1729-51), ss, 360 w 5 av, 25x99.11, 5-sty bk tnt; Saml Thorne Jr, ref, to Louise Mead, EXTRX Lactitia M Myers [537 E Front, Plainfield, NJ]; FORECLOS Apr29; May13; May14:13; A \$10,000-21,000.

133D st, 54 E (6:1757-44), ss, 175 w Park av, 20x99.11, 3-sty & b stn dwg; Mary C Klees to Laura C Crane, at Scarsdale, NY; mtg \$6,000; Apr9; May15'13; A\$6,000-7,500. O C & 100

137TH st, 128 W (7:1921-48), ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; Philip Friedman to Matilde Picarello, 2059 1 av; QC & confirmation deed; May13; May1513; A\$11,000-24,000.

137TH st, 128 W; Matilde Picarello to Cosenzo Bldg Co, a corpn, 705 E 187; mtg \$23,000 & AL; May15'13. O C & 100 I 40TH st, 62 W (6:1737-65), ss, 150 e Lenox av, 37.6x99.11, 6-sty bk tnt; Henry Rosenstein to Carl Silverman, 600 W 113; mtg \$27,000; May9; May12'13; A\$10,500-nom nom

140TH st, 66 W (6:1737-66), ss, 110 e Lenox av, 40x100, 6-sty bk tnt; Aug Ruff et al to Jno V Miller, 60 W 129; B&S & C a G; mtg \$36,000; May12; May15'13; A \$11,000-38,500. O C & 100

143D st, 239 W (7:2029-19), ns, 300 w 7 av, 25x99.11, 5-sty bk tnt & strs; Jas S Watson to 143d St Corpn, 115 Bway [r 901]; B&S & CaG; Feb1; May13'13; A\$10,-500-23,000.

148TH st, 403 W (7:2063-28), ns, 101 W St Nicholas av, 18.6x80, 3-sty & b stn dwg; Ellen Atkinson to Marie N, Rene E, Marguerite M & Marie V Hoguet, all at 152 Riverside dr; Robt L Hoguet, 47 E 92, & Ramsay Hoguet, 29 Washington sq; mtg \$12,000 & AL; May5; May14'13; A\$7,700-15,430.

700-15,430.

148TH st, 502-4 W (7:2079-37), ss, 100 w
Ams av, 41.8x99.11, 5-sty bk tnt; Robt F
Wagner, ref to Sigmund Ashner, 1058
Coney Island av, Bklyn; mtg \$40,000;
FORECLOS May5; May7; May9'13; A\$22.1,000-50,000.

149TH st. 418 W, see Convent av, 433.

149TH st W (7:2045-83-84), ns, 175 w
8 av, 50 to es Bradhurst av x99.11; vacant;
A\$22,000-22,000; also 165TH ST, 480 E (9:2369), sec Washington av, 100.10x100, except pts for st & av; vacant; Hugh P
Skelly to Pincus Lowenfeld, 106 E 64, &
Wm Prager, 129 E 74; AL; May14; May
15'13.

O C & 100

160TH st W, nwc Ft Washington av, see Ft Washington av, 35-41.

172D st, 506 W (8:2128-42), ss, 125 W Ams av, 48.4x95, 5-sty bk tnt; Francis S McAvoy ref to Caecilie Ettinger, 9 Vernon ter, East Orange, NJ; mtg \$36,000; FORE-CLOS May6; May12'13; A\$15,000-47,000.

175TH st. 516-18 W (8:2131-41). ss. 150 w Ams av. 37.6x99.8, 5-sty bk tnt; Eva Ar-nold heir &c Chas Stich to Caroline Men-del, 77 W 85; mtg \$46,500; May8; May9'13; A\$12,500-39,000. O C & 100

177TH st W. sec St Nicholas av, see St Nicholas av, 1332-8.

183D st W, nec Bway, see Ams av. 65.

186TH st, 501 W, see Ams av, 2540. 187TH st, 500 W, see Ams av, swc 187. 206TH st W. nes at ses 10 av, see 10 av, s at nes 206th.

209TH st W. nec Col av, see Col av, nec

209th.

Amsterdam av, 65 (4:1134-3), es, 50 n 62d, 25x75, 5-sty bk tnt & strs; A\$15,000-23,000; also VERMILYEA AV (8:2233-52), nec Dyckman, 125x100, vacant; A\$32,000; also ISHAM ST (8:2236-15-16), ws, 100 n Vermilyea av, 50x100, vacant; A\$8.-000-8,000; also BROADWAY (8:2164-38-39) nec 183d, 50.5x110.11x49.11x104.1, vacant; A\$21,000-21,000; also BROADWAY (8:2164-38-39) av, 25.2x114.4x25x110.11, vacant; Amelia P G Fannon et al to Keppler Co Inc, a corpn, 61 Barclay; Apr28; May19'13; A\$8,600-8,600.

Amsterdam av \$36 (7:1872-36) swe 101et

Amsterdam av. 836 (7:1872-36), swc 101st (Nos 200-2), 25.11x96.5 to cl old Bloomingdale rd, closed, x25.11x96, 5-sty bk tnt & strs, 1-sty bk office; Fredk M Townsend to Ralph S Townsend, 190 Riverside dr & Ada T Richards, 143 Oak, Binghamton, NY, EXRS Ralph Townsend; QC: release legacy &c; May7; May9'13; A\$32,000-41,000.

Amsterdam av, S36; Ralph S Townsend & ano EXRS Ralph Townsend to Ralph S Townsend, 190 Riverside dr & Ada T Richards, 143 Oak. Binghamton, NY, as legatees of Ralph Townsend, decd; May1; May9'13.

Amsterdam av, 2010-2 (8:2118-37-38), w s, 49.11 s 160th, 50x100, 2-sty fr tnt & strs & 2 1-sty fr strs & fr rear coal pocket; Homer R Gillies to Geraldine Realty Co, a corpn, 2018 Ams av; mtg \$31,000; May 13; May14'13; A\$34,000-35,200. O C & 100

Bowery. 13 (1:289-5), es, abt 115 n Division, 22x106.6x20.1x110 9 ss, 5 & 6-sty bk & st lodging house & strs; Alfredo Del Genovese to Arduina Del Genovese, 442 Av U Bklyn; May1; May15'13; A\$23,-000-35,000.

Bradhurst av, nec 149th, see 149th s. 175 w 8 av.

ns, 175 w 8 av.

Broadway, 279-83 (1:149-31), ws, 50.11 n Chambers, 50x96.1x50x94.10; 5-sty stn office & str bldg; A\$400,000-410,000; also READE ST, 57 (1:149-28), ss, 97 w Bway, 25x75.3, 5-sty bk loft & str bldg; A\$50,000-65,000; also 24TH ST, 126-30 E (3:879-69), ss, 95 w Lex av, runs s98.9xw61.6xn11.3xw 18.6xn87.6 to st xe80 to beg, 3, 4 & 5-sty bk tnts; also all R T & I in estate Mary A S Carter, decd; A\$110,000-167,500; Lawson Purdy, EXR Geo G Carter to Steenback-Carter Estate Inc, a corpn, 130 E 24; AT; May5; May10'13. O C & 100

Broadway. 279-83: also READE ST, so 24TH ST, 126-30 E; Arabella F is same; AT; May2; May10'13.

Broadway, 450 (1:232-8), ses. abt 105 s Grand, 25x120, 5-sty bk loft & str bldg; also BROADWAY (1:232), es, 104 s Grand, a strip 1.x120; Lawyers Realty Co to Chas F Noyes, 419 Washington av, Bklyn [92 Wm]; B&S; mtg \$75,000; May13; May14'13; A\$80,000-92,000.

A\$80,000-92,000.

Broadway, 597 (2:512-13), ws. abt 125
Houston, 25x200 to es Mercer (No 170), sty bk loft & str bldg; Lawyers Reals
Co to Chas F Noyes, 419 Washington a
Bklyn, [92 Wml: B&S: mtg \$-.000; Ms
13; May14'13; A\$102,000-110,000

Broadway, 692-4, see Lafayette, 384-8. Broadway, es, 50.5 n 183d, see Ams av,

Broadway, nec 183d, see Ams av, 65.

Brondwny (8:2234-5-6), es, 100 n Academy, 50x150.7x50x151.3, vacant; Michl J Dowd to J Allen Townsend & Edwin S Townsend, both at [Broadway], Irvington NY; B&S; mtg \$6,000; May9; May12'13; A \$15,000-15,000. O C & 100

S15,000-15,000.

Central Park W, 391-3 (7:1835-29-31)
nwc 99th (Nos 1-7), 78.11x100, 2 6-sty bk
tnts & strs; Pincus Lowenfeld et al to
flugh P Skelly, 650 1 av; mtg \$142,000;
May14; May15'13; A\$104,000-165,000.

Columbus av (8:2190-1), nec 209th, 99.11 x100; vacant; Maurice S Cohen, ref, to Laurence D Rumsey, 330 Delaware av, Buffalo, NY; Bronson Rumsey, 132 W Tripper av, Buffalo, NY, & Evelyn R Cary, 340 Delaware av, Buffalo, NY, EXRS Bronson C Rumsey; FORECLOS May14; May15 '13; A\$20,000-20,000.

Convent av. 433 (7:2063-46), sec 149th (No 418), 99.11x100, 6-sty bk tnt; Ottilie Heumann to Emsworth Constn Co, a corpn, 30 E 42; mtg \$189,000 & AL; May13; May14'13; A\$65,000-190,000. O C & 100

May14'13; A\$65,000-130,000.

Convent av. 433; Emsworth Constn Co
to Sadye V Krulewitch, 146 W 120; mtg
\$188,500 & AL; May13; May14'13.

O C & 100

O C & 100

Edgecombe av, 38 (7:1960-67), es, 72.4
s 137th, 17.6x90, 3-sty bk dwg; A\$10,20015,000; also 113TH ST, 77 W (6:1597-8½),
ns, 158 e Lenox av, 17x100.11, 3-sty & b
k dwg; A\$10,000-11,500; Plainfield Land
& Bildg Co, a corpn, to Aaron D Thompson
Jr [141 Bway] & Plainfield, NJ; AL; May
14; May15'13.

Fort Washington av, 35-41 (8:2136-83), nwc 160th, 102.2x100x99.11x121.7, 6-sty bk tnt; Robt L Hoguet et al to New Amsterdam Realty Co, a corpn, 17 W 42; mtg \$\frac{17}{2}\$\$\frac{17}{2}

Lenox av (6:1740-70-71), es, 24.11 s 143d, 50x85, vacant; Louis Lese et al to Philip Meyer on ss Bway, near Greenwood av, Richmond Hill, LI; mtg \$9,000 & AL; May 1; May10'13; \$18,000-18,000. O C & 100

15'13; A\$ \$... 101,700

Lexington av, sec 51st; same prop; City
NY to same; AT; QC; May13; May15'13.

4% of above consid of 101,700

Madison av, 1519 (6:1609-55), es, 84.3 s
104th, 16.8x70, 3-sty bk tnt & str; Edna M
& Wm M Scott to Marcus Jacobson, 52 E
104 & Alex D Liederman, 650 Bway, Brooklyn; AT; QC; CaG; May8; May9'13; A\$8,50010,500.

10,500.

Madison av, 1783 (6:1623-23), nec 117th (No 51), 34.11x108, 5-sty bk tnt & strs; Fanny Gruen to Fannie M Korn, 875 Park av; B&S; AL; May7; May9'13; A\$40,000-70,-000.

O C & 100

Madison av. 1824-6 (6:1745-55), ws. 40.11 119th, 40x75, 6-sty bk tnt & strs; Elias Cohen to Wm Lefkowitz, 160 Bleecker; L; May13'13; A\$25,000-47,000. O C & 100

Manhattan av. 345 (7:1849-10), ws. 63.11 s 115th, 37x74.7, 5-sty bk tnt; Eva Arnold heir &c Chas Stich to Caroline Mendel, 77 W 85; mtg \$39,500; May8; May9'13; A\$20,-000-32,000.

Manhattan av, 503 (7:1947-52), ws, 18.5 s 121st, 15x80, 3-sty & b stn dwg; Robt F Wagner, ref, to Danl Seymour, 2 Dunwoo-die st, Yonkers, & Louis F Therasson, Munro av, Mamaroneck, NY, EXRS H Louisa Mulford; FORECLOS May12; May 14'13; A\$8,500-11,500.

14'13; A\$8,500-11,500.

Nagle av (8:2173-pt lt 29), ss, 146.1 w
Hillside av, 50x134.11x61x99.10, vacant;
Psaty Constn Co to Isaac Blitstein, 134
Melrose, Bklyn; mtg \$202,000 & AL; Feb
3; Maylo'13; A\$ \$ _ \$ _ nom
Nagle av (8:2173), same pnop; Isaac
Blitstein to Psaty Constn Co, a corpn, 147
E 125; mtg \$202,000 & AL; May2; May10
'13.

Park av, 1015 (5:1513-69), sec 85th (No 100), 25.6x82.2, 3-sty stn tnt & strs; Amos R E Pinchot to Dorothea T S & Amelia C Pope, 100 E 85 as TRSTE Jno W Pope, decd; AT; QC & correction deed; Feb5; May9'13; A\$42.000-50,000.

May9'13; A\$42,000-50,000.

Park av, 1015; Dorothea T S & Amelia C Pope to Amos R E Pinchot, 1021 Park av; AT; QC; May8; May9'13.

Park av, 1015; Amos R E Pinchot to Alletta N Morris, 77 Mad av; AL; May8; May 9'13.

O C & 100

913. O C & 100

St Nicholas av, 716 (7:2053-74), es, 208.10
n 145th, 21x100, 4-sty & b bk dwg; Manuel Lopez to Rosa Lopez, his wife, both at 716 St Nicholas av; mtg \$18,000; Apr7;
May13'13; A\$12,600-18,000.

May13'13; A\$12,600-18,000.

St Nicholas av, 1332-8 (8:2133-34), sec 177th, 99.11x100, 6-sty bk tnt; Wm W Blair to Edgar N Sidman, 478 Centre, South Orange, NJ; mtg \$160,000; May8; May9'13; A \$65,000-185,000.

O C & 100

Sherman av, 127 (8:2224-40), ns. 260 w Academy, 40x150, 5-sty bk tnt; Hanover Realty & Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; May13'13; A\$8,800-44,500.

Sherman av, 127; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg \$56,000; Apr30; May13'13. nom

Sherman av, 129 (8:2224-38), ns, 220 w Academy, 40x150, 5-sty bk tnt; Hanover Realty & Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; May13'13; A\$8,800-44,500. nom Sherman av, 129; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg \$56,000; Apr30; May13'13. nom NY; mtg \$56,000; Apr30; May13'13. nom

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Sherman av, 131 (8:2234-36), ns, 180 Academy, 40x150, 5-sty bk tnt; Hanor Realty & Constn Co to D Lincoln Griff 223 75th, Bklyn [170 Bway]; AL; Apr May13'13; A\$8,000-44,500.

Sherman av, 131; D Lincoln Griffen to rthur A Miller, 137 S 1 av, Mt Vernon, Y; mtg \$56,000; Apr30; May13'13. nom

Sherman av, 133 (8:2224-35), ns, 140
Academy, 40x150, 5-sty bk tnt; Hanov
Realty & Constn Co to D Lincoln Griff
223 75th, Bklyn [170 Bway]; AL; Apr
May13'13; A\$8,000-44,500.

Sherman av, 133; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon NY; mtg \$56,000; Apr30; May13'13. non

Sherman av, 135 (8:2224-33), ns, 100
Academy, 40x150, 5-sty bk tnt; Hanov
Realty & Constn Co to D Lincoln Griff
223 75th, Bklyn [170 Bway]; AL; Apr
May13'13; A\$8,000-44,500.

Sherman av, 135 (8:2224-33), ns, 100 w Academy, 40x150, 5-sty bk tnt; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon, NY; mtg \$56,000; Apr30; May15'13 A\$8,000-44,500.

Vermilyea av, nec Dyckman, see Ams

West Broadway, 219 (1:178-17), ses, a 85 s White, 16.8x100, 3-sty fr bk ft tnt str; Percival H Gregory, ref, to E N I tle's Sons Realty & Constn Co (Inc), West Bway; PARTITION Mar27; May May13'13; A\$17,000-17,500.

May13'13; A\$17,000-17,500.

West Broadway, 414 (2:502-36), ws. 100
n Spring, 25x69.4. 3-sty bk bldg & str;
Minnie B King & Edw De F Smith, EXRS,
&c, Emma L King to Elam H Fuller, 630
3d, Bklyn [416 W Bway]; ½ pt; AT; May
7; May10'13; A\$16,000-17,000.

7,000

West Broadway, 414; Amelia K Smith same; ½ pt; AT; May8; May10'13. nom

to same; ½ pt; AT; May8; May10'13, nom

1ST av (2:429-9), sec 2d (Nos 89-91),
runs s44xe75xn22xw1xn22 to ss 2d xw74
to beg, 6-sty bk tnt & strs; Yetta Greenberg to Alfd M Lazarowitz, 608 E 15; ½
pt; QC; AL; May12'13; A\$45,000-85,000.

1ST av, 1315 (5:1445-27), ws, 75.4 s 71st, 25x75, 4-sty bk tnt & strs; Louis Poborsky to Josef Novak, 1318 1 av; mtg \$14,000; May15'13; A\$9,500-17,500. O C & 100

2D av, 104-6 (2:448-1), nec 6th (No 301), 51,9x87, 8-sty bk tnt & strs; Abr Rosen to Wentworth Holding Co, a corpn, 1400 5 av; AL; May13; May15'13; A\$60,000-150, 000. O C & 100

2D av. 710-6 (3:944-1-4), nec 38th (Nos 301-3), 98.9x100, 4 4-sty bk tnts & strs; Progress Holding Co to D H Jackson Co, a corpn, 135 Bway: mtg \$65,000; Jan22; May14'13; A\$67.500-86,500.

2D av, 2237 (6:1664-26), ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & strs; Nathan W Herbst to Wilhelmina Trenkmann, 183 Hewes, Bklyn; mtg \$17,000 & AL; May12 O C & 100

Hewes, Bklyn; mtg \$17,000 & AL; May12 '13; A\$9,500-17,500. OC & 100 4TH av, 257-65 (3:876-4-6), sec 21st (No 100), 115x90, 20-sty bk loft & str bldg; J H & C K Eagle (Inc), a corpn, to Eagle Investing Corpn, 265 4 av; mtg \$1,100,000; May13'13; A\$448,000-\$—— O C & 100 6TH av, 224 (3:816-79), es, 50 s 15th, 22x 80, 5-sty bk tnt & str; Cornelia H Rhoades to Bessie R wife B Ogden Chisolm, 16 E 53; 2-3 pt; AT; B&S; May2; May9'13; A \$2,200-82,000. nom 6TH av, 501 (3:806-34), nwc 30th (Nos 101-9), runs w144 to ns former Stewart st, closed, xe—to ws 6 av xs30 to beg, except small cor on 30th st at Stewart st, 5x—x—; also 6TH AV, parts of 501 & also parts of 103-9 W 30th, begins at ns Stewart st, closed & 41.5 w 6 av, runs n99,6xw 100xs99.6 to ns Stewart xe100 to beg, 2-sty bk office & 1 & 3-sty bk theatre; Edmund L Mooney to Andw J Shipman, 636 W 158, ½ pt; AL & sub to lease 21 yrs, dated Febs'11, with two rens at 21 yrs

000-P\$600,000. O C & 100
6TH av, 501 (3:806), nwc 30th (Nos 101-9); also 6TH AV, parts of 501 & also parts 103-9 W 30th, etc, same prop; Andw J Shipman to 6th Av & 30th St Realty Corpn, 37 Wall, ¼ part; C a G; AL & sub to leases, &c, as above; May9; May12'13.

7TH av, 2427-9 (7:2010-63), es, 39:11 s 142d, 40x100, 6-sty bk tnt & strs; Jacob Goldfarb to Benj Blum. 565 W 144; mtg \$\frac{4}{2}\$\$\text{49,000}\$; May6; May12'13; A\$\frac{2}{2}\$\text{29,000-61,000}\$.

STH av, 464 (3:783-3), es, 49.4 n 33d, 24 8x100, 4-sty stn tnt & str & 4-sty bk rear tnt; Patk A Geoghegan to Agnes Geoghegan, 545 W 111; mtg \$24.000 & AL; May6; May10'13; A\$44,000-49,000. nom STH av, 2547 (7:1960-46), ws, 50 n 136th, 25x85, 5-sty bk tnt & strs; A\$15,500-24,000; also 8TH Av, 2553 (7:1960-49), ws, 50 s 137th, 25x85, 5-sty bk tnt & strs; A\$15,500-24,000; ws, 25 s 137th, 25x85, 5-sty bk tnt & strs; A\$15,500-24,000; Theo W Spear, EXR, &c, Ann Mapelsden to Kenton Realty Co, a corpn. 135 Bway; B&S & CaG; AL; May13; May14'13. STH av, 2553-5, see 8 av, 2547. STH av, 2517 (7:2047-32), ws, 74.11 n 154th, 25x100, 6-sty bk tnt & strs; Eldon Bisbee to Herbt Fischer, 461 W 153; ½ RT&I; mtg \$25,000 & AL; Apr18; May13'13; A\$10,000-30,000.

9TH av. 273 (3:724-32), ws. 24.9 n 26th, 18.6x70, 4-sty stn tnt & str; A\$8,500-11,000; also 51ST ST, 521 W (4:1080-21), ns. 275 w 10 av. 25x100.5, 4-sty stn tnt; Aug & Louise Reipschlager, heirs &c Henry Reipschlager, to Harry Nellis, 289 13th, Bklyn; May1; May15'13; A\$9,000-15,000.

May 17, 1913

9TH av, 273, also 51ST ST, 521 W; Harry Nellis to Aug & Louise Reipschlager, joint tenants, 72 W 105; May1; May15'13. O C & 100

10TH av, 280, see 10 av, 282.

10TH av. 280, see 10 av, 282.

10TH av. 282 (3:724-3), es, 37 n 26th, 37x 100, 6-sty bk tnt & strs; A\$18,000-46,000; also 10TH AV, 280 (3:724-1), nec 26th (Nos 463-5), 37x100, 6-sty bk tnt & strs; A24,-000-70,000; New Amsterdam Realty Co to Oaklawn Corpn, 27 William; mtg \$99,000; May15'13.

OC & 100

10TH av (8:2203-1-4), ses at nes 206th 99.11x100, vacant: J Allen Townsend to Michl J Dowd, 2541 Valentine av; B&S May12'13; A\$31,500-31,500. O C & 10

11TH av, 558 (4:1071-3), es, 55.5 n 42d, 16.8x80, 4-sty bk tnt & str; Chas J Orth to Hy G Orth, 558 11 av; 1-7 pt; May12; May13'13; A\$6.500-9.500. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Canal st, 30, see East Bway, 158.

Columbia st, 77 (2:334), ws, 80 n Rivingon, 20x49.8; asn rents: Sara Zazeela to the Royal Co of NY, 93-5 Nassau; May8; 450

East Broadway, 158 (1:283), ns. 50.4 W Rutgers, 25x106.9 to ss Canal (No 30) x28.5 x93; also FORSYTH ST, 56 (1:301-13), es, 51.3 s Hester, 24.9x75; also ALL TITLE to strip on n 0.1x75; asn rents; Isaac Lipschitz to Royal Co of NY, 93-5 Nassau; May8; May9'13; A\$17,500-26,000, 2,200

May8; May8; 13; A\$17,500-26,000. 2,200

Eldridge st, 113 (2:418), nws, 25x119,10; asn rents; Isaac Lipschitz to Royal Co of NY, 93-5 Nassau; May8; May9'13; 2,200

Forsyth st, 56, see East Dway, 158. 52D st, 343 W (4:1043-16), ns, 365 e 9 av, 22.10x100.9x31.4x100.5; asn rents; Thos McGuire to Royal Co of NY, 93-5 Nassau; May9; May10'13; A\$15,500-17,500. 400

May9; May10'13; A\$15,500-17,500. 400
62D st, 239-41 E (5:1417-17), ns, 155 w 2
av, 50x100.5, 2-sty bk church; re mtg;
Farmers Loan & Trust Co to Evangelical
Lutheran Church of St Matthew, a corpn,
354 Broome; QC; May7; May9'13; Aexemptexempt. 22,000

exempt. 22,000

66TH st, 66 E (5:1380), ss, 80 w Park av, 20x100.5; the buildings only on formerly leased land; Louis J Weil et al EXRS, &c, Mathias Strasburger to Elbridge T Gerry, — Bellevue av, Newport, RI; [2 E 61]; Apr24; May12'13, 17,000

75TH st. 515 E (5:1487-14), ns, 323 e Av A, 25x95.7x25.4x99.9 (owned by party 1st part); also 75TH ST E (5:1487), ns, adj above on west (owned by party 2d part); release from all claims, damages, &c, as to 515 E 75; Ernest N Adler with Farmers Feed Co of NY, 522-538 E 76; May3; May 14'13.

101ST st, 200-2 W, see Ams av, 836.

HITH st, 504-6 W (7:1882), ss, 125 v Ams av, 108.4x91.10; asn rents to secur \$15,000; Vista Holding Co to Estates Mt, Securities Co, a corpn, 160 Bway; Mayl2 Mayl3'13.

May13'13. nom
1117H st, 536 W (7:1882), ss, 75 e Bway,
83.4x100.11; asn rent to ext of \$2,000 to
secure mtg of \$15,000 on 504-6 W 111,
made by Vista Holding Co; New Amsterdam Holding Co to Estates Mtg Securities
Co, a corpn, 160 Bway; May12; May13'13.

111TH st, 536 W; certf as to consent to above asn of rents; same to same; May12; May 13'13.

113TH st. 117-9 E (6:1641), ns. 121.4 Park av. 42.8x100.11; re asn rents r corded Nov4'12; Estates Mtg Securiti Co to Acadia Realty Co, a corpn, 25 21; Apr29; May13'13.

113TH st. 117-9 E; asn rents to secus \$3,300; Acadia Realty Co to Estates Mi Securities Co, a corpn, 160 Bway; Apr2 May13'13.

May1s 13.

118TH st, 12 W (P A); power of attorney to borrow upon the security of above premises; Maude W S Pickhardt to Kenyon Fortescue, 121 W 69; May3; May14'13.

121ST st, 161 W, see 7 av, 2021.

150TH st. 304 W (7:2045), ss, 100 w av. 100x99.11; asn rents to extent of \$1, 500; Abr Gabriel to Philip Sugerman, 13 W 118 et al; mtg \$40,000; May13; May1 13.

W 118 et ar, 119.

Av A, 1395-9 (5:1469-22-24), ws. 102.2 s 75th, 85.8x101.3x69.11x100, 5-sty bk loft & str bldg, 2 2-sty bk stables; gen re; Clarence Clayton to Stevenson Towle [Brevoort farm] at Mamaroneck, NY, et al; Dec24'12; May12'13; A\$30,000-45,000.

OC & 100

Av A, 1395-9; gen re; Margt W Johnston to same; Dec24'12; May12'13. O C & 100

to same; Dec24'12; May12'13. O C & 100

Amsterdam av, S36 (7:1872-36) swc 101st
(Nos 200-2), 25.11x96.5 to c1 old Bloomingdale rd, closed, x25.11x96.5-sty bk tnt &
str & 1-sty bk office; re dower; Olivia wife
Cleveland K Benedict to Ralph S Townsend, 190 Riverside dr & Ada T Richards,
143 Oak, Binghamton, NY; AT; QC; Apr22;
May9'13; A\$32,000-41,000.

7TH av, 2021 (7:1906-1), nec 121st (No
161), 25.11x92, 5-sty bk tnt & strs; re
judgt; American Watch & Diamond Co to
Max Beck, (o W 86; Apr3; May10'13; A
\$32,000-51,000.

Certifled (miscl) copy, adjudication of bankruptcy & order of reference in matter of Jas Phyfe, bankrupt; Peter P Olney, ref, & Wm R Sainsbury, TRSTE; Apr14; May14'13.

General release; Fredk S Myers to Jacob Herb, 1061 St Nicholas av & Rosa Docter 955 West End av; Apr23; May9'13. nom

Nomination & appointment of new trus-tee; Eliz H Keys et al heirs Ann Mapels-den to Theo W Spear, NY EXR, &c of Ann Mapelsden, decd; Jan24; May12'13.

Power of attorney (P A); Hyman Lupion to Sadie Greenberg, 9 Sheriff; May10; May 14'13.

Power of attorney (PA); Theo B Sayre to Helen Sayre; Mar13; May12'13.

Power of attorney (miscl); Tennent Ronalds at Aberlady, Scotland, & Frank Hunter at Edenburgh, Scotland, as EXRS, &c, of Helen Brown or Ronalds to Arthur C Rounds, 96 Bway; Apr15; May12'13.

Power of atty (misel); Antonina Alotta to Vincenzo Gargiulo; May10'11; May15'13.

Power of atty (Miscl), Leopold Purcaro to Louis Purcaro; Sept18'12; May9'13.

Power of atty (Miscl); Mary Miller t Walter J Miller both at 2412 Bathgate av May7; May9'13.

Power of atty (Miscl); Yetta Kracower to Haim S Lupowitz; Apr8; May9'13;

Power of atty (Miscl); Philip R Brown to Anna L Brown; Marli; May9'13;

WILLS

Borough of Manhattan.

Greenwich st, 74 (1:18-44), ws, 214.1 s
Rector, 23.6x100, 5-sty bk loft & str bldg;
Josephine MacMillen Est, EXRS Sophia
Berman, 439 E 86, & Jno A Schappert, 524
E 89; atty, Francis Kuerzi 32 Nassau; A
\$22,500-40,000; Will filed May8'13.

Market st, 75 (1:253-28), ws, 31.8 n
Cherry, 26.11x60.4, 5-sty bk tnt & strs;
Leah Jacobson Est, Moses Jacobson EXR,
219 W 120; atty, H S Sayers, 31 Nassau;
A\$10,500-21,000; Will filed May8'13.

Orchard st, nwc Stanton, see Stanton,

Stanton st, S6-S (2:417-6.), nwc Orchard, 3.7x50, 6-sty bk tnt & strs; Sophie Green St, Moses Goodman, EXR, 315 Central ark W; atty, Arthur Furber, 287 Bway; \$40,000-65,000. Will filed May15'13.

4TH st E, sec Bowery, see Bowery, 361.

10TH st, 114 E (2:465-14), ss, 193.4 e 3 av, runs e18xs50.6xw19.1xn51.5 to beg, 5-sty & b bk dwg; August F Zimmerman Est, Louis B Hasbrouck, EXR, 114 E 10; atty, Jno H Judge, 261 Bway; A\$9,000-13,-000. Will filed May16'13.

47TH st, 318 W (4:1037-44), ss, 275 w 8 av, 25x100.5, 5-sty stn ft tnt; ½ int; A\$17, 000-20,500; also 87TH ST, 121 W (4:1218-25), ns, 150.9 w Col av, 16x100.8, 3-sty & b stn ft dwg; A\$\$,500-15,500; Jane H Elgas Est, Francis B Elgas, EXR, 121 W 87; atty, Maxwell Hall Elliott, 277 Bway. Will filed May3'13.

47TH st, 538 W (4:1075-51), ss, 325 e 11 av, 25x100.5, 5-sty bk tnt & strs; Gus-tav or Gustave Marx Est, Beta Marx, EXTRX, 538 W 47; atty, A & H Bloch, 99 Nassau; A\$9,000-18,000; Will filed May14

68TH st, 32 E (5:1382-49½), ss, 95 e Mad av, 20x100.5, 4-sty & b stn ft dwg; Hugh D Auchincloss Est, Edwin S Marston, EXR, care Farmers Loan & Trust Co, 22 Wm; attys, Geller, Rolston & Horan, 22 Exchange pl; A\$50,000-65,000. Will filed May 14'13.

74TH st, 130 E (5:1408-61½) ss, 112.6 w Lexington av, 18.9x102.2, 3-sty & b str ft dwg; Rosine Oettinger Est, Henrietta Oettinger, EXTRX, 130 E 74; attys, Kurzman & Frankenheimer, 25 Broad; A\$20,-000-24,000; Will filed May18'13.

87TH st, 121 W, see 47th, 318 W.

96TH st, 121 W, see 4(th, 515 W.

96TH st, 111 W (7:1851-24), ns, 200 w
Col av, 31.3x100.11, 5-sty bk tnt; A\$21,200-34,000; also 116TH ST, 55-7 W (6:16009), ns, 175 e Lenox av, 50x100.11, 6-sty bk
tnt & strs; A\$38,000-88,000; also PARK
AV, 1384 (6:1609-37), ws, 75 n 103d, 25.11x
80, 5-sty bk tnt & strs; A\$7,000-15,000;
Bertha Scheibel Est, Jean K Dunne, EXTRX, 269 W 127; attys, Kurzman & Frankenheimer, 25 Broad. Will filed May15'13.

Lex av, 17x80, 3-sty & b stn ft dwg; Louisa Rosenheimer Est, Edw P Rosenheimer, EXR, 620 W 116; atty, Marcus Helfand, 320 Bway; A\$9,000-11,000; Will filed May26'13.

116TH st, 55-7 W, see 96th, 111 W.

145TH st, 139-45 W (7:2014-14 & 16), ns, 300 e 7 av, 87.6x99.11, 2 6-sty bk tnts; Clara Rosenthal Est, Abr Rosenthal, EXR, 39 W 91; attys, Fleischman & Fox, 32 Liberty; A\$46,000-116,000; Will filed May Liberty;

Bowery, 361 (2:459-9), sec 4th, runs s 23xe75xn12xw79.3 to beg, 3-sty bk & 3-sty fr tnts & str; ½ int; Leonora Polhemus Est, Albert H Matthews, EXR, 60 Willow, Bklyn; atty Sol Hanford, 40 Wall; A\$17,-000-22,000. Will filed May15'13.

Park av, 1384, see 96th, 111 W.

CONVEYANCES.

Borough of the Bronx.

Beck st (10:2711), ses, 163.1 ne Intervale av, 80x100, 5-sty bk tnt; Aaron Goodman Realty Co to Mary B Schwab, 118 E 39; B&S & C a G; mtg \$60,000; May15'13. O C & 100

Beck st, 695 (10:2685), ns, 407.5 e Av St John, 25x125, 4-sty bk tnt; Maze Realty Co of NY to Realty Operating Co, a corpn, 15 Wall; mtg \$12,500 & AL; May9'13.

Charlotte st, 1423-5 (11:2977), ws, 100.4 Jennings, 40x100, 5-sty bk tnt; Dertiner Constn Co to Johanna Gunther, 781 E (1; mtg \$34,000; Mays; May13'13.

Charlotte st, 1427-9 (11:2977), ws, 140.4 n Jennings, 40x100, 5-sty bk tnt; Dertinger Constn Co to Jno W Dertinger, 4029 Lowerre pl; mtg \$34,500; May9; May13'13.

Cheever pl, nes, at ses Walton av, see Walton av, 334.

Emily st (*), ns, 100 e Mulford av, 25x 25x—x132; Geo Huy to Jos Flynn, 3196 av; mtg \$500; May13; May15'13. nom

Faile st, 882 (10:2761), es, 125 n Seneca av, 25x100, 2-sty fr dwg; Leonora C Lind-ert to Anna McCarthy, 862 E 162; mtg \$7,750; Feb25; May13'13.

Fairmount pl, 735, see Decatur av, 3075. Fox st, 663 (10:2684), ns, 353.9 e Av St John, 40.7x125, 5-sty bk tnt; Ruhl Real Prop Co to Eliza O'Neil at Bergenfield, Bergen Co, NJ; mtg \$34,000; May8; May 9'13.

Giles pi, 3409 (12:3255 & 3258), ws, 50 n Cannon pl, 37.6x100, 2-sty fr dwg; Anders J G Wittlock to Ethel K Whittlock, 3409 Giles pl; mtg \$2,000; Apr10; May12'13. O C & 100

Giles pl, 3409 (12:3258 & 3255), ws, 50 n annon pl, 37.6x100, 2-sty fr dwg; Ethel wife & Anders J G Wittlock to Marion C Maloney, 3409 Giles pl; mtg \$2,000; ay10; May12'13.

May10; May12'13. OC & 100

Hoffman st (11:3065), sec 187th (No
570)', 69.3x90.1x67.5x90.1, 2 5-sty bk tnts,
strs on cor; Cosenzo Bldg Co to Matilde
Picarello, 2059 1 av; Louis Picarello, 670
E 161; Jas V Picarello, 2228 1 av, & Biaggio Debiaso, 2157 Mapes av; mtg \$49,000;
May15'13. OC & 100

Kelly st, S31 (10:2702), ws, 186 n Long-wood av, 40x100, 5-sty bk tnt; Benj & Frank Locker to Isaac Locker, all at 24 Attorney; July31'12; May13'13.

O C & 100

Kelly st, 831; Isaac Locker to Edw E Benney, 126 W 70; QC; May10; May13'13. O C & 100

Lorillard pl, 2418 (11:3056), es, 107.3 s 188th, runs e97.10xs25xe1xs32.2xw98 to pl xn57.2 to beg, 2-sty bk dwg & vacant; Myrtle G Johnes to Grazia Cardillo, 2418 Lorillard pl; mtg \$5,500; May14'13. O C & 100

Lorillard pl, 2425 on map 2423-5 (11: 3056), ws, 47.11 s 188th, 32.8x90, 5-sty bk tnt; Flavius Impt Co to Alema Realty Exchange Co, a corpn, 1 W 34; mtg \$23,-700; May9; May10'13.

Minford pl, 1449-51 (11:2977), ws, 200 s 172d, 51.6x100, 2-4-sty bk tnts; Sealy Hold-ing Co to Chas Dammeyer, 440 E 156; mtg \$34,000; May10; May12'13. O C & 100

Simpson st, 1013 (10:2724), ws, 205.8 Westchester av, 41x104.8x41x104.3, 5-st bk tnt; Simpson Constn Co to Otto Kuhl mann, 1445 Longfellow av; mtg \$35,000 May15'13. O C & 10

Tiffany st, 941 (10:2711), ws, 60 s 40x100,4, 5-sty bk tnt; Marie A Schu to Geo Goldson, 1018 E 163; B&S; M May9'13.

Tiffany st, 941; Geo Goldson to Aug Schussler & Marie A his wife, 941 Tiffany tenants by entirety; B&S; May8; May9 '13.

Wilson pl (*), ss, 154.5 w Elliott av, 25x 137.5; North Bronx Realty Co to Annie Kelly, 284 E 142; AL; Mar24; May13'13.

Wyatt or 177th st (*), sec Bronx Park av, 25x100; Robt F Wagner ref to Henry Breslauer, 1845 7 av TRSTE for Miriam Breslauer; FORECLOSED and drawn May 9; May12'13.

136TH st, 260 E, see Lincoln av, 179 136TH st, 260 E, see Lincoln av, 179.

136TH st, 641 E (10:2549), ns, 101.11 w
Trinity or Cypress av, 37.6x100, 5-sty bk
tnt; Jacob Weill to Thos Fagan, 217 E
57; mtg \$20,000; May15'13. O C & 100

139TH st, 477 E (9:2284), ns, 716.8 e
Willis av, 16.8x100, 2-sty & b bk dwg;
Mary C Mahony to Patk Noonan, 570 E
141; mtg \$5,300 & AL; May9; May10'13.
O C & 100

152D st, 733 E (10:2644), ns, 110 e Jackson av (Robbins), 25x108.3x27.11x95.11, 4-sty bk tnt; Austin B Fletcher & ano, TRSTES Jackson S Schultz, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May 9; May10'13.

15,000

152D st, 735 E (10:2644), ns, 135 e Jackson av (Robbins), 25x120.8x27.11x108.3, 4-sty bk tnt; Austin B Fletcher & ano, TRSTES Jackson S Schultz, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May 9; May10'13.

152D st, 737 E (10:2644), ns, 160 e Jackson av (Robbins), 25x133x27.11x120.8; 4-sty bk tnt; Austin B Fletcher, TRSTE for Conrad M Braker, will of Conrad Braker Jr, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May9; May10'13.

154TH st, 386 E (9:2400), ss, 125 w Melse av, 25x100, 2-sty & b fr dwg; Genova Dieda to Fridolin Weber, 372 E 155; tg \$5,000; Mar11; May15'13. O C & 100

155TH st, 834 E, see Union av, 696. 156TH st, 834 E, see Union av, 696.

156TH st, 884 E (10:2695 & 2687), sws
28.3 n from nwc Dawson & 156th, runs nw
24.9xw82.9xx20xe97.3 to beg, 2-sty fr dwg;
Cath F Farrell to Ferd N Bunger, 410 W
123, & Hy H Cording, 45 W 127; mtg \$5,
500; May2; May13'13.

500; May2; May13'13.

158TH st, 690 E (10:2636), sec Trinity av(No 772), 98.8x54x98.7x54, 6-sty bk tnt & strs; Conrad H Pfeiffer to Edw A Johnson, 17 W 132; mtg \$69,166.67; May8; May 12'13.

O C & 100

165TH st, 480 E, see 149th W, ns, 175 w av, Manhattan.
166TH st, 770 E, see Tinton av, swc 166.

166TH st, 770 E, see Tinton av, swc 166. 167TH st, 498 E (9:2371), ss, 175 e Wash av, old line, 28.2x100.5x39x100, 2-sty fr tnt & strs, 1-sty ext; Maria 1 Massa to Agostino Massa, 498 E 167; mtg \$6,000; Apr25; May14'13.

tino Massa, 100 May14'13.

167TH st, 855 E (10:2692), ns, 143.8 e Stebbins av, runs n98.7xne30xse17.8xs122.10 xw25 to beg; 2-sty fr dwg; Eliz D Pratt to Herbst Realty Co, a corpn, 985 E 179; mtg \$2,800 & AL; May10; May12'13.

O C & 100

170TH st, 394 E (11:2782), ss, abt 25 w Clay av, 16.11x74.4x16.8x74.4, 3-sty & b fr dwg; A Stedman Jameson, ref to Ardolas Co, a corpn, 233 Bway; mtg \$4,500 & AL; FORECLOS Apr21; May9; May12'13.

173D st E, sec Hoe av, see Hoe av, sec

176TH st E (11:2826), ss, 125 w Morris av, 70x125; vacant; Jessie Elder to Robt D Elder, at East Orange, NJ; May15'13.

176TH st, 57 E (11:2851), ns, 140 w Walton av, 25x125, 3-sty bk dwg; David C Hirsch ref to Minnie J Van Schoonhoven, 178 W 82; mtg \$8,000; FORECLOS Apr15; Apr18; May12'13.

178TH st. 911 E (11:3122), ns. 85.4 W Daly av. 25x65.1, 3-sty bk tnt; Wahlig & Sonsin Co to Eva M Schroeder, 911 E 178; mtg \$8,000; May8; May9'13. O C & 100

mtg \$8,000; May8; May9'13. O C & 100

179TH st, 985 E on map 987 E (11:3132),
ns, abt 250 e Vyse av, 52x125x54x121.6, except pt for st, 5-sty bk tnt; Herbst Realty
Co to Eliz D Pratt, 855 E 167; mtg \$38,000
& AL; May10; May12'13. O C & 100

181ST st, 867-9 E (11:3124), ns, 61.10 e
Mohegan av, 50.6x60.2x50x67.4, 4-sty bk
tnt; Royal L Wolcott to Jno Wischhusen
& Helene his wife, 2309 Westchester av,
joint tenants; mtg \$17,000; May5; May13

13. O C & 100

181ST st E, swe Valentine av, see Val-

1818T st E, swe Valentine av, see Val-

entine av, Swc 181.

182D st E (11:3083 & 3084) ss, 54.4 e Belmont av, 26.9x115.8x25.6x100.9, vacant; Louis Epstein ref to Warren B Sammis, the Huntington, LI; FORECLOS Apr3; May 3,000

3, 186**TH st, 462 E** (11:3039), ss, 220 e P. v. 20x100.11, 4-sty bk tnt; Arthur evy, ref, to Alice S Boruff, 5 Ellis Sissining, NY; FORECLOS Apr8; Ma Lay10'13.

186TH st, 46. E; Alice S Boruff to P McCarthy, 4761 Richardson av; Ma May10'13. 187TH st, 570 E, see Hoffman, sec 187th.

208TH st W, see Steuben av, see De catur av, 3075.

214TH st E (Jerome) (*), ns, 226.1 White Plains av, 25x125; Francis W P. lock, ref, to Grant Squires, 235 W 75, EX Theresa Foy; mtg \$1,000; FORECL May8; May9'13.

May8; May913.

216TH st E (2d) (*), ss, 100 e Laconia
av, 50x100, Laconia Park; Bridget O'Brien
to Nellie O'Brien, 98 Charlton; May13; May
15'13.

O C & 100

229TH st E (*), sec White Plains av. 27.6x114.5; Teresina wife & Frank P Dursie to Colane Publishing Co, a corpn, at White Plains, NY; mtg \$11,000 & AL on this & other prop; May8; May12'13.

O C & 100

231ST st E (*), ns, 424.3 e White Plains av, 75x229.8 to ss 232d; also 231ST ST E (*), ns, 421.3 e White Plains av, a strip 3x229.8 to ss 232d; also 231ST ST E (*), ns, 499.3 e White Plains av, 22x229.8 to ss 232d; Rita Realty Co to Jno Beals-Beechmont Park, New Rochelle, NY; AL; May8; May12'13.

2318T st E, ns, 421.3 & 499.3 e White Plains av, see 231st E, ns, 424.3 e White

Plains av.

232D st E (18th) (*), ns, 155 e Bronx.

wood av (5th av), 25x114; David Munter
to Sarah Goodwin, 919 E 232; May12; May

O C & 100

233D st, 920-2 E (*), ss, 205 e Bronxwood av, 50x64; Jas A Lynch, ref, to Gustav A Schwenk, 1339 Bristow; mtg \$1,500; FORE-CLOS Apr30; May14; May15'13. 4,160

236TH st, 417 E (12:3385), ns, 75.4 w Verio av, 50x100x50x100.1, 2-sty fr dwg & vacant; Sigmund J Spiehler to Mary Henning, 322 E 153; mtg \$4,500; May14; May 15'13. O C & 100 Anthony av (11:2889), es, 107 s Spring, 75.1x81.11 to Carter av x75x88.9, except strip 0.6 from w pt; Martin Tully Constn Co to Martin Tully, 610 E 173; AL; May 10; May15'13. O C & 100

Arthur av, 1838 (11:2945), es, 117.1 s 176th, 17.10x100, 3-sty fr tnt; Jno T Doo-ling, ref, to Mary Reul, 1882 Bathgate av, sub to tax sale for \$1,692; FORECLOS May6; May10; May15'13.

Barnes av (*), ws, 175 s Morris Park av, 5x100; Warren Moak to Jos Fontana, 563 riggs av, Bklyn; May14; May15'13. nom Barnes av, see Neil av, see Neil av, se, xtends from Matthews to Mulliner avs.

Conveyances

Beach av (Classon) (*), ws, 100.8 s Merrill, 25.2x91.4x25x87.7, except pt for Beach av; Timothy Sullivan to Garvey Bros Co (Inc), a corpn, 1911 White Plains av; AL; Apr22; May9'13. O C & 100

Blackrock av, ss, 102.7 e Virginia av, see Virginia av, ws, 216.3 s Walter.

Boston rd, 1113-7 (10:2613), ws, 118.11 n (66th, 62.5x123.2x62.5x123.4, 5-sty bk tnt; ennie Freeman & ano to Co-Free Realty Co, a corpn, 567 E 169; July3 12; May12 13.

Bronx & Pelham pkway, 88, 25.6 w Muiner av, see Neil av, 88, extends from Mathews to Muliner avs.

Bronx Park av, see Wyatt or 177th, see Wyatt or 177th, see Wyatt or 177th, see Bronx Park av.

Brook av, 1415 (11:2896), ws, 125 n 170th, 25x90, 1-sty fr dwg; Tuben Realty Co to Lawrence Davis, 370 Hudson av, Bklyn; B&S; mtg \$2,000; May6; May10'13.

Cambreleng av (11:3089), es, 199.6 s

Cambreleng av (11:3089), es, 199.6 s Crescent av, 50x100; vacant; Martin Tully Constn Co to Martin Tully, 810 E 173; AL; May10; May15'13. O C & 100

AL; May10; May15'13. O C & 100

Carter av, ws, abt 107 s Spring, see Anthony av, es, 107 s Spring.

Cedar av, 1855, see Cedar av, 1873.

Cedar av, 1873 (11:2883), ws, 289 n
177th, 19.6x110.3 to N Y & P R R x19.8x
108.1, 2-sty fr dwg; also CEDAR AV, 1855
(11:2883), ws, 126.6 n 177th, 20.4x98.10 to
land N Y & P RR x20.5x97.6, 2-sty fr dwg;
Amelia P G Fannon et al, EXRS &c Cecilia Keppler, to Keppler Co (Inc), a
corpn, 61 Barclay; Apr28; May10'13. 7,000

Central av nwe Lawrence av, see St
Mary's av, ws, 50 s Central av.

Chatterton av, 2160 (*), ss, 180 w Castle

Chatterton av, 2160 (*), ss. 180 w Castle Hill av. (Av C), 25x108, except pt for av; Marcus L Weissman to Augusta Kretsch, 534 Southern blvd; mtg \$3,300 & AL; May 8; May9'13.

; May9'13. O C & 100 Clay av, (11:2887), es, 221.10 s 171st, uns e39.8xs125xw94.11 to av xn141.5 to eg, vacant; Otto J Schwarzler to A J chwarzler Co, a corpn, 1150 Clay av; AL; lay7; May9'13. O C & 100

Commonwealth av, ws, 75 s Beacon, see Lawrence av, ws, 25 n Tacoma,

Commonwealth av, ws, 75 s Beacon, see St Lawrence av, ws, 25 n Tacoma.

Commonwealth av, 1440 (*), es, 150 s Merrill, 25x100, except pt for av; Martha Huebener to Jessie C Nolan, 804 E 216; mtg \$6,500 & AL; May10'13. O C & 100

Decatur av, 3075 (12:3331), nws, 350 sw 204th (Woodlawn rd), 54.4x222.2 to ses Hull av x25.11x220, 3-sty fr dwg & vacant; also STEUBEN AV (12:3336), see 208th, 25x100, vacant; also MOSHOLU PKWAY N (12:3336), es, 26.10 n Van Cortlandt av, 101x113.6x104.8x96.6, vacant; also all R T & I, being ½ pt as follows: FAIRMOUNT PL, 735 (11:2951), ns, 40 e Clinton av, runs n200xe100xs100xw25xn25 xw25xs25xw21.6xs100 to pl xw25.6 to beg, 2-sty fr dwg & 2 2-sty fr rear bldgs; Chas H Schroeder to Arville Realty & Amusement Co, a corpn, 3079 Decatur av; AL; Feb11; May12'13. O C & 100

De Kalb av (12:3327), cl, 327.9 s Gun Hill rd, runs w130xs50xe130xn50 to ber vacant; Elsie Oestreich to Chas Oestreich & Katie his wife, 633 Prospect av; B&S; mtg \$1,325 & AL; May12'13. O C & 100

De Kalb av (12:3327), cl, 327.9 s Gun Hill rd, runs w130xs50xe130xn50 to beg, vacant; Chas Oestreich & Katie his wife, 633 Prospect av; B&S; mtg \$1,325 & AL; May12'13. O C & 100

De Kalb av (12:3327), cl, 327.9 s Gun Hill rd, runs w130xs50xe130xn50 to beg, vacant; Chas Oestreich & Katie his wife to Elsie Oestreich, 633 Prospect av; B&S & CaG; mtg \$1,325; May12'13. O C & 100

Enstebster rd (*), es, abt 680.8 s Saratoga av, 25x118.2x25x120.1; Louis Quattro-

Eastchester of (*), es, abt 680.8 s Saratoga av, 25x118.2x25x120.1; Louis Quattromani to Maria Quattromani, his wife, 2059 Lex av; AT; May's; May10'13. O C & 100

Edgewater av (10:2762), ws, 150 n ineca av, 75x100, vacant: Kath M Friedrito Lawrence Davis, 370 Hudson av, Elyn; May10; May13'13.

lyn; May10; May1515.

Ellis av (13th st) (*), ss, 205 w Zerega av, 100x216 to ns Gleason av, Unionport; Otto Kuhlmann to Simpson Constn Co, a corpn, 1011 Simpson; mtg \$5,000; May15'13.

O C & 100

Ellis av (*), ns, 280 e Pugsley av, 108; Jno J Gilles & Margt his wife to M D Gilles, 405 E 168; B&S; mtg \$6,500; 7; May9'13.

Ferris av, nwc & nec Main av, see St Marys av, ws, 50 s Central av.

Forest av, 887 (10:2648), ws, 154 n 161st, 72.7x92, 4-s.y bk tnt; Emily A Lurcott et al to Edw J. Thos P, Mary A & Jno T Sheeran, 887 Forest av; QC; May13; May14'13.

May1413.

Fulton av, 1471, see Fulton av, 1473.

Fulton av, 1473 (11:2927), ws, 100 s 171st 50x139.11x50x137.2, 5-sty bk tnt; also FUL-TON AV, 1471 (11:2927), ws, 150 s 171st, 25x141.11x25x139.11, except pt taken by City of NY, 5-sty bk tnt; Maurice S Cohen ref to V Bernhard Ploch, 264 President, Brooklyn; FORECLOS May9; May1213.

Gifford av (*), ns. 330.8 e Balcom av, 7 100; Emma N Polak to Rudolf Hall, — Gifford av; AL; May7; May9'13.

Gleason av. ns, 205 w Zerega av. see Ellis av. ss. 205 w Zerega av. see Ellis av. ss. 205 w Zerega av. Grand av. 2408 (11:3199). es. 231.6 s Fordham rd. 15x91.7x15x90.3, 3-sty bk dwg; Maurice J McCarthy to Jas F Grattan, 1210 Tinton av; mtg \$7,000; May13; May14'13.

Heath av, 2686 (11:3240), es, 344.6 from tangent in curve at nec Kingsbridter & Heath av, 25x127.1x25.4x131.2, 2-

fr dwg; E S Prince Co (Inc) to Earl Brandis, 950 Mad av; mtg \$5,750; May14; May15'13. O C & 100

Hill av (*), es, 250 n Randall av, 25x100; aroline K Martin to Jno Hagman, 3957 mundsen av; May10; May12'13. O C & 100 Amundsen

Hoe av (11:2989), sec 173d, 75x100; v cant; Raffaele Marrazzi to Marrazzi Co stn Co, a corpn, 408 E 116; mtg \$10,00 May9; May10'13.

Hollywood av, nec Waterbury av, see aterbury av, nec Hollywood av.
Hull av, ses, 350 sw 204th, see Decatur, 3075.

av, 3075. **Hunts Point av**, **824** (10:2764), es, 256.10 n Lafayette av, 19,3x100.1x18.9x95.8, 3-sty bk tnt & str; also HUNTS POINT AV, 826 (10:2764), es, 276.1 n Lafayette av, 19,3x 104.6x18.9x100.1, 3-sty bk tnt & str; Jno F Meyer to Lawrence Davis, 370 Hudson av, Bklyn; B&S; AL; May13; May15'13.

OC & 100

Hunts Point av, 826, see Hunts Point av,

Jerome av (11:2846), es, 376.11 s Belmont, 24.4x14.2x19.9; gore; vacant; Roy M Robinson, ref, to Lionel Sutro, at King & Ridge, Glenville, Conn; FORECLOS transfer tax lien Apr10; Apr25; May10'13. 250

Jerome av (11:2846), es, 339.7 s Belmont, runs e78.3xs50xw100xnw19.9xn37.3 to beg; vacant; Roy M Robinson, ref, to Lionel Sutro, at King & Ridge, Glenville, Conn; FORECLOS transfer tax lien Apr10; Apr 25; May10'13.

25; May10'13.

Lawrence av, nwe Central av, see St Mary's av, ws, 50 s Central av.

Lincoln av, 179 (9:2318), swe 136th (No 260), 26.1x105.10 to es 3d av (No 2486), Bridge aproach x26.10x99.9, 2 3-sty if this & strs; Harry N French, ref, to Jno 8 Murphy, 16 E 130, & Elvira J Byrne, 101 W 80; ½ pt; FORECLOS May9; May 12; May13'13.

Longfoldon av. (10:2761), vs. 125.

12; May13'13.

Longfellow av (10:2761), ws, 125 n Seneca av, 25x100, 2-sty bk dwg; Phoenix Ingraham, ref, to Mathilde Weinberg, 847 Col av; FORECLOSED & drawn Apr30; May12'13.

Main av, es, 175 s Central av, see St ary's av, ws, 50 s Central av.

Main av, nwe & nec Ferris av, see St ary's av, ws, 50 s Central av.

Matthews av, es, 78.4 s Neil av, see Neil av, ss, extends from Matthews to Muliner avs.

Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3-sty bk dwg; Steinmetz Constn Co to Ester Brown, 2320 Westchester av; May6; May13'13.

Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6, 3-sty bk dwg; Steinmetz Constn Co to Ester Brown, 2320 Westches-ter av; Apr30; May12'13, nom

Morris Park av (*), ss, 150 e Madison, runs e28.4xs98.3xse4xw50xn100 to beg; Jno & Andw J Snyder to Betsey Carlisle, 340 E 136; May12; May13'13. O C & 100

136; May12; May13 10.

Morris Park av (*), same prop; Betsey
Carlisle to Smada Realty Co, a corpn, 391
E 149; mtg \$4,000; May12; May13'13.

O C & 100

Mosholu Pkway N, es, 26.10 n Van Cortlandt av, see Decatur av, 3075.

Neil av, see Bogart av, see Neil av, ss, extends from Matthews to Muliner avs.

Neil av, see Barnes av, see Neil av, ss, extends from Matthews to Muliner avs.

Neil av (*), ss, extends from Matthews to Muliner avs, 197.5x104.6x199.5x78.4; also MATTHEWS AV (*), es, 78.4 s Neil av, 25 x100; also NEIL AV (*), see Barnes av, 26.1x97.6x25x90; also BRONX & PELHAM PKWAY (*), ss, 25.6 w Muliner av, 50x 152.11x50x158.10; also NEIL AV (*), see Bogart av, 25x100; Pelham Parkway Realty Co to Wilhelmina E Hoffman, 160 E 56; AL; Apr29; May13'13.

Newbold av (*), ns, 734 w Olmstead av, 70x332 to Westchester av x18x320, except pts for sts; Mary G Staples et al heirs, &c, Jas E Lent to Jno Schnakenberg, 159 Bway, Bklyn; B&S; May5; May14'13. nom

Ogden av (9:2526), nws, 500 sw 167th (Union), 87.6x200 to Summit av, 2-sty & b fr dwg; also SUMMIT AV, 1090 (9:2526), es, 587.6 s 167th (Union), 25x100, 2-sty fr dwg; Red Seal Realty Co to Lester Tallman, 412 W 22; AL; Nov27'11; May12'13.

Parker av (*), sws, 150 nw Rose pl, 25 x95.3x25.4x100; Francesca P Mancuso to Frank D'Ippolo at Marine Barracks, Port Royal, SC; Apr1; May12'13. nom Parker av (*), es, 102.9 s Glebe av, 75x 100; Annie Britton to Monica T Flanagan, 364 W 116; May13; May14'13. nom Parker av (*), sws, 150 s Lyon av, 25x 130, except pt for av; Jas O'Hearn to Jno D O'Connor, 318 E 90; mtg \$1,800; May15'13. O C & 100

Perry av, 2971 (12:3292), nws, 250.7 ne Bedford Park blvd (200th), 25x108.10x26.10 1107.5, 3-sty bk dwg; Geo D Kingston to Plora Kruger, 1233 3 av; mtg \$7,000; May 1; May15'13.

8; May15'13. O C & 100

Prospect av (10:2680), ws, 125 n 167th, 123x110; vacant; Central Bldg Impt & Investment Co, a corpn, to 114th St & 7 Av Constn Co, a corpn, 1884 7 av; AL; May14; May15'13. O C & 100

St Lawrence av (*), ws, 25 n Tacoma, 25x100, except part for av; also COMMON-WEALTH AV (*), ws, 75 s Beacon, runs s 25xw69xnw34xn10.5xe100 to beg; Jos A Warren, ref, to Chas J McDermott, 295 Henry; PARTTION Mar12; May13'13, 900

St Mary's av (*), ws, 50 s Central av, 25x100; also MAIN AV (*), es, 175 s Central av, 100x100, except 20 ft strip off each lot for Baychester av or Main st; also CENTRAL AV (*), nwc Lawrence av, 100 x100; also WESTERN AV (*), es, 200 n Westchester av, 100x100, except 4,061.7 sq. ft. taken for Briggs av or Gun Hill rd; also FERRIS AV (*), nwc Main av, 45x99x 45x100, except pt for Baychester av; also FERRIS AV (*), nec Main av, 50x295x50x 300, except part for Baychester av; Dani E Wing to Geo L Lewis at Whitestone, N Y; QC; May12'13.

Y; QC; May12'13. nom Sedgwick av, 2587 (11:3237), ws, 510.11 s Kingsbridge rd, 37.6x118.3x37.8x121.9, 2-sty ir dwg; Jerome H Buck ref to Kings-bridge Real Estate Co, a corpn, 27 Pine; mtg \$8,000; FORECLOS Apr9; May9'13.

Sedgwick av, 3131 (12:3254), ns, 294.1 Perot, 24.6x120x21.11x125.9, 2-sty fr dw; Amalia Arnold to Ellen A Kent, 2079 8 a mtg \$3,500; May13; May14'13.

Southern blvd, or 133d st, 351 (9:2296), ns, 211.6 e Alex av, 20x100, 4-sty bk tnt & strs; Rachel Frank to Wm Goldstone, 2 W 89; mtg \$6,000; May8; Mav9'13.

O C & 100

Southern blvd, 1036-8 (10:2743), es, 22 Westchester av, 42x117.8, 5-sty bk tnt strs; Mercury Realty Co to Jos Sable, ' Beck; mtg \$55,500; May9; May12'13.

Southern blvd, 1505 (11:2977), ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & strs; J Sidney Bernstein ref to Wilhelm Reiss, 105 Ams av; FORECLOS Mar12; May10; May12'13.

May12'13.

Stebbins av (10:2691), es, 563.4 n 165th, 50x189,9x52.1x175, 3-sty fr dwg & vacant; Louis E Kleban to Louis E Kleban Co (Inc), a corpn, 1116 Jackson av; AL; Apr 10; May15'13.

Steuben av, sec 208th, see Decatur av, 3075.

Stillwell av (*), es, abt 278 s McDonald, 25x100; Hudson P Rose Co to Mary W Mc-Laughlin, 1334 Herschell AL; May12; May 15'13.

Story av (*), ss, 225 w Olmstead av, 25 103; Henry Schneider to Alois Weber, 12 Pugsley av; May10; May14'13. O C & 10

Summit av, es, abt 500 sw 167th, see gden av, nws, 500 sw 167. Ogden

Summit av, 1090, see Ogden av, nws, 500

Taylor av (*), ws, abt 151 sw Patterson av, runs sw10.5xw31xe32.9 to beg; Wooster Beach & Caroline B his wife to Maria A Black, 158 E 49; AL; Dec14'12; May13'13.

Taylor av (Harrison) (*), nec Wood av (Cornell), 25x100, except pt for Taylor or Wood av; Garvey Brothers Co to Timothy Sulhvan & Margt A his wife, 333 E 85, joint tenants; mtg \$3,000 & AL; Apr28; May9'13.

Tinton av (10:2660), swc 166th (No 770), 100x66.10x100x66.9, 2-sty & a fr dwg; Ferdinando Cioffi to Ann Bldg Corpn, 1116 Intervale av; mtg \$10,000 & AL; May8; May9 '13; O C & 100

Tremont av (11:2956), ss, 450 w Marmion av, 75x100, except pt for av, vacant; Barbara Maut to Beck St Constn Co, a corpn, 380 Riverside dr; May12; May13'13.

O C & 100

Trinity av, 772, see 158th, 690 E.

Union av, 696 (10:2675), sec 155th (No 834) (Dawson), 27.5x94.9, 4-sty bk tnt & strs; Jno Wischhusen to Royal L Woicott, 14 Irving pl; mtg \$26,000; May5; May 13'13.

O C & 100

Valentine av (11:3144 & 3149), swc 181st, runs s139.9xw101.5xn51.1xe50xn100 to ss 181st xe54.1 to beg, 2-sty fr dwg & vacant; Jeremiah Altieri et al to Tobruck Constn Corpn, 470 E Tremont av; B& S & CaG; mtg \$13,000 & AL; May13; May 14'13.

Verio av (12:3398), es, 734.5 s McLean av, 85.4x168.6x14.8x153, vacant; Wm T Quinn to Wm A Martin at Hopewell Junction, Dutchess Co, NY; FORECLOS May6; May13'13.

May13'13.

Virginia av (*), ws, 216.3 s Walter, 76 x101.3; also BLACKROCK AV (8th st) (*), ss, 102.7 e Virginia av, 50x103; Wm Buhl to Wm Buhl Inc, a corpn, 1940 McGraw av; AL; May10; May12'13.

O C & 100

Walton av, 334 (9:2345); ses, at nes Cheever pl, 83x119x83x120.5, 2 & 4-sty fr studio; Hattie K Knight to Harry P Knight, at 140th st & Walton av; ½ pt; AT; Apr23; May9'13;

Walker av, 2425-7, see Walker av, 2429.

Walker av, 2429 (*), ns, 50 w Chauncey, except pt for av; also WALKER AV, 2425 (*), ns, 125 w Chauncey, 25x90; also WALKER AV, 2427 (*), ns, 100 w Chauncey, 25x90; Philip H Krausch to Abr Wolff, 156 E 79; AL; Apr25; May15'13.

Walker av, 2425-9; Abr Wolff to Sadie L Silberstein, 135 W Kinney, Newark, NJ; AL; May15'13.

Maylior av, 2328-30 (11:3053), es, 278.6 n 183d, 50x90, except pt for av, 55 sty bk tnt; Martin Tully Constn Co to Martin Tully, 810 E 173; AL; Maylo; May O C & 100

Webster av (11:2887), ws, 221.10 s 171st, runs w41xs125xe41 to av xn125 to beg, vacant; Otto J Schwarzler to O J Schwarzler to O, a corpn, 1100 Brook av; AL; May 7; May9'13.

Westchester av ss, abt 734 w Olmstead av, see Newbold av, ns, 734 w Olmstead av.

239

White Plains av, sec 229th, see 229th E, c White Plains av.

White Plains rd (*), ws, 116.4 s Becker av, 80.5x121.3x80.5x124.1; Moses Watzky to Morris Krim, 2 W 120; mtg \$19,500 & AL; May2; May14'13. O C & 100

Wood av, nee Taylor av, see Taylor av, c Wood av.

nec Wood av.

3D av, 2486, see Lincoln av, 179.

Parcel (*), of salt meadow in town of Eastchester, bounded nw by a small ditch & lands Odle Archer & Geo Penfield, s & se by a small creek & lands Richd Hunt, e by the Hammocks n by lands Edgar Scheiflin, contains 3 acres; Annie Ruser et al heirs Chas Ruser to Harriet Severence, 404 W 124; 3-5 R T & I; QC; Jan21; May1473.

Plot (*), begins 740 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Mary Fletcher to Chas Flurv & Hilma J his wife, 1670 Cruger av, tenants by entirety; mtg \$3,500 & AL; May8; May 9'13.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Odell st (*), ws, 50 s Archer, runs s25xe 30 to c 1 of st xn25xw30 to beg, land in bed of st; deed of cession; Hubert Wittges to City NY; B&S; Oct26'12; May14'13.

161ST st, S72 E (10:2637), sec Trinity av, extends e along 161st to pt 91.6 e Av C xs100, owned by party 3d pt; 161ST ST, ss, adj above on e, owned by party 1st pt, & on which party 2d pt holds mtg; agmt as to eneroachment of party 3d pt; August Meyer, 694 E 161, party 1st pt, & Mary Wiggers, 209 E 59, party 2d pt, with S E & M E Bernheimer Co, a corpn, at sec 128th & Ams av, party 3d pt; May8; May 14'13.

178TH st, 801 E, see Mapes av, nec 178. 217TH ST E (3d st) (*), sws, 400 n Paulding av (6 av), 25x109; re mtg; Ge G Ailinger to Vincenzo Bova, 2406 Lorillard pl; QC; May12; May13'13.

Bergen av, 543-7, see 3 av, 2860-70.

Bronx bivd (*), damage parcel 158 to open said st from Old Boston rd to E 242d, re mtg; Alva E Belmont et al TRSTES Armide V Smith to City NY; QC; Apr19; May13'13.

Mapes av (11:3107), nec 178th (No 801), 114.6x46x114.7x46, 5-sty bk tnt & strs; re mtg; N Y Trust Co to Jos Diamond Constn Co, a corpn, 1139 Wyatt av; QC; May8; May9'13.

Co, a corpn, 1139 Wyatt av; QC; May8; May9'13. nom

Paulding av (*), c l at n l land of N Y, W & B Kailway Co, runs w— to c l Bogart av xn— c l Paulding av xs— to beg; also PAULDING AV (*), c l at s l land of said railway, runs w to c l of blk 57 on map (1138) sec l, Morris Park xs— to ns Brady av x still s— to cl blk 52 x still s— to ns Neill av, x still s— to c l blk 52 x still s— to ns Neill av, x still s— to c l blk 44, x again s to sec lot 6 in blk 44 xw160 to ws Bogart av, xs25xw100xn25xw335 to nec lot 5 blk 46, xs155 to c l Rhinelander av, xw—xse—xe673.7xs110xw432.2xs94.7 to ns Sackett av xe525 to es Deane pl xs100.6 to ns Pierce av xe325.8xs243.4 to ns land N Y, N H & H R R Co xe— to c l Paulding av xn— to c l Morris Park av xw— to c l Radcliff av xn— to c l Neill av xe— to c l Paulding av, xn— to beg; also PIERCE AV (*), ss, 225 e Deane pl, 25x191.6, except land conveyed to N Y, N H & H R R Co, recorded Apr26'07; also unnumbered lot adj lot 4 on es blk 57, map 1138, 25x100; also except so much as has been released from judgment by party lst pt; re judgt; Jno J Tierney to Morris Park Estates, a corpn, 25 Broad; AT; May 13; May14'13.

St Lawrence av (*), land in bed of av in front of premises described in mtg

St Lawrence av (*), land in bed of av in front of premises described in mtg recorded Nov1'07; re mtg; Willard P Beach to City of N Y; QC; Feb11; May14'13.

13. nom

St Lawrence av (*), swc Patterson av, runs sl25xe30 to c 1 of av xn125xw30 to beg; also ST LAWRENCE AV (*), nec Patterson av, runs n227.11xsw100 to ws St Lawrence av at pt 92.5 n of Patterson av xs92.5 to ns Patterson av xe60 to beg, being lands in bed of av; Clarence W Beach to City NY; Feb20; May14'13. nom

Taylor av (*), es, 25 n Wood av, 25x100, owned by party 1st pt; also TAYLOR AV, 1400 (*), nec Wood av, 25x100, owned by party 2d pt; encroachment agmt; Carolina Lundblad, 1176 Haveneyer av, with Garvey Brothers Co, Inc, a corpn, 1911 White Plains rd; May5; May9'13. nom

Taylor av, nec Wood av, see Taylor av,

Taylor av, nec Wood av, see Taylor av, 8, 25 n Wood av.

Union av, 1172 (10:2681), es, 193.3 168th, 19x100x21.8x100; certf as to pay ment of \$1,000 on a/c of mtg; Smith Wil liamson to Jno Gribben at Hastings, NY May10; May12'13.

Waterbury av (*), nec Hollywood a x100; Michl A O'Connor to Herbt J 1lis, at Tenafly, NJ; Mar24; May9'13

Westchester av, ss, at ses 3 av, see

av, 2860-70.

Wood av. nec Taylor av, see Taylor av, es, 25 n Wood av.

3D av, 2860-70 (9:2294), ses at ss Westchester av, runs s121.11xse111.11 to ns 149th (Nos 409-17), xe80.5 to nws Bergen av (Nos 543-7), xn90.10xnw181.5 to ss Westchester av xw4.1 to beg, except pt taken by city, 2 3 & 4-sty bk office & str bldg; deed of trust; Wm A Chanler to

Henry L Morris, 12 W 53, & Bronson Win-throp, 23 E 33 in trust for benefit Beatrice throp, 23 E 33 in trust for benefit Beatrice W Chanler wife of party 1st pt, & their children; mtg \$250,000; Jan24; May14'13.

RECORD AND GUIDE

LEASES

Borough of Manhattan

MAY 9, 10, 12, 13, 14 & 15.

¹Ann st, 39-41 (1:92), w str & b; Levi P Morton to Geo Lauer, 39 Ann; 2yf May 1;May9'13.

¹Beckman st, 50 (1:100), top loft; Wm H Jackson to Supreme Ruling & Binding Co, 50 Beekman; 11½ mos f May15'13 at \$35 monthly; May14'13.

ionthly; May14'13.

1Canal st, 163-5 (1:203); all; Emma G
Vilson et al to Sheindel Aberbach, 163-5
anal; 3yf May1; May9'13.

Canal; 3yf May1; May9'13.

Cannon st, 2-4 (2:326), pt of; K O Realty Co (Inc) to Bernard B Badanes; ext Ls for 5yf May1; May15'13.

Cathedral Pkway (6:1594), ns, 700 e Lenox av, 50x100; agmt to pay to party 2d part \$350 annually during term of Ls beginning May1'15; Aaron Rosenstein, 4 E 10%, with Henry Kroogman, 148 W 99; Apr9; May13'13.

Cathedral Pkway (6:1594)

Apr9; May13'13. nom

Cathedral Pkway (6:1594), ns, 700 e
Lenox av, 50x100; the land, lessee to erect
bldg to cost not less than \$15,000; Louis
W Morrison to Aaron Rosenstein, 4 E
107; 21yf May1, 3 rens of 21y each at \$2,400; May15'13.
taxes &c & 1,500 1st 2 yrs & thereafter 2,400

Cherry st, 101; also OLIVER ST, 86 (12-251); asn Ls; Michl Iorio to Philip Iorio, 333 E 106, & ano; mtg \$4,837.36; May10; May13'13.

May13'13.

1Church st (1:61), ws, bet Cortlandt & Dey sts, space on ground fis, 1st fi & 2d fis & b on Dey st side of the Cortlandt Bldg; Hudson & Manhattan R R Co to U S of A by Albt S Burleson, P G of the U S; 4 10-12yf July1; May13'13.

1Columbia st, 50-2; also DELANCEY ST, 266 (2:333); all; Yetta Kracower to Haim S Lupowitz; 1yf May1; May9'13.

taxes &c & 1,020

Delancey st, 266, see Columbia, 50-2.

Division st, 60 (1:289); all; Almira H Dominick to Louis & Philip Brenner, 60 Division; 10yf May1'10; May10'13. 1,880 Division st, 60; all; same to same; 5yf May1'20; May10'13. 1,880

May1'20; May10'13. 1,880

**Duane st, 65-7; also ELM ST, 22-6; also PEARL ST, 539 (1:156), ground fl (also agmt as to ls of pt b & sub b for 3yf May 1'08 at \$5,145); Saml Vernon Estate, a corpn, to Miller & Wright Paper Co, a corpn; 5yf May1'06; 5yren; May13'13.

¹Elm st, 22-6, see Duane, 65-7.

¹Essex st, 9 (1:297), str & 1st fl above; Maurice Wishengrad to Ike Klebonsky, 154 East Bway; 3yf May1; May14'13. 1,140

¹Essex st, 163 (2:412); asn Ls & both to hold as joint tenants; Hyman Shapiro to David Hacker, both at 163 Essex, ½ pt; Apr21; May13'13.

**Ingleson st 5 (1:267); all; Moo V Klein

Jackson st, 5 (1:267); all; Moe V Klein to Morris Stahl, 95 Forsyth; 3yf May15; May10'13.

to Morris Stahl, 95 Forsyth, 9, 2,600
May10'13.

'King st, 39 (2:520), 5-sty tnt; all; Anna
H Ahrens to Frederico Perrella, 43 N Oxford, Bklyn; 3yf Nov1'12; May15'13. 3,100

'Monroe st, 82 (1:255), e str; Bertha
Pompan to Max Nisnewitz, 82 or 87 Monroe; 3yf May1; May13'13. 396

'Mulberry st, 83 (1:199); asn Ls; Antimo Perfetto to Antonio Cafazzo, 93 Baxter; May7; May9'13. nom

'Mulberry st, 83 (1:199); str & pt b;
Michele Angelo Bove et al to Antimo
Perfetto, 214 Canal; 5yf May1; May9'13.

1,920

Oliver st, 86, see Cherry, 101.

Pearl st, 539, see Duane, 65-7.

Spring st, 55 (2:495), bakery basement;
Tessie Capparelli to Anthony Lombardo,
55 Spring; 3 11-12yf Decl'12; May14'13. 420

State st, 11 (1:9); str & b; Mary Dollard et al to Edw J Dollard, at Far Rockaway, B of Q; 5yf Marl2; May1513. 2.100

Suffolk st, 161 (2:355), ws, 225 s Houston, 25x100; asn Ls; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72;
May9; May12'13.

Suffolk st, 163 (2:355), ws, 200 s Hous-ton, 25x100; asn Ls; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; May9; May12'13.

72; May9; May12'13.

¹Sullivan st, 141, see Sullivan, 143.

¹Sullivan st, 443 (2:517); s str & c; also SulLLIVAN ST, 141 (2:517); n str & c; S E Blake to Maria R Mescia, 143 Sullivan; 5yf May1; May9'13.

Thompson st, 139 (2:517), str & b; Michele Scillitoni & ano to Francesco Lo Rosso. 139 Thompson & ano; July8'12; 5 3-12y ending Sept30'17; May13'13.

ending Septsul7; May13'13. 540

'Thompson st, 139 (2:517); asn Ls; Frank
Viggiano & ano to Ebling Brewing Co, 760
St Ann's av; Apr19; May13'13. nom

'West st, 495 (2:641), all; Thos Kelly to
Danl J Crotty, 495 West; 3yf May1; May
14'13.

14'13. 2,500

13d st, 108 E (2:430), ss; asn Ls; Platt R Spencer to Wm T & Thos I Raymond, both at 57 West, South Norwalk, Conn; mtg \$2,500; Apr21; May10'13. nom

16TH st, 238 E, see 2 av, 101.

17TH st, 241 (2:377); all; Hyman Thumen et al to Beril Steiger, 241 7th; 3yf Nov1'12; May12'13. 3,667.56

¹STH st, 5 E (2:566); all; Chas L Vath ano to Elise Aurada et al, all at 5 E ; 8 4-12yf Jan1'10; May9'13. 3,350 8; 8 4-12yf Janl'10; May9'13. 3,350 112TH st, 441-5 E (2:440); str No 7 & b No 3, with oven; Louis Solinsky to An-tonina Alotta, 441 E 12; 4yf May1'12; May 15'13. 600

112TH st, 441-5 E (2:440); apartments 1 & 3 in w house; Louis Solinsky to Antonina Alotta, 441 E 12; 5yf Junel'11; May 15'13.

5 13.

113TH st, 406 E (2:440), ss, 80 e 1 av; str; anta Acritelli to Maria Milazzo, 406 E 13; yf Mayl'12; Mayl5'13.

122D st, 60 W (3:823); 3d fl; Jack Berkovitz to E Margolies, 108 2 av; 2yf Febl; 400 & 500

May10'13. 400 & 500

122D st, 137 W (3:798); b str, also c & stand; Jos Naftolowitz to Abr Falber, 160
W 100; 2 2-12yf June1; May12'13. 1,000

123D st, 109 W, see 6 av, 375-9.

124TH st, 409 E (3:956), 5-sty bldg; all; Robt S & Jas H Rollins to Weisslitz & Scharf, 409 E 24; 5yf May1; 5y ren at \$2,-500; May12'13.

131ST st E, see 3 av, see 3 av, 449.

132D st, 38-42 E (3:861); str & b; Seaich Realty Co to Klingenstein Bros & Co, 108-10 Greene; 4 8-12yf Junel; May9'13.

132D st, 17-21 W (3:834), pt basement str; louis Markel to Saml Jacobs, 1361 Boston d; 5yf May1; May14'13. 600 to 1,000

141ST st W, see Bway, see Bway, sec 41st.

141ST St W, See Evrap,
142D st E (5:1297), ns, 38 e Lex av, 18x
28x irreg x3l, str & c; Wm H Reynolds to
Gustave Grammas, 494 Lenox av; 10yf
completion of alterations; May9'13.
3,600 to 7,000

142D st E, nec Lex av, see Lex av, nec

¹43D st W, see Bway, see Bway, see 43d.

¹45TH st, 406-8 W (4:1054); all; Martin J Potter to Interborough News Co, 221 Fulton; 5yf June1; 5y ren; May10'13.

5,500 & 6,000

147TH st, 228 W (4:1018); all; Jno P Morgan & ano to Max Yallowitz, 18 E 117, et al; 2yf May1; May10'13. 2,000 148TH st W, nec Bway, see 7 av, nwc 48th

¹48TH st W, nwc 7 nv, see 7 av, nwc 48th. ¹51ST st W, nec Bway, see Bway, nec

154TH st, 203-11 W (4:1026); asn Ls Chas E Ellis to Jean Venetos, 379 Wash-ington av; AT; May9; May12'13. nom 154TH st, 203-11 W; asn Ls; 203 W 54th St (Inc), a corpn, to same; AT; May9 May12'13. nom

May12'13.

154TH st, 501 W, see 10 av, 815.

155TH st, 154 E (5:1309); all; Cath A Griggs to Wm Haussler, 811 Eastern Pkway, Bklyn; 5yf Decl; May15'13.

2,400 & 2,600

65TH st W, nwc Bway, see Bway, nwc

173D st E, sec 2 av, see 2 av, sec 73d.

1S1ST st, 203-11 W (4:1229); sur Ls;
Louis J Kaplan to S B Constn Co, a corpn,
209 W 81; AL; Apr15; May15'13. nom

1S5TH st E, sec 2 av, see 2 av, sec 85th.

¹96TH st W, nec Bway, see Bway, 2560. ¹13STH st, 108-10 W (7:2006); all; Danl Mahoney to Jno M Royall, 21 W 134; 3yf Apr1; May9'13.

1142D st, 500 W, see Ams av, swc 142d.

1142D st, 300 W, 5cc (7:2066); two 5-sty nts; Louis Silverstein to Sarah Landes-nan, 107 W 143; 5yf May1; May9'13.
9,400

1158TH st W, sec Ams av, see Ams av,

1275.

1358TH st W (\$:2134), ss, 324 w 12 av, 58.5 to land Hudson R R R x104.4x29.1x 100; the land, tenant to erect 2-sty bk & cement bldg; Isaac M Berinstein to Flora E Hill, 452 W 14; 21yf June1; May15'13. taxes &c & 1,500

¹Av A, 1393-9 (5:1469), Ws, 102.2 s 75th, 85.8x101.3x69.11x100; re mtg on leasehold; Margt W Johnston to Rosa Docter, 955 West End av, & Jacob Herb, 1061 St Nicholas av; Feb6; May9'13. O C & 100

Av A, 1393-9; asn Ls; Clarence Clayton & ano to Rosa Docter, 955 West End av, & ano; AT; Dec24'12; May9'13. O C & 100

¹Av A, 1393-9; leasehold; asn judgment entered July30'09 agt Clarence Clayton et al; Margt W Johnston to Rosa Dacter, 992 West End av, & Jacob Herb, 1061 St Nich av; AT; Dec24'12; May9'13. O C & 100

1Av B, 143 (2:392); cor str; Abr B Roossin to Anthony Masella, 601 E 9; 4 5-12yf Decl'12; May12'13. 978

1Av C, 125 (2:390); str fl; Winifred O'Connor, EXTRX Patk O'Connor, to Louis Gertner, 125 Av C; 3yf May1; May 12'13. 1,440 & 1,500

Amsterdam av (7:2073), swc 142d 500); str & pt c; Henry Kensing to l tin J Fitzpatrick, 141 W 84; 6yf M May12'13.

'Amsterdam av, 1975 (8:2108), sec 1 str & b; Wm R Mason to Herman F 1984 Ams av; 6yf May1; May13'13.

Broadway, 795 (2:562), basement str & c; Aaron Rabinowitz to Oppenheim Bakery Inc, a corpn, 795 Bway; 4 9-12yf May1; May14'13. 1,400 to 2,000

¹Broadway, 795 (2:562); asn Ls; Oppenheim Bakery Inc to Julia Oppenheim, 64 E 122; Apr30; May14'13.

Broadway (4:993), sec 41st, additional space on ground fl adj on west to that leased under date of Feb20'13; 41st St Realty Co to Edw McElhinney, of Bklyn, & Louvre Hotel Co Inc, cor Bway & 41st; 10yf Mar31; May13'13.

240

10yf Mar31; May13'13. 1,500

1Brondway, sec 41st; asn Ls; Edw McElhinney to Louvre Hotel Co Inc, a corpn,
1133 Bway; Feb21; May13'13. nom

1Brondway, 1448-50, sec 41st, all of bldg
above grade fl, except roof & 4 rooms 23
to 26 on se end of 2d fl, with entrance &
lobby on grade fl on 41st front & pts b &
sub b; 41st St Realty Co, a corpn, to Edw
McElhinney, 197 Adams, Bklyn; 10yf Man
31; 5yren; May13'13. 55,000

1Brondway (4:995), sec 43d, 104.3x165.9x

1Brondway (4:995), sec 43d, 104.3x165.9x

9yf May9; May13'13. 50,000

'Broadway (4:995), sec 43d, 104.3x165.9x
100.5x193.9; all; Mary A Litchfield to 1482
Broadway Corpn, at 1482 Bway; 17 4-12y
& 21 days f May9, option of 1, 2, 3, 4 or 5
rens of 21 yrs each at \$115,000 for 1st ren
& thereafter by agmt; lease secured by
mtg for \$500,000; May10'13.
taxes &c & gold 100,000

Brondway, nec 48th, see 7 av, nwc 48th.

Brondway (4:1023), nec 51st; sur Ls;
Thos Loughlin to Waldemar Co, 228 W 42;
May9; May10'13.

Blays, May10 13.

Broadway (4:1137), nwc 65th; s str & b; Willard S Burrows Co, agents for Childs Co, to Meyer I Newman, 1949 Bway; 5yf May1; May15'13.

¹Broadway, 1947 (4:1137); booth 105 in Lincoln Sq Arcade; Empire Sq Realty Co to Meyer I Newman, 1949 Bway; 5 1-12yf May1; May15'13.

Broadway, 2560 (7:1868), nec 96th; space 6x18.8 & space in c; Baltzly's Pharmacy (Inc) to Harry D Lee, 201 W 843yf May1; May12'13. 1,000 & 1,40

3yf Mayl; Mayl2'13. 1,000 & 1,400 Lexington av, 1915-9 (6:1767), three strs & cor b; Rudolph W Pick to Margt Toomey 1913 Lex av; 2yf Mayl; Mayl4'13. 1,200 Lexington av (5:1297), nec 42d; asn Ls; Wm H Reynolds of Bklyn to First Constn Co of Bklyn, a corpn, 395 Lex av, NY; May6; Mayl3'13.

"Madison av, 1623 (6:1614); str fl; also coms on 1st fl; May Els to Harry Specto 1623 Mad av, & ano; 5yf May1'14; May 13

13. 756

1ST av, 222 (2:441), n str; Julius Salzstein to Angelina Sparacina, 222 1 av; 3yf Jan1; May13'13.

1ST av, 526 (3:962), all, with option to purchase until Apr7'14 for \$16,000; Frances Daly et al to Giuseppe Cirrincione, 506 1 av; 5yf May1; May14'13. 900 & 960

1 av; 5yf Mayl; Mayl4'13. 900 & sou

12D av, 101; also 6TH ST, 238 E (2:461);
all; Wm Rosenthal to David Strauss; 3yf
Mayl; May9'13.

12D av, 126 (2:449), es, 53.8 s 8th, 26.8x
125; all; Augustus Van H Stuyvesant to
Gizella K Bloch, 535 W 152; 21yf Mayl;
21y ren if party 2d pt erects new bldg;
Mayl5'13. taxes &c & 1,950

12D av (5:1447), sec 73d; str & b; Pauline Flashner to Newman & Freund Co (Inc), a corpn, 478 3 av; 11 mos f Junel, option 5y ren; May10'13.

¹2D av, 964 (5:1344); all; Benj J Beck to Solomon Beck, 500 W 122; 3yf May!'14; May9'13.

¹2D av, 1158 (5:1435); all; Wm H Chese rrough, EXR Chas A Chesebrough, to eter Doelger, 266 West End av, et al EXRS Peter Doelger; 5yf Mayl; Mayl: 2 2 300

12D av, 2329 (6:1784); asn Ls; Henry Graf to Fred Hilgeman, 2839 Briggs av; May5; May14'13.

12D av (5:1547), sec 85th; asn Ls; Edw L McRedmond to David Shaughnessy, 1045 Kelly; May14'13.

Kelly; May14'13.

12D av, 2329 (6:1784), all; Nathan Grabenheimer to Henry Graf, 2329 2 av; 5yf Junel'11; 2yren; May14'13. 1,200 to 1,500 13D av, 449 (3:911), sec 31st; str & c; Hy J Higgins et al, individ & TRSTES Alice S Hayes, to Jno J Lucey, 61 5 av, & ano; 5yf Apr1; May15'13. 2,100 to 2,300 13D av, 157 (3:897); asn Ls; Saml Williams & ano to Allwin Realty Co, 259 3 av; May8' May9'13. nom 13D av, 1510 (5:1514); asn Ls; Danl H Culhane & ano to Claus H Steffens, 211 W 80; Apr10; May15'13. nom 13D av, 1683 (5:1540), n str & pt b; Marie T Higgins to Gus Herman, 1683 3 av; 5yf May1; May14'13.

¹3D av, 2103 (6:1664); asn Ls; Anton Daniel to Odille Canavan, 257 W 111; May

10; May12'13.

16TH av, 375-9 (3:799), nwc 23d (No 109); agmt as to modifying conditions in Ls as to insurance, &c; Anna A Murtland with United Merchants Realty & Impt Co, a corpn, 44 W 18; Apr29; May10'13, nom 16TH av, 647 (3:813); all; Mary A Haley to Jas O'Brien, 457 W 143; 5yf May1; May 9'13.

16TH av, 772.7 (4:004), NS, 80, 445, 722.

913. 4,000

16TH av, 723-7 (4:994), ws, 80 s 42d, 73.8 x100, all; Jas M Hartshorne et al to Horn & Hardart Co, a corpn, 1557 Bway; 21yf Mayl'13; 3 rens at 21 yrs each or until 1997; May9'13. taxes, &c, & 22,500

17TH av (4:1020), nwc 48th, runs n112.6x w121 to es Bway xs113.8 to ns 48th xe 104.5 to beg; asn 4 Ls & agmts; Jesse Froehlich & Louis Mansbach to Mecca Realty Co, 1600 Bway; AL; Feb19; May15'13.

¹STH av, 617 (3:763), str, &c; Von Erlenbell Co Inc to P Scularekes, 617 8 av; 9 11-12yf June1; May14'13. 900 to 1,080

¹STH av, 617, str; same to A Dorman, 29 E 114; 9 11-12yf Junel; May14'13.

RECORD AND GUIDE

**E 114; 9 11-12yf June1; May17.13

18TH av, 674 (4:1014); asn Ls; Peter F

Miller to Wm S Bisset at Bayside, B of
Q; AT; mtg \$5,000; May14'13. nom

18TH av, 899 (4:1044); 2 upper flrs; J W
B Lunn to Mrs Minnie Kraus, 357 W 55;
4 7-12yf Oct1'12; May12'13. 660

18TH av, 2924 (7:2040), es, 25 s 155th, 25

18TH av, 2924 (7:2040), es, 25 s 155th, 25

100, all; Mary Maloney & ano to Henry
Polle, 200 Bradhurst av; 5yf May1; May
14'13. taxes, &c, & 1,200

110TH av, 815 (4:1083), nwc 54th, 501 W,
two strs & bs; Betty & Hy D Schutte to
Jas McCaul, 211 E 39; 7yf Apr1; May14'13.

1,500 & 1,800

LEASES.

Borough of the Bronx.

Beck st, 560 (10:2684), cor Prospect av (No 604); str; Martin Pletscher Constn Co to Morris Sprafkin & ano, 680 Beck; 2yf Aprl5; May12'13.

Beck st, 560, cor Prospect av (No 604); asn Ls; Morris Bernstein to Morris Sprafkin, 680 Beck; AT; May10; May12'13.

nom

¹Snerahong st (10:2773-41), es, bet E Bay av & Eastern blyd; all; City NY to Frances A Neilson; tax lease; 1,000yf Oct 24'06; Feb24'09; May10'13, sold for taxes for 1898 & 1901 for 65.76

'Sacrahong st; same prop; asn tax Ls: Frances A Neilson to Geo F Johnson, at Hanover Township, Morris Co, NJ; AT; Apr18; May10'13.

Apr18; May10'13.

156.40

17iffany st, swe So blvd see So blvd, 871.

136TH st, 532 E (9:2263), ss, 212.6 e
Brook av, 37.6x100, owned by Saml Grossman; sobrn of Ls to mtg for \$25,000; Louis
Cohen & ano with Century Mtg Co, a
corpn, at Ossining, NY; May13; May15'13.
nom

1137TH st E, see Brook av, see Brook av,

¹151ST st E, nwc Jackson av, see Jack-on av, 603.

156TH st E, nec Jackson av, see Jack-on av, 748.

¹**ISOTH st. 747 E** (11:3096); also PROS-PECT AV (11:3096), ws, 100 n 180th, 35x 100; asn Ls; Bert Weiner to Hans & Geo Suckow, 747 E 180; Decl4'12; May15'13.

1204TH st E. nwe Webster av, see Webter av, nwc 204th.

1223D st, 726 E (*), 1-sty fr str; Giuseppe Bianco to Thos Helde, 680 E 223; 3yf May

Briggs av, 2884 (12:3296), all; Wm l Robertson to Jacob L Bock; lyf Mayl May13'13.

Robertson to 34coo May13'13. 'Brook av (9:2264), sec 137th; 2 strs & pt b; Anna M Sottong to Josephine Schult, 479 E 137; 5yf May1; May15'13. 1,140 & 1,380

¹Bryant av, nwe Eastern blvd, see Eastern blvd, nwe Bryant av.

¹Eastern blvd (10:2769-27), nwe Bryant av; all; City NY to N Y City Bond Co; tax lease; 1,000yf Oct24'06; June3'09; May 10'13.

sold for taxes of 1900 & 1901 for 129.76

'Eastern blvd; same prop; asn Ls; N Y City Bond Co to Geo F Johnson, at Han-over Township, Morris Co, NJ; AT; May 2; May10'13.

Jackson av, 603 (10:2623), nwc 151st Pontiac pl); asn Ls; bill of sale of chat-els, etc; Geo Muller to Jos Kocher, 603 ackson av; AT; mtg \$4,900; May2; May 413

14'13.

¹Jackson av, 603 (10:2623), str fl & pt b;
Margaretha Olsson to Kocher & Muller,
790 E 151; 5yf Aug1'12; May14'13.

¹Jackson av, 748 (10:2646), nec 156th, 723
E, two strs & bs; Hy S Burger to Paul J
Struve, 1123 Clay av & ano; 5yf May5;
May14'13.

(11.2016 40)

Struve, 1123 Clay av & ano; syl Mays, 1,500

1Jerome av (11:2846-19), es, 375 s Belmont, 24.4x14.2x19.9, gore; asn tax Ls; Wm G Hoelanl & ano AMRS Wm Hoeland, decd, to David Wallace, 442 Monroe, Bklyn; Aug7'12; May10'13.

1Jerome av (11:2846-19), same prop; asn tax Ls; David Wallace to Lionel Sutro, cor King & Ridge sts at Glenville, Conn; Apr 30; May10'13.

1Ogden av, 994 (9:2511); ½ of str & 30; Pasquale Villano to Jos Lowenthal, on premises; 1yf May1, privilege 3y ren; May 12'13.

840 & 900

10gden av, 994 (9:2511); all; Edw Bennett to Pasquale Villani, 994 Ogden av; 1yf Mayl, 3y ren; Mayl2'13. 1,500

Prospect av, 604, see Beck, 560.

Prospect av, ws, 100 n 180th, see 180th

747 E.

1Southern blvd, 871 (10:2722), swc Tiffany; str; Bronx & Yonkers Realty Co to Herman Bucans, 886 E 172; 5yf May1; May 15'13.

1Southern blvd, 1038 (10:2743); sur Ls; Mercury Realty Co to Lewis Dorfman, 791 Prospect av; May9; May12'13.

1Webster av (12:3353), nwc 2044th; str fl & c; Ebling Brewing Co to Jno J Hickey, 1840 Cruger av; fr Marl'13 to Oct 1'22; May12'13.

1,200 to 2,400 inwestchester av, 1,050 (10:2743); double str & c; Henry Acker Co to Catharina A Heins, 1050 Westchester av; 4 10-12yf Jan 1'13; May12'13.

1Willis av, 164 (9:2280); bill of sale &

¹Villis av, 164 (9:2280); bill of sale & asn Ls; Jos Cohen, auctioneer, to Thos A Hanlon, Yonkers, NY; May6; May10'13.

1,000

Lot 29 (*) blk 22 map Baychester, the land for boating purposes; Sarah E El-liott to Emil Wadman, 132 E 123; 5yf App 1; Mayl2'13.

MORTGAGES.

Borough of Manhattan.

MAY 9, 10, 12, 13, 14 & 15,

mAcademy st (8:2225), es. 100 s Vermil-yea av, 100x100; PM; May9'13; 2y5%; Maze Realty Co of NY to Realty Operat-ing Co, 15 Wall. 17,000 mAllen st, 150, see Rivington, 70.

mBarclay st, nec West, see West, 149-50.
mBarclay st, nec West, see West, 149-50.
mCanal st, 107-9 (1:392), nwc Forsyth
(No 31), 25x49.10; pr mtg \$15,000; May9
'13; 1y4½%; Gerald Fitz-Gibbon to Citizens Savgs Bank, 56 Bowery. 10,000
mCannon st, 35 (2:332), ws, 170 n Broome, 25x100; pr mtg \$34,000; May13; May14'13; 2y6%; Fannie Kletzky, 254 East Bway, to Wm Goodman, 121 E 80.

2y6%; Fannie Kietzky, 24 2,000 Wm Goodman, 121 E 80. 2,000 mclinton st, 99 (2:348), ws, 250.8 s Rivington, 25.4x100; May13; May14'13; 5y5%; Emanuel Isaac, 1864 7 av, to East River Savings Instn, 291-5 Bway. 5,000 mColumbia st, 117 (2:335), ws, 175 s Houston, 25x100; May15'13; due June27'18, 5%; Sami Hellinger to Mary E Blodgett, 5 E 6,000

gmt; May15 same. mColumbia st, 117; sobrn agmt; Mayl5 13; same & Jos Bruder with same. nom mCorlears st, 10, see Monroe, nec Cor-

Franklin st, 96-8 (1:178), certf as payment of \$1,142.86 on account of m May1; May9'13; Mary H Billings & a exrs &c Jas A Billings with Jeannie Seymour.

Forsyth st, 31, see Canal, 107-9.

mForsyth st, 31, see Canal, 107-9.
mForsyth st, 141-3 (2:420), ws, abt 100 n
Delancey, 2 lots, ea 24x100; 2 PM mtgs, ea
\$27,000; May15'13; 5y5%; Robt R Boch to
Josephine V Treat, 153 v 87.
54,000
mFront st, 176 (1:71), ws, 47.5 s Burling
sl, runs s19.3xw86.1xn19.5xe21.5xe66.1 to
beg; PM; May7; May9'13; due Dec15'13;
6%; Saml P Tull; 315 West End av to Chas
H Voorhees, 53 W 72.

""
"Goerck st, 33 (2:327), ws, 150.2 n Broome
24.11x100; PM; pr mtg \$---; May13; May
14'13; due July1'17, 5%; Aaron Duberstein, 425 Osborn, Bklyn, & Barney Friedlander, 130 Broome, NY, to Paul Hellinger,
67 E 90. Grand st, 589-99, see Monroe, nec Cor

mGreenwich st, 714 (2:631), ws, 40 s Charles, 25x59.4x23.11x62.6; Apr28; May 12'13; 3y5%; Anna Kyritz, Union Village, NJ, to Josephine Stein, 2201 Bway. 12,000 mGreenwich st, 714; sobrn agmt; Apr28; May12'13; Johanna Drexler with same.

"Hester st, 89 (1:308), ns, abt 65 e Allen, 21.10x100; PM; Apr29; May9'13; 5y5%; David Mayer Brewing Co, a corpn, to Rosalynde A De L Mayer, 2085 5 av. 20,000 mHester st, S9; certf as to above mtg;
Apr29; May9'13; same to same.

mJackson st, 24, see Monroe, 275.

mLafayette st, 384-8, see 4th, 2-20 E.

"Monroe st, 60-4, see Ams av, 1351-5.

"Monroe st, 322 (1:264), ss, 88 e Corlears, 22x70; pr mtg \$3,000; May8; May9'13; installs; 6%; Ella A Nagle, Nanuett, NY to Julia Ward, 16 E 48.

"Monroe st (1:265), nec Corlears (No 10), runs n60.1 to ss Grand (Nos 589-99) xse 125.4xsw5.2 to ns Monroe xw110.2 to beg; May13; May14'13; 3y5%; A Goldberg Inc, a corpn, to M Louise Church, 33 8 av, Bk-lyn.

Monroe st (1:265), same prop; certf as above mtg; May13; May14'13; same to

"Monroe st (1:265), same prop; pr mtg \$42,000; May13; May14'13; 3y5'½%; same to Nicholas Betjeman, 431 E 57 & ano trstes Nicholas Betjeman. 12,000

"Monroe st (1:265), same prop; certf as a above mtg; May13; May14'13; same to

mMonroe st, 275 (1:265), nec Jackson (No 24), 25x95; May14; May15'13; due &c as per bond; Geo F Raab, at White Plains, NY, to Title Guar & Trusct Co, a corpn, 176 Bway.

176 Bway.

"Montgomery st, 67 (1:259), es, 47.6 n
Cherry, 21.10x58.7x20.5x57.5; PM; May14
'13; 3y5%; Isaac Lewenthal to Home for
Incurables, a corpn, on es 3 av, bet 181st
6,375

mMott st, 137 (1:237); ext of \$20,000 mtg to Apr20'18 at 5%; Apr19; May9'13; Law-yers Mtg Co to Guiseppina Zarillo. nom

"Mulberry st, 83 (1:199); asn Ls by way of mtg to secure \$1,200; May7; May9'13; Antonio Cofazzo to S Liebmann's Sons, a corpn, 36 Forrest.

"New Chambers st, 4-6 (1:121); agmt as to share ownership in mtg for \$30,000; May8; May9'13; Gesina F Rose & Lenrietta C E Westfall with Saml Wacht, 790 Riverside dr.

"Rivington st, 70 (2:416), nec Allen (No 150), 22.4x75; pr mtg \$46,400; May14; May 15'13; due &c as per bond; Michl Karp, 70 Rivington, to Isidor Liebowitz, 70 Rivington

mRivington st, 224 (2:339); ext of \$18,000 mtg to May6'18 at 5%; Mar12; Mar14'13; Lawyers Mort Co with Max Friedman & David Weisz.

mSpring st, 5 (2:492), ns, 101.2 w Bowery, 25.2x106.11x25x112.9; pr mtg \$24,000; May 8; May9'13; 3y6%; Citizens Investing Coto Bronx Investment Co, 100 Bway. 4,000 Spring st, 5; certf as to above mtg; ay8; May9'13; same to same.

Mays; May9'13; same to same.

"Spring st, 5 (2:492), ns, 101.2 w Bowery, 25.2x106.11x25x112.9; pr mtg \$28,000; May 8; May9'13; 1y6%; Amelia K Smith to Citizens Investing Co, 226 Lafayette. 1,200

"State st, 11 (1:9); sal Ls; Apr7; May15'13; demand, 6%; Edw J Dollard, Far Rockaway, NY, to Jacob Ruppert, a corpn, 1639 3 av.

"Stanton st, 191 (2:344), ss, 25 e Attorney, 25x100; May13; May14'13; 5y5%; Emanuel Isaac, 1864 7 av, to East River Savings Instn, 291-5 Bway. 24,000

"Suffolk st, 130 (2:349); ext of \$22,000 mtg to June8'16 at 4½%; May7; May13'13' Jas C Drayton trste Sylvia L Kirkpatrick, \$29 Park av, with Moritz & Clara Neumann, 114 W 120.

"Suffolk st, 130; ext of \$22,000 mtg to fune8'16 at 4%%; May7; May13'13; same nom with same.

mThompson st, 90-2 (2:502), es, 100 n Spring, runs n50xe94.6xs25xe0.6 x s25xw 94.7; bldg loan; May8; May9'13; 1y6%; Citizens Investing Co to Bronx Investment Co, 100 Bway.

mThompson st, 90-2; certf as to above mtg; May8; May9'13; same to same.

"Washington st, 294 (1:139), ws. abt 55 Reade, 19.10x48.9; ext of \$18,500 mtg t May3':16 at 5%; May7; May9':13; Thos McNell, 106 W 75, with Richd Noecke 2671 Bedford av, Bklyn.

mWashington st, 448 (1:224), ws, 64.8 s Watts, 17.6x80.2; May9'13; 3y4'2%; Geo B Ritter, 536 W 149 to Josephine Stein, 2211 Bway.

"West st, 149-50 (1:128), nec Barclay, 43.1x83.4x72.9x86.8; PM; May14'13; 5y5%; A Edwin Schaff, Bayside, LI, & Helen S Dixon, Flushing, LI, to Union Trust Co of NY, 80 Bway.

m4TH st, 2-20 E (2:531), swc Lafayette (Nos 384-8), runs s73.11xw98xn27.7xw177.2 to es Bway (Nos 692-4) xn45.3 to 4th xe 275.3 to beg; May7: May9'13; due &c as per bond; Percy G Andrews, 89 Harmon, Jersey City, NJ, to Title Guar & Trust Co. 800,000

Mosenbarr May 15. **Lillie Waller to Geo Gunshor, 146 W 15. **Lillie Waller to 5,000

m5TH st, 313 E (2:447); ns, 150 e 2 av, 25x97; ext of \$24,500 mtg to Mayl'16 at 5½%; May8; May9'13; Lillie Waller & Herman Rosenbaum with Anna J Doyle & Nassau Trust Co of Bklyn.

m5TH st, 315 E (2:447), ns, 175 e 2 av, 25x97; ext of \$24,000 mtg to May!16 at 5½%; May8; May9'13; Lillie Waller & Herman Rosenbaum with Anna J Doyle, Bklyn.

milTH st, 332 E (2:452), ss, 175 w 1 av, 25x94.10; ext of \$21,000 mtg to Apr21'18 at 5%; Apr21; May14'13; Rector &c of the Church of the Incarnation with Ciro Poggioriale, 332 E 111.

Church of the Incarnation with Ciro Poggioriale, 332 E 111.

milth st, 332 E (2:452), ss, 175 w 1 av, 25x94.10; or mtg \$21,000; Mav12; May13'13; due Apr21'16; 6%; Ciro Poggioriale to Pietro Rizzo, 477 College av. 2,000

milth st, 332 E: two sobrn agmts; May 12: May13'13; same & Lillian Polizzi admtrx Girolamo Polizzi with same nom mi6th st, 307 W (3:740), ns, 98 w 8 av, runs wi7.4xn75xne15.6xc31.5xe2xs46 to beg; May13'13; 3v5%; Raloh L Brydges to Lawyers Mtg Co, 59 Liberty. 6,500

mi8th st, 114 E (3:873), ss, 150 w Irving pl, 25x92; PM; May14'13; 5y4½%; A Edwin Schaff, Bayside, LI, & Helen S, wife C Louis Dixon, Flushing, LI, to Havens Relief Fund Soc, 49 Wall.

mi8th st, 426 W (3:715), ss, 293.1 w 9 av, 20.5x92; PM; May13'13; due &c as per bond; Denis Quinn to N Y Savgs Bank, 81 8 av.

ma2D st, 12-6 E (3:850), ss, 468.10 w 4 av,

8 av. 5,000

m22D st, 12-6 E (3:850). ss, 468.10 w 4 av. -x78.9; certf as to receipt for payment of \$7,500 on a/c of mtg; May1; May14'13; Brooklyn Savings Bank to Chas A Munn nom ano trstes Orson D Munn. nom m23D st, 153-7 W (3:799), ns, 200 e 7 av. 60x98.9; May9'13; 3y5%; County Holding Co to N Y Life Ins Co, 346 Bway, 220,000

m23D st. 153-7 W: certf as to above mtg;
Mav9'13; same to same.

m24TH st. 262-4 W (3:773), ss. 100 e 8 av.
41.8x98.9. given to secure note; pr mtg
\$\(\) Mav12; May13'13; due Aug12'13:
6\(\); Susie Robinson to David Israel, 61 E
86.

1,500

m30TH st, 101-9 W, see 6 av, 501.

m30TH st, 101-9 W, see 6 av, 501.

m30TH st, 145-9 W (3:806), ns, 150 e 7
av, 75x98.9; pr mtg \$349,000; May10; May
12'13; due Jani'15, 6%; Karnack Realty
Co, 135 Bway, to Security Mtg Co, 128
Bway.

47,057.36

m30TH st. 145-9 W: certf as to above mtg; May10; May12'13; same to same.

m37TH st, 145 E (3:893), ns, 172 e Lex av, 14x98.9; or mtg \$18,000; May9; May10'13; due Nov1'14, 6%; Nancy A Furst to Harriet L Helmerdinger, 875 Park av. 3,000

N. W., England.

38,000

38,000

m40TH st, 269-71 W; certf as to above mtg; May15'13; same to same.

m40TH st, 408-12 W (3:737), ss, 120 w 9 av, 55.1x98.9; May14; May15'13; due Nov 2'16, 4½%; Church of St Clemens Mary to Emigrant Indust Savgs Bank.

10,000 m42D st E, nec Lex av, see Lex av, nec

42.

m43D st, 144-58 W, see Bway, 1482-90.
m44TH st, 319-21 E (5:1337); ext of \$8,000
mtg to Dec3l'15 at 6%; Apr30; May9'13;
L Alavoine & Co with Eva Kern, 206 W
nom

92.

m477H st, 133 E (5:1302), ns, 140 e Lex av, 35x100.5; PM; pr mtg \$14,000; May14; May15'13; 1y5%; Terence J Lynch to Geo Ehret, 1197 Park av.

3,500

m477H st, 135 E (5:1302), ns, 157.6 e Lex av, 17.6x100.5; PM; pr mtg \$—; May14; May15'13; 3y5%; Terence J Lynch to Bernard Mayer, 687 3 av, & ano, exrs Jacob Mayer.

14,000

"49TH st, 316-18 E (5:1341); estoppel
certf; May12; May13'13; Adolph & Saml
Matzke to Sophia Matzke & Juliette Lefkovics, 503 W 149.

m50TH st, 127-127B E, see Lex av, 559. "51ST st E, see Lex av, see Lex av, sec 51st.

51st.

"52D st, 115 W (5:1268), ns, 195 w 6 av, 20x100.4; May9'13: 1y5%: Mary A, Emma M & Ella L Requa, 55 W 52 to Emigrant Indust Savgs Bank.

"55th st, 307 E (5:1348), ns, 100 e 2 av, 25x100.5; pr mtg \$10,000; May14'13: 3y5%: David Osterweis to Emigrant Indus Savings Bank.

m57TH st. 142 E (5:1311), ss. 137.6 e Lex av. 18.9x100.5; May9; May12'13; 3y4\%; Henry B Anderson, Lewisboro, NY to Wolcott G Lane, 353 W 84 & ano trstes for Caroline S Spencer & ano will Lorillard Spencer.

m60TH st, 49 E (5:1375); ext of \$16,000 mtg to Apr30'16 at 4\% %; Apr30; May9'13; G L Perkins & Russell Perkins with Seamans Bank for Savgs in City NY, 76 Wall.

m61ST st, 250 E (5:1415), ss, 85 w 2 av, 16x100.5: ext of \$10,000 mtg to May29'16 at 5½%; Mar24; May14'13; Agnes De Lisle with Fannie Gutfreund, 250 E 61.

m62D st, 239-41 E (5:1417), ns, 155 w 2 av, 50x100.5; PM; May9'13; due Dec 15'14; interest as per bond; Home of the Christian Hungarian Sick Benevolent Societies of NY to Farmers Loan & Trust Co, 22 Wm.

22,000

"64TH st, 187 E (5:1399), ns, 80 w 3 av,
20x100; leasehold; May10; May14'13; 3y6%;
Lena Noss to Agnes John, 158 E 65. 1,200 me5TH st. 326-8 E (5:1439), ss, 275 e 2 av, 37.6x100; PM; pr mtg \$33,000; Apr21; May 13'13; installs; —%; Jno F Stodder 509 W 110 to Inter-City Land & Securities Co, 115 Bway.

The bway.

"67TH st, 131 W (4:1139), ns, 225 e Ams av, 25x102.2; PM; Mar18; May15'13; due &c as per bond; Hamilton Carhartt, Detroit, Mich, to Patk F Deffley, 141 W 97, et al.

m67TH st. 131 W; PM; pr mtg \$38,000; Mar 18; May15'13; 2y6%; same to Jno Ingle Jr, 176 Berkley av, Bloomfield, NJ. 6,000

"70TH st, 16 W (4:1122); ext of mtg for \$27.000 to May7'16; 5%: May7; May9'13; Title Guar & Trust Co with Alice M. Hannah M. B Russell & Benj H Herts, all of 542 W 112.

m70TH st, 112 W (4:1141), ss, 100 w Col av, 20x100.5; May12'13; due July1'16, 6%; Edw H Kelly to Cath York, 76 E 125, 3,000

m71ST st E (5:1385), ss. 175 e 5 av, 50x 100.5: PM; Apr21; May9'13; due Oct21'13; 6%; Wm Zlegler, Jr to Otto H Kahn, Mor-ristown, NJ. 200,000

"78TH st, 206 E (5:1432), ss, 105 e 3 au 13.4x102.2; May15'13: 5y5%; Max Inkela to Lawyers Mtg Co, 59 Liberty. 5,25

m78TH st, 130 W (4:1149), ext of \$14,000 mtg to Nov18'17 at 5%: Dec30'12: Mav13'13: Ellen Cotter with Minnie M Herrman & Edw Hilson trstes Max Hilson nom m79TH st, 156 E (5:1413); ext of \$7,000 mtg to May15'15 at 6%: May15'13: Francis L Tooley with Jno McLaughlin, 1115 Mad av.

av.

av.

nom

m79TH st, 532-6 E (5:1490), ss, 117.1 w Ex
terior, 106.3x102.2; May12; May15'13; 5y

4½%; City & Suburban Homes Co to Bow
ery Savings Bank, 128 Bowery. 85,000

m79TH st, 532-6 E; certf as to above mtg;

May12; May15'13; same to same.

m79TH st, 140 W (4:1150), ss, 392 w Col

av, 19x102.2; PM; May15'13; 1y5%; Ger
trude A Vanderbeck, 149 W 126, to Mat
thew Farris, 201 W 72.

28,000

thew Farris, 201 W 72.

m79TH st. 142 W (4:1150), ss, 411 w Col av. 19x102.2; PM; pr mtg \$---; May15'13; 1y6%: Gertrude A Vanderbeck, 149 W 126, to Philip H Smith, Far Rockaway, NY. 18,000

^m**79TH** st, **144** W (4:1150), ss, 430 w Col av, 20x102.2; PM; pr mtg \$15,000; May14; May 15'13; due &c as per bond; Gertrude A Vanderbeck to Eliz J Heuel, 144 W 79, 8000

wanderbeck to Eliz J Heuel, 144 W 13, 8,000 mS0TH st, 229 E (5:1526), ns, 254.2 W 2 av, 25.1x102.2; PM; May9; May12'13; 5y 6%; Mary Kelly to Gertrude Scheer, 211 E 82.

E 82. 1,000

"S1ST st, 239 E (5:1527), ns, 125 w 2 av, 25x102.2; pr mtg \$12,000; Apr25; May15'13; 3y6%; Anton J Gerlich, 28 E 198, to Martha McKiernan, 4388 Park av. 2,500

"S1ST st, 35-9 W (4:1195), ns, 225 e Col av, runs n104.4xe50xs2.2xe25xs102.2 to st xw75 to beg; PM; mtg to extent \$200,000 & bldg loan mtg to extent of \$250,000; May12; May13'13; due Aug1'19: 5% on said \$250,000 & 6% on said \$250,000; McMorrow Engineering & Constn Co to Chas E Orvis, 35 W 81.

"S1ST st, 35-9 W; certf as to above mtg; May12; May13'13; same to same.

"SSST st, 203-11 W (4:1229), ns, 100 w Ams av, 112.5x102.2; pr mtg \$335,000; May 1; May14'13; 336%; S B Constn Co to Jos Corn, 738 Kelly.

1; May14'13; 3y0%, SB const. 60,000 Corn, 738 Kelly. 60,000 mS1ST st, 203-11 W; certf as to above mtg; May1; May14'13; same to same. — mS1ST st, 203-11 W; pr mtg \$395,000; May 7; May14'13; installs, 6%; same to Jos A Seidman, 551 Mansfield pl, Bklyn, 7,500 mS1ST st, 203-11 W; certf as to above mtg; May7; May14'13; same to same. — mS1ST st, 203-11 W; sobrn of mechanic's lien for \$5,123.50 to mtg for \$7,500; May 6; May14'13; Weissberg-Buer Co with nom same.

b; May1713, nom same. nom m818T st, 203-11 W; sobrn of two mechanic's liens aggregating \$9,511.04 to mtg for \$7,500; May6; May14'13; John Weiss & Chas Katz with same. nom m818T st, 203-11 W; sobrn of judgment for \$538.40 to mtg for \$7,500; May6; May 14'13; Brooklyn Steam Marble Co with same.

mS1ST st, 203-11 W; agmt as to share ownership in mtg for \$60,000; May12; May 14'13; Jos A Seidman with Jos A Corn, 538 Kelly.

538 Kelly. nom **SIST st, 203-11 W (4:1229), ns, 100 w Ams av, 112.5x102.2; bldg loan; May2; May 14'13; due Marl'18, 5½%; The S B Constn Co to Metropolitan Life Ins Co, 1 Mad av. 335,000

mS1ST st, 203-11 W, same prop; certf as a above mtg; May2; May14'13; same to

to above mtg; May2; May14'13; same to same.

"S1ST st, 203-11 W (4:1229); cancellation of asn of rents; Apr25; May15'13; Albt Jarmulowsky et al, exrs Sender Jarmulowsky, to S B Constn Co, 203 W 81. nom "S1ST st, 203-11 W (4:1229), ns, 100 w Ams av, 112.5x102.2; sobrn of mechanics lien for \$4,755.52 to mtg for \$60,000; Apr 29; May15'13; Jno Weiss & Chas Katz with Jos Corn, 738 Kelly.

"S1St st, 203-11 W; sobrn of mechanics lien for \$4,755.52 to mtg for \$60,000; Apr 29; May15'13; same with same.

"S1ST st, 203-11 W; sobrn of mechanics lien for \$1,400 to mtg for \$60,000; Mar27; May15'13; Jas R Seal Co (Inc) with same.

nom

mS1ST st, 203-11 W; sobrn of judgment for \$538.48 to mtg for \$60,000; Apr29; May15'13; Bklyn Steam Marble Co with nom

"S1ST st, 203-11 W; sobrn of mechanics lien for \$210 to mtg for \$60,000; Mar27; May15'13; Empire Roofing Co with same.

ms1sT st, 203-11 W; sobrn agmt mechanics lien for \$5,123.50 to mtg for \$60,000; Mar 27; May15'13; Weissberg-Baer Co with nom

same.

***MS1ST st. 203-11 W; sobrn of mechanics lien for \$1,300 to mtg for \$60,000; Mar27; May15'13; Gurney Elevator Co with same. nom m818T st, 203-11 W; sobrn of mechanics lien for \$8,046 to mtg for \$60,000; Apr30; May15'13; Frank Morrell & Co with same, nom

msist st, 203-11 W; sobrn of mechanics lien for 1,800 to mtg for \$60,000; Mar31; May15'13; Keystone Constn Co with same.

mS1ST st. 203-11 W; sobrn of 6 mechanics liens aggregating \$2.044.25 to mtg for \$60,-000; May12; May15'13; Minnie Rothenberg with same.

msist st, 263-11 W; sobrn of mechanics lien for \$2,044.85 to mtg for \$60,000; Apr 16; May15'13; Ideal Iron Works, a corpn, with same.

with same. nom
"818T st. 203-11 W; sobrn of mechanics
lien for \$1.800 to mtg for \$335,000; Mar31;
May15'13; Frank Morrell & Co with Metropolitan Life Ins Co, 1 Mad av. nom
"818T st. 203-11 W; sobrn of mechanics
lien for \$210 to mtg for \$335,000; Apr1;
May15'13; Empire Roofing Co with same.
nom

m818T st. 203-11 W; sobrn of mechanics lien for \$1,400 to mtg for \$335,000; Mar26; May15'13; Jas R Beal & Co with same.

mS1ST st. 203-11 W; sobrn of mechanics lien for \$4,755.52 to mtg for \$335,000; Apr 29; May15'13; Jno Weiss & Chas Katz with nom

m818T st, 203-11 W; sobrn of mechanics lien for \$4,755.52 to mtg for \$335,000; Apr 29; May15'13; same with same.

"S1ST st. 203-11 W; sobrn of mechanics lien for \$5,123.50 to mtg for \$335,000; Apr 30; May15'13; Weissberg-Baer Co. with same.

m818T st, 203-11 W; sobrn of mechanics lien for \$2,044.85 to mtg for \$335,000; Apr 11; May15'13; Ideal Iron Works, a corpn, with same.

mSiST st. 203-11 W; sobrn of mechanics lien for \$1,300 to mtg for \$335,000; Mar27; May15'13; Guerney Elevator Co with same, nom

mS1ST st. 203-11 W; sobrn of mechanics lien for \$8,046 to mtg for \$335,000; Apr15; May15'13; Keystone Constn Co with same.

mS1ST st, 203-11 W; sobrn of judgment for \$538.40 to mtg for \$335,000; Apr29; May15'13; Bklyn Steam Marble Co with nom

ms1sT st, 203-11 W; sobrn of 6 judgments & mechanics liens aggregating \$2,044.25 to mtg for \$335,000; May12; May15'13; Minnie Rothenberg with same.

ms1sT st, 203-11 W; sobrn of judgment for \$501.98 to mtg for \$335,000; Apr16; May15'13; Raffaele Gianninato with same & Jos Corn, 738 Kelly.

ms3D st, 171-3 W (4:1214), ns, 100 e Ams av, 37.6x102.2; pr mtg \$25,000; May9; May 15'13; 2y6%; Mary E, Julia A & Sophia V G Dunshee, & Lillie McDonald, of Rosebank, SI, to Adolph Denzau, 164 Sumpter, Bklyn.

3,000

Bklyn. 3,000

ms4TH st, 331 E (5:1547); ext of \$17.000
mtg to Junel'17 at 5%; Apr9; Mav9'13;
Geo Brickelmaier with Sophia M & Gertrude Nichols, Tarrytown, NY. nor
ms4TH st, 324-6 W (4:1245), ss, 250 w
West End av, 33x102.2; May15'13; due &c
as per bond; 324 W 84th St Co (Inc), a
corpn, to Germania Life Ins Co, 50 Union
sq. 150,000

mS4TH st, 324-6 W; certf as to above mtg; May15'13; same to same.
mS5TH st, 100 E, see Park av, 1015.
mSSTH st, 259 W (4:1236), ns, 154 W
Bway, 18x100.8; PM; May13; May14'13; 3
y interest as per bond; Gertrude A Vanderbeck to Farmers' Loan & Trust Co, 22 Wm.
mS6TH st, 220 E (5:1525) ns, 150 W; 20 N

22 Wm.

mS9TH st, 229 E (5:1535), ns, 150 w 2 av, 25x100.8; May14'13; 5y4½%; Luigi Molinelli to Bowery Savings Bank, 128 Bowery. 12,000

mS9TH st E, nec Mad av, see Mad av, 1239.

"93D st. 42 W (4:1206), ss, 362.6 w Central Park W, 37.6x100.8; pr mtg \$35,000; May12'13; due &c as per bond; Auguste Gahren, 225 W 90, to Fredk Herrmann, 1395 Dean, Bklyn.

"95TH st, 307-9 E (5:1558), ns, 137.6 e 2 av, 37.6x100.8; PM; May15'13; demand, 6%; Aaron Goodman Realty Co to Aaron Goodman, 117 W 119

Goodman, 117 W 119

m95TH st, 307-9 E; certf as to above mtg;
May15'13; same to same.

m95TH st, 209 W (4:1243), ns, 167.10 w
Ams av; sobrn agmt; May9; May12'13;
Nathan J & Moses Packard with Jacob
Wicks Jr, 701 Mad av.

m95TH st, 209 W; sobrn agmt; May9;
May12'13; same with same.

nom
m95TH st, 209 W (mtg reads Old Bloom-

m95TH st, and with same. nom m95TH st, 209 W (mtg reads Old Bloomingdale rd) (4:1243), nec 95th at pt 167.10 w Ams av, runs n100.9xx30.8 to cl old Bloomingdale rd xs100.9 to st xe29.4 to beg; May9; May10'13; 3y6%; Kerloc Realty & Constn Co to Jacob Wicks, Jr, 701 Mad 30,000

m95TH st, 209 W (Old Bloomingdale ro (4:1243), same prop; certf as to above mtg; May9; May10'13; same to same.

Jackson. nom

"97TH st, 4 E (6:1602); ext of \$15,000
mtg to Mayl'16 at 4½%; Apr29; Mayl5'13;
Marcus M Marks with An Assoc for the
Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

"97TH st, 64-6 E (6:1602); agmt as to
share ownership in mtg; May5; May9'13;
Wm Herz with Lawyers Mtg Co. nom

m97TH st. 64-66 E; ext of \$46,000 mtg to May6'18 at 5%; May6; May9'13; Lawyers Mtg Co with Emandess Holding Co. nom

m98TH st, 55 W (7:1834), ext of mtg for \$15,000 to Apr18'18; 5½%; Apr18; May9 '13; Excelsior Savgs Bank with Gertrude Parker, 57 W 98.

101ST st, 200-2 W, see Ams av, 836.

m106TH st, 250 W, see Bway, sec 106th.
m11TH st, 504-6 W (7:1882), ss, 125 w
Ams av, 108.4x91.10; pr mtg \$192,500; May
12; May13'13; due Nov12'13; 6%; Vista
Holding Co, 507 5 av to Estates Mtg Securities Co, 160 Bway.

15,000

filth st. 504-6 W; certf as to about; May12; May13'13; same to same

m111TH st. 504-6 W (7:1882), ss. 125 w Ams av, 108.4x91.10; PM; pr mtg \$160,000; May1; May13'13; 5y6%; Vista Holding Co, Inc, to Roffler Constn Co, 52 W 107. 32,500

m112TH st, 310-12 E (6:1683), ss. 142.6 e 2 av, 42.6x100.11; May12; May13'13; 3y6%; Ciro Poggioriale to Henrietta Almour, 1764 Bedford av, Bklyn. 2,500

1764 Bedford av, BRIYN.

***113TH st. 117-19 E (6:1641), ns. 121.4 e
Park av, 42.8x100.11; pr mtg \$54,000; Apr
29; May13'13; due Oct29'13; 6%; Acadia
Realty Co. 25 W 21 to Estates Mtg Securities Co, 160 Bway.

3,300

m113TH st, 117-19 E: certf as to above ntg; Apr29; May13'13; same to same. m113TH st. 117-19 E: sobrn agmt; Apr29; May13'13; Rebecca Blum with same, nom m114th st, 305 E (6:1686), agmt modifying erms of mtg; Mar6; May15'13; Archibald K Maskay et al trstes with Louis Pizitz.

m115TH st, 20 E (6:1620); ext of \$16,000 mtg to Apri'18 at 5%; Apr2; May1'13; Helene G Benjamin. 215 W 98, with Breinchen Wallach, 130 E 79, et al exrs, &c, Karl M Wallach, nom

m:15TH st, 300-2 E, see 2 av, 2238.

m:15TH st, 300-2 E, see 2 av, 2238.

m:15TH st, 415 W (7:1867), ns, 166.8 e
Ams av, 66.8x100.11; supplemental mtg
given as additional collateral security for
payment of \$10,000; pr mtg \$87.500; May5;
May13'13; due &c as per bond; Lorraine
Holding Co to Kath J B Moore, Lee, Mass,
et al.

#115TH st, 415 W; certf as to above mtg;

#115TH st, 415 W; certf as to above mtg;

#115TH st, 128 W (7:1825), ss, 342.6 e 7
av, 32.6x100.11; Feb18; May12'13; demand, 6%; Annie, wife Nathan Marx, & Belle L, wife Edw Marx, to Edw Marx, 79 E 89.

25,000

wife Edw Marx, to Edw.

25,000

***I17TH st, 51 E, see Mad av, 1783.

***I18TH st, 12 W (6:1601), ss, 201 w 5 av, 18x100.11; May13; May14'13; 3y5%; Maude W S Pickhardt to Ambrose S Murray Jr, Goshen, NY, trste Allan W Cooke.

**I18TH st W (7:1903), ns, 305 w Lenox av, 20x100.11; ext of \$16.000 mtg to June27'18 at 4½%; Mar27; Mar14'13; Chas G Koss & ano, trstes Ellen H Cotheal, with Nathan Kirsh, 123 W 118.

nom*I19TH st, 247-9 E (6:1784), ns, 80 w 2 av, 38.4x100.11; ext of \$37.500 mtg to Oct 11'16 at 5½%; May13'13; Mary C Hencken with Jos N Patch, 508 Clinton av, Bklyn.

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m119TH st, 331-5 E (6:1796), ns, 325 e 2 av, 60x100.11; May15'13; 5y4\(\frac{1}{2}\)%; Louis J Jacobs, New Canaan, Conn, to N Y Title Ins Co, 135 Bway.

15,000 st E, see Lex av, see Lex av, 2001. m122D 1995-200

1995-2001.

m123D st W (7:1977), ss. 100 w Ams av, 100x100.11; pr mtg \$120,000; May14; May 15'13; 3y6%; 114th St & 7th Av Constn Co to Gertrude A Vanderbeck, 149 W 126.

m123D st W (7:1977); same prop; certf as to above mtg; May14; May15'13; same to

same.

m124TH st, 538-40 W (7:1978), ss, 175 e
Bway, 50x100.11; Apr7; May9'13; 3mos;

-%: Fredk Ohmeis to Saml J Bloomingdale, 771 Mad av. note 7,500

m131ST st, 126 W (7:1915), ss, 430 e 7 av,
20x99.11; May15'13; 3y5%; Mary, wife
Owen Burns, to American Mtg Co, 31
Nassau. 6,000

m132D st W, see 12 av, see 12 av, sec 132d m133D st W, nec Lenox av, see Lenox av,

464.

m133D st, 45 W (6:1731), ns, 351.8 e Lenox av, 16.8x99.11; May13'13; due &c as per bond; Morris Weinstein, 333 Central Park W to Ada F Howard, 2281 Loring pl. 3,500

m138TH st, 2-8 W, see 5 av, 2256-62.
m139TH st, 602-4 W (7:2087), ss, 100 W
Bway, 75x99.11; May5; May9'13; 5y5%;
Theophile Kick to NY Title Ins Co, 135
Bway.

m139TH st, 602-4 W; sobrn agmt; May1; May9'13; Kath J B Moore et al with same.

m140TH st, 62 W (6:1737), ss, 150 e Lenox av, 37.6x99.11; ext of \$27,000 mtg to May 18'16 at 5%: May10; May12'13; Chelsea Realty Co with Henry Rosenstein, 237 W 110.

m142D st. 131 W (7:2011), ext of \$33,000 mtg to May 18'18 at 54%; Apr26: May13'13; Lawyers Title Ins & Trust Co with Bernhard Seymann. m142D st, 160 W, see 7 av, 2431-3.

"143D st W, nec Lenox av, see Lenox av,

m144TH st. 252 W (7:2029), ss. 289.6 e 8 av. 20x99.11; pr mtg \$5,500; May14; May 15'13; 1y6%; Susan G McNerney to Theo S Valentine, 126 W 119.

m146TH st W, nec Bway, see Bway, 3560.
m147TH st W, ss, abt 175 e Bway, see
Bway, 3560.

Bway, 3560.

m149TH st, 418 W, see Convent av, 433.

m160TH st W, nwc Ft Washington av, see Ft Washington av, 35-41.

m171ST st W (8:2128), ns, 100 w Ams av, 25x95; pr mtg \$5,000; May10; May15'13; 4 mos 6%; Louis Weiss, 215 Audubon av, to Nathan Harrison Realties, a corpn. 63 Park row.

m206TH st W, sec 10 av, see 10 av, sec 206th.

206th.

"Av B. 78-80 (2:401); ext of \$65,000 mtg to Jan20'19 at 5%: May8; May13'13; David Greenberg with Minna G Goddard, Roslyn, LI extrx Frederic N Goddard, nom "Av C, 281 (3:984), ws. 46 n 16th, runs n w74.6xnel.6xnw13.6xne21.6xse88 to ws Av C xsw23 to beg; pr mtg \$10,000: Apr5; May 14'13; due, &c, as per bond; Nikolaus Ritzen at Athens, Green Co, NY, to Wm F Chainau, 2190 Wash av. 1,000

zen at Athens, Green Co, N. 1,000
Chainau, 2190 Wash av.

"Amsterdam av. S36 (7:1872), swc 101st
(Nos 200-2), 25.11x96.5x25.11x96: May1;
May8'13; 2y4½%; Ralph S Townsend.
NY & Ada T Richards, Binghamton, NY
to Mary H Outcalt, 246 W 104. 18,000

"Amsterdam av. 1351-5 (7:1966), es. at
sws Lawrence st (Nos 60-4), runs se along
Lawrence, 90.3xsw63.6xnw65.8 to av xn71
to beg; pr mtg \$12,500: May10; May13'13;
1y5½%; Edw M & Jas J Deering, Yonkers, NY to Wm A Butler, Southampton.
LI.

Broadway , 692-4, see 4th, 2-20 E.

**Brondway, 1482-90 (4:995), sec 43d (Nos 44-58), 104.3x165.9x100.5x193.9; leasehold; fay9; May10'13; due Sept30'29, 5%; 1482 kway Corpn to Mary A Fitzgerald, Litcheld, Conn. 500,000

May 17, 1913

"Broadway (7:1877), sec 106th (No 250), 27.4x69.1x25.2x79.8; pr mtg \$21,000; May 12'13; due &c as per bond; Saml McMillan, Lake Mahopac, NY, to Maximilian Fleischmann Co, 1 Mad av.

Broadway (7:1877), sec 106th (No 250), 27.4x69.1x25.2x79.8; ext of \$21,000 mtg to May12'16 at 5%; May12'13; Maximilian Fleischmann Co with Saml McMillan, Lake Mahopac, NY.

Mahopac, NY.

***MBroadway, 3560. (7:2078), nec 146th, runs e225xn199.10 to ss 147thxw50xs99.11x w175 to es Bway xs99.11 to beg, leasehold; pr mtg \$125,000; May2; May9'13; 2y6%; Bradhurst Amusement & Bldg Co, a corpn to Sadie Brill, 207 W 110.

mBroadway, 3560; certf as to above mtg; May2; May9'13; same to same.

mConvent av, 433 (7:2063), sec 149th (No 418); ext of \$23,500 mtg to Octl'14 at 6%; May13; May14'13; Abel King & Isaac Schorech, 38 W 97, with Emsworth Constn Co, 30 E 42.

mConvent av (7:1970), ws. 194 s 133d, 132 x127x131x100; pr mtg \$47,500; Apr29; May 13'13; 1y6%; Convent Park Constn Co to Elias A Cohen, 49 W 113. 10,000

mEdgecombe av, 136 (7:2043); ext of \$14,-000 mtg to May1'17 at 5%; May9; May15'13; Leo L Doblin with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, \$91 Ams av.

City NY, 891 Ams av.

"Fort Washington av, 35-41 (8:2136), nwc
160th, 102.2x100x99.11x121.7; PM; pr mtg
\$170,000; May15'13; due &c as per bond;
New Amsterdam Realty Co to Oaklawn
Corpn, 27 William.

"Hillside av (8:2173), nws, at ss Nagle
av, runs sw239.4xn137.4 to ss Nagle av xe
196 to beg; bldg loan; May9; May10'13;
due Decl'13, 6%; Psaty Constn Co to Minturn P Collins, at Harrison, NY. 120,000

mHillside av (8:2173); same prop; certf as to above mtg; May9; May10'13; same

mHillside av (8:2173); same pnop; sobra agmt; Dec24'12; May10'13; same & Warner Van Norden with same.

"Lenox av, 464 (6:1731), nec 133d, 25.11x 84; pr mtg \$— : May14; May15'13; 4y6%; Eliz Seiler to Bertha Simon, 408 Lenox av, & ano. 3,500

"Lenox av, 464 (6:1731), nec 133d, 25. 84; ext of \$29.000 mtg to May14'18 at 51/2 May14; May15'13; Eliz Seiler with Exc sior Savgs Bank.

sior Savgs Bank.

mLenox av (6:1740), es, 24.11 s 143d, 50x

5: PM; pr mtg \$9,000; May9; May10'13;
2y6%; Philip Meyer, Richmond Hill, LI,
to Louis Lese, 133 E 80, & ano.

mLexington av (5:1297), nec 42d, —x—,
leasehold; trust mtg; May6; May13'13; due
Dec1'18; 6%; First Constn Co of Bklyn, a
corpn "Company" & Realty Associates
"Guarantors" to Title Guar & Trust Co
"trustee."

"Guarantors" to Title Guar & Trust Co
"trustee."

"Guarantors" to Title Guar & Trust Co
"trustee."

"Only 10 Structure of the Structure of

Central Park W.

"Lexington av (5:1305), sec 51st, 50.5x
100; PM; May12; May15'13; 3y5%; Gertrude
A Vanderbeck to Benj Mordecai, 319 W
105, & ano, trstes Allen L Mordecai.
65,000

mLexington av, 1995-2001 (6:1770), sec 122d, 100.11x35; May8; May13'13; 1y5%; Jas J, Chas A & Mary A O'Reilly & Annie C Geraty indiv & as trstes under deed of trust to Union Square Savgs Bank, 20 Union sq. 2,000

2,000

"Madison av, 1239 (5:1501), nec 89th, 100.8

x85.11; pr mtg \$265.000; May9; May10'13;

2y6%; Jacob Emsheimer to Harry G

Hecht, 408 W 130.

25,000

mMadison av, 1783 (6:1623), nec 117th (No 51), 34.11x108; ext of \$47,500 mtg to Dec6'18 at 4½%; May7; May9'13; Fannie Gruen with Edw F De Beixedon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland.

mNaegle av (8:2151), ss, 293.9 e Dyckman, runs se 193.2 to Sherman Creek xn— to Naegle av xw104 to beg; May9'13; 3-6%; Danl E Seybel, Portchester, NY, to Park Mtg Co, 41 Park row.

Mtg Co, 41 Park row. 15,000

mNagle av, ss, at nws Hillside av, see
Hillside av, nws, at ss Nagle av.

mPark av. 1015 (5:1513), sec 85th (No
100), 25.6x82.2; PM; May8; May9'13; 5y4%;
Alletta N wife Lewis G Morris to Hermann H Cammann, Merrick, LI & ano exrs
Eliza M Bailey. 97,000

Alletta N wife between Alletta N wife between Alletta N Bailey.

mann H Cammann, Merrick, LI & ano exrs Eliza M Bailey.

"Park av, 1063 (5:1516); ext of \$16,000 mtg to Mayl'18 at 5%; Mayl2; Mayl5'13; Jno T Meyer with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av.

"West Broadway, 219 (1:178), ses, abt \$5 s White, 16.8x100; PM; May3; Mayl3'13; 3y5%; E N Little's Sons Realty & Constn Co, Inc, a corpn, to Excelsior Savings Bank, 79 W 23.

"West Broadway, 500 (2:525), ws, 148 n Houston, 25x75; Mayl2'13; due &c as per bond; Pauline A MacArthur to Union Dime Savgs Bank, 701 6 av. 10,000 mts T av, 1059 (5:1350); ext of \$14,000 mtg to June5'18 at 5%; Mayl2; Mayl3'13; Max Orbach with Frederic deP Foster, Tuxedo Park, NY.

"IST av, 1315 (5:1445), ws, 75.4 s 71st, 25x Mayl2'12; 2x6%; Josef Novac to Louis

Park, NY. m18T av, 1315 (5:1445), ws, 75.4 s 71st, 25x 75: May15'13: 3y6%: Josef Novac to Louis Poborsky, 1315 1 av.

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mIST av, 2161 (6:1683); ext of \$20,000 mtg to Mayl'18 at 5%; May7; May15'13; Michl Manfridi with An Assoc for the Relief of Respectable Aged Indigent Females in nom m2D av, 104-6 (2:448), nec 6th (No 301), 51.9x87; pr mtg \$—; May15'13; 1y6%; Wentworth Holding Co to Ames Nostrand Realty Co (Inc), a corpn, 1400 5 av. 1,150 m2D av, 1394 (5:1447), es, 76.2 n 72d, 26x 85; ext of \$18,000 mtg to May8'18, at 4\frac{1}{2}%; May8; May9'13; Hortense S Plaut with Walton Realty Co, 106 W 135. nom m2D av, 1587 (5:1528), ws, 76.7 n 82d, 25.6 m2D av, 1587 (5:1528), ws, 76.7 n 82d, 25.6 (75; May 9'13; 5y5%; Henry Frank, 171 E 33 to Emigrant Industrial Savgs Bank, 171 Chamberry 20.000 x75; May9 83 to Em 51 Chambe

83 to Emigrant Industrial Savgs Bank.
51 Chambers. 20,000

m2D av. 1587; sobrn agmt; May9'13; same & Moses Marx with same. nom

m2D av. 2238 (6:1686), sec 115th (Nos 300-2), 20.2x75; May13; May14'13; demand, 6%; Michl Fraina to Consumers Brewing Co of NY (Lim), 1011 Av A. 2,000

m2D av. 2329 (6:1784), sal Ls; May5; May 14'13; demand, 6%; Fred Hilgeman to Lion Brewery, 104 W 108. 2,000

m3D av. 449 (3:911); sal Ls; Apr4; May15

13; demand, 6%; Wm B Mullarkey & Jno J Lucey to Jacob Ruppert, a corpn, 1639
3 av. 3,000

3 av. 3,000

m3D av, 1512 (5:1514); sal Ls; Apr11; May
15'13; demand, 6%; Claus H Steffens to
Jacob Ruppert, a corpn, 1639 3 av. 7,000

m5TH av, 2256-62 (6:1735), swc 138th (Nos
2-8), 99:11x120; pr mtg \$ —; Mar12'08;
May10'13; due &c as per bond, without
int; Hanna Corn & Hene Cooper to Jos
Corn, 121 W 27. 6,000

May10'13; due &c as per bond, without int; Hanna Corn & Hene Cooper to Jos Corn, 121 W 27.

**Gorn, 122 W 21.

**Gorn, 122 W 21.

**Gorn, 123 W 21.

**Gorn, 124 W 21.

**Gorn, 125 W 21.

**Gorn, 126 W 21.

**Gorn, 127 W 21

m6TH av, 501; 30th st, 101-9 W, & Stewart st (3:806); same prop; ¼ pt; sub as above; May9; May12'13; 1y6%; same to same.

m7TH av. 2419-21 (7:2010); ext of \$40,000 mtg to May5'18 at 5%; Mar10; May14'13; Lawyers Mort Co with Julius G Miller.

m7TH av, 2423-5 (7:2010), es, 79.11 n
141st, 40x100; ext of \$42,000 mtg to May
6'18 at 5%; May6; May10'13; Valentine E
Macy & ano trstes Josiah Macy Jr, with
Estelle Heyman, 601 W 141.

m7TH av, 2431-3 (7:2010), sec 142d (No
160), 39.11x100; ext of \$55,000 mtg to May
5'18 at 5%; Mar13; May9'13; Lawyers Mtg
Co with Bernhard Kolb.

mSTH av, 2121 (7:1948)

5'18 at 5%: Mar13; May 510, nom Co with Bernhard Kolb. nom mSTH av. 2121 (7:1848), ext of \$20,000 mtg to Apr8'18 at 4½%; Apr8; May 9'13; Johanna Guiterman with Bowery Savgs Bank, 128 Bowery. nom mSTH av. 2547 (7:1960), ws. 50 n 136th, 25x85; PM; May 14'13; 3y 5%; Kenton Realty Co to Franklin Savings Bank, 656 \$ 3v.

mSTH av, 2547; certf as to above mtg; May14'13; same to same.

May14'13; same to same.

"STH av, 2553-5 (7:1960), ws, 25 s 137th, two lots, ea 25x85; 2 PM mtgs ea \$14,000; May14'13; 3y5%; Kenton Realty Co to Franklin Savings Bank, 656 8 av. 28,000 "STH av, 2553-5; two certfs as to above mtgs; May14'13; same to same.

"10TH av (8:2203), ses, 53 ne 206th, 46.11 x100; PM; May12'13; 3y5%; Michl J Dowd, 2541 Valentine av, to J Allen Townsend, Irvington, NY, & ano. 15,000 "10TH av (8:2203), sec 206th, 53x100; PM; May12'13; 3y5%; Michl J Dowd, 2541 Valentine av, to J Allen Townsend, Irvington, NY, & ano. 21,000 "12TH av (7:1998), sec 132d, 99.11x100:

mi2TH av (7:1998), sec 132d, 99.11x100; May12'13; 3y5%: Homer R Gillies to Jane R Thompson, gdn, 10 E 78. 47,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Certf (miscl) as to above mtg; May3; May12'13; Schonbar Printing Co to Chester R de la Vergne.

ter R de la Vergne.

"Certf (miscl) as to chattel mtg for \$10,-000; May1; May12'13; Wm Allaire & Sons, a corpn, to Wm Allaire.

"Land in Kings Co (miscl); certf as to mtg for \$25,000; May6; May12'13; 966-972

Fulton St Corpn to Title Guar & Trust Co.

"Certf (miscl) as to mtg for \$1,600; May 9; May10'13; Pamos Art Co to Rollin E Doolittle, 656 Bway.

mCertf (miscl) as to mtg for \$6,750; May 13; May14'13; Carmina Bros Inc to Edgar F Luckenbach.

MORTGAGES.

Borough of the Bronx.

mBristow st (11:2972), ws, 215 s Jennings, 20x100; May8; May13'13; due &c as per bond; Herman B Flaxman, 1329 Bristow, to Collegiate Baptist Church of the Covenant of City NY, 327 W 33.

mant of City NY, 327 W 33. 5,000

"Cyrus pl (11:3041), ss, 91.7 w 3 av, —x
100x37.6x100; pr mtg \$24,500; May9; May
10'13; due Sept9'13 6%; Cosolaro Fasany
Co (Inc), 613 Fordham rd, to Alema
Realty Exchange Co, 1 W 34. 2,000

"Cyrus pl (11:3041); same prop; sobrn
agmt; May9; May10'13; same & Lydia
Alexander with same.

"Echo pl, 231 (11:2810); ext of \$10,000
mtg to May22'18 at 5½%; Apr24; May13
'13; Lawyers Title Ins & Trust Co
mom
"Gilea pl, 3409 (12:3258-3255), ws. 50 n

mGiles pl, 3409 (12:3258-3255), ws, 50 n Cannon pl, 37.6x100; PM; May10; May12 '13, 3y5%; Marion D C Maloney to Ethel K Wittlock, 3146 Kingsbridge ter. 4,000

"Hoffman st, sec 187th, see 187th E, sec

Hoffman.

"Lorillard pl (11:3056), es, 140.2 n 187th, 32.1x98; ext of \$2,500 mtg to May10'15 at 5½%; Mar12; May14'13; Alrick H Man, trste Maria M C Wetmore, with Myrtle G, wife Wm F Johnes, 2418 Lorillard pl.

mLorillard pl, 2418 (11:3056), es, 107.3 s 188th, runs e97.10xs25xe0.1xs32.2xw98 to pl xn57.2 to beg; PM; pr mtg \$5,500; May 14'13; due &c as per bond; Grazia Cardillo, 2418 Lorillard pl to Myrtle G Johnes, 75 Harmon av, Pelhamwood, NY. 5,307.70

"Lorillard pl, 2425 on map 2423-5 (11:-3056), ws, 47.11 s 188th, 32.8x90; pr mtg \$20,000; May9; May10'13; 2y6%; Flavius Impt Co to Italian Estates, a corpn, 489 5 av 3,700

5 av.

"Minford pl (11:2977), ws. 34 n 172d, 33x
67; ext of \$4.000 mtg to Mayl'16 at 6%;
Mayl2; Mayl3'13; Jennie Pearlman with
Yettchen Levy, 1038 Trinity av. nom

mMt Hope pl. nec Jerome (Central) av, see Jerome (Central) av, nec Mt Hope pl.
mTiffany st, 941 (10:2711), ws, 60 s 163,
40x100.4; also SOUTHERN BLVD (1:2980),
es, 25 s Charlotte, 50x100; sub to mtg \$5,-320; agmt modifying & extending mtg for
\$5,000; May8; May9'13; Aug Schussler &
Marie A his wife, 941 Tiffany with Richd
Stein, 79 E 79.

m136TH st, 528 E (9:2263), ss, 175 e Brook av, 37.6x100; May15'13; due May1'16, 5% Saml Grossman, 1038 Faile, to Henry F Schwarz, Greenwich, Conn, trste Fredk A O Schwarz.

m136TH st. 528 E; sobrn agmt; May13; May15'13; Martin Grossman with same.

m136TH st, 532 E (9:2263), ss, 212.6 e
Brook av, 37.6x100; May15'13; 3y5%; Saml
Grossman, 1038 Faile, to Century Mtg Co,
Ossining, NY.

m136TH st, 532 E; sobrn agmt; May13';
May15'13; Martin Grossman with same.
nom

137TH st E, sec Brook av, see Brook av,

sec 137th.

m152D st, 733 E (Kelly) (10:2644), ns,
10 e Jackson av (Robbins av), 25x108.3x
27.11x95.11; PM; May9; May10'13; 3y5%;
Nalpak Realty Co (Inc), to Austin B
Fletcher, 1 E 60, & ano, trstes Jackson S
11,000

m152D st, 735 E (10:2644), ns, 135 e Jack-son av (Robbins av), 25x120.8x27.11x 108.3; PM; May9; May10'13; 3y5%; Nal-pak Realty Co to Austin B Fletcher, 1 E 60, & ano, trstes Jackson S Schultz.

m152D st, 737 E (10:2644), ns, 160 e Jackson av (Robbins av), 25x133x27.11x120.8; PM; May9; May10'13; 3v5%; Nalpak Realty Co to Austin B Fletcher, 1 E 60, trste for Conrad M Braker, will Conrad Braker, 11,000

156TH st E, nec Jackson av, see Jack-

ion av. (45.) m160TH st E, nwe Prospect av, see Prospect av, nwe 160th.

m166TH st E, swc College av, see College av, swc 166.
m169TH st, 625 E (11:2933), ns, 16.8x71; pr mtg \$5,500; Aug22'12; May15'13; due Septi'14, 6%; Thos McCarthy to Albt Engel, 203 State, Rochester, NY, 1,000 m173D st E, sec Hoe av, see Hoe av, sec

m174TH st E, swc Anthony av, see Anthony av, swc 174th.
m174TH st E, sec Clay av, see Clay av, sec 174th.

m175TH st E (11:2952), ss. 191.7 e Prospect av, 45x141.10x45x141.6; agmt as to share ownership in mtg; May6; May10'13; Agency Realty & Mtg Co with Virginia Danziger, 11 E 79, & ano, exrs Max Danger of the control of

m178TH st E (11:3122), ns, 85.4 w Daly av, 25x65.1; ext of mtg for \$8,000 to Feb 4'15, 5%; Mari'12; May9'13; Bridget Williamson, at Stuyvesant, NY, with Wahlig & Sonsin Co, a corpn, 1344 Bristow. nom m178TH st, 801 E, see Mapes av, nec 178.

m178TH st E, nec Mapes av, see Mapes av, nec 178th.

m179TH st, 985 on map 987 E (11:3132), n s, abt 250 e Vyse av, 52x125x54x121.6, except part for st; pr mtg \$38,000; May10; May12'13; 3y6%; Eliz D Pratt, 855 E 167, to Herbst Realty Co, 985 E 179. 5,000 m180TH st E (11:3094), ss, 100 w Prospect av, runs s169xw74xn53xe25xn115 to st xe 49 to beg, except pt for 180th; May9; May 13'13; due &c as per bond; Antonio Galiani to Arthur C Hearle, Scarsdale, NY. 2,500

ani to Arthur C Hearle, Scarsdale, NY. 2,500

***ISIST st, 867-9 E (11:3124), ns, 61.10 e

Mohegan av, 50.6x60.2x50x67.4; PM; pr

mtg \$17,000; May5; May13'13; due as per

bond 6%; Jno Wischhusen, 2309 Westches
ter av, to Royal L Wolcott, 14 Irving pl.

1,875

misist st E, swc Valentine av, see Valentine av, swc 181.

entine av, swc 181.

"IS3D st E (11:3051), ss, 55 w 3 av, 120x
94; estoppel certf; May6; May15'13; Asaro
Realty Co to Gussie Morgenstern.

"IS5TH st E (11:3114), ss, 146 w So blvd,
37.6x130; May10'13; 3y5%; Charlotte M
Gilligan to Clarence E Fuller, 2350 Bway.
2,500

2,500 m186TH st, 462 E (11:3039), ss, 220 e Park av, 20x100.11; May8; May10'13; due &c as per bond; Wm P McCarthy, 4761 Richard-son av, to Larina Sawyer, 5 Ellis pl, Os-sining, NY.

av, 2500.

**m214TH st E (Av A) (*), ss, 906.9 e White Plains av, 25x100; May12'13; due &c as per bond; Annibale Deluccia to Heloise de G Braine, 237 Macon, Bklyn.

**m216TH st E (*), ss, 81 e Barnes av, 25x 114x25.1x114; May15'13; 3y5½%; Martin Tully to Jas B Kilsheimer, 251 W 92. 5,000

Tully to Jas B Kilsheimer, 251 W 92. 5,000 m220TH st E (*), ns, 200 w 5th, 25x114, Wakefield; also 220TH ST or 6TH AV (*), ns, 100 w 5th, 100x114; pr mtg \$6,500; May 8; May9'13; 296%; Albt Wawrzyniak to Anthony Nowacki, 860 E 223. 11,000 m236TH st E (12:3385), ns, 75.4 w Verio av, 50x100; PM; pr mtg \$4,500; May4; May 15'13; due &c as per bond; Mary Henning to Sigmund J Spiehler, 417 E 236. 1,750 mAnthony av (11:2889), swc 174th, 82.9x 50.6x88x61.4; bldg loan; May12; May13'13; 1y6%; Corner Constn Corpn to Rockland Realty Co, 509 Willis av. 42,500 mAnthony av (11:2889); same prop; certf

mAnthony av (11:2889); same prop; certf as to above mtg; May12; May13'13; same to same.

mAnthony av (11:3156-3161), ws. 76.3 n 180th, 25.5x76.7x25x79.10; May8; May9'13; 3y5%; Saml K Johnson to Hortense R Pit-man, New Haven, Conn.

"Anthony av (12:3320), ws, 25.1 n 199th (Garfield), 45.2x111.1x45x106.11, except pt for Grand blvd & Concourse; May3; May 15'13; 1y5'½%; Regie Weil, 2927 Grand blvd & Concourse, to Jno Muller, trste, Seacliff, LI.

**Bailey av (12:3261), es, abt 1,200 n
Boston av, 27.7x148.5x28.7x144.11; May12;
May13'13; due June1'16; 5%; Ahneman
& Younkheere, Inc, a corpn to Anna A
White, 519 W 157.

mBailey av (12:3261), same prop; certs to above mtg; May7; May13'13; same

"Bailey av, nec Boston av, see Boston v, nec Bailey av.

"Bathgate av, 2408 (11:3056), es, 150.10 n 187th, 20x89.11; PM; pr mtg \$6,000; May 8; May9'13; due &c as per bond; Mary Miller to Josephine Reichert, 2408 Bath-gate av.

gate av. 1,600

**MBoston av (12:3261), nec Bailey av, 66.10
x156,11x77.3x150; ext of \$7,000 mtg to June
1'15 at 5%; Dec3'12; May13'13; Emma R
Roe with Gertrude Weil, nom

**mBoston av (12:3261), nec Bailey av, same
prop; receipt for payment of \$1,000 on account of mtg; May12; May13'13; Emma R
Roe to same.

mBronxdale av (*), nes, at es Matthews av, 31.11x98.3x25x78.4; May25'12; May12'13; due Decl'12, 6%; Max C Gareis to Henry Brunner, 175 E 102. 250

Brunner, 175 E 102. 250

^mBrook av (9:2264), sec 137th; sal Ls;
May10; May15'13; demand, 6%; Josephine
Schult to Jacob Ruppert, a corpn, 1639 3
av. 2,780.18

mClay av (11:2889), sec 174th, 94.6x50.6x 88x61.4; bldg loan; May12; May13'13; ly 6%; Corner Constn Corpn to Rockland Realty Co, 509 Willis av. 42,500

mClay av (11:2889); same prop; cer to above mtg; May12; May13'13; sam same.

mCollege av (9:2437), ws, 49.11 s 166th two lots ea 54x89.11; two mtgs ea \$5,000; two pr mtgs \$35,000 ea; May13; May14'13; due Nov13'15; 6%; Wenigmann Constn Co to Geo Roggenstein, 1060 Clay av. 10,000 mCollege av (9:2437), same prop; two cer-tfs as to above mtgs; May13; May14 13; same to same.

mCollege av (9:2437), swc 166th, 48.11x 89.11x48.11x90; pr mtg \$37,000; May13; May14'13; due Nov13'15; 6%; Wenigmann Constn Co to Geo Roggenstein, 1060 Clay av.

mCollege av (9:2437), same prop; certi as to above mtg; May8; May14'13; same to

mDecatur av, 2600 (12:3276), nec 193d, 75 x37.1x74.10x32; ext of \$27,000 mtg to Jan 4'19 at 5%; May9; May12'13; Thos Regan with Annie Deutsch, 1819 Clay av. nom

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mDe Reimer av (*), ws, 377.10 n Boston rd, 25x100; pr mtg \$350; Mar5; May13'13; due &c as per bond; Victoria Czajka to Alex Levene, 549 W 163.

Mortgages

mEagle av, 590-2 (10:2623); ext of \$39,500 mtg to June 6'16 at 5%; May13; May15'13; Eliz Hammacher with Jermay Realty Co, 860 E 161.

"Eastburn av, swe Grand blvd & con-course, see Grand blvd & concourse, swe Eastburn av.

course, see Grand bive
Eastburn av.

"EHIs av (13th st) (*), ss, 205 w Zerega
av, 100x216 to Gleason av; _may15'13; 3y
6%; Otto Kuhlmann to Fredk F Kuhlmann, 1445 Longfellow av. 5,000

"Forest av, 1125 (10:2651), ws, 230 s
Home, 20x87.6; ext of \$8,000 mtg to Apr
20'16 at % as per bond; May7; May13'13;
Minnie Lieberman with Isaac Stolow.

nom

mGifford av (*) ns. 330.8 e Balcom av. 75x 100; PM; pr mtg \$10.500; May7; May9'13; 2y6%; Rudolf Hall to Emma N Polak, 1806 Arthur av.

Arthur av. 750

mGlenson av, ns, 205 w Zerega av, see Ellis av, ss, 205 w Zerega av, see Ellis av, ss, 205 w Zerega av, see Ellis av, ss, 205 w Zerega av, see Enstburn av, runs w9.4xsw58.11xs83.10xe50 xn126.9 to beg; ext of mtg for \$10,000 to Jan15'15; 6%; Jan17; May15'13; Mathilde E Kistel, 1757 Topping av, with Winton Realty Co, a corpn, 507 Tremont av. nom "Hoe av (11:2989), sec 173d, 75x100; pr mtg \$- May9; May10'13; due &c as per bond; Marrazzi Constn Co to Manhattan Mtg Co, 200 Bway. 60,000

"Hoe av (11:2989); same prop; certf as to above mtg; May9; May10'13; same to same.

"Jackson av, 748 (10:2646), nec 156th (No.

William. 243.30

mJerome av (11:2846), es, bet 172d & Belmont, being lot 20 blk 2846 tax map; transfer of tax lien for yrs 1874 to 1908; assessed to A Duplan; May1'11; May10'13; 3y93%%; City of N Y to Elway Co, 105 William. 2,275.37

William.

"Jerome av (11:2859), ws, bet 172d & Belmont, being lot 73, blk 2859, tax map transfer of tax lien for yrs 1891 to 1908 assessed to M Kyle; May1'11; May14'13; 3y 11%; City N Y to Edw Jacobs, 25 Broad 764.50

mJerome (Central) av (11:2852), nec Mt Hope pl (Morris), old lines, 51.5x109.3x50x 121.4; Apr15; May14'13; due &c as per bond; Emanuel, Edwin & Albt Blumen-tiel, Bella Meyer, Janet Weissman, Cora B Ballin & Elsie Jacobs to Wm R Rose, 309 W 81.

mJerome av (12:3317), es. 121.9 n Kingsbridge rd, 100x260 to ws Morris av; prmtg \$\frac{1}{2}\$—; May9'13; due May1'16; 6%; Nathan I Bennett to Metropolitan Life Ins Co, a corpn, 1 Mad av.

mJerome av (12:3317), es, 121.9 n Kingsbridge rd, 100x260 to ws Morris av; ext of \$10.000 mtg to May1'16 at 6%; May9'13; Nathan I Bennett with Metropolitan Life Ins Co, 1 Mad av.

mLamport av (*), ss, 250 w Ft Schuyler av, 25x100; May1; May12'13; 3y5'½%; Sidney B Hickox to Aug Funck, 2947 Bainbridge av.

mMadison av (*), sws, 333.5 se 2d, 25x 100, except pt for Tratman av & Benson; Dec15'12; May9'13; installs, 6%; Amelia Smith to Adelaide G Archibald, 561 W 180.

mMapes av (11:3107), nec 178th (No 801), 114.6x46x114.7x46; bldg loan; May8 May9 "13; demand; 6%; Jos Diamond Constn Co to NY Trust Co, 26 Broad. 43,000

mMapes av (11:3107), same prop; certf as to above mtg; May8; May9'13; same to same.

mMapes av (11:3107), nec 178th, 114.7x
46x114.8x46; ext of \$43.900 mtg to
May9'18 at 5%; May9; May13'13; Chas
H Newcomb with Jos Diamond Constn Co
& Jos Diamond, 1139 Wyatt.

"Marion av (12:3286), nws, 200 ne West Farms rd, 76x150x76x148; except pt for Marion av; May13'13; due &c as per bond; Geo H Hyde to Louise D Clegg, 141 W 92. 2,000

mMatthews av, es, at nes Bronxdale av, see Bronxdale av, nes, at es Matthews av.

mMorris av, 2304 (11:3172), es, 97 n 183d,
18.9x117.6; PM; May6; May13'13; 3y5½%;
Ester Brown to Steinmetz Constn Co, 1416
Glover.

"Morris av, 2306 (11:3172), es, 115.9 n 183d, 18.9x117.6; PM; Apr30; May12'13; 3y 5%; Ester Brown to Steinmetz Constn Co, 1416 Glover. 6,500

"Morris av. 2306; PM; pr mtg \$6,500; Apr 30; May12'13; 3y6%; same to same. 1,500 "Morris av, ws, abt 121.9 n Kingsbridge rd, see Jerome av, es, 121.9 n Kingsbridge rd, see

mMorris Pk av (*), ss, 150 e Madison, runs e28.4xs98.3xse4xw50xn100 to beg; PM; May 12; May13'13; due &c as per bond; Betsey Carlisle to Jno Snyder, 1529 Vyse av.

Mosholu Pkway S (12:3311), ws, 106.8 n 204th, runs w109.8xn25xe101.11 to Mosholu Pkway S xs26.2 to beg; May12; May13'13; due &c as per bond; Peter Leckler to Hermann C Dochtermann, 211 E 2. 1,200 *mmott av, 565 (9:2347), ws, 150 s 150th, 25x90; May14; May15'13; installs, 10y5½%; Emery C Pixley to Title Guar & Trust Co.

Co.

**Molinville av (*), ws, 150 s Rosewood av, 100x125; May12'13; 3y5½%; Helen L Becker, 3239 Olinville av, to Adrian I Roberts, 49 W 84.

**May12'13; Dollar Savings Bank with Henry Cleland, 1849 Anthony av. nom **Mark av (11:3035), es, 125 s 179th, runs e141xs108.2xe0.9xs25xw41.9xn82.8 to an alleyway xw100 to av xn51 to beg; May12'13; due Julyi'15, 6%; Henry Cleland to Estate Wm Z Larned, 5 Blackburn pl. Summit, NJ.

**May1a'13, 100 s 10

mPark av (11:3037), es, 175 s Fletcher, 25x141; ext of \$17,000 mtg to Jan20'16 at 5%; Feb13; May12'13; Peter Ringen with Geo H McGuire.

mPelham rd, nec St Pauls av, see St Pauls av, nec Pelham rd.
mProspect av (10:2677), nwc 160th, 77.2x
125; May15'13; due &c as per bond; Utility
Realty Co to Title Guar & Trust Co.

mProspect av (10:2680), ws, 125 n 167th, 123xi10; bldg loan; pr mtg \$25,000; May 14; May15'13; 1y6%; 114th St & 7th Av Constn Co to Central Bldg Impt & Investment Co, 149 Church. 72,500

mProspect av (10:2680); same prop; certf as to above mtg; May4; May15'13; same

to same.

"Prospect av (10:2680); same prop; PM;
May14; May15'13; due &c as per bond;
same to Hyman Sonn, 40 W 86, & ano.

25,000

mSt Pauls av (*), nec Pelham rd, 157.2x 98.9x142.10x100, except part taken by City of NY; pr mtg \$2,000; May9; May12'13; due, &c, as per bond; Chas Miller to Jno C Heintz, 1925 7 av.

C Heintz, 1925 7 av.

"Southern blvd, es, 25 s Charlotte, see Tiffany, 941.

"Southern blvd, 1505 (11:2977), ws, 412.6 n Jennings, 37.6x100; PM; May10: May12; '13; 3y5%; Wm Reiss to Susan R Kendall.

10 W 55 et al trstes Isaac C Kendall.

26,000

mSouthern blvd (10:2725); same prop: certf as to above mtg; May13'13; same to

"Southern blvd, 1036-8 (10:2743), es, 222 s Westchester av, 42x117.8; pr mtg \$43,000; May9; May12'13; due, Apr2'18, 6%; Mer-cury Realty Co to American Real Estate Co, 527 5 av.

"Southern blvd, 1036-S; certf as to above mtg; May9; May12'13; same to same.

mSouthern blvd (10:2725), ws, 743 s West-chester av, runs w 128.11xw2.10xs72.10xe 134.5 to So blvd xn72.8 to beg; pr mtg \$___; May13'13; 2y6%; Kellwood Realty Co to Tillie Wacht, 790 Riverside dr.

mTremont av (11:2956), ss, 450 w Marmion av, 75x100, except pt for Tremont av; PM; May12: May13'13; 3y5%; Beck St Constn Co to Barbara Maut, 585 E 164.

mValentine av (11:3144-3149), swc 181st, runs s139.9xw101.5xn51.1xe50xn100 to st x e54.1 to beg; May13; May14'13; 1y6%; Tor-buk Constn Corpn to Rockland Realty Co, 509 Willis av. 43,000

mValentine av (11:3144-3149), same prop; certf as to above mtg; May13; May14'13; same to same.

"Valentine av (11:3144-3149), same prop; sobrn agmt; May13; May14'13; same & Rosa Altieri with same.

^mVyse av (11:2988), ws. 100 n Charlotte 25x100; May13'13; 3y5%; Mercy A Walker to Clermont L Clarkson, 131 E 94, trste.

94, trste. 6,000

**Mebster av (11:2887), ws. 221.10 s 171st,
f prolonged, 2 lots ea 62.6x41; 2 mtgs ea
\$17,000: May9'13; 5y5%; O J Schwarzler
Co to American Mtg Co, 46 Cedar. 34,000

**Mebster av (11:2887), same prop; certf
as to above mtg; May9'13; same to same.

mWest Farms rd (10:2753), nws, 51.10 sw Home, runs w91.11 to es Bryant av xs 117.5 to West Farms rd xne150.1 to beg; pr mtg \$—; May5'13; due, &c, as per bond: Absar Realty Co to Manhattan Mort Co, 200 Bway. Corrects error in issue May 8 when amount of mtg was \$45,000. 55,000

mWest Farms rd (10:2753), same prop; certf as to above mtg; Mar5'13; same to same.

mWest Farms rd (11:3015), ws, adj land now or late Danl Mapes Sr, runs w243xs 50xe236 to rd xn50 to beg, said premises being on ws West Farms rd, bet 173d & 175th, except pt for rd; also BOONE AV, (11:3015), es, 100 s 174th, 25x78x25.8x72.1; Apr30; May15'13; due &c as per bond; Miner D Randall, Norwalk, Conn, to Julia D H Whittlesey, 130 E 67, & ano. 12,000

mWest Farms rd (11:3015); same prop; pr mtg \$12,000; Apr30; May15'13; due &c as per bond; same to Natl Bank of Norwalk, at Norwalk, Conn. 10,000

at Norwalk, Conn. 10,000

"White Plains rd (*), ws, 116.4 s Becker
av, 80.5x121.3x80.5x124.1; PM; pr mtg \$19,500; May2; May14'13; due &c as per bond;
Morris Krim, 2 W 120 to Moses Watzky,
735 Cranford av, Bronx. 10,000

"Willis av (9:2290), es, 50 n 14^{rth}, 25x
100; May8; May10'13; due &c is p bond;
6%; Minnie K Feeman to Title Gur &
Trust Co. 2,000

m3D av (11:3045), ws, 399. n 1 th, 80x 82.10x80x85.11; May10'13; due Junel'16, 5½% until Junel'14 & 6% thereafter; J F M Co, 1029 E 163, to Payne Estite, 98 Park av, a corpn.

mPlot (*) begins 740 e White Plains rd at point 820 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; PM; pr mtg \$3,500; May8; May9 13; 3y6%; Chas Flury to Mary Fletcher, 1900 Wallace av.

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