# 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.

By HENRY BRUERE, Director, Bureau of Municipal Research.

O
NE of the hardest problems con fronting 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 ac quiring land for park and building purposes. It will have the power to take back into the city treasury a part of the enhanced value of real estate which re sults 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 interest 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 streets 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 ( $\$ 43$,750 ).

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 activities. The present article, of which the 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 ( $I$ ) 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. It proposes 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. The city agrees to pay interest at the rate of $41 / 2$ per cent. per annum for fifty years on these bonds. The last issue of $41 / 2$ 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 of last year the city sold $\$ 65,000,00041 / 4$ per cent. bonds at an average price of $\$ 100$.747.

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 corporate stocks selling above par were the four and one-half per cents issued in 1908, the bid price being $1011 / 4$. The four and one-half per cents corporate stock issued during the present administration were quoted at $953 / 4$. The four per cents issued in 1909 were bid for at $921 / 2$. 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 par. 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 interst rate.
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 at the sale. 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.)


[^0]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 margin. 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 meok a notable step which has laid the foundation for a proper policy in dealing with the vast problem of city indebtedness. This step was to establish the corporate 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
redeem outstanding corporate stock 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 irregular issues.

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 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 innevation, 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,


> Note: It is estimated that $\$ 800,000$ is sa
expedient of corporate stock note issues.

the city's "faith and credit." In 1910 a corporate stock budget of $\$ 85,000,000$ was prepared, of which $\$ 13,000,000$ was set aside as a reservation for subway purposes. In 1911 a budget of $\$ 45,807,818.23$ was authorized for purposes other than subways and the extension of the water 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 subway 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 of 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 corporate stock sales. The proceeds of corporate stock sales are now used to
moreover, that taxpayers should know that the present administration has set a high standard in administering the city's 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 the 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 corporate stock budget and improved financial methods previously referred to:

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 romancing. It is sound business policy. The sooner New York undertakes it the better for taxpayers' pockets and citizens' comfort.
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. 1 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 relating 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. To 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. For example, in the debt statement of March 31 st there is included an estimate of $\$ 500$,000 for judgments and open market or.ders. The exact sum provided for judgments 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 proceeds 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 debt. Why, therefore, should judgments payable out of these bonds be included?

## Classify Charges.

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 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 appropriations for city debt service. The
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 1908. 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 necessary appropriations 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 activities.
It is clear that the present condition of the city debt gives added weight to taxpayers' responsibility to support and press forward economy and efficiency measures throughout the city government. 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 work. In a period of plenty, waste and
prodigality were easy to offset by the always available device of increasing appropriations. In the present period of restricted credit and pressure upon taxpayers, there is more hope for obtaining from voters a definite 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.

THE 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 and the 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 Com.mittee 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 137 th and 153 d 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 to provide for the city a marginal strip 150 feet in width outshore of its right of way between a point slightly north of 97 th street and a point midway between 95 th and 94 th 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. The 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 coriespond 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 existing bulkheads, 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 mar-
ginal 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 Government, to provide equivalent pier space at some other point in this locality in the discretion of the Dock Commissioner. 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 25 feet.

## Real Estate Adjustment in the Sixtieth

 Street Yard.As pointed out in the report of October 3 d , 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. The 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 the 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 thesc streets and the land under water between the bulkhead and exterior grant lines between 59 th and 72 nd streets.
-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 acquisition of the property for the improvement of the waterfront between West 44 th and West 48 th 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 StateHow the Income of a Madison Avenue Property Was Increased.

AS 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 require ments.
"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 neighbor hood is not definitely determined, o: 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 imprevement.
"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.


Herbert M. Baer, Architect.
A recent alteration on madison avenue.

## Alterations Benefit

## Everybody.

"It seems to me that any judicious change in the form or character of a building, be it alteration or a new structure, is of unquestioned benefit to all concerned. It is certainly 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 and more or less appropriate 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 anitor'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 the 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.

# 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 in terests, 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 commend able; 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 Triangle 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-operation 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 "teeth were drawn" and it presents today 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,
 146-148 EAST 49TH STREET.
Nine-story apartment house arranged for
hree and four rooms on a floor to be erected three and four rooms on a floor to be erected
by the Maze Realty Company, owner and builder. 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. As a matter 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 regulations. 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 Legislature, 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 income. 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 Labor.
Comments on the motives and influences 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, uniess 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 descendant 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 of Ogden \& Clark. In 1897 Mr. Clark retired from business, and so also did T. 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 30 th 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, I11., 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 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 said: "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.
William P. Rae Company will conduct a large auction sale of lots here on Decoration Day. For particulars, see page 1053.
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 $12-\mathrm{a}$, sections 209 , 210,211 , adding new sections 211,213 , 214,215 , renumbering sections 211 and 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 pictures.

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 commissioners of estimate and appraisal appointed in pursuance of said act.

Chapter 324 -By Assemblyman Kerrigan, amending sections 895 and 897 and adding new sections 888 a, 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 Donohue, amending section 1057 of the Greater New York Charter in relation to tax liens.
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 McGrath, 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.
A member of the Brooklyn Board of Brokers, Mr. Sig. Cedarstrom, is about to issue a pamphlet calling attention to the alleged overassessment of property which imposes an unjust burden on taxpayers. Advance 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 a whole. The Tax Commissioners submit no facts that would justify the increases made for the years 1907, 1908, 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 elsewhere.
"That the volume of business transacted in real estate has gradually decreased since 1906, is a matter of record.
"Assessed valuations should not be 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 preceding 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 declining 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:
Eoroughs of Manhattan and Bronx; Transfers
of Real Estate; Number of of Real Estate; Number of Conveyances re-
corded: During the year 1906.
During the year 1912.

32,040
16,165
Decrease $\begin{aligned} & \text { Number of Mortgages recorded : }\end{aligned}$
During the year $1906 \ldots$




Borough of Brooklyn; Transfers of Real Estate ;
During the year 1906......................... 46,218
During the year 1912................ 249
Decrease $\quad$ Number of Mortgages recorded: $\overline{21,869}$
 Decrease..........................$\overline{20,204}$

## 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 location. The business was established by Mr. Wells' grandfather, James N. Wells, 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 business.
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<br>Manager for the American Real Estate Company.

## FIRE-ESCAPES AND EXITS.

What Is Required Under the New LawLarge Discretion with Industrial

## Board.

NO 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 "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, or 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, and the other shall be a 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 fortyfour inches throughout their length, except that handrails may project not more than $31 / 2$ 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 hallways 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 fireproof 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 fireproof 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 fireresisting 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 street.
(2) No door or window on any floor shall be obstructed by metal bars, grating or wire mesh. A clearly painted sign shall be placed over every exit.
(3) 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 power to 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 twen-ty-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 eighteen inches in width of stairway.
(3) For every additional sixteen inches over ten feet in height between two floors, one additional persont may be employed on the upper of such floors for every eighteen inches of width of stairway.
(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 foor 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

## 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 stock. 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. The 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 confines 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 receiver. 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 an 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 casting.

## 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 Hartford, Conn., of which the H. W. 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, although 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.

Devoted to Real Estate
Building Construction and Building Management in the Metropolitan District
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## F. W. DODGE, President

1-15 East 24th Street, New York
(Telephone, Madison Square, 8900.)


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 changes of importance. The decision 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 sub-way-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. The 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 42 d street the 34th street centre will have a substantially better connection with the Financial District than the 42 d 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. At present Greeley Square has a marked advantage over Times Square as to the kind of business transacted in its vicinity

The southern centre transacts a much larger volume and better quality of retail 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 42 d 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 23 d 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 23 d 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 and the Seventh avenue subways, which will be a great boon to the department stores on Sixth avenue Those stores will be connected with hundreds of thousands of possible customers on Washington Heights, in The Bronx, in Queens and all over Brooklyn, who at present find them very inaccessible, 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 north. 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 business 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 administration 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 Legislature 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 antiquated 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 bargains. There was no center of activity, 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 movement 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 recent 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 and other 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 believed, net rents will recover through the taking up of housing that is now vacant.

A feature of the market that is distinctly 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 income. 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 recovery 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 135 th and 155 th 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. In 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 construction.
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 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 uncov-ered-a noisy, unpleasant and permanent nuisance to the neighborhood. The city 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 yard 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 decline and loss of value in the old buildings. This project suddenly and deliberately 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 purposes.
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. <br> \section*{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 into 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 constitutes "proper and sufficient" ventilation, and thus avoid tremendous waste in trying to meet the requirements of the existing laws without obtaining 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 litigation. 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 waterfrontage 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 property.
-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.)

MANHATTAN.
Conveyances.



Jotal No....................... May 15
To Jan. 1 to May 16
2,086 $\frac{2,480}{2102}$ $\begin{array}{lrr}\text { Amount........................ } & \$ 102,396,405 & \$ 148,043,110 \\ \text { To Banks \& Ins. Cos.... } & 505 \\ \text { Amount. } & 543\end{array}$

 Amount................ $\$ 176,000 \quad \$ 513,000$
 Alterations............... $\$ 26,06$
BRONX.

Total No............. $\frac{\text { May } 9 \text { to } 15}{} \quad$ May 10 to 16 No. with consideration.

Total No
No. with consideration. $2,496 \quad 2,772$ $\begin{array}{lrr}\text { No. with consideration.. } & 2,291 & 240 \\ \text { Consideration.......... } & \$ 2,779,731 & \$ 3,415,925\end{array}$

## 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 ThompsonStarrett 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 construction 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 $15 \quad$ May 10 to 16

|  | May 9 to 15 | May 10 to 16 |
| :---: | :---: | :---: |
| Total No | $13$ | ${ }^{2} 11$ |
| To Banke \& Ins. Cos | $\begin{array}{r} \$ 218,000 \\ 3 \end{array}$ | $\begin{array}{r} 50 \\ 4 \end{array}$ |
| Amo | \$46,000 | \$176,000 |
| Jan. 1 to | May 15 Jan | 1 to May 16 |
| Total No. |  |  |
| To Banka \& İns. Co | 6,935 | 156 |
| Amount | \$1,486,750 | \$1,701,000 |


|  | May 9 to 15 | May 11 to 17 |
| :---: | :---: | :---: |
| New buildings | 23 | $\frac{17}{26}$ |
| Alterations. | $\$ 658,300$ $\$ 25,875$ | $\$ 456,300$ 810,980 |

Jan. 1 to May 15 Jan. 1 to May 17

Conveyances.



## Mortgagea.

|  |  |  |
| :---: | :---: | :---: |
|  | May 8 to 14 | May 9 to 15 |
| Total No <br> Amount | \$1,535,102 |  |
| To Banka \& Ins. Cos. | 81,535,102 76 | , 105 |
| Amount. | \$700,000 | \$681,500 |
| Amount | \$806,148 | 262 |
| No. at 51 | 800,65 | 8651,218 |
| Amount. | \$270,283 | \$205,820 |
| Amount. | \$326,262 | \$497,687 |
| Un |  | 97,687 |
| Amo | \$37,500 | \$100,657 |
| Amount. | 894,909 | \$48,235 |



| Bullding Permits. |  |  |
| :---: | :---: | :---: |
|  | May 9 to 15 | May 9 to 15 |
| New buildin | 8215, 485 |  |
| Alterations | \$73,404 | \$924,040 |





## 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.

SMALL quantity business in all lines of building material continues acBuilding 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 have.

TARIFF AND PORTLAND CEMENT.
An Intimate Survey of the Market by W. P. Corbett,

## tes of the

II 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.

You know that we are too conservative to attempt any definite forecast or prophesy in any
such speculative industry as that of Portland such speculative ind
cement manufacture.
"We know that the dealers had sumpient
acumen to realize, last year, that the manufacacumen to realize, last year, that the manufac-
turers were tired of doing business at a loss. As they saw mill a atter mill forced to curtail 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 absorr that stock,
and the dealers were very slow to buy at the and the dealers were very slow to buy at the
new price, for the advance has been about 30 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 chief competitors indicate that they are holding absolutely firm at the $\$ 1.58$ price in bat lots, f. o. b New York city, including the package. We know reason that many thousands of barrels in orders
have been tendered us at slightly below the 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 es purchase if they could get even slight
concessions. We have been forced to turn down a great deal of business of this kind beause 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 seem to confront us. This will show you that
we have an reasonable amount of optimism and
are backing that ontimism by are
take on orders even from the very best districts except where we can net the prevailing market
prices. prices.

## The Present.

"The consumption is unquestionably greater
than last year. It is true, however, that the than ast year. It is true, however, that the
capacity, or rather the production, is greater 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 and in our own case are lower than we would like
to have them. Our sales have increased mao have them. Our sales have increased ma-
terially 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 per cent. of capacity and are working Sundays
as well as week days and cannot add to our accumuration of stock at all; nor do we expect we are very sure of this, because we already
have contracts upon our books which, with only 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. the ordinary amount of business we would get,
will keep us working every day in the year, at 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,
"There is one thing, however, that can safely e said, namely: that the leading manufacturers have seen the fallacy of attempting to sell desire of killing of some of their competitors.
Such absolutely blind competition should be Such absolutely blind competition should bee
relegated to the past, and it is a great mistake relegated to the past, and it is a great mistake for any company, in any line of business, to at-
tempt 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 much better situated to take the same business The trouble in the cement industry has been 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, recompetition the opposition would, of course, re-
taliate and cement has been selling, as you are well aware, at prices below the cost of manu-
facture, where the highest standard of quality was maintained.
"Prices have not advanced this month, nor
was there any expectation that they would. was there any expectation that they would.
They have remained very firm for all standard brands. There are two or three, or possibly half cutting the price companies which have been ently 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 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 at a lower price than the general figures now
prevailing among the first class and well estabprevailing among the first class and well estab-
lished companies) we have found that the brand so offered, or the company offering it, was a little below par in some respects.
"We know of no company, whose product is
thoroughly well established and where the comthoroughly well established and where the com-
pany itself presents no risk from a financial pany itself presents no risk from a financial
viewpoint, as to their bag credits, etc., which is not getting plenty of business at prices not less than 90 per cent. bulk in the Lehigh Valley, averaging approximately $\$ 1$ per barrel bulk at the mill on all their sales. The majority of the milss charge 40 cents per barrel for sacks, so ley to-day is $\$ 1.30$. including the cloth sacks,
plus the freight rate. In the South and in certain other sections, prices have been about 5 sort of competition is met, and where certain mills still attempt to fight for business so far

## The Future.

"While many lines of business are apparently
rather dull, and while politics, including the rather dull, and while pelititses, including the
tariff, etc., seem to be holding back certain tines, the cement business is not much affected duction in stocks and the bitter lesson taught those cement companies who preferred to try
out the old scheme of the survival of the fitout the old scheme of the survival of the fit-
test, 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 imcement for this year. Of course nothing is im-
possible in the cement industry and that is why possible in the cement industry and that is why
we always speak guardedly, but every natural we always speak guardedly, but every natural
condition leads to the supposition and expectation that prices will not be lower for this year. there is always the chance quality cement, and being made necessary by the great demand. The cement manufacturers in general have been charshowing an absolute genius fof making high quality cement at a low figure, but being absoat a price that would show them even the most moderate return for the capital, labor and ex-
"It is well recognized generally that the cement companies have been a laughing stock
through the unbusinesslike methods in handling through the unbusinesslike methods in handling
and distributing their production. This is shown and distributing their production. This is shown
absolutely by the fact that 90 per cent. of
the 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 con-
stantly growing demand, there could hardly be 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 stockhoiders at the present figures. Naturally, therefore, we should expect, in view of the drastic lesson suffered by the leading mills, that ganize selling pepartments which would com-

## Tariff Will Not Affect Market.

"Any reduction in the duty itsele will not some little bearing at times on ports not ad jacent 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 entlre reduction of the duty would not have much bearing. "The duty originally built up the American cement industry and the money which the Gerinstance, in this country, would be invested abroad with foreign labor, if there had not been come over, but make it absolutely necessary for them to preserve their position in this country. Other foreign capital is employed in the Americompany but now the mechanical that of this the Americans, having had a chance to prov 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 hold sistance of a duty. This might not be true, however, of Canada, and as Canada imposes a duty of approximately 50 cents per barrel against improner and unjust that, we should be highly duty against Canadian cements. There is a combination in Canada which controls a large part of the output sucessfully, which is making a
good cement and which is growing very rapdily, At any time when they might meet with rapdily. production or a let-up in business, they could and greatly injure some of the plants in thls country. Apart from any probability in that line, it should be, in our judgment, a matter of so close as Canada, to impose such a prohibitive or arbitrary duty against us without any pro-

## Quality a Safeguard.

Try to-day gelgian cements could get into this counor lower price than American cements, if there were no duty, but they are generally inferior
in quality to the best American cements. The 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, would be little all important contracts, there 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 duty removed, at this time. There would be
very good qualities of German cement which very good qualities of German cement which
could compete successfully with the best American brands, at a little lower prices, but with the American cements so thoroughly established 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 ment industry and we do not think it will in the BRICK SUPPLY NORMAL.

## Demand Continues Light-Price Range

W ITH approximately $\begin{aligned} & 200,000,000 \text { brick avail- } \\ & \text { able in the North River district }\end{aligned}$ disposed of before the 1913 product enters the market and a widening of the wholesale price range there does not seem to be much founda-
tion for the report current this week of a shorttion for the report current this week of a short-
age of supply up the river. Official transactions for North River com-
mon brick during the week with ering the corresponding week last year, follow Left Over, May 5-40.

| Monday | ${ }_{17}^{\text {Arrived. }}$ | ${ }_{12}$ |
| :---: | :---: | :---: |
| Tuesday |  | 4 |
| Wednesday | ${ }^{6}$ | 11 |
| Thursday | 3 | 11 |
| ${ }_{\text {Friday }}^{\text {Saturd }}$ | 5 | 11 |
| Total |  |  |

Condition of market, dull. Prices, Hudson
 prices add profit and cartage.) Newark (yard),
$\$ 8.25$. Left over, May $10-25$. Left Over, May 4-20.
Monday
Tuesday
Wednesday
Thursday
$\stackrel{\text { Friday }}{\text { Saturday }}$
Total $C$.ondition of market, duil in demand, stron in price. Prices. Hudson river, $\$ 6.25$ to $\$ 6.75$ (Firm at top), Raritans, $\$ 6,50$. Left over, May

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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 92 d street were in demand. Nothing conspicuous occurred in The Bronx and Brooklyn markets which would indicate any activity.

The total number of sales in Manhattan 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 Manhat$\tan$ 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 17.6 x 50 , sold by Grace Archer to Max Cohen. HUDSON ST, 169-175, 7 -sty fireproof warehouse, on plot $92 \times 100$, between Laight and Ves-
try sts, sold by Paul C. Uhlig to a client of try sts, sold by Paul C. Uhlig to a client of
Charles F . Noyes \& Co. The purchaser is a business firm, which wili alter and occupy the property. The broker was the Duross Co.
MOTT ST, 66, front and rear 4 and 5 -sty buildings, on lot $25 \times 94$, sold for the estate of N. Colombo to Martin Rothschild, by L. B. aufman.
14 TH ST, 223 East 5 -sty and basement apartment house, on lot $28.6 x 103.3$, opposite the new Jefferson Theatre, sold for M,
Albert E Smith, by John Peters.
19 TH ST, 241 East, 4 -sty tenement, on lot 30x100, sold by the heirs of Maria Williams to is the first sale of the property in half a century.
33D ST, 157 East, 4 -sty house, on lot $20 x 98.9$ sold for the estate of Alice C. McGure by George B. Corsa. The property has been owned by the McGuire family since 1869 . The purchaser, after making alterations, will occupy builung for his business.
35 TH ST, 347 West, old front and rear buildings. on lot $25 x 98.9$ sold by Sarah and Patrick
McGuiness to the West Side Hebrew School of McGuiness to the West Side Hebrew School, of which Philininieberman is pres
35 TH ST, 439 West, 5 -sty tenement on lot 25.6
x 98.9 , sold by Emma Rochefort. x98.9, sold by Emma Rochefort.
36TH ST. 109 East, 4 -sty and basement brownstone dweliing. on lot 25x98.9. sold for the estate of Helen M. Cunningham to Robert Endicott, or occupancy. Brokers, Post \& Reese.
47 TH ST, 522 West, 5 -sty double flat, on lot $25 \times 100.5$, sold for cash, by the D. H. Jackson Co. to Frederick Keene. This property is
located near the $1,200 \mathrm{ft}$ plers that the Government is about to erect. ${ }^{\text {S. S. H. Raphael Co. }}$ were the brokers.
59TH ST, $316-324$ West, with a frontage of 100 ft on 59 th st and 21.5 on 58 th st. being No. 331, sold by Eugene S. Benjamin to William R. Hearst, who has finally completed the
assembling of the plot on 58 th and 59 sth assembling of the plot on 58th and 59th sts,
west of Columbus Circle, which he has had in west of cor thbus parcle, which he has had in
process for the past three years. With this purchase Mr. Hearst now controls 240 ft on 58 th st, from Nos. 315 to 335 , Inclusive, with a depth of 200 ft and ten ins to 59 th st, and
a frontage of 150 ft on that street. from Nos. 312 to 324 inclusive. The entire plot contains
about $40,000 \mathrm{sq}$. ft . On this plot Mr . Hearst
will witra heavy construction, to be occupied principally by the New York American and his other publications. Huberth \& Huberth negotiated the deal.
3 D AV, 157, a Hamilton Fish leasehold, 3 -sty
business building business building, on lot $19 x 60$, sold for Samuel Williams and John Green to the Allwin Realty Co., by John Peters. The new owners will mak property.

## Manhattan-North of 59th Street.

64 TH ST, 16 East, 6 -sty and basement dwelling, situated
1005
just east of
ind Olcot and until recently occupted by Presiden Charles Buek Construction Co. to ${ }^{\text {Sold }}$ Dr. George Emares Bun Brewer.
This property figured in the trade for the Ramondo at the southwest corner of Park av and ${ }^{74 \text { th }}$ st, which was purchased for invest-
ment. 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 $40 \times 102$, the latter dimension on the avenue, it was built with the intention of preventing skyscrapers 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.
${ }_{65 T H}$ 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 $18 x \times 10$. Flliman for 73 D ST, 58 East, 4 -sty and basement stone dwelling. on lot 20x102.2, sold for Mr. stone dwelling. on lot ${ }^{\text {Richard W. Buckley to a client of Post and }}$ Reese, for occupancy. E. A. Tredwell was associated as broker.
80TH ST, 133 East, 6 -sty building, on lot 30 x 100, sold by Louis Lese to Jarvis P. Carter, a prominent lawyer of this city. The property, oc8oth st and is assessed for $\$ 23,000$. The broke was John J. Kavanagh.
87 TH ST, 70 West, 4 -sty brownstone dwellng, on lot 20x102.2, sold by Alfred G. Roelker
Jr., to a client of Frederick Zittel \& Sons.
S8TH ST, 259 West, 3 -sty and basement dwellEnd 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. 92 D ST 55 - 4 , ${ }^{92 \mathrm{D}} \mathrm{ST}$, 55 . East, 4 -sty and basement dwell- $17 \times 100.8$ sold for Quackenbush to Lina Weill a client of Woif Kohn. Broker, John J. Kavanagh.
$98 T H$ ST, 103 West, 5 -sty flat with stores on lot $25 \times 75$ sold for Mrs. E. G. Carroll to Sandford \& Green, by Arnold, Byrne \& Baumann. $98 T H$ 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 Sid-
ney B. Frank in an all cash property was bought in 1903 by Robert Hoe from Willam 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 con-
summated. The buyer has not given out his plans for the future of the bivilding out hi brokers were Frederick Fox \& Co.
111 TH ST, 8 -14 West. 5 -sty apartment, on plot 100x 71.10 , sold by Williams and Grodginsky to Simon Lewald, who gives in exchange 20 West 122 d st, 5 -sty flat, on lot $20 \times 100.11$, and 1118 Columbia rd, Columbia Heights, WashingWiliams \& Grodginskv. who operate under the name of the Tilmil Realty Co., recently sold $16-22$ West 111 th st, adioining, to John Volz. Emanuel Simon was the broker.
113 TH ST. 230 West, 6 -sty elevator apartment on plot 50x100, sold by the Alliance was held for sin client of Slawson \& Hobbs. It from Jacob Axelbrod in part payment for group of the former James Estate dwellings in West 87th st.
119 TH ST. 105 West, 4 -sty dwelling, on lot 16.8 x 100 . sold by Herman Wiebke to Lowenfeld \&
Prager. Prager.
132 D ST. 277 West, 3 -sty house, on lot 16.8 x 99.11. sold by Neil P. Duross to Mary B, Mur phy, through James Kyle \& Sons,
${ }^{135 \mathrm{TH}}$ ST. $16-18$ West. two 5 -sty apartments, on plot $50 \times 100$. sold by the John S. Huyler EsA. Singerman. Pres.), which contemplates alterations. This property has been in the iuyler family for 20 vears. The sale was negotiated by the H. M. Welll Co.
${ }_{25 \times 100}^{135 \mathrm{TH}}$ ST, 241 West, 5 -sty single flat, on lot Prager.

141ST ST, 103-109 West, 6-sty elevator apartment, on plot $100 \times 100$, sold by the Brown Weiss Co., which gave in exchange 5 Seneca av the Bronx, a 5 -sty flat on a plot $47 \times 166$. The 141 st
st house was bought from the Title Insurance st house was bought from the Title Insurance
Company several weeks ago and was held at Company
$\$ 175,000$
141ST ST, 239-241 West, 6-sty elevator apartment on plot $50 \times 100$, sold by Klein \& Roth to the Intercity Land \& Securities Co., which
in exchange $1822-1828$ Clinton av, Bronx. AMSTERDAM AV, 151, 4-sty tenement, on lot
$25 \times 100$, sold by the estate of Louis Holz to John
C. Foster, who resold to Thomas Kelly. C. Foster, who resold to Thomas Kelly.

AMSTERDAM AV, $n$ e e 119th st, 10-sty apartment, on plot s1.6x150, known as the "Laureate Hall," sold by the Robert J. Hoguet
Estate to Daniel G. Griffin, as attorney, repreEstate to Daniel G. Griftin, as attorney, repre-
senting the owners of the block front on the west side of Broadway, between 133d and 134th sts, $199.10 \times 125$, and covered with five 6 -sty apartments. The Laureate Hall overlooks the grounds of Columbia University, and was recompleted.
BROADWAY, west side, from 150 th st to 151 st st, containing 12 lots, being 150 ft . on each
street, sold for the Broadway- $150 \mathrm{th}-151 \mathrm{st} \mathrm{St}$. 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, compriisng the block front
on the south side of 167 th 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 the Hebrew Sheltering Guardian Society. They
still have unsold six lots on 150 th st and six still have unsold six lots on 150 th st and six
lots on 151 st st, adjoining on the west, the proplots on 151 st st,
erty just sold.
BROADWAY, 2200-2218, entire block front be-
tween 78 th and 79 th sts, at present occupied tween 78th and 79th sts, at present occupied a frontage of 204.4 ft on Broadway 103.10 ft on 78th st and 101.8 ft on 79 th 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 migh class apartment houses and stores, representing a total investment of $\$ 2,500,000$. The sale was made through the Douglas RobinsonChas. S. Brown Co. and Earle \& Calhoun.

CATHEDRAL PARKWAY, 214-220, two 12sty modern apartment houses, on plot 200x70.11, known as the "Marc Antony", and the "Prince (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 on lot $16.6 x 80$, sold for Mrs. Mary B. Murphy
to Neil Duross, by James Kyle \& Sons. MADISON AV, 1889, 3-sty and basement MADISON AV, $n$ e c 90 th st, 7 -sty apartment, on plot $100 \times \mathrm{n} 63$, sold for the Colonial Holding Co. to Claire L. Nassauer, for investment,
for $\$ 270,000$, 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 Carpenter School for Boys, which Taylor to the joining house at 312 . The combined properties have a frontage of $36.10 \mathrm{ft} ., 64.11 \mathrm{ft}$. south of 75th st. The purchase was made for the purpose of furnishing separate quarters for the ounger and older boys.
100 , adjoining the southeast corner of lot 25.2 x 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. olumn.
7TH AV, n w e 120 th st, 7 -sty elevator apart-
ment, on plot $50 \times 100$, sold by Elizabeth ment, on plot $50 \times 100$, sold by Elizabeth J. payment No. 39 King st, 5 -sty tenement, 25.3 x 100, between Varick and Congress sts, and the
 combe av, located 202.7 ft . north of 141 st st , $8 \mathrm{TH} A V$ W. Y.
8TH AV, n w e 113 th st, 5 -sty tenement, Sinnott to a client of A. V. Amy \& Co.

## Brone.

 SIMPSON ST, $973-977$, two 5 -sty flats, on plot$8 \times 110$, sold by the Jaeger Bros. Realty Co., 16.

164 TH ST, 864 East, 3 -sty brick dwelling, on plot 119xis, sold by the Jacob Cohen ConAlexander Selkin were the brokers. Mintz \& 187 TH ST, East, n s, 80 ft , east of Cam-
brelling av, plot with 45 ft . frontage on 187 th 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, 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
174 th st, a plot $50 \times 115$, with a 2 -sty house 174 th st, a plot $50 \times 115$, with a 2 -sty house
thereon, sold for a Mr. Crowley to H. Rubin, the The broker was Edward an apartment house. BROOK AV s w 143 at
BROOK AV, s w e 143 d st, 5 -sty double flat,
on lot $25 x 90 ;$ 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 Willamson to Angelo Feirro, by D. A. Trotta. Williamson to Angelo Feirro, by
 176 th st, lot $126 \times 161$ xirreg, with one-family
house thereon, resold for August Nelson to house thereon, resold for August
Benjamin Benenson, 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.
HEATH AV, 2686 , 2-family house, on lot 25 x 131xirreg., sold for H. G. Sille
stein, by Clement H. Smith.
HONEYWELL AV, n e c 180th st, lot $35 \times 95$, 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 $40 \times 100$, sold for Minnie AlsWith store, on plot $40 x 100$, sold for Minnie Als-
berg to Ennis \& Sinnot, the real estate operators, by M. Rosenbaum.
LONGWOOD AV, 1178-1180, $21 / 2$-sty brick factory, on plot $50 \times 151$, sold by George Spaeth to
a client of Alexander Selkin. elinit Alexander Selkin.
TRINITY AV, 971-73, two 5 -sty flats, each on E. E. Claff, who gave in part payment, ninety
lots at Hempstead, L. I.

SEDGWICK AV, west side, 400 ft . South of 171 st st, plot $125 \times 95$, sold for Joseph Levy. by
Louis Lebewohl to a builder, who will erect 2 Louis Lebewohl to a
high class apartments,
UNION AV, $s$ e c Dawson st, 4 -sty flat, on sold for John wischnsen to Royal L. Wolcott, by Kurz \& Uren, in conjunction with VYSE AV, 2071
Barry Bros to 2071, a 4 -sty, 37.6 flat, sold for in conjunction with J. J. Brady. T. Trotta, chaser gave in part payment plot $50 \times 100$ on northeast corner of Clinton av and 179 th st. VYSE AV, 1893 , 5 -sty apartment, on plot 56 x 118, sold by the Jersey City Construction Co, to and was sold through Alexander Selkin and David Mintz, in conjunction with A. Martinband.
Wt, plot $48 \times 90$ AV, east side, 220 ft south of 183 d st, plot $48 \times 90$, sold by George A. Woods to Jennie Teichman, who will improve the property
with an apartment house. Broker

## Brooklyn.

CARROLL ST, n s, 280 ft east of Kingston av, plot $272 \times 110$, sold for the Princess-Anne Co.
to a builder for improvement, by M. C. O'Brien. to a builder for improvement, by M. C. O'Brien. 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 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 $50 \times 120$ on the southwest corner of President st and Schenec-
tady av to a client for investment. For the thompson Building Company 1304 Car For the 2 -sty and cellar, one-family house to a client for occupancy
CARROLL ST, 742, 3-sty and basement brownstone dwelling, on lot $20 \times 140$, sold for William H. Nicolay to Mary E. Kassinder, for Estate Co. Broker, The John Pullman Real 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 $20 \times 100$, just east of 5 th av, used as 5 th av branch of the Mechanics' Bank, sold to Charles
E. Schwabedessen, for E. Schwabedessen, for occupancy, through the Mcr
on plot 40x100, sold by Arthur H. Strong to on plot $40 \times 100$, sold by Arthur H. Strong to
59 TH ST, south side, 220 ft westerly from 23 d av, plot $40 \times 100$, 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 $25 x 92$, sold by Charles
Cronk to $W \mathrm{~m}$. Roupp, through Fred G . Isles. FLATBUSH AV foot of known as the Corbin mill property, sold for the Germania Realty Co to Ginsburg Bros., of Plymouth, Mass., by Warren L. Starkey.
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 brick dwelling, on lot $20 x 100$, sold for Mary J. Saddington to Walter MacAdam, by the Buc.ley \& Horton Co.
ROSS ST, 164, 3-sty and basement, brownstone dwelling, sold by Arthur T. Weygandt to TOMPKINS AV, 309 ,
TOMPKINS AV, 369, 3-sty and basement brick extension house, sold for the Lawyers Bond \& Mortgage Co. to J. E. Fleight, by A. J. Wal
dron. The same broker also sold 256 Clifton pl , a $21 / 2$-sty and basement brownstone house, for EASTERN .
EASTERN PARKWAY, ss, 200 ft west of Rochester av, plot 63x220.7, extending through 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 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 $100 \times 100$, on the west side of Crescent st, 100 ft north of Wilbur av to Edwin Outwater.
POTTER AV, s e c Chauncey st, Long Island City, a plot $50 x 100$, sold by Judson A. Harrington to a Mrs. Senerad. Mr. Harrington also sold, in conjunction on plot $50 \times 100$, 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 elttage and a corner plot situated at the northeast corner of Ocean and
provement to J. Sperber.

## 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 Richthe well-known sweet property at pround 66 ft on Richmond Terrace, 118 ft on James st, and 250 ft deep, with the large mansion built by Ham-
itton, containing 22 rooms, beside baths, halls, ilton, containing 22 rooms, beside baths, halls,
storage, etc. This property, with its fine park storage, etc. This property, with its line park 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 $40 x 90$, which they will occupy as their resi-

## Near-By Cities.

JERSEY CITY, N. J.-Otto H. Albanesius sold to Isidor Leichter No. 217 Monticello av, a 4sty apartment, on a plot $50 \times 105$. in the west gave in part payment a plot $56 \times 100$, in the $\begin{aligned} & \text { side of Central av, near North st. The deal in- }\end{aligned}$ side of Central av, near
volved 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 $75 \times 100$; also for P. H. Ryan to the Progressive Investment C

## Rural and Suburban.

FANWOOD, N. J.-Kurz \& Uren, Inc., have sold for R.
FLORAL PARK, L. I.-The Windsor Land \& Impt. Co. sold to P. F. Durnin, C. Irwin and Deutsch and J. Spenel each a plot 40 x 100 on Rose av ; to J. Durnin a plot $40 \times 100$ on Tulip av ; to A. Jansen a plot $40 \times 100$ on Poplar st; to J. J. Coogan a plot $40 \times 100$ on Spruce st ; to J. H. Schmitt a plot $40 \times 100$ on Aspen
Pellegrini a plot $40 \times 100$ 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 $150 \times 250$. This is of the pure Colonial ty-e found at Annapolis and in parts of Virginia, the front. Also a plot on the southerly side of Poplar st, between Prospect av and Clinton rd, $75 \times 100$, 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 and Brixton rd, $80 \times 100$, to Benjamin Grimshaw
HASBROUCK HEIGHTS, N. J.-The Hasbrouck Park Lan 100 mpany has sold to Alwert Peters a plot to John McNulty a plot $50 \times 100 \mathrm{ft}$ on Boulevard, and to M. Mandach a plot $50 \times 100 \mathrm{ft}$ on HasHEMPSTEAD, L. I.-The Windsor Land \& Impt. Co. sold to I. G. Blabrand a plot $40 \times 100$ in Bernhard st; to J. J. Madden a plot $40 \times 100$
in Miller st ; to C. Elbert a plot $44 \times 90$ on Mer-

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 coint Mar Armstrong and for William D. Daymon the Armstrong, and for William D. Daymon the lots on Palmer av, Mamaroneck, to Myra

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 $41 / 4$, 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.
RIDGEWOOD, N. J.-The Ridgewood Park Realty Co. sold to J. Tilden Adamson, the house,
on plot $100 \times 200$, 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 so-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 ROCKVILLE CENTRE, L. I.-The Windsor Land \& Impt. Co. sold to A. Pank a plot 40 x SAYVILLE, L. I.-Arthur Smoker has purchased from Morris J. Terry the building on Church built in Sayville, and which later, for
twelve years, was the home of "The Suffolk

County News." Until quite
as a moving picture theatre.
SCARSDALE, N. Y - Angell \& Con for Fish \& Marvin the Cliff house, located in the Murray Hill property. It was valued at a house.
SUFFERN, N. Y.-Payson McL. Merrill has University to Walter Hoff Seely his property on the Haverstraw road, consisting of 140 acres, with three houses, stable, barns and other outbuildings.
VALLEY STREAM, L. I.-The Windsor Land \& Impt. Co. sold to A. McDonnell a plot $40 \times 100$ and to J. Steinfelder a plot soxioa Rockaway a plot 40x100 Morris Parkway; to K. Hogan plot $45 \times 100$ Chester st and Grove av; to G. A. Hoeffler a plot $40 \times 100$ Maujer st; to R. Lockner a plot $40 \times 100$ Sheridan st; to G. B, Demartin a plot $40 \times 100$ Maple st; to H. A. Bailey a plot Rodden a plot $40 \times 100$ 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; Mrs. Phoebe Bingham.

LEASES.

## Manhattan.

AMES \& CO., INC., leased for Samuel Medin, of 33 Charles st, to Adolph Phillips the store and basement in the new building to be West 32 d st to E . Murray; also store in 136 West 34th st for A. and E. Lewis to Dr. S. A. 458 West 22 d st for the estate of I. D. Thomas to Henry Brinkman.
DANIEL BIRDSALL \& CO. leased a loft in
129 and 131 West 22 d st to Jacob 129 and 101 West in 9 West 20th st to Siplin Frince st; a loft in 9 West 20 th st to sipkin, Bachabaum Fashion Co., and space to R. Stromwasser, of 835 Broadway, and C. Pettee.
BLEIMAN \& CO. leased the 5th loft in 1 to 13 East $33 d$ st to the Charles Isaacs Co. at an aggregate rental of $\$ 10,000$; also the 9 th loft in 29 to 33 West 25 th st to Kram \& Match, of 118 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 sty dwelling at 49 West 16th st to Florence Bridgeforth; also the 3 d 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 21 st , st, and 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

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.
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 in 78 and 80 Beekman st to Edwin Whitaker, 130 William st, and the 3 d loft in the same building to Smith \& Thompson, of 58 Broad st. Both leases are for seven years. The same firm 120 brokers also leased the 2 d loft in 118 and 4th loft in 59 Ann st to Andrew Wilson; the $3 d$ loft in 46 Fulton st to Becker \& Heine Manufacturing Co. ; the 3 d loft in 162 William st to Sugarman \& Epstein, and the 1st loft in 192 Pearl st to M. Grasteter
PEASE \& ELLIMAN have leased in 123 Liberty st offices to William Henderson, Frederick Kopper, Jr., of 10 Wall st; Oluf Mikkelsen, of George E. R. Rothenbucher, Richard W. Osland 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, Knoepporting 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; Mor-
timer M. Singer, of 3 Broad st, Ottomar Hat Nordne, of 55 Liberty st; Humistonar H. Van 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 of 56 Liberty st; Brewster \& Co., of 55 Liberty \& 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 tire 1st floor at 33 Maiden lane to the Green Tea Luncheon; in 23 Park pl the 4 th floor for in 295 Pearl st the top loft for P. M. Schell to James Rowe ; in 27 Beekman st basement store son 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
2 d loft to Truly Warner, and southerly half of 2d loft to Truly Warner, and sout
the 1st floor to Miss J. Kilpatrick.

PEASE \& ELLIMAN leased for James E. Rich Motor Co. ; also the basement store at 22 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
THE DOUGLAS ROBINSON, CHARLES S. West 37th st for a term of years from Maria H.
Farr and Eliza H. Mann to John W. Brett 501 th av, who will alte premis LOUIS C. SCHLIEP leased space in 32 Union ing Co. L. C. Schwensen Eick 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 45 th st, for ten
rental of about $\$ 50,000$.
SPEAR \& CO. rented for the estate of A. Friedlander 2 lofts in 84 University pl; with L. 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 loft in 10 Waverly pl to N. Gumbiner.
THE H. M. WEILL CO. leased the entire building at 5146 th av for a term of 20 years for
James Devaney to John McGowan, of 153 Watts James Devaney to John McGowan, of
st, at an aggregate rental of $\$ 120,000$.
DOUGLAS L. ELLIMAN \& CO., INC., leased large apartment in the "Dalhousie," 40 to 48 man 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. horrison, Edward Morrison and Alice M. Ulman way, between 147 th and 148 th sts, known as 147 th st and 602 and 604 West 148 th st. The premises at present consists of vacant lots and 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 . 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 corporation is the about $\$ 2,000,000$. The leasing corporation is the . Rosenbaum is president and Morris H. Rothschild is treasurer
ALBERT \& PLATT leased for John Schreyer, $38-40$ West 98 th st, a 6-sty apartment house,
on a plot $40 \times 100$, to Benzer \& Schreiber for a on a plot $40 \times 100$,
term of five years.
AMES \& CO., INC., leased for A. P. Fowler 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 dwellGuaranty Trust Co. to Cesari Arlotta the dwell-
ing at 20 Vandam st; also for Edward Jansen ing 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. $A L B E R T$ B. ASHFORTH, INC., leased space kle, of 10 East 33 d st; also the store in 21 Rector st for Azeez Khayat for a term of years to
Vicola Awad \& Co., of 21 Rector st; also the entire 4 -sty building at 93 Washington st to John Mabarak \&
AXELRAD \& FEINBERG leased for L. B. Cotta Co., the plot, $89.8 \times 100$, at the northeast corner of St. Nicholas av and 174th st for 21 years, with privilege of renewal for two similar the present plans, whose name is withheld for 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 conancis as and 55 th st to Eisenstein \& Vallory; also to the CoOperative Used Car Co., of 250 West 54
space on the 3 d floor of 1700 Broadway.
G. A. DERSCHUCH \& CO. leased for John of Broadway and Liberty st to the United Cigar of Broadway and Liberty st to the
DOUGLAS L. ELLIMAN \& CO., INC.. leased Gruner, 133 East 55 th st, a 5 -sty American basement house at the northwest corner of Lexington av, on a lot $20.5 \times 73$, to J. W. Fuller
Potter,

FOLEY \& HUGHES leased 32 East 13 th st to 16th st to William ; the premises at 263 West floor in 121 West 20th st to Clara Ginsberg.
FOLSOM BROTHERS, INC., leased for Pack ${ }_{2}$ ard Commercial School Co. the corner store in av, for his business as an importer of marble stor also for Dr. John a. Whul Arrighi fornt store in 129 E
term of years.
THOMAS FORD leased to Harry Golding, of 29413 d av, for five years the store and basest. After extensive alterations the lessee will store; also leased the lower part of building at 1 Water st to A. V. de la Cova, and the store at 943 d av to Joseph Canale; also the premises at 133 East 15 th st, to Pauline Ritter for three years.
M. \& L. HESS, INC., leased to Philip Walkoff the 1st loft in 172 5th av to Schulster \& Bueh, and the Star Novelty Co., of 10 West 17 th 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.


#### Abstract

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


 N. BRIGHAM HALL \& WM. O. BLOODGOOD, 1NC., rented the front half of the 7th loft in99 and 1015 th av to Langfeld Bros. \& Co., of
1015 th av, for a term of years. 101 vth av, for a term of years.
YUBERTH \& HUBERTH leased in the New John T. Hall Music Publishing Co.; Legal Aid Society, of 239 Broadway ; Smith-Ryan Boat LOWENFELD \& PFEIFFER leased for Sol the stare in 1077 ang to East 64 th st; ; also the store in 1566 Park av to SAMUEL H. MARTIN leased to Charles Fischer the store and basement in 8679 th av also for Jeremiah J. Campion the store in 186 Broadway to the Mohawk Rubber Co., of Akron
Ohio ; and also for Morris Weinstein and Rose Cahen the stores in 2173 sth av to George McTHE 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 Gth floor of 170 Broadway. THE CHARLES $F$. NOYES CO. leased the store, basement and subcellar in 27 Park pl to an aggregate rental of approximately $\$ 100,000$.
Extensive alterations will be made and the Extensive alterations will be made and the
premises will be occupied by the lessee as a 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 refitted and occupied by the lessees as its Metropoli-
tan office. Many casualty and surety companies are now locating on William st between in 130 Pearl st to Fulton st; also leased a store for Wells \& Snedeker a store in 98 Chambers st 109 Nassau st Office Supply Co., and lofts in st; and in 162 William st to B. J. Schaefer, of lard a loft in 410 and 412 Pearl st to Julius J. Van Horne; additional space in 261 Broad-
way to Brown \& Seward, and for the Masonic Trustees offices in 46 West 24 th st to Thomas
B. Wilgus, of 48 West 24 th st, and to the Fur News Publishing Cos, of 46 West 24 th 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, attor 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
601 Madison av for the Taylor Sherman Co. to Rufier; basement store in 31 West 45 th st to
M. Stich for the Harvard Club: for James E Churchill the garage at 155 East 35 th st to the store in 32 West 45 a therm of years; basement Inc., of 32 West 45 th st, for one year, to be dresses and ladies gowns; parlor store in 5 West 39th st to Elizabeth and Martha L. Host ; 5 West 39th st to John Martin's House; store
in 42 and 44 West 39th st to Felicie Luce ; two floors in 1074 Park av to Louis Wolfert, to be THE DOUGLAS ROBINSON, CHARLES S. East Sth st, for a term of years the property at 401 and 421 East 8 th st, $250 \times 100$, comprising Borowsky will occupy a part of the premises for his bus
MOORE \& WYCKOFF leased the 2d floor in basement in the same building to Hope's Restaurant; also the entire top floor in 101 Beekgravers ; also the 1st floor in 559 West 23 d . st to
Thomas Lagattuta, of 265 West 23 d st. leased in conjunction with Douglas Robinson Charles S. Brown Co., the dwelling at 26 East THE CROSS \& BROWN CO. leased the 6th Supply Co of 239 West 58th Glidden arotor Supply Co. of 239 West 58th st.
1278 Lexington av to Julius Grube fore in fectionery. GUSTAV BRITT leased for John R. H. Egto J. Margoolis; for George Jeremiah the 3 -sty
dwelling at 251 , West 11th st to Martha Gross dwelling at 251 West 11 th st to Martha Gross. HEIL \& STERN leased for Charles Kaye in corner of Madison av and 30th st the southeast to George G. Wood \& Co. of 19 West 17 th st or a long term of years,
SETON HENRY \& D-UGLAS GIBBONS leased West 5 th st for a term of ye dwelling at 117 occupancy to Conway \& Winn, importers, now
located at 49 West 36 th st; also the 3 -sty located at 133 East 69th st for also the 3 -sty william H. Barnum of 62 Cedar st for a term

DOUGLAS L. ELLIMAN \& CO., INC., leased Milton's Millinery House who are opening a Milton's Millinery House, who are opening a GOODALE, PERRY \& DWIGHT, INC., as to Maxwell Vidaver; Liebert Brothers \& Co.; Robert A. R. Brown ; United Royalties Cor55 John st: Frederick Fuchs; Abraham Gor don; United Fireproofing Co., Inc., of 1123

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## 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 schel and the boot black stand to Tony Trino－
MARK RAFALSKY \＆CO．leased for Mrs． Robert Streep to Richard R．Allen 845 Ams－ terdam av；also for the Clover Farm Co．to Bernard Berkowitz 2288 Broadway，and sub－ and have secured the renewal of the lease for a long term from A．A．Herrman for the Celene
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 and will be ready for occupancy about August 1 ． M．BRIGHAM HALL and William B．Blood－ good，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 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 the rental called for by the lease a new high water mark has been established for inside
store space on 42 d st．The rent in this case store space on 42 d st．The rent in this case
runs to more than $\$ 25$ a square foot．This was the last unrented store on the 42 d st side of the building，the other space being taken by Hether－ ington，the pharmacist，and the corner store by the United Cigar Stores Company．The latter 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 Katz－ man the 9 th loft in 138－40 West 17th st；the 6th loft in 39 East 19th st to David Ginsberg，and the 4th loft in $33-31$ Bleecker st to．INC．，leased for a term of years，for James McLean，of
Phelps，Dodge \＆Co．， 163 East 73 d st，a 3 －sty stable，to be used as a private garage，to a prom－ inent New Yorker．

Bronx．
RICHARD WEBBER（the Harlem Packing House）leased store space comprising about 8 ，－ or or in thern Boulevara and 163d st for term of ten years．

## Brooklyn．

FRANK A．SEAVER leased the one－family rame house at 1270 84th st，Dyker Heights，to the 2 －family house at 65479 th spt to Robert Schwarz；the 1 －family brick house at 797 st st to Mrs．Browne；the 2 －sty and cellar house at
140 Senator st to Capt．Schwaiger ；the 1 －family 140 Senator st to Capt．Schwaiger；the 1 －family
frame detached house at 90 TJd st to E．Law－ son；the 2 －family brick house at 10297 th st for Mr．Gross ；the store in $6927 \mathrm{3d}$ 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
43 Berkeley pl，a 3 －sty brownstone dwelling， 143 Berkeley ${ }^{\text {plo }}$ a client to Mrs．Rose Devlin．
FENWICK B．SMALL leased for various shoes ；941 Broadway to H．C．Sohack Co． rocers 947 Broadway to United Cigar Stores Co．； 1011 Broadway to Jos．Goldman，millinery ； 1088 Broadway to A．Rogol，fruitery； 1090 Broad－
way to Geo．Balck，stationery ； 1100 Broadway to Story \＆Clark Piano Co．； 1115 Broadway to Regal Shoe Co．； 1354 Broadway to Lawyers Title
Ins．
I Trust
Co．
1669 Broadway to Harry
 Reiter，jewelry ； 1673 Broadway to Atlantic \＆ Pacific Tea Co．； 167
rugs and linoleums．
HOWARD C．PYLE \＆CO．leased the entire Fultonschild building at ene＂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 1 st ， 1913 ．

## Queens．

THE LEWIS H．MAY CO．leased at Far Rock－ away for F．Haberman，cottage No．7，Reads la，
to Felix H．Levy ；for Simon Hatch，cottage on

 Bretzfelder．
WILLIAM F．CHAVE leased at Far Rock－ away 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． the Dixie cottage，in Franklin av，to Sydney B：
Erlanger；for the S．\＆L．Construction Co．a cottage in Hollywood av to Jay Wainwright ${ }^{\text {a }}$ for William Burkander a cottage in Pinson pi to Mrs．H．Helburn；for A．S．Kingston a cot－
tage in Chanler av to Z ．Tauber，of Manhattan and for Catherine Dolan a cottage in Cedar av o Philip Goldfrank．
H．RICTER \＆CO rented for Benjamin P． L．I．to Mrs，A．J．Cammeyer Rockaway Park， For Miss Josephine Kerwin in Columbus av to Vashington av ；also a cottage for F．Colton in Washington av to a Mr．Gottlieb，and a cottage
for Miss C．Allen in 7 th 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 ware－ house．The property，which is owned by Morris Perimutter，of Manhattan，consists of 16 city
lots， 100 ft ．on Jersey av， 250 ft ．on 14 th st and 200 ft ．on 15 th st． av ， 250 ft ．on 14th st
HERBERT．A．SHERMAN rented for the es－ tate of H．O．Havemeyer Cottage No． 3 at Ba
berry Point，Islip，L．I．，for the season．

WORTHINGTON WHITEHOUSE rented for Mrs．Henry villard to Benjamin N．Duke，her sists at Dobbs Ferryin．．ouse stable garage
 nificent view of the Hudson River．
EUGENE V．WELSH leased for the estate of Charles Y ．Swan the dwelling with four acre on Egbert Hill，Morristown，N．J．，to J．H．Kil－ lough；also leased for Lewis D．Kay， 69 Mapl av to William Howell
THE DOUGLAS ROBINSON，CHARLES S． house at Cove Neck，Oyster Bay，L．1．，to James Lloyd Derby for the season
THE LEWIS H．MAY CO．leased at Law－ rence for A．Buxbaum Hecht cottage on Broad way to Mrs．S．Hess，at Cedarhurst，for Henry
Geidel，cottage on Washington av to W．C． Geidel，
Francis．
HERBERT A．SHERMAN rented for George Mercer for the summer his country place 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 ligh 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 Griften \＆Co．for Charles Furthmann to Clar ence Walter his country estate on North st
Harrison，$N$ ．$Y$ ．consisting of large house， about 65 acres of land．

## REAL ESTATE NOTES．

JOHN P．TILDEN is the buyer of 58 East
T3d st，reported sold in the news columns． i3d st，reported sold in the news columns． FRED V．V．SHAW，formerly at 261 Broad－ way，is now at 105 broadway．
HARRY STRONGIN has been appointed agent of sio th av，Brooklyn．
JOSEPH F．SEITZ negotiated the sale of 235
East 48th st for Mrs Sin East 48th st for Mrs．Sarah J．Lynch．
E．M．KRULEWITCH has removed his offices
from 2228 Broadway to 30 East 42 st from 2228 Broadway to 30 East 42 d 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 178 th st sold recently by Mrs．Louisa Wagner．
WILLIAM P．RAE will offer 353 lots at Jamaica Hillerest，L．I．，on Decoration Day 1.30 o＇clock on the premises．

JOHN J．KAVANAGH negotiated the resale of 52 East 78 th st for the Roffler Construction PEASE \＆ELLIMAN have been appointed agents of 310 West 94 th st，a 7 －sty apartmentTHE F．R．WOODS－W．H．DOLSON CO neghth st to Dr．George H．Semken．
FREDK．ZITTELL \＆SONS were the brokers in the sale last week of 63 West 124th st to A．FRANK SHA
A．Frank SHAW has been appointed re－ 123 d st the rents for the property $124-128$ East JOHN PETERS negotiated the sale of the dwelling 220 East 18th st for Frederica Shafer， to Betti Muller． side of 9th av， 49.11 south of 216 th st，through Thomas F．Roys．
DANIEL BIRDSALL \＆CO．have been ap pointed agents for the property 649－655 Broad－
way and $216-222$ Mercer st by the Hecht Estate way and
of Boston．
WALTER L．TITUS is the buyer of ing 626 West End av which buyer of the dwell－ for Mrs．Anna Forster by the F．R．Wood－W．H． Nealson Co．
O．G．CONNFELT，representing John R Drexel，states that no lease has yet been closed for the Drexel House at 1 East 62 d st，as was repartur silmer we week ARTHUR M．SILBER，who purchased 534 West 12tth st，a 6 －sty apartment，on plot 50 x ties，gave in exchange 177 Prince st，a 6 －sty
building on lot $25 \times 95.6$ ．
HUGHES \＆HAMMOND have recently place loans aggregating $\$ 2,427,000$ ，the principal item being the loan of $\$ 500000$ to the State Construc－
tion Co．on its new 12 －sty apartment house at tion Co．on its new
$103-109$ East 86 th st．
WALLACE J．HARDGROVE，of the Queens boro Corporation，Briage Plaza，Long Island City and Myron Reynolds，of the New York Real Es－ bership in the Real Estate Boar to me
SETON HENRY and Douglas Gibbons hav placed a mortgage of $\$ 200,000$ at 5 per have for the R．A．Realty Co．on the property at the nurthwest corner of Seventh av and 115th st． Hughes \＆Hammond were associated．
WALTER L．FRANK，formerly of 271 West 125 th st，who has transacted a general real estate and insurance business in thls section
for many years，has opened a new offlce at 433 for many years，has ope
Lenox av，near 132 d st．
DAVID STEWART was the broker in the DAVID STEWART was the broker in the
sale of the
Hareate
Hall，＂ ment at the northeast corner of Amsterdam av and 119th st，the sale of which will be founu，re－ ported in the news columns．
DUROSS CO．was the broker in sale of the property 245 West 13 th st．a 3 －sty and base－ ell to the Florence Crittenton Mary J．Mitch－ 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 or the 6th av and
3oth St Realty Corporaton recently incor30th St Realty Corporation, recently incorporated. Title to that property passed this A DEAL is also said to be nearing comple-
tion for the sale by the 114th Street and Eeventh Avenue Company, Max Weinstein, president, of the 6 -sty apartment house on a plot $100 \times 100$
in the south side of $123 \alpha$ st, 100 feet west of 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 years at 5 per cent. NEGOTIATIONS are said to be pending for
the sale of Franklin Hall, 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. lar.
ASSURANCES that the subway from the built were received from Public Service Com misioner 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 leave of absecce, which he is speniug in a
sojourn in Europe. During his absence, the sojourn in Europe. During his absence, the
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 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. 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 MeIntosh and Stephen W. Dodge of the American Institute of ELBRIDGE T. GERRY has been enlarging the Park av corner which he owns at the southe west corner of 66th st, diagonally opposite the Seventh Regiment Armory. He has just taken title from Mattheas strasburger to the dwelling at 66 East 66 th st for $\$ 17,000$, and a short time
ago he acquired from Alice $G$. Demorest the adago he acquired from Alice $G$. Demorest the ad-
joining 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, Douglas Robinson, Charles S. Brown Company, have been appoint apartment house at 969 Park ave new east corner of 82 d 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 is the roof garde
top apartments.
TRANSFER of the title to a large plot opto the McMorrow Engineering and Construction Co., is taken as the forerunner of the erection of a large apartment house. The plot in ques-
tion measures $75 \times 102.2$, on the north side of tion measures
81 st st, 225 ft . east of Columbus av. The transfer was made by Charles E. Orvis, of
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, to the new Anderson Building, 15 East 40th st,
where more convenient quarters will be established for the continuance of the general real the company are Charles P. L. Huston, president; John S. Spraker, vice-pres. ; Mortimer P.
Arnold, vice-pres. ; J. Stuart Eakin, treas. ; and Arnold, vice-pres.; J. Stu.
Edward A. Wilson, sec'y.
(Continued on page 1059.)

## JAMAICA HILLCREST.

Will Be the Scene of a Big Lot Auction on Decoration Day.
The auction market will be well tested in the
several large offerings of several large offerings of lots within the next
thirty days, and the sale at Jamaica Hillcrest thirty days, and the sale at Jamaica Hillcrest
on Decoration Day, May 30 , by William P. Rae Company, auctioneers, should attract wide atten-
tion 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, home show places of Greater New York, being,
as it is, at the residential centre of the new as it is, at the residential centre of the new
Jamaica, that is forming from the shifting
of the railroad the of the railroad terminals with the completion 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 stabegins three blocks, from the new railroad sta-
tion at the Soldiers' Monument on the corner of Hillside and Bergen avemues. It is only two blocks from Fulton street, the main business artery. maica 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 Hilland imparted the high residential values of Hillside avenue to the entire tract, and made
all accessible for immediate home building.

## Members of the Company.

Michael Coleman, the realty appraiser embraces Equitable Life Insurance Company; John H . trustee for many estates ; Harrison K. Bird,
the stock exchange member of the banking house of Harriman \& Company ; Adolph Hupfel, large holder of Bronx realty; Charles B. Barc1ay, 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 of Bowers \& Sands; F. M. Boyd, of the New
England Lime Co. Dr. Charles M. Bellows, of
Brooklyn, ex-Sheriif John S. Shea . Frank Je president of Norton John Soint Land Compank Jenks, vin 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 ty operations have covered many years in 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.
Over fifty houses have been erected since the
opening of the property in the summer opening of the property in the summer of 1910 . The natural hilly country covering this tract introduction of city streets, sewers, water, and gas. Over $\$ 200,000$ was spent in land develonment alone, to combine the original attractive-
ness of the country and at the same time supply all the conveniences as found in the city. auction a limited number of lots was to offer at 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 ${ }^{\text {gits }}$ entire co-operation of every purchaser to its entire
tract and stimulate at the same time, a home tract and stimulate at the same time, a hime
building movement, which, while accepting from
the public the highest bid the public the highest bid, at auction for some of
their holdings, the plan would be mutualy ben their holdings, the plan would be mutualy ben-
ficial for quick returns and growing profits to The success of the company in disposing of some success 80 lots at auction within the last two
years and the results following of ne years and the results following of nearly sixty
detached dwellings being erected, has been detached dwellings being erected, has been
rather a phenomenal record.

## Transit Facilities.

Jamaica, in the Borough of Queens, upon
completion of the System, will have better transit connection 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.
extension from Cypress Hills station over ton 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 15 to 25 minutes nearer Manhattan brought 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 Hill subway. The running time from Jamaica Hill22 mill be 30 minutes, and to Brooklyn City Hall

## MORRIS PARK SALE.

New Trolley Line Through the Prop-erty-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 Railtending 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 willrace track property. The new terminus at will-
iamsbridge road is about half a block from the Woormanstion Inn. 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 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 trafte its detain 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 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 With pavement, concrete sidewalks, and curbs, and trolley line. Morris Park avenue, through 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 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 Four blocks from its westerly boundary will be
the three-track extension of the subway up White Plains avenue. "This," Vice-President 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 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 they be sold?" Meaning, "Is it possible to find
buyers in the present market for 3,019 lots to be buyers 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 "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 erty into cash, and if there are more lots than there are buyers, somebody is going to get the over-suppiy at low figures, whether the oversupply 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 impurchase 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 in cash.

AUCTION SALES OF WEEK Except where otherwise stated, the proper-
ties 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 ourned during the week ending May 16,1913 , at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the
Bronx Salesroom, $3208-103$ av.

> JOSEPH P. DAY.
${ }^{\text {a Front }}$ st, 132-4 swe Pine; withdrawn.
${ }^{\mathrm{a}}$ Hudson st, $\mathbf{4 5 5 - 7}$ (*), ws, 100 n Morton, $50 \times 100$, one 2 \& one 3 -sty bk tnts \& Lowenfeld. $\$ 15,9 i 5.74$, T\&c, $\$ 734.80$, Pincus ${ }^{a}$ Irvine st, swe Garrison av, see Garrison , 1144-8, on map 1112-6.
 due, $\$ 11,875.91$; T\&c, $\$ 662.98$; David D A Outcalt.
${ }^{2}$ University pl, 40-56, nwe 9 th, runs n 185 o 10 th (No 28 ), XW40.3xs92.3xw25xs92.3xe 49.6 to beg, 6-sty bk loft bldg \& str; vol-
untary bid in at $\$ 200,000$. ${ }^{\text {a9TH st, } 612} \mathbf{E}$ (*), ss, 193 e Av B, 20x a9TH st, 612
$93.11, ~ 4-s t y ~ b k ~ t n t ~ \& ~$
(*) stable; due, $\$ 1,849.81$; T\&c, $\$ 486.95 ;$ sub to
1 st mtg of $\$ 12,000$; Max Schwartz. 13,100 ${ }^{2} 13 T H$ st, $538 \mathrm{E}, \mathrm{ss}, 170 \mathrm{w}$ Av B, $25 \times 103$, 3-sty bk tnt \& str \& 2-sty bk rear stable,
partition; Julia P McSwegan. a.2TH st, $241 \mathrm{~W}, \mathrm{~ns}, 306.9$ e 8 av, 23.4 x $73.8 \times 23.4 \times 73.1$,
Lowenfeld \& Prager. bk tnt; voluntary;
12,800 Lowenfeld \& Prager. 12,800 a95TH st, 220 E (*), ss, 273.9 w 2
$\times 100.8,5$-sty bk tnt; due, $\$ 16,027.90 ;$ T\&c, x 100.8 , ${ }^{5-\text { sty }}$ bk tnt; due, $\$ 16,027.90$; T\&c, ${ }^{\mathrm{a}} 114 \mathrm{TH}$ st, 337-9 E (*), ns, 225 w 1 av, 40 x100, $\$ 42$. sub nie J Douglass. ${ }^{\text {a }} 133 \mathrm{D}$ st or Southern blvd (*), ns , 165 e $\begin{array}{ll}\text { Willis av, } 100 \mathrm{x} 100 \text {, vacant; due, } \\ \text { T\&c, } \$ 670.02 \text {; Dave H Morris. } & 358.57 \text {; } \\ 36,500\end{array}$ ${ }^{\text {a }} 134$ TH st, $\boldsymbol{7 0 0}$ E, ss, 337 e Cypress av, $37.6 \times 103.2 \times 37.6 \times 103.9,5-$ sty $\& ~ b$ bk tnt;
voluntary; T J Dengler. ${ }^{\text {a }} 140 \mathrm{TH}$ st, $303 \mathrm{~W}, \mathrm{~ns}, 90 \mathrm{w} 8$ av, $15 \times 99.11$, $2-$ sty \& b
Brown. fr dwg; partition; Elliott
5,000 ${ }^{\text {n }} 144 \mathrm{TH}$ st, 164 W , see $7 \mathrm{av}, 2477-9$. ${ }^{\text {a }} 149 \mathrm{TH}$ st, 418 W , see Convent av, 433. ${ }^{1} 188 T H$ st E, swe 3 av , see 3 av , swe 188. Amsterdam av, $\mathbf{5 9 0 - 2}$, ws, 25.8 s 89 th, 50 x 100,2 5-sty bk tnts \& strs; voluntary; ${ }^{\text {T }}$ J Dengler.
a Bainbridge av, 2774-6, es, 100 n 197th, 50x115, 2 2-sty \& a fr dwgs; voluntary bid in at $\$ 13,000$.
abowery, 119 (*), es, 100.2 s Grand, 25x 103.2x25x102.11, 3 -sty fr bk ft tnt \& str $\& 1$ lahan Est. ${ }^{\text {a }}$ Central Park W, 464, ws, 57.11 n 106 th, ${ }^{\text {a }}$ Columbus av, 982, ws, 25.5 n 108 th, 25. $\mathrm{x} 100,5-$ sty bk tnt \& str; voluntary; T J Dengler. 33,250 a Convent av, 433, sec 149 th (No 418),
$99.11 \times 100,6-$ sty bk tnt; withdrawn. $99.11 x 100,6-$ sty bk tnt; withdrawn.
a Garison av, 1144-8, on map 1112-6 swe Irvine, $57.4 \times 21.5 \times 50 \times 49.4$, 1 -sty bk strs;
due, $\$ 2965.63 ;$ T\&c, $\$$, sub to of $\$ 10,000$; Fredk Meyer. ; sub to 1 st mtg ${ }^{\text {a }}$ Gun Hill rd, nee Rochambeau av, 105.6 x 189.11x103.6x184.5, 2-sty \& b fr dwg; also rd, $75 \times 103.9$, vacant; voluntary; T J Dengler. a Manhattan av, 503 (*), ws, 18.5 s 121 st,
$15 \times 80,3-\mathrm{sty} \& \mathrm{~b}$ stn dw ; due, $\$ 11,965.24$ T\&c, $\$ 467.45$; Danl Seymour exr, \&c. 9,000


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REPAIRS
206.92; T\&c, $\$ 162.66$; Abr Kaufman et al. a3D av, swe 18Sth
$58.3 \times 104.4 \times 55.10 \times 75.11$ (formerly 189th) (*),
( 385.19; T\&c, $\$ 1,611.70$; Peter Otten. 8,000 $4.11 \times 100$, 5 -sty bk tht \& strs: due, $\$ 62$, , 600.63 ; T\&e, $\$ 1,600$; Cornelia G Chapin. 60,000 HENRY BRADY.
${ }^{\text {a Bleecker st, }} \mathbf{2 6 - 3 0}$, sec Mott (Nos 318-20), sty bk loft \& str bldg. adj Mayo9.7,
${ }^{\text {n }} 137 \mathrm{TH}$ st, 118 -20 w (*), ss, 233.4 w Lenox av, $41.8 \times 99.11,5$-sty bk tnt; due, $\$ 33,991.27$; 28,000 100, vacant due (*), es, 36.1 n 167 th, 50 x Minnie Low, extrx. aBoston Post rd, ns, adj lands of David 306.6xnw746.7xne6976.4xsw $206.3 \times s w 89.9 \times s w$ xse $25.1 \times \operatorname{se2} 24.3 \times s e 23.9 \times \operatorname{se} 20.5 \times \mathrm{xse} 29.11 \times \mathrm{xse} \quad 47.8$ se60.6 to beg, containing 10.862 acres; ${ }^{\text {a Hughes av, }} \mathbf{2 3 0 8}$, es, $150 \mathrm{n} 183 \mathrm{~d}, 25 \times 100$, -sty bk tht; due, $\$ 14,396.65$; T\&c, $\$ 583.21$; ${ }^{\text {a Reyer av, }} 2072$ ( ${ }^{2}$ ), es, 59.7 s 180 th, 25.2 x 101x21.6x101.9, 2-sty fr dwg; due, $\$ 5,733.70$; aRyer av, 2074 (*), es, 34.6 s 180 th, 25.2 x $102.9 \times 21.6 \times 101.8$, 2-sty fr dwg; due,
733.70 ; T\&c, $\$ 525$; Bronx Savings Bank
aGTH av, - c 18th, lots 94 to 105 , map of property of Jno Tonnele, -x-; also 6TH

AV, sec 18 th, lot 106 to 108 , same map, 15 TH ; ST, s , lots 30 \& 31 , same map, -

## BRYAN L. KENNELLY.

${ }^{\text {a }}$ Academy st, ss, 25 e Vermilyea av, 50 x 100 , vacant; v`untary bid in at $\$ 12,800$.
 berg, vacant; voluntary; Henry M Green-
${ }^{\text {a }} 133 \mathrm{D}$ st E, ns, 195 w Brown pl, $75 \times 100$, vacant; voluntary; bid in at $\$ 15,750$. -$99.11,3-$ sty dwg; voluntary; bid in at $\$ 11,-$
aSouthern blvd, es, 121.5 s 147 th, $92 \times 135.3$ $\times 77 \times 83.7$, vacant; voluntary; bid in at $\$ 11,-$ ${ }^{\text {a Southern blvd, swe }} 147$ th, $121.5 \times 48.1 \times 100$ र116.2, vacant; voluntary; bid in at $\$ 15,-$ ${ }^{\text {a }}$ Union av ( $*$ ), nec 168 th, runs n166.5xe160 xS40xw60xs126.5xw100 to beg, vacant; due,
J. H. MAYERS.
"46TH st, $235 \mathrm{E}, \mathrm{ns}, 152 \mathrm{w}$ 2 av, $26 \times 100.5$, sub to two mtgs aggregating $\$ 14,500$. Wm J Canary. migs aggregating $\$ 14,500 ; \mathbf{W m}$ "57TH st, 541 W (*), ns, $475 \mathrm{w} 10 \mathrm{av}, 25 \mathrm{x}$ 100.5, 5-sty bk tnt; due, $\$ 15,933.24 ;$ T\&c, ${ }^{2} 90 \mathrm{TH}$ st, 260 W (*), ss, 100 e West End T\&c, $\$ 337$; sub 5 -sty bk tnt; due, $\$ 4,742.76$; Kress. $\$ 337$; sub to pr mtg of $\$ 29,000$; Oscar

33,700

## We know of $\$ 3,800,000,000$

in New YorkState invested at $31 / 2$ to $4 \%$ interest per annum.

## If it were invested

 in Bronx Real Estate it would be obtaining $15 \%$ to $30 \%$ interest per annum. Actual Statisticsshow that to be the average increase in values.
Population Assessed Values
$\frac{1890-\quad-75,000}{\frac{1904--300,000}{1913--600,000}} \quad \frac{1890-\$ 44,000,000}{1904-\$ 237,775,992}$

You cannot help but make a good investment by buying a lot at the absolute and unreserved Auction Sale authorized by

## The State of New York Banking Department <br> Liquidator of The Carnegie Trust Co. and The Northern Bank of New York

## of the 3019 Separate Lots

 formerly the
## Morris Park Race Track

Sale will be held in the Club House on the property Bronx Borough, New York City

## May 31st, and succeeding days

70\% can remain on mortgage. Titles insured free by Lawyers Title Ins. \& Trust Co.
Go Tomorrow and Examine the Property


Send for map and particulars, etc.
J. Clarence Davies, 149th St. and 3d Ave., New York City

Auction Sales of the Week, Manhattan and
Brons-Continued. a Franklin av, 1230 (*), es, 35 n $168 \mathrm{th}, \mathbf{2 2}$
x100, 2-sty fr dwg, due, $\$ 4,957 ;{ }^{\text {T\& }}$, $\$ 300$;
Geo B Price gdn. "Longfellow av, 1421 (*), ws, 200 n Freeman, $25 \times 100,{ }^{2-s t y}$ fr dwg; due, $\$ 3,099.09 ;$
T\&c, $\$ 156.79 ;$ sub to pr mtg of $\$ 4,500 \%$ Helen O'Connor.

## SAMUEL GOLDSTICKER

${ }^{2} 215 \mathrm{TH}$ st E, swe Barnes av, see Barnes av, 215.
${ }^{\text {a Barnes av, } 215}$ (*), swc 215 th, $25.6 \times 74.5 \mathrm{x}$ $\begin{array}{ll}25 \times 69.7, & \text { Wakefield; due, } \$ 4,424.43 ; \\ \$ 234.38 ; \text { Tobt A B Dayton. } & 4,500\end{array}$
D. PHOENIX INGRAHAM.
${ }^{2175 T H}$ st, 315 E, nwc Anthony av (Nio Anthony av 1801, see 175th, 315 E
L. J. PHILLIPS \& CO.
${ }^{\text {a Mulberry }}$ st, 280-2 (*), es, 131.6 s Houston, $40 \times 90.7 \times 40 \times 89.7,6$-sty bk tnt \& strs; due, $\$ 9,920.76$; T\&c, $\$ 941.20$; sub $\$ 44,000$; Abram Morris et al 54,508

## a209 209.

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

## HERBERT A. SHERMAN

${ }^{\text {a }}$ Allen st, 173 (*), ws, 50 s Stanton, 25 x 87.6, 3-sty fr bk ft tnt \& str \& 5 -sty bk rear tnt; due,
Louise M Lee.

CHARLES A. BERRIAN.
${ }^{\text {a Reed's Mill }}$ 1a (*), es, - s Boston Post $\$ 544.50 ;$ Tur, $\$ 91.53$; sub to prior mtg of
$\$ 2,500$; Hudson P Rose Co.
2,900 SAMUEL MARX
a95TH st, 161 E, ns, 170 e Lex av, $25 x$ x JAMES L. WELLS.
a Castle Hill av, swe Westchester av, see
Westchester av, Swc Castle Hill av. Westchester av, swe Ca Ne Hill ${ }^{\text {a Castle Hill av, nwe Newbold av, see }}$ nWestchester av, swc Castle Hill av, $73.11 \times 105 \times 103 \times 130.4$; also CASTLE HILL
AV, nwe Newbold av, -x-, Unionport: due, $\quad \$ 36,132.66 ; \quad T \& c, \quad \$ 3,561,16 ; \quad G \quad A$ Schwenk.

> Total

$\$ 814,958$
Corresponding week, $1912 \ldots . . . \begin{array}{r}1,265,110 \\ \text { Jan. } 1,1913 \text {, }\end{array}$ Jan. 1, 1913, to date.
Corresponding week,
$1912 \ldots$
$20,32,321,175$

## 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, 25 x 95.9 x $29.10 \times 125$; NEWTON st, nws, 180 sw Graham av $55 \times 62.7$; FROST st, ns, 125 e Manhattan av, FULTON st (*), ss, 180 e Saratoga av, $\begin{aligned} & 400 \mathrm{x} \\ & 100 \text {; Freling H Smith. }\end{aligned}$ HAWTHORNE st (*), cl, 731.7 e Flatbush av runs s136xe49.10xn136xw49.10 to beg; Fannie
Karisik.
500
JAY st, ws, 125 s Johnson, $25 \times 107.6,3$-sty b
fr dwg; voluntary. KEAP st ( ${ }^{(*)}$ ), nws, 163.10 ne Lee av, 19.2 x PACIFIC st, ns, 196 e Rochester av, $16 \times 100$; Emil Olsen.
ROEBLING st, es, 50 n N 6th, $25 \times 100$
W 5TH st ( ${ }^{*}$ ), ws, 440 n Av U, $40 \times 100 ;$,
W 5TH st ( ${ }^{*}$ ), ws, 440 n Av U, $40 \times 100$; Kate 1,300
Murphy.
23 D st ${ }^{(*)}$ McCann. $\mathrm{ns}, 150$ e 6 av, $50 \times 100$; Sophy $\underset{3,500}{\mathrm{~L}}$ $58 T H$ st (*), ns, $160 \mathrm{w} 3 \mathrm{av}, 20 \times 100.2$; Frances
H McCormick. 76TH st, sws, 380 nw Ridge boulevard, 80x NORMAN av, swc Baker, $-x$ - ; withdrawn. RIDGEWOOD av (*), swc Cleveland, 100x85
Otto E Reimer. TROY av (*), swe Pacific, 107.2x100; Moses
Bernstein. WILLOUGHBY av ( ${ }^{(*)}$ ), ss, 345 w Sumner av,
$60 \times 100$; Louis Bendick. WILLOUGHBY av, ns, 385 e Tompkins av, 20
$\times 100$; David Zirinsky.

WM. P. RAE.
PACIFIC st (*), nes, 195 nw Hoyt, 20x90 *) ss, $120-7$ 3, 3,600 56TH st (*), ss, 120 w 7 av, $20 x 100.2$; South
Brooklyn Savings \& Loan Assn. HOPKINSON av, ws, 281.6 s Hegeman ${ }_{3} \mathrm{av}^{2}$,
$18.6 \times 100$; Wm P Buchler. HOPKINSON av (*), ws, 201.3 s Hegeman av,
$20 \times 100$; Mahlon W Newton. HOPKINSON av, ws, 261.6 s Hegeman av, 20x
100 ; Wm P Buchler. HOPKINSON av ( ${ }^{*}$ ), ws, 180.8 s Hegeman ay
$20.7 \times 100 ;$ Mahlon ${ }^{2}$ Newton.

HOPKINSON av ( ${ }^{*}$ ), ws, 160.8 s Hegeman av, 2,650
$20 \times 100$ : Mablon W Newton. STH av (*), nee 43d, 20.2x90; Chas T Branch. CHAS. SHONGOOD.
COLUMBIA st (*), es, 202.2 n Degraw, 20x 27.6 ; Jas Cohen. 7,450 STERLING pl (*), ss, 130 w Hampton pl, 200 STERLING pl ${ }^{(*)}$, ss, 90 w Hampton pl, 20x 90.7 ; Solomon Fromm. HOPKINSON av (*), ws, 40.2 s Livonia av, 3,500
$20 \times 15$; Louls Guttman. NEW UTRECHT av (*), ws, 46.7 s 39th, 20 x
s3.7; Fredk H Winckler. NOSTRAND av, ws, 38.11 s Hawthorne, 16.8x 90 ; A B Roberts. OCEAN pkway, ws, 160 s Ditmas av, $30 \times 150$ withdrawn.

JAMES L. BRUMLEY
ST JOHNS pl ${ }^{(*)}$, ns, 358.4 e Underhill av,
$41.8 \times 123.6$; Altred ${ }^{( }$B Potterton. AV $Q$, cl, intersec es East 38th, runs w $923.7 \mathrm{xs} 1643.2 \times \mathrm{xe} 1093.10 \mathrm{xn} 1364.3 \mathrm{x}$ w208.3 xn230.1 containing 40 acres ; withdrawn
GREENWOOD av (*), ns, 75 w E 4th, $25 \times 100$ August Potrykus.

THE CHAUNCEY REAL ESTATE CO. $\begin{gathered}\text { 6TH st } \\ \text { Heinrich. }\end{gathered}{ }^{(*), ~ s w c ~} 6 \mathrm{av}, 78.10 \times 20$; Bernard $\begin{array}{r}11,700 \\ \hline\end{array}$ Total
.. $\$ 271,200$

## VOLUNTARY AUCTION SALES.

## Manhattan and Bronx.

MAY 21.
BRYAN L. KENNELLY.
BANK st, $29, \mathrm{~ns}, 174.10$ e 4 th, $25 \times 100,3$-sty bk dwg
122 D st, $107 \mathrm{~W}, \mathrm{~ns}, 118 \mathrm{w}$ Lenox av, 19 x
$100.11,3-\mathrm{sty}$ stn dwg. 124 TH st, $7 \mathrm{E}, \mathrm{ns}, 140$ e 5 av, $20 \times 100.11,3$-sty stn dwg.

## Borough of Brooklyn.

MAY 20.
JAS. L. BRUMLEY.
PULASKI st, 89, ns, 175 e Marcy av, $25 \times 100$, 3 -sty \& b stn dwg.
STOCKTON st, 184-6, ss, 236.8 e Tompkins av $38.6 \times 100,2-3-\mathrm{sty}$ fr tnts.
METROPOLITAN av, 423 , ns, 54.5 e N 5 th,
$20 \times 78.3 \times 31.8 \times 53.8$, 3 -sty fr tnt \& str.

## ADVERTISED LEGAL SALES

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

## 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 room, $3208-10$ Third Avenue, unless otherwise stated:

$$
\text { MAY } 17 .
$$

No Legal Sales advertised for this day. MAY 19.
INDEPENDENCE (Palisade av), es, 154 s 254th, $182 \times 347,5 \times 150 \times 387.7,2$-sty fr dwg \& $1-$ sty ir stable $;$ Merchants Exchange National
Bank City N Y -Geo D Eldridge et al ; Seth Bank City $N$ N-Geo D Eldridge et al; $;$ Seth
B Robinson (A), 1 Liberty; A Leo Everett (R): B Robinson (A), 1 Liberty; A Leo Everett (R)
due, $\$ 773.50 ;$ T\&c, $\$ 1,250 ;$ sub to 1 st mtg of 59 TH st, 347 W , ns, 125 e Col av, $25 \times 100.5$, 5 -sty bs tnts $\&$ strs; same - same; Action 2 ; \& trstes-Edw T Walsh et al; Action 1 ; Stewart \& Shearer (A) 45 Wall; Francis ${ }^{4}$ Mc-
Avoy $(\mathrm{R})$; due, $\$ 27,533.26$; T\&c, $\$ 1,249.75$; Avoy (R) ${ }^{\text {(R) }}$ d
Henry Brady.
59 TH st, $345 \mathrm{~W}, \mathrm{~ns}, 150$ e Col av, $25 \times 100.5$, 5 -sty bk tnt \& strs; U U Trust Co of N Y Y, exrs same (A) ; same (R); due, $\$ 27,538.44$; T\&c, $\$ 1,261.05$; Henry brady.
BRONX, boulevard, 3666 . es, 100 s 216 th, 45
x100 Wakefield: Chas S Whitney, exr-Jno J $\times 100$, Wakefield ; Chas S Whitney, exr-Jno J Zuelch et al ; Jos W Middlebrook (A), 82 Beaver; Melvin H Dalberg (R); due, $\$ 1,766.42$; MAY 20.
BEDFORD st, $72-4$, sec Commerce (Nos 30-2), $44.8 \times 50.5 \times 51 \times 50$, 6 -sty bk tnt $\frac{1}{}$ strs ; Nos Ha Has-
 (A). 15 William; Jas A Foley (R) ; due, $\$ 6,-$
194.91 ; T\&c, $\$ 209.97$; sub to a mtg of $\$ 33,000$; 194.91; T\&c, ${ }^{\text {Tenry }}$ A Brady.

COMMERCE st, 30-2, see Bedford, 72-4.
GRAND st, $90-4$, nee Greene (No. 40), $75 \times 101$, 50 es, 101 n Grand, $110.3 \times 100 \times 109.11 \times 100$, two 5-sty bu \& stn loft \& str bldgs; Mary A Wat-
son-Sarah E Watson et al Jesse G Roe (A), son-Sarah E Watson et al ; Jesse G Roe (A),
GREENE st, 42-50, see Grand, 90-4.
REISS pl, nwc White Plains rd, $119.6 \times 100 \mathrm{x}$ lich \& Schwegler (A) - Jno Kadel et al; Ger-
 seph P Day.


Wesley Thorn et al; Geo W Hubbell (A) $\$ 1046$
 125 TH st, 324.6 E , $\mathrm{ss}, 300$ e 2 av, $37.6 \times 100.11$, 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\& $\$ 1,776.75$; Bryan L Kendue, nelly.
 $\mathrm{J}^{1 \text { Burnet Nash (A), } 188 \text { Montague, Bklyn ; Wm }}$ Forster (R) ; partition ; Joseph P Day.
158TH st, 473-5 W, nee 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, Srince \& Nathan (A), 19 Cedar ; Fredk C Hunter (R), due, $\$ 17,004.12$; T\&c, $\$$ - ; sub to two mtgs aggregating $\$ 247,500$; Joseph $P$
BASSFORD av, 2319 , ws, 42.3 n 184th, 20.1 x $85,2-$ sty fr dwg; Annie $J$ Hicks-Hugh $P$ Kelly et al $; \mathbf{W m} \mathrm{C}$ Roe (A), 370 Fulton, Jamaica, L
$\$ 1,104.10 \mathrm{Wm}$ E Sengens (R
Henry Brady.
COLONIAL pkway, nwe 158th, see 158th, 473-5
CROTONA $1400-8$ nec 170th (No 671)
 Andw Wissemann-Josephine Leahy et al; Edwin $G$ Davis (A), 93 Nassau; Robt $F$ Wagner (R) ; due, $\$ 3,353.68$; T\&c, $\$ 173.38$; Henry Brady. HUGHES av, 2023, ws, 382.8 s 180 th, 25.1 x 100, ${ }^{3-s t y}$ bk tnt; Jno E , OBrien-Magdalena
Marx et al; $;$ Wm Berg (A), 11 Wall; Alphonse $\underset{G}{\text { Marx et al }{ }^{\text {Koelble }} ;(\underset{(R)}{W}}$

6 s 25 th, runs s LEXINGTON av, $51-5$, es, 39.6 s 25 th, runs
$59.3 \mathrm{xe} 94 \times n 98.9$ to 25 th (No 136 ) $\mathrm{xw} 22 \times \mathrm{xs} 3.6 \mathrm{xw}$
 Heinsheimer-Frank Lugar et al; Simpson \& Cardozo (A), 111 Bway; Jno G Saxe (R) ${ }^{\text {due }}$,
$\$ 80,257.75 ;$ T\&c, $\$ 4,050 ;$ mtg recorded $D$ Deci4'09 ; Joseph P Day,
ST NICHOLAS av, 960 , see 158 th, $473-5 \mathrm{~W}$. white plains rd, nwe Reiss pl, see Reiss pl, nwe White Plains rd.
8 TH av, 2794 , es, 49.11 n 148th, $50 \times 80$, 5 -sty bk tnt \& strs; Jno H Kerkmann-Jos P Burke et al; Elfers $\&$ Abberley $(A), 277$ Bway $;$ Mau-
rice Deiches (R) ; due, $\$ 9,314.11 ;$ T\&c, $\$ 988.44 ;$ rice Deiches mtgs aggregating $\$ 50,500$; ; Samuel Marx.

## MAY 21.

 2-sty bk tnts \& strs \& 1 -sty bk rear bldg; Julie
M M Grant et al, exrs-Marie Ackermann et al M M Grant et al, exrs-Marie Ackermann et al
Middleton S Borland (A) 46 Cedar ; Saml C
( Middleton $S$ Borland (A), ${ }^{46}$ Cedar; Saml ${ }^{\text {C }}$ Hoseph 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, $\$ 3,700$; ub to pri
CAULDWELL av, 725, ws, $100 \mathrm{~s} 156 \mathrm{th}, 25 \mathrm{x}$ 115, 4-sty bk tnt; Philip A Zoller-Alex F
Runge et al $; \mathrm{Wm}$ H Sage (A), 156 Bway HerRunge et al ;
man Turkel
$(R)$ ; due, $\$ 3,111.68 ;$ T\&c, $\$ 234.42$; $\operatorname{man}_{\text {mub to }}$ Turkel mtg $\$ 14,000$; Joseph P Day.
PLEASANT av, 314, es, 50.5 s 117 th, $22 \times 98$, $2 \&$ \&-sty bk loft \& str bldg; N Y Trust
Annie M Keen
M Annie Wiliam Wen Walter B Caughlan (R); due,
$\$ 15,145.58 ;$ T\&c, $\$ 530$; Joseph P Day.

## MAY 22.

HAWKSTONE st, ns, 38.11 e Walton av, 30.9 x $45.5 \times 2550$-sty fr dwg; Anna $R$ CrossinAnn 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
office $\&$ str bldg
2we
sw
Y Trust
To-Twenty office \& str bldg; N Y Trust Co-Twenty-nine

 Mar2s'10; Joseph $\stackrel{\text { P Day. }}{ }$
16 TH st E, swe Union sq, see Union sq, 29. 25 TH st, $44-6 \mathrm{E}$, ss, 200 w 4 av, $50 \times 98.9$, two Hilah A Davis et ai ; Ludlow \& Townsend (A) 45 Cedar; Saml Strasbourger (R); partition : Joseph P 'Day.
88 TH st, 20 E, ss, 95 w Mad av, $25 \times 100.8$. 5 sty stn tnt; Frederic Del Foster trste-Robt
 Wall: Danl E Seybel (R) © ©
113 TH st, $349-53 \mathrm{E}, \mathrm{ns}, 100 \mathrm{w} 1 \mathrm{av}, 50 \times 100.11$, 6 -sty bk tht
Speth et atrs; Alice H Sturges - Jos Moore (R) ; due, $\$ 17,293.20$; T\&c, $\$ 51,614.69$;
ARTHUR av, es, $125 \mathrm{~s} 186 \mathrm{th}, 50 \times 86.4 \times 50 \times 86.2$ vacant; Simeon M Barber-Anna Schussler e al; Harold Swain (A), 176 Bway; Lewis J J
Conlan (R) ; due, $\$ 3,574.30 ;$ T\&e, $\$ 436.61$; SamConlan (R) ; du
uel Goldsticker
COMMONWEALTH av, 1412 , sec Tremont av 69.6x9
 $\$ 600.20$; Henry Brady.
TREMONT av,
Commonwealth av, 1412 . Commonwealth av, see
UNION av, ws, 25 n 147 th, $39.3 \times 100$, vacant Moris Wolfinger et al-Ibrow Realty Co et al
 Warner (R); due, $\$ 1,554.88 ;$ T\&c,
sub to 1 st $\mathrm{mtg} \$ 3,900 ;$ Joseph P Day.
VINCENT av, ws, 150 s Fairmount av, 75x Gaudio: Lewls S Morris (A) R2 Recea De don S. P Kleeberg (R) ; due, $\$ 1,018.24$; T\&c,
$\$ 24.70$; Joseph P Day.

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## ANNUAL NUMBER

OF

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## REALTY RECORDS CO.

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
 T\&e, $\$ 567.56$ : sub to pr mtg $\$ 45,000$; mtg recorded July5'11; Samuel Marx.
PARCEL of land beg at a point 1.1 sw Hawk-
stone, $50 x 100$, vacant; Anna ${ }_{R}$ Crossin-Ann E Hughes et al; action 2 ; Harold Swain (A), 176 Bway : Phoenix Ingraham (R) ; due,
T\&c, $\$ 1,794.42 ;$ D Phoenix Ingraham.

## MAY 23.

 Lockwood et al exrs, trstes, \&e- Saverio A
 T\&c, $\$ 2,468$; mtg recorded July $10^{\circ} 09$; Joseph $P$ PARK av, 4283-5, ws, abt 210 n 178th, 49.11 x170.1, 1 \& 2 -sty bk bldg; Marie Walter-Olga Kiefhaber et al ; Henry E Stohldreler (A), 111
Bway; Felix A Donnelly (R); due, $\$ 4,297.56$; Bway ${ }^{\text {Ben }}$ F Felix A Donnelly (R)
TINTON av, S91, ws, 210.6 n 161st, $24 \times 100,3-$ et al; F P Trautmann (A); ${ }^{132}$ Nassau; Arthur
M Levy (R) ; due, $\$ 7,683.17 ;$ T\&c, $\$ 300.63$; J H Mayers.

MAY 24.
No Legal Sales advertised for this day.

## MAY 26.

53D st, 234 E, ss, 230 w 2 av, 20x100.5, 3-sty \& b bk dwg ; Dry Dock Savings Inst-Sarah E Row ; M Spencer Bevins $(\mathrm{R})$; due, $\$ 8,252.18$; T\&C, $\$ 210.20$; Joseph P Day.
 Chateau Realty Co et al ; Weschler \& Rothschild (A), ${ }^{141}$ Bway; Chas C Marrin (R) ; due, gating $\$ 245,000$; Henry' Brady.
131ST st, 4 W, ss, 145.4 w 5 av, runs s99.11 w14.2xn5xw $3.8 \times$ x $94.11 \times 17.17 .10$ to beg, 3 -sty $\&$ \& stn dwg; N Y Savings Bank-Michl Sampter
et al; action 1 ; Wetter \& Wetter (A), 7 Beekman; Albt R Lesinsky (R); due, $\$ 8,204.23$;
131 ST st, 6 W, ss, 163.2 w 5 av, $17.10 \times 94.11$, -sty \& b stn dwg; same- same; action 2 s. same
$(\mathrm{A}) ;$ same $(\mathrm{R}) ;$ due, $\$ 8,208.18 ; \mathrm{T} \mathrm{\& c}$, $\$ 244.40$; Samuel Goldsticker.
 \& Trust Co-Patk Monahan et al; Philip $S$ Dean (A), 160 Bway. C C Schurz' (R); due,

## Borough of Brooklyn.

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

MAY 17.
No Legal Sales advertised for this day. MAY 19.
EAST 5TH st, es, 225 s Caton av, $40 \times 100$; Andrew Gray-Helen E Rauscher et al; Thos Downs (A),
Wm P Rae.
BAY 23D st, sec Bath av, - $x$-; Harry Zirinsky-Chas F Cromwell et al; David ZirinShy (A), 67 Mos
49 TH st, sws, 360 nw 15 av, $40 \times 100$; GLENof all right, title Thatford, $50 \times 20$; Sheriff's sale of ant right, title, \&c, which Jos Levin had on
Jant 13 , or since ; Chas B Law, sheriff ; Wm P Rae.
FLATBUSH av, ws, 165.7 se Av J, runs w or sw 96.1 to East 35th, xs64.10xe or ne129.9xn or nwe. which Tios G Carlin had on Dec14'11 or since; Chas B Law, sheriff; Wm P Rae.
NEW JERSEY av, es, 225 n Fulton, $25 \times 100$ 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 Nassau,
Smith.
CRYSTAL st, ws, 100 n Pitkin av, $19 \times 100$ Justen Steeger- $W \mathrm{Wm}$ H Hard et al; Geo H
Boyce, $\mathrm{Jr}(\mathrm{A}), 110 \mathrm{Van}$ Siclen; Jno Kapp (R): Boyce, Jr (A)
Wm H Smith.
DEGRAW st, sws, 16.6 nw Hoyt, $13.1 \times 70$; Chas A Moran-Marie Van Norden et al; Louis Chas Shongood.
HUDSON st or av, es, 277 s Tillary, 28.1x 100 ; Lena Ricci-Frank Tartaglia et al; Chas Clark (A),
Wm P Rae.
ST MARKS av, ns, 100 e Howard av, 20x90x Jay \& Smith in Emrich-Jacob Siegel et al Jay \& Smith (A), 204 Mo
Rasquin (R); Wm Hmith.
SACKETT st, nec 4 av, 80 x 22 ; N Y Title Ins Co-Herman Galitzka et al; action 1; Chas C
Suffren (A), 203 Montague; Jos J Speth (R) Suffren (A), ${ }^{2} \mathrm{Wm}$ H Smith.
VERMONT st, es, 20 n Sutter av, 20x100
Celia Morrison-Abr Celia Morrison-Abr L or R Kass et al; Alfd A Shlickerman (R) ; Chas Shongood. WALLABOUT st, ss, 116.6 w Marcy av, 50 x
$100 ;$ Saml H Coombs et al-Jacob Maziroff et
al. Roy M Hart (A) 260 Broadway ; Earl J al; Roy M Hart (A), 260
Bennett (R) ; Wm H Smith.
E 5TH st, ws, 400 n Av Q, $40 \times 200$; Argyle Holding Co-Mary E Sharkey et al ; Harry W
MeChesney (A), 177 Montague st; Geo F Elliott MeChesney (A), 1
(R) ; Wm P Rae.

W 16 TH st, ws, 160 n Neptune av, $20 \times 100$; Mary C Fitzpatrick-Vincenzo Evangelitas et al Henry J Davenport (A),$~ 375$
McGoldrick (R) $;$ Wm H Smith
16 TH st, ws, 180 n Neptune av, $20 \times 100$; Louis Spach Davenport (A) 375 Pearl; Wera et al; Henry Wm H Smith
E 35 TH st, ws, 40.8 n Beverly rd, $20 \times 100$
also E 35 TH st, ws, 60.8 n Beverly rd, also E 35 TH st, ws, 60.8 n Beverly rd, 20 x 100 also E 35 TH st, ws, 80.8 n Beverly rd, $20 \times 100$
also 35 TH st, ws, 100.8 n Beverly rd, $20 \times 100$
also E 35 TH st, ws, 120.8 n Beverly rd, $20 \times 100$ also E 35 TH st, ws, 120.8 n Beverly rd, $20 x 100$
also E 35 TH st, ws, 140.8 n Beverly rd, $20 \times 100$
also E 35 TH st, ws, 160.8 n Beverly also E 35 TH st, ws, 160.8 n Beverly rd, $19.8 \times 100$
Postal Life Ins Co-Dorey Realty Co et al 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, $40 \times 50.3$; Jno A
Voorhees et al-Sidney
F Strongin et al : Robt O'Byrne (A) 6 Wall, Manhattan; Geo B SerenO'Byrne (A), 6 Wall, Man
betz (R) ; Wm H Smith.
$58 T H$ 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.
95 TH st, es, 225 n Av G, $25 \times 160$; Emelyn Wil-son-Frank G Search et al ; J Wm Greenwoo (A), 186 Remsen st; Jas T Williamson (R) Wm H Smith
ATLANTIC av, nes, 150 se Smith, $25 \times 90 ;$ Wm
Costigan-Monaton Realty Investing et al: Wm J Pape (A) 189 Montague; Jos Reiher (R) ; Wm H Smith.
FT HAMILTON pkwy, ses, 47.2 sw E 5 th, $17 \times 100$; also GREENWOOD av, Ss, 125 w Sher man, $25 \times 100$; Jas Sullivan et al-Margt Burke et a! ; Robt A B Dayton (A), 15 William, Man

JOHNSON av, ns, 225 e Union av, $25 \times 100$ Henrietta Feigenheimer-Hannah Fine et al Coombs (R) Wilson (A), 260 Boradway; Wm 4 TH av, es, 74 n Sackett, 26 x 80 ; N Y Title Ins Co-Herman Galitzka et al ; action 2; Chas C Suffern (A), 203 Montague; Jos J Speth (R); $\mathrm{Wm} H$ Smith

## MAY 21.

BOERUM st, ss, 200 w Manhattan av, $25 \times 100$ 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 ; Edga R Mead (A), 30 Church, Manhattan; Jas Gray (R) Wm PRae

CHURCH av, ns, 80 w Utica av, $20 \times 80$; Julius
Hirshkind-Gustave
 Holmes (A), 44 Court; Sam Littman (R) ; Wm
E NEW YORK av, ss, 75.3 e Barrett, 26.4 x $42.1 \times 25 \times 33.7 \mathrm{Sam}$ Akseezer-Meyer Berschadsky et a1; Isidore Solomon (A), 302 Bway, Man-
hattan; Alfred A Schlickerman (R); Chas hattan; A
HAMBURG av, nes, 75 nw Troutman, $25 \times 100$ Francis Zehnle-Eva Gruber et al ; Henry Bona witz (A), 375 Fulton; Wm W Wingate (R)

ST MARKS av, ns, 400 w Troy av, $25 \times 127.9$ Thos A Cullen-Lena Grabow et al; Jos Gold Chas Shongood.
3D av, nws, 80 ne 94th, 20x85 ; Edwin Packard trste- Sam Barkin et al ; Harry L Thomp-
son (A), 175 Remsen; Wm P Jeffrey (R): Wm P Rae.

## MAY 22.

94 TH 'st, nes, $85 \mathrm{nw} 3 \mathrm{av}, 20 \times 100$; Emile Ros-chen-Belinky Constn Co et al ; Harry L ThompSon (A), 175 Remsen; Robt B Bach (R) ; Wm AV O, ss, 66 w E $3 \mathrm{~d}, 40 \times 100$; Philip S Camp-bell-Alice M Neier et al ; Campbell \& Carleton
(A), 44 Court; Chas Y Van Doren (R); Wm H
Smith.
AV O, nwe E 3d, $53 \times 100$; Av O Improvement Co-Alice M Neier et al; action 1; Campbell \& (R) ; Wm H Smith.

AV O, nec E 2d, $53 \times 100$; same-same; action same (A) ; same (R) ; Wm H Smith.
AV O, sec E $3 \mathrm{~d}, 40 \times 100 ;$ same-same
3 ; same (A) ; same (R); Wm H Smith.
AV 0, ss, 120 e E $3 \mathrm{~d}, 40 \times 100$; same-same;
action $4 ; \operatorname{same}(\mathrm{A})$ : same (R): Wm H Smith AV O, swc E 4th, $40 \times 100 ;$ same-same; action
5 ; same (A) ; same (R);Wm H Smith. AV O, nwe E 4th, $40 \times 100$; same-same; action SNYDER av, ns, 20 e E 39th, 20x60; Thos S Kelty-Ambrogio Sidoti et al; Henry J Daven-
port (A), 375 Pearl; Chas H Haubert (R) ; Wm H Smith.
SNYDER av, ns, 40 e E 39th, 20x60; Anna Davenport (A), 375 Pearl; Jno A Anderson 3D av, nws, 60 ne 94th, $20 x 85$; Lucy $P$ Le Brun-Solomon Henkin et al ; Harry L Thompson (A) 175
Wm H Smith.
Fred H av, nws, 73.8 sw Windsor pl, $26.4 \times 79.10$ 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, $95 \times 100$; Thos
 (R) ; Wm H Smith.

ELTON st, ws, 124.5 n Liberty av, $25.7 x 90$;
Board of Home Missions of the Presbyterian Board of Home Missions of the Presbyterian Harry L Thompson (A), 175 Remsen; W Irving

19 TH st, es, 175.8 n Vanderbilt av, $17.2 \times 85$ action 1. Henry M McKean (A) 189 Montague R Emmet Doherty (R) ; Wm P Rae 19 TH st es, 192.10 n
19TH st, es, 10 n Vanderbilt, 17.1 x 80 ; Brooke (E) ; Wm P Rae.
LEFFERTS av, ss, 176.2 e Nostrand av, 20 x redk A Keck (A), 391 Fulton: Arnold S Furst (R) ; Wm H Smith.

## MAY 24.

No Legal Sales advertised for this day. MAY 26.
COLUMBIA st, es, 39.4 s Irving, $40.10 \times 100$; 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, 89.4 x
$100 ;$ Arthur H Selinger-Eastern District Constn Co et al : Saml A Telsey (A) 44 Court. Fredk B Maerkle (R) ; Chas Shongood. 15 TH
st, sws, intersec nws 10 av, 19 x 85 ;
Prospect Park Realty Co-Marx Hartman et al; Jones, McKinny \& Steinbrink (A), 215 Montague; David F Price (R) ; Chas Shongood. $\begin{aligned} & 21 \mathrm{ST} \text { st, ss, } \\ & \text { Alexander-Geo } 260 \text { e } 6 \text { av, } 25 \times 100.2 \text {; Peter } \\ & \text { Heatley et al; Easton \& }\end{aligned}$ Alexander-Geo W Heatley et al ; Easton \& Bailey (A), 29 Bway, Ma
nier (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.

34 TH st, 163 W ; Union Trust Co of N YWm L Sutphin et al ; Miller, King, Lane \&
134TH st, 318 W ; Jas K Holly, trste-Ru-
dolph Newman et al ; Cay \& Goddard (A).

## MAY 12.

36 TH st, $343-5$ W ; also TRINITY av, es, 200 156th, 20x86.9; City Real Estate Co-Patk 113 TH st, $220-2 \mathrm{E}$; Eugene Smith-Selara Holding Co et ali
118 TH st, $426-38 \mathrm{E}$; State Bank-Abr D 167 TH st, ses, 94.2 sw Tiffany, $50 \times 100$. Cath A Burton-Louls Cohen et al; amended P A Hatting (A).
179 TH
st, ss,
Heironimus Vierling et Clinton av, $21.8 \times 95$; renzo et al ; C Frey (A).
AUDUBON av, ws, 36 s 185 th, $18 x 50$; Esther (A). BROOK av, 1372 ; Eliz Koerner-Barney Sagbene et al, C Hirleman (A).
COLLEGE av, ws, 385 s 169th, $20 \times 85$; Mary W
Tryon-Phelan Bros Constn Co et al ; J P H C Tryon-Phel
De Wint (A).
MARION av, 2466 ; Edel Realty Co-Minnie H

## MAY 13.

ELSMERE pl, ns, 375 w Marmion av, $25 \times 100$; Lars Petterson-Eleanor A Engeldrum et al; J $P$ Herren (A).
167 TH st, ss, 119.2 e Stebbins av, $37.6 \times 111$;
also 167 TH st, ss, 113.2 w Hall pl, $37.6 \times 111$; also 167 TH st, ss, 113.2 w Hall pl, 37.6 x 111 ; two actions; Geo F Schwarz-Isaac
al ; Rown et

TINTON av, ws, 192.7 s 156 th, $25 \times 96.6$; Wm Rankin-Rose Cranston et al; Patterson \& Brinckerhoff (A).
3D av, es, 225 s $171 \mathrm{st}, 50 x 100$; Canal Realty (A).

## MAY 14.

JOHN st, swc Bowne, 124.5x223.4; Geo Schaffner gdn-Martin J Earley et al ; A G SchaffKELLY st, 831; Max Bernstein-Edw E Ber-
ney et al ; Loeb Bernstein \& Ash (A).
LYMAN pl, es, 119.2 n Stebbins av, $33.6 \times 83.2$; LYMAN pl, es, 85.8 n Stebbins av, $63.5 \times 83.11$; Ernest Schwanemann-Lillian Sullivan; Gerlich \& Schwegler (A).
101 ST st, 200 e 2 d av, $25 \times 100.11$; Rector, Church Wardens \& Vestrymen of the Church of the Incarnation-Leal
137 TH st, ss, 324.6 w 7 th av. $18.6 \times 99.11$; Dry Dock Savings Institution-Jos L Rusling et al M Tichenor (A).
163D st, ss, 18.3 e Tinton av, $20.6 x 75.7$; Wm CETRAL PART WEST CENTRAL PARK WEST, nwe 108 th, 100.11 x
100 ; Hess Realty Co-Fredk Tench et al; M G Holstein (A).

## MAY 15.

ALLEN st, $97 ;{ }_{\text {An }}$ Jno A Brown Jr-Minnie L GRAND ST, ss, 64 e S 5 av, $22 \times 67$; U S Shearer (A).
WALKER st, $9-13$; Mutual Life Ins Co N Y
Eliza Guggenheimer extrx et al; F Lillen 131ST st, $600-2$ W; Rutherford Realty Co-
Alwold Realty Co; Wells \& Snedeker (A). FERRIS av, es, adj land of St Joseph's Institute, HiAxireg, Pal sach (A). LOTS 226 to 230 map of prop of Upland Upland Realty Co et al ; J N Helfat (A).

MONROE st, 81-3; Saml B Rosenthal-Mayer Goodman et al ; O'Neill \& O'Neill (A).
 enberg et al ; H B Davis (A).
SARATOGA av, ns, 50 w Newport av, 100 x 100; Jacob Besemer et al-Jas Kennedy et al ; 9 TH av, $246, \& 1$
${ }_{-}^{9 \mathrm{TH} \text { av, } 246, ~ \& ~} 17 \mathrm{TH}$ st, 301.3 W ; Ella Smith
JUDGMENTS IN FORECLOSURE SUITS.
The first name is that of the Plaintiff,
the second that of the Defendant.

## Manhattan and Bronx.

may 8 .
CLAY av, es, 357 n 165th, 27 x 80 ; Francis P Ranney-Ernest Wenigmann; Sterling St John
$(\mathrm{A})$; Dean Nelson (R) ; due, $\$ 7,730.21$. (A) : Dean 70 Na

Lots $\quad$-10, map of Morris Park, Bronx ; Frank M Patterson (A) ; Francis A O'Neill (R) ; due, $\$ 5,344.40$.

MAY 9.
51ST st, swe Beekman pl, 25x34; F D Weekes - Jos Wittner; Weekes Bros
(R) ; due, \$7,693.75 146TH st, ss, 248.4 w Brook av, $33.2 \times 100 ;$ Jos Elias (A) ; Ezakiel Fixman (R) ; due, $\$ 11$, , ${ }^{645.01}{ }^{146 \mathrm{~T}}$
146 TH st, ss, 281.6 w Brook av ; same-same;
same (A) same (A) ; same (R) ; due, \$11,6̄̄3.13.

## MAY 10.

156 TH st. 1013 E ; Jno J Brennan-Abr Kassel et al ; Gallert \& Heilborn (A) ; Edw T Hiscox
$(\mathrm{R})$; due $\$ 4,068.89$. (), due \$1,068.89.

## MAY 1 ?

GRAND st, 534 ; Sigmund Ashner-Benj Rubenstein et ar, Goldfogle, Cohn \& Lind (A) ;

## MAY 13.

120 TH st. 147 W ; Christian H Kruse-Isaac Miller et al: Thompson, Koss \& Warren (A) ;
Geo B Hayer (R) ; due, $\$ 16,488.88$.
BROOK av, nee 139th, $25.2 \times 97.7$; Henry R C Watson-Jno A Lynch et al; Decker, Allen \& $\underset{676.31}{\operatorname{Sta}}(\mathrm{~A})$; Earnest R Eckley (R) ; due, \$26,-

WEBSTER MAY 14.
Jackson et al-Carmine Liberti et ; Henry H
 $10,996.00$.

## LIS PENDENS.

The first name is that of the Plaintiff,

## Manhattan and Bronx.

MAY 10.
3D st. 279-83 E Louis Dintenfass-Helen A Greene; notice of at-
tachment; Zuckerman \& Spies (A).
BOSTON POST rd, adj land of David Smith,
containing 10.862 acres, Bronx: ley-Michl J Kelly; action to declare trust: w S Lippe (A). WASHINGTO
WASHINGTON av, nec 182d, $150.5 \times 65.1$; 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).
8 TH av, 131 : Margt M Long- Patk Long et al
admeasurement of dower; A J Talloy (A)
MAY 13.
125 TH st, ns, 102 w 2 av, $28 \times 99.11$; Wm J Allen-Owen Costello et al; action to declare trust; J Sapinsky (A).
${ }^{182 \mathrm{D}}$ st, ss, 143.6 e Prospect av, $70 \times 160.11$ : Mary Coogan-Mary Quinn et al ; partition ; C
G Walter (A) G Watter (A).
OLD BROADWAY, es, 75.3 s Lawrence, 25.1x
114; Oriental Fireproof Sash en 114; Oriental Fireproof Sash \& Door Co Eilermann Estate et al; action to foreclose
mechanics lien; Krakower \& Peters (A). ST ANNS av, 634: Junlus J Pittman Cath Doyle; specific performance: A 0 Ernst (A).

## MAY 14.

DUANE st, 194: Hessie Safford-Adeline M S Baird et al ; partition ; Hastings \& Gelason (A). Peter Condon- Alfred B Cregan et al: foreclosure of transfer of tax lien ; P Condon (A). 18 TH st. $134-6 \mathrm{~W} ; \mathrm{Wm} \mathrm{F}$ Donnelly- B Thos
Potter ; notice of attachment: W L Stone (A) Potter ; notice of attachment; W L Stone (A). 102D st, 109-11 W; Rosaria Pizzutiollo-G P Sherwood $\stackrel{\&}{\text { Rothschild }}$ (A). Co ; counterclaim; Weschler \& MAY 15.
38 TH st, $48-56 \mathrm{~W}$ : Isidor Bleiman-Libman Realty Co et al ; specific performance; Weschler \& Kohn (A).
106 TH st, ns, 290 e Park av. $50 \times 99.11$ : also
 ss, 143 w 7 av. $15 x 100.11$, also PROP in Queens
County ; Edw A Moynihan-Eessie I Moynihan action to set aside deed ; D O'L Cohalan (A). ALEXANDER av, $212 ;$ Wm T Emmet-Elise S

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## Lis Pendens, Manhattan and Bronx (Continued)

## MAY 16.

KATONAH av, ws, 75 n Clinton av, $25 \times 100$; also 39 TH st, ns, 141.3 e 3 av, $16.3 x 98.9 ;$ two et al; partitions; A C Bragaw (A).
MADISON av, nec 90th, $100 \times 62.2$; Jake Zin-man-Colonial Holding Co; action to foreclose mechanics lien ; M Davidson (A).
NELSON av, es, bet 164th \& 166th, lot 42 ; fax Lien Co or N -harkness B De Voe et al; foreclosure
garten

## Borough of Brooklyn.

## MAY 8 .

BERGEN st, ss, 97.6 e Schenectady av, runs s55.7xe2.8xs72.2xe24xn127.9xw26.6 to beg. Albt (A)

CHAUNCEY st, 214 ; also CHAUNCEY st, $2141 / 2-216$; Jos Kostler-
Nathan D Shapiro (A).
MACON st, ss, 100 e Saratoga av, 20x100;
 (A).

MACON st, ss, 219 e Saratoga av, $19 x 100$; Alfrd Samisch-Philip Schmitt et al ; I'G Dairin (A).

STEUBEN st, ws, 349.9 ne Myrtle av. 50.3 x
100 : Marie B E Rassaerts-Harry O Wolff \& 100: Marie $B$ E Rassaerts-Harry $O$ Woiff $\&$
wife; for specific performance; Maurice Breen wife;
(A).
UNION st, ss, 375 e 8 av, 75x90; Newburgh
Savg Bank-Gibert M stratton et al; T F Savg Bank-G
WILLow st, ws, 150 n Pierepont, $25 \times 100$ al: Rabe \& Keller (A).
N 9 TH st, we Bedford av, $80 \times 100$; Gaetano Damato et all
18 TH st, $\mathrm{ns}, 120 \mathrm{w} 10$ av. $20 \times 100.2$; Jno L Davenport-Chas E Secor et al ; Henry j Daven port (A).
E 29 TH st, ws, 100 n Tilden av, $40 \times 100.2 \times 40 \mathrm{x}$ 101.4: Hannah Meyerhofer \& ano-Flatbush Mrg ( 160 ad
58 TH st. ns, 160 e 2 dd av, $80 \times 100.2$. Anna
Saw Co-Johanna Grafton et al: Matthew w $\stackrel{\text { Saw }}{\text { Wood (A). }}$
AV T. swe W 10 th, runs w $144 \times s w 159.8$ to W 11 xs73xe200 to st xn230 to beg: Annle E 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 e al; Reynolds \& Geis (A).
FORT HAMILTON av, 3504 ; also GRAVESEND av, ws, 20 s Av P, $40 \times 80 ;$ also GRAVES END av, ws, 80 s Av P, $10 \times 80$ a 1 also E 4TH st,
$315-17$; also TROY av, $161-1611 / 2-163 ;$ Kraslow 315-17; also TROY av, 161-16i12-163; Kraslow S N Freedman (A).
MEEKER av, nws, 54.8 sw Hausman, 16.8 x 108.9x17.3x99.8: Jas F Coleman-Jas S Rourke et al ; M F McGoldrick (A).
13 TH av, es, 20.2 s 42 d , $20 \times 80$; Max Ettlinger -Sherman Constn Co et al ; Sam1 N Freedman (A).

DRY DOCK, machine shop, shipyard of Theo A Crane's Sons Co at Erie Basin; Consoli-


MAY 9.
CLARKSON st. ss, 725 e Main, $40 \times 200$ Fundy Co-Tina Myers et al ; Jonas, Lazansky
COLUMBUS pl, ws, 144.7 n Atlantic av, 23 x 105. Mary E Gabb-Allsop Heating Co; C, M GOLD st, es, 112 s Nassau, $24 \times 108.4 \times 24.1 \mathrm{x}$ 106. . Title Guar \& Trust Co-Citizens Unlon Realty \& Mtg Co \& ano ; T F Redmond (A).
HEYWARD st, ses, 110 ne Harrison av, 30 x
100: Abr N Bernstein-Emma Fitelson et al ; D Hirshfleld (A).
ST JOHNS pl. ss. 21.8 e Nostrand av. 20x D Hirshfield (A).
WOODHVLL st, ns, 120 e Hicks, runs n80x wign Missions of the M E Church-Dora Marks et al ; T F Redmond (A). WYCKOFF st, sws. 230 se Hoyt, $20 \times 100$ : Redmond (A).
E 9TH st. Ws. 460 s Av E, $60 \times 100 ; \mathrm{N}$ Y TnRedmond (A). Ada Ammerman $A$.
 Redmond (A).
E 15 TH st, sec White. runs $\mathrm{s} 136.11 \mathrm{xe}-\mathrm{xn}-$ Park-.Tno Tuck et al:C C Suffren (A). REDFORD av . es. 57 s s Clarendon rd. 20 x 100; Anton Berberich-Ethe
GATES av, nws, 100 sw Trving av. $25 \times 122.8 \mathrm{x}$ 25x122.1: Rond \& Mte Guar Co-Citizens Union GATES av, sec Reid av $100 \times 200$; also REIn av. sec Gates av, 100x200; Henry Amrhein as exr \&c Henrv Iden-Jas Tralnor et al ; Eisemann \& Keogh (A).
NASSAU av, ss. 103.6 e Hausman, $25.4 \times 100$; Margt $S$ Manson-Berthold Hecht et al; J
Siegelman (A) Siegelman (A).
PUTNAM av, 58,83 e Lewis av, $19 \times 100$; Louls
Rosenhere-Roselle Rosenherg-Roselle Kirshner et al ; W L Du-
rack (A).
 Henry
Fischer (

## MAY 10

COLUMBIA st, nwe Warren, $46.9 \times 80 \times 41.9 \mathrm{x}$ S0.1. anso WARREN st, ns, 103.6 w Columbia,
23.4x83.10x23x83.2: Max Berk \& ano-Giuseppina Rapisarda ; Engel Bros (A).
STANHOPE st, 64; Lena Turner-Anna B Haas
E 40 TH st, es, 220 n Snyder av, 20x $114.6 \times 20 \mathrm{x}$ 114.3; Silas W Stein \& ano as exrs of Abr M
Stein-Annle P Grissler et al ; Jones, McKinny Stein-Annie $P$ (G)
\& Steinbrink
E 40 TH st, es, 200 n Snyder av, 20x114.3x20x 114 ; same-same; same (A). E 40 TH st, es, 240 n Snyder av, 20x114.9x20 x114.6; same-same; same (A).
MARCY av, swe Greene av,
W Schwenk-Saml Hauser et al ; I I
L L Broadwin (A).

## MAY 12.

BUTLER st, ns, 160 w Smith, $20 \times 100$; Levl Blumenau-Jos De Young et al ; ${ }^{\text {Brenner (A) }}$ CHESTNUT st, es, 130 n Pitkin av, $15 \times 79.4$; $\underset{\mathrm{W}}{\mathrm{Mary}} \mathrm{H}$ Garrison (A).
COURT st, ses, 59.5 sw Degraw, runs se50xse 20 xsw21.10xnw17.3xnw55xne22 to beg; Merchants Co-op (Atg Co-Marve (A) Hamburg av, $25 \times 100$ Hertz (A). st, ses. 175 sw Hamburg av, $25 \times 100$;
ELDERT (A).

OSBORN st, ws, 150 s Newport av, runs w 100 xn50xw83.6xs-xe to st xn350 to beg; Isaac Orman et al-Arthur Wright et al ; Bondin \& Liebman (A).
STERLING st, ns, 100 w Bedford av, 20x 100 ㅇ․ Frank (A).
UNION st, ws, 313.4 e Hoyt, $16.8 x 75$; Terence $\stackrel{\text { Brad. }}{\text { (A). }}$
4 TH st, nes, 105.8 se 5 av, $16 \times 100$; N Y Life Ins \& Trust Co as trste \&c Geo Wilson-Nannie
H Smith et al: T F Redmond (A). H Smith et al T T. 9 e 3 av $18.9 \times 90 ;$ Bond \& Mtg Guar Co-
21ST st. sws, 120 nw 7 av, 20x100.2; Gustave Barten-L
steln
E 40 TH st, es, 260 n Snyder av, $20 \times 114.11 \times 20 \mathrm{x}$ 114.9 : Augusta Schultz-Maurice Lawlor et al : Van Alen \& Dyckman (A).
81 ST st, sws. 281 nw 13 av, $20 \times 100$; Jas H Appleton-F W Crane Realty \& Constn Co et al:
81 ST st, sws, 261 nw 13 av. 20x100; Caroline 85 TH st. nes, 100 se 22 av. $60 \times 100$; also LOT 518 on sectional map No 4 . Village of Ft Ham518 on sectional map No 4 , 11 ilon : also 86 TH st, we Bay 41 st. $58 \times 100$; also 41ST; st, nws. 100 sw 86 th, $96.8 \times 100$; also BAY 41 ST st. nws. 200 sw S6th, $80 \times 96.8$; Mechanics Bank-Jas P
CLINTON av, ws, 61 s Fulton. 20x120; Julie CLINTON av, ws. 61 s Fulton. 20x120; Julie
Rentrop-Thos MCCauley et al; Reynolds \& Geis FT HAMILTON av, sc 39 th, $20 \times 89.3 \times 19.8 \times 85.8$ :
Emily B Strong-Hyman Shapiro et al; S B Strong (A
 Freedman (A).
GRAVESEND av. ws, 20 s Av P, 20x80; same -same; same (A).
GRAVESEND av, ws, 40 s Av P, 20x80; same ame, same (A)
NOSTRAND av, ws, 118.7 s St Johns pl, 19x
No: South Bklyn Savgs Inst-Benj Cohen et 100; South Bklyn Savgs Inst-Benj Cohen et UTICA av, ws, 50 n St Marks av, runs w Young-Evelyn E Grilli et al; L Karasik (A). ${ }^{\text {Bog }}$ LOTS $44 \&{ }^{\&} 45$ map "Rugby": Aug Blancke LOT 39. section 18, blk 6078: Mary E Michel
Danato Gallaso \& ano ; D McParland (A).

## MAY 13.

AMES st, ws, 140 n Pitkin av, $25 \times 100$ : Newburgh Saves Bank-Saml Rosenwasser et al: T Redmond (A).
HERKIMER st, ss, 200 w Utica av, $50 \times 185.6$; Friedman (A).
PULASKI st, ss. 150 w Stuyvesant av, 16.8 x 100: Laura V Carlisle \& ano as exrs \&c Saml (A).

SEIGEL st, ns, 125 e Graham av. $25 \times 100$ : Title Guar \& Trust Co-Henry Job et al; T F
Redmond (A). SEIGEL st, ns. 150 e Graham av. $25 \times 100$; Wesleyan University of Middletown, Conn-Eliz Simon et al ; T F Redmond (A)
12 TH st, $\mathrm{ss}, 402.9$ e 8 av, $20 \times 100$; Annle $\mathrm{Mc}-$
Guire- Jos P Mulqueen \& ano: R Malone (A) W 16 TH st, es, 100 n Neptune av, $20 \times 100:$
Geo C Tappen-Francisco Valenti et al; H A Ingraham (A)
39 TH st. ss, 160 e $10 \mathrm{av}, 20 \mathrm{x} 95.2$; Rufus C Read-Halberg Realty Co et al ; B W Hitchcock (A).
42 D st. nes. 294.4 nw Ft Hamilton av. 33.4 x 100.2: Title Guar \& Trust Co-Saml Zuckerman 50TH
50TH st. swe 4 av, $80 \times 140:$ U S Life Ins Co 50 TH st sws 100 se 3 av 100 z 100 2
 mond (A).
75 TH st. nec Ft Hamiliton av. runs n101.8xe
$193.3 \times s 100 \times w 208.6$ : East River Savgs Inst-Jos 198.2xs Coxw208.6; East River Savgs Inst-Jos BENSON Duschnes-Florence $B$ Reeves \& ano; Cahn \& Nordlinger (A).

CHURCH av, ns, 122.2 w Rogers av, runs w
25xn122.11xe24.8xsi23.2. to beg; Minnie
Traut$\operatorname{mann}_{\operatorname{man}}$ (A).
CHRISTOPHER ws, 137.6 n Blake av $18.9 \times 100$; Rock al. Strashourger, Enwe
DUMONT av, nwc Thatford av, $25 x 100$; Prudential Bond
FLATBUSH av, ws, 80 n 5 av, runs w65. 10 DEAN st sec Flatbush ave runs eloo.3xs $50 x \mathrm{xs}$ $39 \times n w 107.4$ to beg; also 5TH av, sec Bergen, $50 \times 100$; also FLATBUSH av, ws, 120 n 5 av , runs w77.11xnw20xne42.1xnest.2 to av xse40 to 138.3xe54.2 to Flatbush av xn30 to Pacific xnw Marie Rosecrans et al; partition; A Van Etten (A).

LINDEN av, ss, 316.10 e Bedford av, 20x130; Catskill Savgs Bank-Jno Watt et al ; T F Redmond (A).
NEW YORK av, es, 80 s Fulton, $20 x 80$; 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 Title Guar \& Trust Co-Andw J Willets \& ano; to set aside deeds; S R Tiffany (A).
BALTIC st, nee Smith, runs e100xn100xw25xs soxwisxsen to beg; Tite Guar \& Trust CoFULTON it as 805 Franlin av.
FULTON st, $\mathrm{ss}, 80.5 \mathrm{w}$ Franklin av, 20x 117 ; Glore (A).

KOSCIUSKO st, ns, 310 e Sumner av, 43x100; Carl A Renner-Jennle Small et al; M Hertz (A). MADISON st, ss, 190.3 w Ralph av, $20 \times 100$;
Johanna M Haesloop-Chas Tauck et al; W D Teese (A).
MOORE st, ns, 379.5 w White, $75 \times 100$; Frank Vanderpoel-Morris Magaril et al ; T F Redmond (A).
MOORE st,
Guar \& ${ }^{\text {ns }}$ Trust
Co Redmond (A).
$\underset{\text { Walsh pl. sws. } 48.6}{ }$ se Clinton, $21.6 \times 100 ;$ Jno D Valsh-Madeline K Dunne et al ; T F Redmond
S. 1 ST
white
Sr, et al
126:
H E 15TH st, ws, 413.4 n Av P. $26.8 \times 100$; Title Guar \& Trust Co-Louise C Ruopp et al; T F Redmond (A).
E 15 TH st. ws. 160 n Foster av, 20x100; Ar-
nold Tisch-Walter L Clark et al: Van Alen nold Tisch-Walt
E 38TH st, 1019 : Isabelle Berwlck-Kath Mar\& ano: 0 A Samuels (A).
HUDSON av, es, 96.6 s Nassau, 18.9x75: American Geographical Society - Francesco PITKIN I, T F Redmond A): Minna Hoft man-Mary J Bornemann et al; S Selderman ROGERS av. ws, 38.8 s Snyder av, $19.4 \times 70$; Eliz Lindley-Harris Nevin et al ; Chas F Moody RYDER av, ns, 42.6 w E 10 th. 20.9 x 74.1 x 20 x 67.8: Alfred Senger \& ano individ ${ }^{\&}$ admrx Fe Elise Humberg-Cieslinskie Constn Co et al ; RYDER av, ns, 63.3 w w 10th, $20.8 \times 80.4 \times 19.8 \mathrm{x}$ Ec Elise Humberg-Cieslinskie Constn Co et al Feldblum, Reizenstein \& L (A).

## MECHANICS' LIENS. <br> First name is that of the Lienor, the second that of the Owner or Lessee. and the third

## Manhattan and Bronx.

 MAY 12.
FULTON st. 218: also GREENWICH st, 197 ; Midtown Contracting Co-Louls \& Martin Gold-
s,287.60 MADISON st, 162 ; Israel Lazar-E Relbstetn
(65).
50.00
56 TH st, $118-20 \mathrm{~W}$, Byron w Greene Ir Co Jno S, David J, Jr, Henry F \& Edw Coleman \& Long Contracting Co \& Chas H Lang (67),




MAY 13.
95 TH st. 167.10 w Amsterdam av. $29.4 \times 100.9$ Ino Bell Co Kerloc Realty \& Constn Co, Pack5 TH
Geo C Smith \&
\& Patk Gallagher ( 68 ). Murks ${ }_{420.80}^{\text {Co }}$


MAY 14.
 8 TH st 37 F . Knlckerbocker Metal Cellin
 23D st, $114-20 \mathrm{E}:$ : also 22 D st. $115-19 \mathrm{E}$ : Schwartz \& Gross-Fredk C Beach Margt A
Beach. Jennle Beach Gasper, 114 East 238 St Beach. Jennle Beach Gasper, 114 East 238 St
Co \& Henry Corn (71).


## Directory of Real Estate Brokers

## Real Estate Operators

ELIAS A. COHEN Real Estate Operator 198 BROADWAY
Telephone, 5005-5006 Cortlandt
FISHER LEWINE
IRVING I. LEWINE Real Estate Operators
Telephone 980 Cort. $\quad 135$ BROADWAY

## HARRIS \& MAURICE

 MANDELBAUM
## Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY
RUDOLPH WALLACH CO.

## (Incorporated)

Real Estate Operators
68 WILLIAM ST.
Phone John 6120
LOWENFELD , \& PRAGER Real Estate Operators
$\begin{array}{llll}149 \text { BROADWAY } & \text { Tel. } 7803 & \text { Cortlandt }\end{array}$

## Mount Vernon

## Anurrion 根ralty Crmurau

William S. Anderson, President
Mount Vernon and Southern Westchester REAL ESTATE
TWENTY-TWO EAST FIRST STREET MOUNT VERNON, N, Y.
"The Busy Corner" Tel. 585 Mt . Vernon

## Real Estate Notes.

A. V. AMY \& CO. have been appointed agents southeast corner 7th av and 114 the st. known southe "Whitehall", Nos. $306-8$ West 12 knh st,
as the
the seven-stery elevator anpartment house known the seven-story elevator apartment house, known
as the "Stella", also No. 34 West $128 t h$ st, a as the "Stella"; also No. 34 West 12 sth st, a
six-story new law apartment house, known as the Maywood."
M. AT A MEETEEThau, 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 Lehman. M. Morgenthau, Jr., G. Rosenfeld and
F. M. Stein. At a subsecuent meeting of the 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. AtGeorge Rosenfeld, treasurer, and Elbert C. At
wood, secretary. wood, secretary.
NEW SCHOOL SITE.-The report of the
Commissioners of Estimate and Appraisal in the Commissioners of Estimate and Appraisal in the
matter of acquiring title to the property in the block bounded by Jackson av. East 15sth st, Trinity av and East 160th st, Bronx, which was 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
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 Dis
trict 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 Harlem River, between 94 th and 95 th 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 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 $21 / 2$ acres of ground, with mands a of 150 ft . in Douglas rd and comThe buyer contemplates the erection of a $21 / 2$ ing of the cabin to another part of the prop-

## MANHATTAN

S. deWALLTEARSS \& HULL

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135 BROADWAY, Telephone 355 Cortland 18.20 WEST 34 th ST., Telephone 379 Greeley

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1133 BROADWAY, St. James Bldg. at 26th St. Phone 6735 Madison Square

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Agents, Brokers, Appraisers, Loans Established $1886 \quad 507$ GRAND STREET


BRYAN L. KENNELLY
Auctioneer, Real Estate and Loan Broker 156 Broadway Business Established 1847

BENJAMIN R. LUMMIS
25 WEST $\begin{gathered}\text { Real } \\ \text { 3state } \\ \text { STREET }\end{gathered}$

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Real Estate and Insurance
1238 THIRD AVE., NEAR 72 d STREET

ALLEN J. C. SCHMUCK Real Estate Investments<br>Mortgage Loans Rentals<br>47 WEST 34 TH STREET<br>Telephone, 2711 Greeley<br>\section*{LOUIS V. O'DONOHUE<br><br>Real Estate and Insurance} Tel. 3555 Bryant 25 WEST 42d STREET

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JOHN J. BOYLAN
Real Estate Agent, Broker and Appraiser
402 W. 51 st St. Tel. 1970 Columbus. 165 Dway.
JAMES A. SHEERAN
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BRAUDE-PAPAE COMPANY REAL ESTATE , LOANS INSURANCE BWAY. \& 142 d S I.

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| Real Estate and Insurance <br> Tel. 3975 Melrose. 1055 SO. BOULEVARD <br> ne block from Simpson |
| :---: |

## W.E. \& W.I. BROWN, Inc. $\frac{\text { Ret }}{1867}$ <br> Real Estate Brokers and Appraisers

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O'HARA BROTHERS Real Estate and Appraisers BRONX PROPERTY
Tel. 615 Tremont. WEBSTER AVE. $\& 200$ th St.

## EDWARD POLAK ${ }_{7124}^{\text {Phoner }}$ Metroso <br> Real Estate, Broker, Appraiser <br> A-RE-CO BLDG., 149th ST., Cor. 3d AVE.

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Real Estate Auctioneer, Broker and Appraiser 138th St., Cor. Third Ave. Phone Melrose 572

JOHN A. STEINMETZ
Real Estate Wanted, Sold and Exchansed

${ }_{36} \begin{gathered}\text { Telephone } \\ \text { Wmsbridge }\end{gathered}$ ULLMAN
Real Estate in All Branches
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WILBUR L. VARIAN
Real Estate
2777 Webster Ave., Opp. Bronx Park L Sta.

[^1]
## Mechanica' Liens Manhattan and Brons (Continued.)

BROADWAY, 498-500; Jas Roddy et al-Lee
170.00 3D av, es, 175 s 171 st , $50 \times 100$; Katz \& Kanter,
300.00
nc-Wendover Bronx $\mathrm{Co}(74)$. 4 TH 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, $119 \times 130$; Frank Colon \& Co 700.00
23D st, 114-20 E; also 22D st. 115-19 E ; Rockwood Sprinkler Co of Massachusetts-Fredk
Beach. Jennie B Gasper, 114
E
23 d
St
Co wood Sprinkler C Gasper, 114 E 23d St Co \&
Beach, Jennie B
Henry Corn ( 78 ). Henry Corn (78).
NORTHERN av, es, whole front bet 178 th \&
179 th, 200×100; Rudolph Gersmann-Birch Real179th, $200 \times 100$; Rudolph Gersmann-Birch RealSOUTHERN blvd. sec Aldus, $92 \times 187$; E I Du SouTHERN blvd, sec Aldus, 92x187; E PodPont de Nemours Powder Antonio Spadaccini (renewal) (80),
ger 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.

32 D st, $22-6 \mathrm{~W}$; Grassi Bros, Inc-Midwest
Realty $\mathrm{Co}(83)$. $10,070.00$ Realty Co (83). $10,070.00$ 48 TH st, $16 \mathrm{E} ;$ Jacobson \& Co-Julia Ward
\& Martin \& Mandel (84).
30.00 \& Martin \& Mandel (84). ins Contracting Co \& Empire Fireproof Door 14TH st, 218 E ; Cleonice Policastro-Herman
Sirotta $(86)$. 960.000 32 D st. 22-6 W ; Herrmann \& Grace Co-
Midwest Realty Co
( 87 ) 104 TH st, 229 E ; Geo F Root Co-Jno Doe, MeNelll \& McKay \& The Whitney Co (8). 234.82

## Borough of Brooklyn.

MAY 8 .
CEDAR pl, MONTGOMERY st, BEDFORD av \& SULLIVAN st, the block; Fiske \& $\mathrm{Co}-\mathrm{-}$
Brooklyn Ball Club. JEROME st, 134; Metropolitan Electric Mig Co-Ditenfass Amusement Co \& Band L Elec-
trical Contractors. trical Contractors. S 5TH st, 416-8; Alex B Gordee-rmprover
Bld
$11,000.00$

## MAY 9.

PACIFIC st, ns, 100 w Hopkinson av, 100 x 100; Block \& Greenberg Lumber Co-Ocean Hill
Contracting Co. TEMPLE court, ws, 143 n Seeley, $28 \times 80 ; \mathrm{R}$ L Williams-J
54 TH st, nec 16 ave, $105 \times 100.2$; R L Williams 54TH st, nec $16 \mathrm{av}, 105 \times 100.2$; R L Williams
-Davis Becker. 64 TH st, ns, 100 w 3 av, $260 \times 100$; R L Will-lams-H Nevin.

## MAY 10.

JEWEL st, ws, 100 n Meserole av, 50 x 55 Harry Lentnek-Syracuse Smelting Wks \&
Christian Bauer, Jr. Mristan Bauer, Jru
MAUJER st, ns, 400 e Waterbury, $25 \times 96$; Sam 5TH av, 5302 ; Erick $P$ Backie-Glass \& Lieb5 TH av, 5302 ; Erick P Backie-Glass \& Lieb 315.80
erman \& Lawrence C Minden. MAY 12.
ROEBLING st, 97 ; Jno Brunjes-Eliz Hay57TH st, ns, 420 w 8 av, $60 \times 100$; Paul Witt
Work-Penn Co. ALABAMA av, es, 200 n Dumont av, $120 \times 100$ :
Nathan Lubarsky-Angelo Constn Co. 75.00 5TH av, 5301 ; Jas H Dalton \& ano-Glass \&
Lieberman \& Lawrence C Minden. Lieberman \& Lawrence 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. 115.00 SAME prod; Louis Slominsky-same. 117.00 SAME prop; Wm C Raphael-same. $\quad 80.00$ 19 TH av, nec 66 th. $100 \times 700$ to 20 av: Watson $\&$ Pittinger-Aplo Constn Co, Arthur Pinover
\& Lester Osterman.
$9,173.00$

## MAY 13.

ESSEX st, es, 96.2 s Atlantic av, $75 \times 100$ :
Fred Catapario-Jos D Cohen Inc, GRAND st, 387 ; Acme Metal Ceiling ${ }_{456} 0$ SCHOLES 281 ; Frank Krefetz 456.00 SCHOLES st, ${ }^{\text {Sertha Arnold \& Saml Srank Krefetz \& ano }}$ anay. 15 TH
Kaiser. $701 / 2$; Morris Krein-Minnie \& Sam
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 Contiactor or Sub-Contractor.

## Manhattan and Bronx.

MAY 10.
114 TH st, $322 \mathrm{E} ;$ Antonio Brescia-Maddelena
2.025 .00 Colucci et al ; Apr28'13.
BROADWAY, 1482-90; W G Cornell CoMary A Fitzgerald et al; June21'11. $31,051.96$ PARK av, $535 ;$ Herbt Lucas- 535 Park Av,
Inc, et al; Mar20'12.

## MAY 12.

21 ST st, 64 W ; Adolf Weisz-Estate of Bra-
dish Johnson et al ; Apr24'13. 49 TH st 49 E, Christian H Lang-J Bentley Squier et al; Feb14'13.
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 prop ; Jacob Friedman-same; May9'13.
 Splehler et al ; June28'07.
SAME prop ; Mich1 Normoyle-same ; July 19

## MAY 13.

95 TH st, ns, 127 e Broadway : Hudson Woodworking Co-Kerloc Realty \& Constn Co et al ;
May6'13. BROADWAY, SWC 27 th Wolkenstein ${ }^{\&}$ Cohen-Estate of Maria D Morgan et al ; Jan
13.13 . MAY 14.
 MAY 15.
59TH st, $313-5 \mathrm{~W}$; Bernat Pomarantz-A1-
33.00 MAY 16.
PITT st, 27; Max Mertz-Moritz Rothstein et
al ; Feb10'13. ${ }^{2} 216 \mathrm{TH}$ st, ns, 175 w Laconia av; Harry Ap-
lebaum-Domenico Dalo et al: Dec27'12. 400.00 3216 TH st, ns, 100 w Laconia av: Jas H
Ceburre-Mario P Dalo et al; Dec28'12. 510.50 s216TH st, ns, 125
Geracio-D Laconia av
ar 1,763.00 3216TH st, ns, 125 w Laconia av; National
Plumbing \& Supply Co-same; Dec30'12. 122.00 ARTHUR av, 2479 ; Chas Shapiro-Paul CimGTH 450 ARH 6 TH av. $450-2 ;$ Kramer Contracting $\mathrm{Co}-\mathrm{Max}$
Radt et al: Septs'12.

## Borough of Brooklyn.

## MAY 8

${ }^{2}$ HAMBURG av, ws, 75 n Bleecker st, $25 x 90$ : Emanuel Stone \& ano-Abe Goldinger \& Wein-
berg Bros: May1'13. berg Bros; May1'13.
${ }^{2}$ HAMBURG av, ws, 25 n Bleecker, $25 \times 100$; 9.75
same-same; May1'13. MONTROSE av. 27; Alex Krawitz-Antonino
Di Graci; Feb11'13. MAY 9.
PACIFIC st, ns, 100 w Hopkinson ax, 100 x $100 ;$ Brooklyn Union Cornice \& Roofing ${ }^{\text {\& }}$ Co-
Ocean Hill Contracting Co J Jan15'13.
558.58 BuFFALO av, 203; Harry Blechner-Carrie ${ }^{2}$ CLERMONT av, ws, 195.5 s Fulton st, 50 x $100 ;$ W R Craw Co-Mich1 F Marlborough \&
Dubro Constn Co; Sept25'12. Dubro Constn Co; Sept25'12.
3SAME prop; same same; Sept26'12. 385.55
${ }^{2}$ same prop SAME prop; Ellen E Purcell-M F MarlborSSAME prop; Henry Weisfeld et al-same
Sent
S. ${ }^{3}$ CLERMONT av, ws, 196.7 s Fulton, $75 \mathrm{x} 1000^{\circ}$ Tno F Reilly-Mich1 F Marlborough \& Dubro Constn Co: Sept26'12.
${ }^{3}$ SAME prop ; Szemko \& Gaydica-same; Sent
84.08
Sent ${ }^{3}$ SAME prop ; Szemko \& Gaydica-same; $\begin{array}{r}\text { Sent } \\ 27^{\prime} 12 \text {. } \\ 344.70\end{array}$ ${ }^{3}$ SAME prop ; Acme Metal Ceiling Co-same:
Sept27'12. 3 D av, es, 40.2 s 31 st , $20 \times 100$ : Jacob Krupnl-
coff-Pletro Plauzo, Columbia P Plauzo, Simeone Rossanelli, Morris L P Rossanelli \& Simon \& Miller ; June9'11.

PARK pl, swc Classon av, 25x 100: Jno Mor-
on's Sons Co-Frank Vigilante: Dec6'12. n's Sons Co-Frank Vigilante; Dec6'12. 208.31 SAME prop; Michl Penna-same; Dec30'12. $1,951.00$ SAME prop; Suskin Bros Painting \& Decorat${ }_{27}{ }^{\prime} 13$. Co-Mike Payne \& Frank Vigilante $\mathbf{1} \mathbf{~ J a n}$ SAME prop; Alessandro Gelsomino-same:
Jan2 $8^{\prime} 13$. SAME prop; McAuliffe \& Clark-Frank Vigi-
lanta \& Michl Penna; Dec4'12. BATH av, sec Bay 17th, $39.10 \times 100$ : Adolph Kriendler Saverio Ursetti \& S E S Realty svoor 3VOORHIES av, nec E 16th, $246.7 \times 165.1 \times$ $241.2 \times 170$; also VOORHIES av, nwe E 16 th, L Schaeffer ; Mar26'13. Brunt Bldg Co- Emma

MAY 12.
 Williams-J S Rourke; May9'13.
E 12 TH st. es, $260 \mathrm{~s} \mathrm{Av} \mathrm{P} 40 \times$.100 ; J P Duffy Co-Hollow Wall Constn Co; Maró'13. ³BAY 34 TH st. es, 200 s Benson av, $-\mathrm{x}-$; M
Rlitstein-Ernest W Miller \& Jno Mooney: Tune Rlitstein-Ernest W Miller \& Jno Mooney ; June
$27^{\prime} 12$.

## MAY 13.

E 35 TH st, Ws, 300 n Av K, $180 \times 100$; Chestnut
Ridge White Brick Co-H K Realty Co ; Anr22 66 TH st. ns, from 19 to $20 \mathrm{av} .100 \times 700$. 200.00 66TH st. ns, from 19 to 20 av. $100 x 700$; Wat-
son \& Pittinger-Aplo Constn Co. Arthur Pin$9,173.00$ BEDFORN av. NEWKIRK av \& FLATBUSH av, the block: Hyman S Sulsky-Morris Singer
\& Emanuel H Gold; Apr29'13. 157 or 127 \& Pittinger nec 65 th, $100 \times 700$ to 20 av; Watson \& Pittinger-Aplo Constn Co \&e; Arthur Pin-
over \& Lester Osterman; May12'13.
$9,173.00$

ADELPHI st, swe Park av, $39.9 x 33.9$; Dixon Metal Ceiling Co-Alfonso Clementi, Fred Rob-解的meyer Sr \& Jr; May6'13.

WARWICK st, 2910 ; Benj Slen-Wittman Constn Co Wm Fishkin, Mar2213. 425.00 Simon Gasni av, ws, 100 n Dumont av, - x - ; Impt Co, Morris Grotenstein \& Jos Weinstein ;
Feb3'13.
WILLIAMS av, ws, 300 s Blake av, $-\mathrm{x}-\mathrm{a}$
Jas Sangiamo-Grant Bldg Co ; Jan 30 '13. 400.00
${ }^{1}$ Discharged by deposit.
${ }^{3}$ Discharged by order of Court.
2Discharged by bond.

## ATTACHMENTS.

The first name is that of the Debtor,

## Manhattan and Bronx

## MAY 8.

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 F W Levy. F W Bussing Co-General Dehydrator Co; \$8.Esselman, Geo-Henry Muhlhauser ; $\$ 2,000$; G H MAY 10 \& 12.
No Attachments filed these days.
MAY 13.
Bombadili Mercantile Co-Arthur J WesterMAY
MAY 14.
MeClure, 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. Dyckman Constn Co., Sherman av, nwe Isham, Refrigerators. x ...Colonial Mantel \& Refrigerator $\mathrm{Co}_{4}{ }_{451}$ Same. Sherman av, nwe Academy, -x-.. same. Refrigerators, Hoffman st, ws, $174.6 \frac{\mathrm{~s}}{}$ 187th. .Colonial Mantel \& Refrigerator. Man- 107

## Borough of Brooklyn.

$$
\text { MAY } 8,9,10,12,13,14 .
$$

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. Bristol Constn Co. Saratoga av \& Sutter av.. Hudson Mantel \& Mirror Co. Mantels. 271 Falkenmeyer, Chas. 162 Park av..Star ChanPen Constn Co. Mirrors.
av \& Canal av..Hudson Mantel bet Neptune
Property Impt Co. Midwood st, cor Nostr) 880 av..Hudson Mantel \& Mirror Co. Nostrand Tarpey, Mary F. 11th av, bet 49th \& 50th

Tarpey, Mary F. 23d av, bet 86th \& (R) 500 av..Hudson Mantel \& Mirror Co. Mantels.
Toback, D. Union st, nr Utica av..Hudson 216
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.

## MAY 10.

THOMPSON st, es, 100 n Spring, $94.7 \times 100$; Bronx Investment Co loans Citizens Investing Co to erect a -sty bldg; 10 payments. 56,000 BEEKMAN av, swe Oak ter; City Mtg Co loans K \& J Constn Co to erect a 5 -sty apartment; 6 payments.
BERGEN av, nee 152d, $131.2 \times 100$ City Mtg Co loans Conron Bros to erect three 6-sty apartCONVENT av, ws, 50 s 133d, 143.6 x 100 ; City Mtg Co loans Convent Park Constn Co to erect two 5 -sty apartments; 1 payment. 5,000
HOE av, sec 173d, $75 \times 100$; Manhattan Mtg Co loans Marazzi Constn
apartment; 12 payments. MAY 12.
214 TH st, ss, 92.9 w Barnes av, $25 \times 100$; $\begin{array}{ll}\text { Frank T Burton, atty, loans Annibale Deluccia } \\ \text { to erect a - sty bldg; - payments. } & 4,500\end{array}$ MAY 13.
81 ST st, ns, 225 e Columbus av, $75 \times 102.2$; Constn Co to erect a 12 -sty apartment ; payments.
ANTHONY av, swc 174th,, 82.9x61.4; Rockland 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 $\begin{array}{ll}\text { a } 5 \text {-sty tenement; } 14 \text { payments. } \\ \text { LEXINGTON av, nec } 42 \mathrm{~d}, 40 \mathrm{x} 87.2 ; & 36,500 \\ \text { Realty }\end{array}$
 Associates loans First Constn Co of
to erect -sty bldg; - payments.
150,000

## MAY 14.

VALENTINE av, swc 181st, 139.9x54.2; Rockland Realty Co loans
erect a MAY 15.
235 TH st, ns, 335 w Katonah av, $50 \times 100$; North Side Mtg Corpn loans Carmine Zullo to
erect a - sty bldg: - payments.
9,000 PROSPECT av, ws, 125 n Prospect av, $123 x$ 110 Central Blag impt \& Investment Co loans
114 th St Co \& 7th Av Constn Co to erect three 5 -sty apartments; 12 payments. 72,500 VIRGINIA av, ws, 216.1 s Watson av, 50.7 x 101.4; Richd W Horner, atty, loans Wm Buhl,
nc, to erect a
sty bldg:

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, 164 x pay Evergreen Steam Stone Works.

MAY 13.
VAN BUREN st, 101; Le Vine Bldg \& Contracting Co on Titie Guar \& Trust Co to pay 1,500
Schofler.

## DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of
Auxillary Fire Applianceses. Combusti-
bles and Places of Public Assembly

## BUREAU OF FIRE PREVENTION.

 57 East 67th Street.
## ORDERS SERVED

(First name is location of property; nh name forlowing dash is party against denote nature of order. Orders are arranged alphabetically by named
streets, numbered streets,
named avesues and numbered avenues.) Orders marked " $H$ " are omitted

## MANHATTAN ORDERS SERVED.

## Named Streets.

Allen st, 59-Edw Ridley.


Bleecker st, 152 - Bertini \& Rosette
Canal st, $215-$ Newman Cowen Est............
Canal st, $261-7$, \& Howard st, 23 -Eugene

Catherine st, 22 -Chas Abraham
Catherine st, 22 -Kustin Bellensky..........-C-A
Catherine st, 22 Harry Goldman
Catherine st,
Klungman
Catherine st, 22 -Morris Greenberg....... F-C-
Catherine st, 22 -Sophia Blickman........F-C-
Centre st, $240-$ Rhinelander Waldo.
Essex st, $133-$ Louis Schneider...............
Grand st, $310-$ New Grand Vaudevile Co.
d st, 129-31-co
Hester st, bet Essex \& Norfolk sts (P S 62)
-Board of Education
Hester st, 156 -Pinkus Nathan
Madison st, $141-$ Saml Redell.
Mulberry st, 164 Schiavone \& Guirtasi .....
Orchard st, 86-Rudolph Wallack.
Orchard st, 17-Jacob Levine. .
Orchard st, 17-Hyman Pollock
Orchard st, 17 - Jacob Kauer. .
Orchard st, 17 -Barney Weinberg. ..............C-G
Aaron Miller \& Pincus Klim
Orchard st, 17-Jacob Bernstein.
Pelham st, 1-5-Harry Holtzberg
Pelham st,
Pelham st, 5-Harry Holtzberg............... B-
Board of Education ..........................

Rivington st, $72-$ Bernard Carneol Co, Inc...
Rutgers slip. $79-\mathrm{S}$ Volk.
Rutgers st, 39 - Gordon \& Shapero
South st, 236-Mary S Kernochan

Numbered Streets.
${ }_{18}^{2 \mathrm{~d}}$ st, 23 - Jacob Feinberg....
18th st,
20 sth st,
127
W-LD
W-U S Realty

21st st, $19-27$ W-Saml Katz \& Co......

${ }^{21 \text { st }}$ st, $19-27 \mathrm{~W}$-Metropolitan Cloak \& . Suit
${ }_{21 \text { st }}^{21 \text { st }}$ st, $19-27$ W-Jos Jonasson \& Co.

21 st st, $19-27 \mathrm{~W}$-Harry Waller
26 th st, $37-43 \mathrm{~W}$-Arthur Beal.
${ }_{26 t h}^{26 t h}$ st, $37-43 \mathrm{~W}$ W-Chas Hirsch \& Max Cohe

32d st, 35 W-Emily B Hopkins
35 th st, $40-4 \mathrm{~W}-$ Danl F Ritchey..........
40 th st, $6 \mathrm{~W}-\mathrm{Mrs}$ Oliver Barnnewaid.
4th st, $6 \mathrm{~W}-\mathrm{Mrs}$ Oliver Barnnewald..........
42 d
st
$201-5 \mathrm{~W}-\mathrm{Osca}$
Hammerstein....

86th st, 157-61 E-International Vaudeville Co A-F
94th st, $215 \mathrm{E}-\mathrm{J}$ Parker. ......
108 th st, $104+$ E-Herrietta Hustedt
124 th st, $413-5$ - - -Gabe Nachman
$\mathrm{C}_{0}$ st, 36 W -Harlem Crescent Theatrical

163 d st, 490 E -Melrose Garage..
Named Avenues.
Av A, 51 -Weiss Amuse Co..
G-J Av B, 221-R Keler.................... Broadway \& 33d \& 34th sts-David........... A Alpin ....................................... Broadway,
Broadway $\& 182 \mathrm{~d}$ st-Patk Broadway, 476 , \& Crosby st, 38 -Cyrus W Howland
Broadway.
350
6 - Cath $\dddot{M} \dddot{M}$ Kernochan Est Broadway, ${ }^{350}$ - Cath M Kerno Bowery, 347-Kaplis Sroka
Lenox av, 318-20-Crescent Bedding Co......... Lenox av, $318-20$-Eliz Fitzgerald.... Lenox av, 440-2-Jacob Van Brink ....B-CLexington av, $1714-20-\mathrm{Wm}$ Fox Amuse Co.
West Bway, 307-9-A Kimball Co..

> Numbered Avenues.

1st av, 2060 -Royal Italian Theatre....I-G-C-A 1 1st av, 182 -Morris Minlle.
...I-G-C-A
4th av \& 138 th st-Church E Gates \& Co....... 5 th av, $1314-6-$ Harlem Fifth Av Amuse E-Co. 5th av, $1250-$ North Star Amuse Co.......D-A-C $8_{\text {th }}^{6 \mathrm{av}} \& 42 \mathrm{~d}$ st 260 W - Boro Theatres Co. Sth av, 650, \& 42 d st, 260 Boro Theatre Co.
Sth av, 2216 - Cliz
G Hautsche. ${ }_{9}^{\text {Sth }}$ av, 2216 Eliz G G Hautsche.
9th av,
Harlem River, foot of 214 th........................
dock


## BRONX ORDERS SERVED. <br> Named Streets.

Carroll st (City Island)-Roeden Ice \& Coal


Named Avenues.
Bathgate av, $1579-$ Jno $F$ Rogers.
 Wendover av, 438-40-Louis I Kutinsky...... I -
Westchester av, 2319 Annie C Lyon........

## BROOKLYN ORDERS SERVED.

Bergen st 1000 - P )
Bergen st, $1000-\mathrm{R} \mathrm{M}$ owen $\&$ Co.
Bergen st, $2152-$ Bernard Berman.
Bond st, $382-\mathrm{J}$ De Bello. ...it.....
Carroll st, $420-$ Watson $\&$ Pittinger
Ongrest, 1 ...........K
 Degraw' st, $127-35-$ Edw B Jordan Co. H-F-C-A Degraw st, $127-35-$ Bklyn Union Gas Co Co.
Fulton st, $1239-41$ - Carpenter Motor Vehicle Fulton st, 1239-41-Alina F Carpenter.
Fulton st, $1239-41-$ Bklyn Union Gas C
Fulton st, 1239-41-Bklyn Union Gas Co
Hoyt st, 98 - L C Brooks............... L-A-G-C-K
Johnson pl \& \&th st-Bklyn Union Gas Co.
Lincoln pl, $47-9-$ Albt E Williams.
McKibben
st, $155-\mathrm{Wm}$ Bernstein
McKibben st, $155-\mathrm{Wm}$ Bernstein......
Osborn st, $366-$ Bklyn Union Gas Co..

Quay st, \&5.-7-Bklyn Union Gas Co...
Prince st, 115-Saml Blume.
Prince st, 115 -Saml Blume..................... B -
 Sackman st, 284 (2d sty)-Jno Schiemho.... E
Siegel st, 92 (rear bldg)- Bklyn Union Gas Co.A
Union st,


Numbered Streets.
1st st, $191-\mathrm{V}$ Vaccaro
11 th
st
307
$\mathrm{E}-\mathrm{Francis}$
1th st, 307 E - Francis Norman.................. K
16th st,
51 st
st,
192-Diamond Spiwack
\&th st, 210 E-Manhattan, Eye, Ear \& Thro.. E
Hospital …............................... D
Atlantlic av, 1569-Alfred J Bassett Atlantic av, ${ }^{119-\mathrm{N}} \mathrm{M}$ Friedmann.
Bedford av, $295-7$ Fannie Klauber.

Bedford av, 896-Henry Mohr
Belmont av, 484-Sigmund Gertier
Clinton av, $410-\mathrm{A}$ C Bedford.
Kent av, $272-4$-Richd W R Reed, Jr
Kent ay
Kent av, 272-4-Jno Berwick \& Bros........C-G-A
Kent av, $272-4-$ Peter J Mount \& Co
Montauk av, $336-8$ Aaron Rashin...
Myrtle av, 52 - Colwall Lead Co.
Myrtle av, $1562-$ Welz \& Zerweck.
Pitkin av, ${ }^{2147-\text { Bklyn Union Gas Co }}$ Rogers av, 146 -Mrs M E Canon.
Rogers av, $898-$ Isidor Snider
St Marks av, 326 -Christian
St Marks av, 32 Christian Haselok
So Portland av, 116-I M Allen Co G-A-D-L-C-K
Surf av, opp Culver Depot (C I) - Bkiyn Boro

Numbered Avenues.

3 d av, 601 -Gottlieb Reinhardt
4 th av, 288 -Jno A Ferro.....
QUEENS ORDERS SERVED.
Named Avenues.
Merrick rd \& Springfield av-Henry Forthofer.
Sherman st, 23 (L I C)
RICHMOND ORDERS SERVED.
Named Streets.
Bay st, $466-\mathrm{B}$ W Daly
 Daniel Low Terr (N B) F Tedor Schmidt......... Elm st (S I)-Interborough Auto Repairs \& ${ }_{\text {S }}$ © Van Duzer st, 360 - H Goodwin, M $\mathrm{D}, \ldots . . . \mathrm{G}-\mathrm{G}$ Named Avenues.
Amboy rd, $7631-\mathrm{Geo}$ W Carpoot............ K
Arents av, 403
(Tottenville) - Frank I Hadkins. Arents av, 403 (Tottenville) - Frank I Hadkins.
Central av, 58 (Tompkinsville-Jno H Gans. Clinto C -

 Dongan Hills-Richmond County Country Club Richmond \& Tompkins av-E H Piple.......G-A Johnson av ft (Tottenville) Jno Preacher.... Mariner's Harbor-Proctor $\&$ Gamble Mfg Co.
Richmond av, 121 -Jno Rosner............... Richmond av, $254-\mathrm{Dr}$ Geo Wairath Richmond av, 281-Wm L R Foggin
Richmond terr, 1918-A F Rauscher............. ${ }^{\text {A }}$ Richmond terr, 3063 -Staten Island Ship Bidg Richmond turnpike (Tompkinsvilie)- R Milier. Rossville-Oakland Chemical Co $\dddot{\text { Y }}$.......G-L-A
Tottenville-Standard Oil Co of

## Board of Examiners.

AppeAL 48 of 1913 , New Building 520 of
1911, premises 216-232 West 44th Street, Man-
hattan, A. Albert Swase
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 Wremises $586-590$ Seventh Avenue, Manhattan, m H. Hoffman, appellant.
Theatre.
APPPEAL 50 of 1913, New Building 460 of 1912, premises s7th Street and Third Avenue V. Lamb, appellant.

Theatre.
APPEAL 51
1913, of premises east side Lex Building 141
Lex 1913, premises east side Lexington Avenue, 50
feet south of 51 st Street, Manhattan, Willam feet south of 51 st street,
H. McElfatrick, appellant.
Theatre.
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 $\left(14^{\prime} 0^{\prime \prime}\right)$ 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 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
Withdrawn by appellant
APPEAL 53 of 1913 , New Building 54 of
1913. premises $2-14$ West 39 th Street, $424-434$ 1913, premises 2-14 West 39 th Street, $424-43$
Fifth Avenue, and $1-11$ West 38 sth Street, ManFifth Avenue, and $1-11$ West 38 sth Street, Man-
hattan, Messrs. Starrett \& Van Vleck, appellants.
Floor areas; fire-walls.

APPROVED; fire-walls.
APPEAL 54 of 1913, Alteration 2829 of 1910 premises east side First Avenue, 38 th to 39 th appellant. Question
APPROVED.
APPEAL 55 of 1913, New Building 1726 , Fifth Avenue, Brooklyn, Thomas Bennett, appellant.
Theatre, $A^{2}$ CONDITION that an addifional in wit be placed on each side, at points marked "A" least four on the orchestra floor plan; and that a clear
passage, at least four feet wide, be provided 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 auditorium row of rear, as marked in red on orchestra floor plan.

# CURRENT BUILDING OPERATIONS 

Including Contemplated Construction, Bids Wanted, Contracts<br>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 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 Street, N. 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 building 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 submitting plans and the final closing has not yet been considered.

## Art Commission Approves Plans.

At the meeting of the Municipal Art Commission on Wednesday plans were finally approved for the new Brooklyn Municipal 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, Voorhees \& Gmelin, 1123 Broadway. The Pulitzer Fountain plans are by Carrere \& Hastings, 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 construction.

## 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 warehouses, 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 37 th street, and three of them on the blocks extending from Tenth to Eleventh avenue, and from 30th to 33 d 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 $425 \times 100$ 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. THE EAGLE WHITE LEAD CO. has moved
its offices to 101 Park av. its offices to 101 Park av
CHARLES MAYER, consulting engineer, has
moved his office to 30 East $42 d$ st. moved his office to 30 East 42 d st.
BATTERSON \& EISELE, marble contractors, J. L. WARD CO., general contractin J. L. WARD CO., general contract
moved its offices to 101 Park avenue. DREADNOUGHT FLOORING CO.,
floors, has moved to 30 East 42d street.
HENRY VALLET, architect, has open HENRY VALLET, architect, has opened an
office at 57 Lawton st, New Rochelle, N. Y. THE FLETCHER-STANLEY CO. Cle electric
supplies, has moved from 32 Franklin st to
193 William st. 193 William st.
HENRY A. KOELBLE, architect, formerly of
71 Nassau st, announces that he has moved to 71 Nassau st, ann
J. G. GLOVER, architect, has moved his offices from 166
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 MR. A. B. SEE, of the A. B. See Electric Elevator Co., will sail for Europe May 29 on the Kaiserun Auguste Victoria.
LUDLOW \& PEABODY, architects, formerly of 12 . West 31st st, are now located in the Archi-
tects' Building, 101 Park av. HOWARD PECK, architect, 25 East 26 th st, son Galleries, 15 East 40 th st.
GAYNOR \& ROSENBLUM, ornamental iron work, are now located in their new home at 132-134 Ten Eyck street, Brooklyn.
J. J. O'LEARY CO., general contracting, has
moved its offices from the Peoples Bank Buildmoved its offices from the Peoples Bank Build-
ing to 500 Bloomfield avenue, Passaic, N. J. CLARK \& TUNISON, builders, will shortly
move to their new office and shop now nearing move to their new office and shop now nearing
completion at 17 Queen st, Long Island City. RICHARD A. WRIGHT, consulting mechanica and construction engineer, has moved his office from 350 Fulton st, Erooklyn, to the Woolworth Building.
BUCHMAN \& FOX, architects, formerly of 11
East 59th st, are now located in the 42 d St. East 59th st, are now located in the 42 d St.
Building, Madison av and 42 d st. Telephone,
Murray Hill 4792 . Murray Hill 4792 . ing 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
5 th av. He formerly conducted business under the firm name of Buehler \& Lauter, ornamental
plasterers, at 505 West 45 th
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 42 d 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 Super
WALTER ROOKSBY, Superintendent of the cewark Builders and Traders' Exchange, is re-
ceiving 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 moved to its new offices in the Architects' Build-
ing, 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. Room 32, 45 Clinton st, Newark, N. J. H. W.
Fowler will be in charge of the office and act as Fowler will be in charge of the office and act
representative for the New Jersey territory.
CLARENCE L. SEFERT, who for a number CLARENCE L. SEFERT, who for a number of years was in charge of arcuitectural work
the office of John Downey, bulder, 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 chartered at Albany with Samuel Catchenburg Benj. Sobrial, Wolf Levine, et al, to do a general construction business in Manhattan. The at-
torney of the company is Oscar Englander, 302 Broadway,
AMERICAN CLOTHES DRYER WORKS, 143149 West 19th street, have just completed the installation of sixteen complete plants in the new apartment building situated at the northeast corner of 79 th street and Park avenue
Bing \& Bing, owners, Bing \& Bing, owners.
THE TOBRUNK CONSTRUCTION CORPORAbeen 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 prac-
tice of architecture at 45 Clinton st , Newark,
D. GARRETT-TILLEY CO. has been granted a corporate charter to manufacture and deal in gas and electrical appliances with Frank
Garrett, 26 Cortlandt st. Edwin F . Tilley, Jr., 26
 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. Stoddard, all of 128 Eroadway.
ADOLPHUS S. NORTH, architect of Montclair, 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 Montclair.
TRENCH EXCAVATING CORPORATION has been incorporated at Albany to do general ex-
cavating, trucking, construction, contracting and cavating, trucking, construction. contracting and pal offices are 20 Nassau st, where its attorney, Benj. C. Catchings. is located. The directors are Theo. B. Catching, Benj. C. Catchings and
MACK BROS. CONTRACTING CO. has been chartered to conduct a general contracting and trucking business in New York City. The at-
torney 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 48 th st, and the latter two
of Tappan, N. Y. 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 FulThe Bronx, with Samuel Horowitz, of 1473 Ful-
ton av. The Bronx, Yettie Horowitz, 520 East 45 th 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 Wil-
fred F. Poignane, of 575 East 126th st New
 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.

ing the size of the standing committees, which
is made necessary by the growth and activities is made necessary by the growth and activities
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 29 West 39 th street, Thursday, May 15 . The pared by W. T. Walters, Mem. Am. Soc. E. D., on "Practical Suggestions in Machine Design," whilowed by a lecture illustrated by lantern
flides upon "Reinforced Concrete Construction" slides upon "Reinforced Concrete Construction" delivered by Harold Perrine, A. M., civil engi-
neering department, Columbia University. The rooms were crowded, about 130 persons enjoying the program.
CRAFTSMAN CO. (Gustav Stickley) will move 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 two floors will be utilized as trade show rooms 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 fitted $u p$ 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. ARCHITECTURAL BOWLING LEAGUE.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 an-
nouncement of the winners. The following teams nouncement of the winners. The following teams 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 din-
ner, representing the offices of McKim ner, representing the offices of McKim, Mead
\& White, Hoppin \& Koen, Goldwin Starrett \&
Van Vleck. Francis H, Kimball Hastings, F. M. Andrews, Clinton \& Russell. John Russell Pope and Donn Barber. Donald Campbell was toastmaster and interesting ad-
dresses were made by Messrs. Francis H. Kimdresses were made by Messrs. Francis H. Kim
ball and F. J. Brainerd. The dinner was ar ranged for by a committee consisting of L.
Coyer, chairman, W. H. Wagner and M. L.

JAMES C. BAYLES, who was well-known as a mining and mechanical engineer as well as a journallst, died Wednesday, May 6, at the New York Medical College Hospital, after a brief ill-
ness 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 edi-
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 ing upon technical subjects for various magathe American Institute of Mining Engineers and of the New Jersey Sanitary Association, a member of the British Iron \& Steel Institute, and charter member of the American Society of Me

## NO ARCHITECTS SELECTED.

formation regarding building projects where formation regarding building projects where

MANHATTAN.-The French Theatre Co., Inc.,
5005 th av. A. Baldwin Sloane, in charge, con 500 5th av. A. Baldwin Sloane, in charge, contemplates the erection of a 3 -sty French theatre. 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 beeen retained and project will not go ahead untilenis summer. HARRISON, N. J.-The Driver Harris Wire
Co., H. Barrett, superintendent in charge, contemplates the erection of a 1-sty concrete addition, $200 \times 60 \mathrm{ft}$., to the manufacturing plant in Middlesex st. Owner will call for bids on general contract about June 5. Architect will be elected immediatel. H. $\$ 50,000$ HERKIMER, N. Y.-H. G. Munger, president templates the erection of a store building in North Main st, for which no architect has been selected.
BATAVIA, N. Y.-The Batavia Preserving Co., of this place, U. E. Decker, superintendent, con templates making a brick addition to their plant. 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.
CORTLAND, N. Y.-The Homer Av Methodist Church, W. L. Lyons, pastor, Maple av, near
Homer st, Mr. Jones, Hamlin st Cortlandt Homer st, Mr. Jones, Hamlin st, Cortlandt,

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## No Architects Selected (Continued).

erection of a $11 / 2$-sty church at Homer and Maple avs. Project will probably not go ahead u
November. No architect has been selected.
CORTLAND, N. Y.-The Board of Education, Frank P. Hakes, superintendent, Wm . Grady, City Hall, city cierk, contemplates the erection of a 2 -sty brick and stone schoi, to
000 . No architect has been selected.
CORTLAND, N. Y.-The Board of Supervisors, C. E. Thompson, chairman, 28 Groton av, confor which no architect has been selected and it is indefinite when project will go ahead. MEDINA, N. Y. - The Village of Medina, Cari Breed, president, contemplates the erection of a pubic
been selected.
CORTLAND, N. Y.-W. G. Lippert, care of Eagle House, Norwich, N. Y.., Grant McDonald, proprietor Messenger Hotel, contemplates the erection Messenger Hotel. No architect has been to the M
selected.

## PLANS FIGURING.

apartments, flats and tenements. NEWARK, N. J.-J. B. Warren, 22 Clinton st, architect, is taking bids for a 4 -sty brick corner of Tyler and Warwick sts, for John Rospond, 53015 th av, owner. Cost, about $\$ 18,000$. MANHATTAN.-John McKeefrey, 1416 Eroadway, general contractor, is taking frons to the erations, consisting apartment at $200-206$ West 52 d st, from plans by Fred P. Platt, 1123 Broadway. Cost, plans by Fred

## STABLES AND GARAGES,

MANHATTAN.-W. P. Seaver, 322 5th av, architect, is taking 74 ft to be erected at 79-81 East 2d st, for the Philip Weeks Estate, care of architect, owner.
BROADWAY.-McDermott \& Hannigan, 103 Park av, are figuring the contract for a 2 -sty and basement brick stable, $75 \times 100 \mathrm{ft}$., to be erected at Broadway and 233 d st, for Francis McDermott, 127 West 42 d st, owner.
Meuron, 31 East 27 th st, is architect.

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 erecto 3599 Broadway, 601 to 603 West 147 th st, and 602 to 604 West 148 th st. The Broadway part will be improved with a business building having a frontage of 200 feet with an en im proved with a theatre. Leon S. Altmayer, 60 East 86 th st, who will be the renting agent for the corporation, stated on Monday that an archi tect 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 83 st, contem$51 a t e s$ the erection of a 9-sty apartment house, by Neville \& Bagge, 215 West 125th st, archiby Nerts.
81 ST ST.-Neville \& Bagge, 217 West 125th st, have completed plans for a 12 -sty apartment house, 75 x irregular, to be erected at $35-9$ West 81 st st, for the McMorrow Engineering \& Construction Co.;
180 TH ST.-John Hauser, 360 West 125 th st, has completed plans for two 5 -sty flats, $50 \times 87.6$ ft ., to be erected in the north side of 180 th st, 120 ft . east of Audubon av, for the Hennion $\$ 90,000$.
$\$ 90,000$.
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 5055 th av, at the southeast corn
$\$ 250,000$

86 TH ST.-Schwartz \& Gross, 347 5th av, have completed plans for a 12 -sty apartment side of 86 th st, 55 ft east of Park av, by the
sid
St. State Construction Co
Stated cost, $\$ 500,000$.
141ST ST.-Charles B. Meyers, 1 Union sq, has completed plans for a 6-sty apartment house, $100 x 86.6 \mathrm{ft}$., for the B. V. Construction side of 141 st st, 188 ft . east of Riverside drive, side of $\$ 14$ st st,
EAST BROADWAY.-Rudolph Wallach Co.. 68 William st, will alter the 4-sty tenement, 266 East Broadway, from plans by G. A. \& H.
Boehm, 7 West 42 d st. Boehm, 75 TH ST.-L. F. J. Weiher, 271 West 125 th st, has plans for alterations to the two 5 -sty tenements $332-334$ West 85 th st, for the $\$$ stro
struction 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 Apartment
$\$ 20,000$.

## DWELLINGS.

68TH ST.-Fred H. Dodge, 133 East 41 st st, has completed plans for alterations and addi-
tlons to the 5 -sty brick residence, $25 \times 60 \mathrm{ft}$, at

45 th st, owner. Pottier $\&$ Stymus Co., 375
Lexington av, is general contractor, and will Lexington fids 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 $38 t h$ st, for James L. Barclay, 299 Broadway, owner. Cost, about $\$ 25,000$. The architect will take figures.
88TH ST,-Harris \& Maurice Mandelbaum, 135 Broadway, have purchased property at 259 West $88 t h$ st for speculation. They have no plans HOTELS.
BROADWAY.-Excavating has been resumed for the 12-sty hotel, $35 \times 114$ ft., at the northeast corner of Broadway and 94 th st, for Harry
Schiff, 355 West End av, owner, who builds. H. Schiff, 355 West End av, owner, who builds. H.
Fox, southeast corner of 88th st and West End Fox, southeast corner of 88 th st and West End
av, is superintendent. Ravitch Bros., 18 West 33 d st, have the steel. contract. Cost about $\$ 200$. 000 . Schwartz \& Gross and B. N. Marcus, 347 5 th av, are associate architects.

SCHOOLS AND COLLEGES.
MANHATTAN.-Bids were received by the Board of Eancation for gy Dasium apparatus low bidders at $\$ 9,249$.

STORES, OFFICES AND LOFTS.
BLEECKER ST,-Leonard Weil, 128 Broadway, has purchased the southwest corner of Bleecker and Perry sts for speculation. No 4TH AV. Demolishing is
4th av, where a 12 -sty is going on at $329-331$ erected for the Polo Construction Co., Henry Villanme, 151 West 30 th st, owner. Neville \& Bagge, 215 West 125 th st, architects. C. J. Jeppesen, Inc., 62 West 45 th st, is engineer.
Alfred E. Norton Co., 105 West 40 th st, has the structural steel contract.
33 D 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 33 d st, through to $48-54$ East 34 th st, for the George Backer Construction Co., 27 West 42d st DEV ST Wresk
DEY ST.-Work on the Western Union Building at $14-18$ Dey st, is up to the 3d tier. W
W. Bosworth, 527 , 5 th 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. ${ }^{\text {Henry }}$ Henr.
Meyer, Jr., \& Bassett Jones, Jr. 101 Park 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 of Broadway and 81 st 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 Bros., 5075 th av, have the general contract.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. HOME ST.-Moore \& Landsiedel, 148th st and 3d av, are preparing plans for a 5 -sty tenement,
$50 \times 97$
ft , to be erected in the south side of
Home 513 ft east of Simpson st, for the Home st, 513 ft east of Simpson st, for the
Kielbert Construction Co., 535 East 166th st, Kielbert Construction Co., $\$ 35$ East 166th st, BATHGATE AV.-H. Rubin, a Bronx builder, has purchased a plot, $50 \times 115 \mathrm{ft}$., on the east side of Bathgate av, 150 ft . south of 174 th st, with a 2-sty house on the property. Mr. Rubin contemplates the erection of an apartment house
181ST ST.-Moore \& Landsiedel, 148 th st and 181ST ST.-Moore \& Landsiedel, 148th st and
3 d av, are preparing plans for two 5-sty brick apartment houses, $45 \times 88 \mathrm{ft}$. and $40 \times 90 \mathrm{ft}$., 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 3 d av, are preparing plans for a 5 -sty 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 equipwas 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.

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 dent 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 i-sty brick teneof 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, 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, southeast corner of Rogers av and Union st, for the Henry Reth But $\$ 45,000$.
DE KALB AV.-Shampan \& Shampan, 772 Broadway, Brooklyn, are preparing plans for an apartment house to be erected on the south slde of De Kalb av, 301 ft east 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 DWELLINGS.
LIVINGSTON ST.-Chas, Infanger \& Son, 2634 Atlantic av, have completed plans for a 3 -sty brick store and residence, $21 \times 67 \mathrm{ft}$, to be erected at the northwest corner of Livingston and Nevins sts, for John Hartman, 1576 Broadway, owner. HALLS AND CLUBS.
BROOKLYN:-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 al-
ready 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 Eastern Parkway 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 $\$ 12.897$. low bidder at $\$ 12,897$.
BROOKLYN.-No bids were submitted for installing electric ash hoist in the Boys' High school. Bids will be readvertised.
EROOKLYN.-Bids were received by the Board of Education May 12 for installing temperature regulation in P . S. 99 . The Sta
Co. was low bidder at $\$ 2,680$.

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 about $\$ 10,000$.
NEW UTRECHT AV.-Julius Scher, 156073 d st, Brooklyn, owner, will soon take bids on subs for a 1 -sty brick store, $20 \times 88 \times 46 \mathrm{ft}$, to be erected at New Utrecht av and 70th st, from plans by
F. J. Dassau, 1371 Broadway, Brooklyn, archiF. J. Dassau, 1371 Broadway, Brooklyn, archi-
tect. Cost, about $\$ 7,000$. lect. Cost, about $\$ 7,000$.
tague 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, a
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 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
bldders at $\$ 978$.

## Westchester.

DWELLINGS.
DOBBS FERRY, N. Y.-Moore \& Lansiedel 148th st and 3 d av, N. Y. C., are preparing plans for the erection of a $21 / 2$-sty hollow tile 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 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 ading for the First National Bank. W. H. Miller East State st, is architect. Cost, about $\$ 20,000$. DWELLINGS.
RIDGEWOOD, L. I.-The Klee Co., of this two 2 -sty brick stores and residences, $26 \times 75 \mathrm{ft}$. at the southwest corner of Woodward av and Grove st, for Hirch \& Mayer, 567 Onderdonk av, owners. Gross \& Kleinberger, Bible House, MT. KISCO, N. Y.-D. F. Dakin Mt Kisco, has received the general contract to alter the $21 / 2$-sty frame residence, near the station, for

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## Manhattan.

APARTMENTS, FLATS AND TENEMENTS. CATHEDRAL PARKWAY, 47-57, 10 -sty brick
and stone apartments, 125x 100 ; cost, $\$ 500,000$; owner, John A. Sonntag, 2 Lenox av; architects, 254. 111 TH ST, $24-30$ West, 5 -sty brick tenement,
$100 \times 59$; cost, $\$ 80,000$ : owwer, Fil Mil Realty Co, 132 Nassau st; architects, Gronenberg \& Leuchtag, 3035 th av. Plan No. 252 .
1115 TH sT, n s, 125 e of Manhat av, 6 -sty
brick tenement
 1884 7th av ; architects, Gronenberg \& Leuchtag,
 terian Church, Geo. W. Elkins, Pres., 32 Hamil-
ton terrace; architect. Frank Freeman, 132

## schools and colleges

$75 ;$ cost, $\$ 40,000 ;$ Ewners, Yorkville Jewish Religious School, $123-5$ East 85 th st; architect,
Geo. F. Pelham, 30 East 42 d st. Plan No. 257.


[^2]
## MISCELLANEOUS.

AMSTERDAM AV, 1141, 4-sty brick laborabia University Nicholas M. Butler Pres Ams terdam av and 116 th st; architects, Mckim,
Mead \& White, 101 Park av. Plan No. 249 . VANDEWATER ST, 37-39, 1-sty brick toilet $14 \times 10 ;$ cost, $\$ 400 ;$ owners and architects, Rich \& Deeves, 58 West 83 d st. Plan No. 257.

## Bronx.

APARTMENTS, FLATS AND TENEMENTS. $159 \mathrm{TH} \mathrm{ST}, \mathrm{s}$ s, 100 w Elton av, 5 -sty brick tenement, plastic slate roof, $50 \times 86$; cost, $\$ 50$, Lese, 35 Nassau st, president; architects, Tremont Architectural Co., 401 Tremont av. Plan

HOE AV, e s, 300 s Jennings st, 5 -sty brick tenement, plastic slate roof, $50 \times 87.2$; cost, $\$ 50,-$
 Tremont Architectural Co. 401 Tremont ay, Plan No. 314.
166 TH ST, n s, 153.83 w Washington av, 6 -sty brick tenement, slag roof, $59.25 \times 77$; cost, $\$ 50,-$
000 ; owners, Rafink Constn. Co. Herman Finkelstein, 405 East 99 th st, Po., Herman FinChas. B. Meyers, 1 Union Square. Plan No.

143 D ST, n s, 107.58 w Willis av, 5 -sty brick tenement, plastic slate roof, $56.3 \times 87.8$; cost, $\$ 55,000$; owners, Steinmetz
Steinmetz, 1416 Glover st, Pres. ; architects, Moore \& Landsiedel, 3 d av and 14Sth st. Plan EAGLE AV, e s, 126.82 n 149 th st, two 5 -sty brick tenements, tin roof, $60 \times 87.6$; cost, $\$ 120$. lard Marcuse, 547 Westchester av, Pres. : architect, M. W. Del Gaudio, 401 Tremont av.
VILLA AV, e s, 171.51 s Van Cortlandt av, 4 -sty brick tenement, tin roof, $50 \times 80$; cost, av; architect, M. W. Del Gaudio, 401 Tremont

## CHURCHES.

MARTHA AV, n w cor 240th st, 1-sty brick church and Sunday school, $80 \times 50$, 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 . 166 TH ST, n s, 66 e Nelson av, 1 -sty frame church, shingle roof, $33.2 x 60.9$; cost, $\$ 4,500$; owners, Woodycrest M. E. Church, Albert E. Hood, 101 West 163 d st. Plan No. 319.

## DWELLINGS

245 TH ST, s s, 345.77 e Fieldstone rd, $21 / 2$-sty $53 \times 34$. cost $\$ 10,000$. owner, Parkway Height Co., J. R. Delafield, 27 Cedar st, Pres.; archiSTORY AV, n s, 100 e Olmstead av, three 2 -sty owner, Mink Constn Co., Adam Mink, 2163 Quimby av, Pres. ; architect, Anton Pirner, 2069 Quim-

## FACTORIES AND WAREHOUSES

HUGHES AV, e s, 100 s 189 th st, 2 -sty brick stable and storage, plastic slate roof, $50 \times 82.5$; cost, $\$ 8,000$; owner, Chas. Shapiro, 4485 3d av ; architect, Emil Ginsberger, 2272 Prospect av

## STABLES AND GARAGES.

WASHINGTON AV, No. 1727, 1 -sty corrugated architect, Dr. I. A. ; cost, $\$ 500$; owner Plan Ne. A. Lehman, on premises.

## STORES AND DWELLINGS.

PLYMPTON AV, w s, 44.2 s Boscobel av, brick 3 -sty store and dwelling, plastic slate
roof, $25 \times 55$; cost, $\$ 6,000$; owner, Fredk. S, Myers, 648 Broadway ; architect, Fredk. Jacobsen, 132 East 23 d st. Plan No. 317.

STORES, OFFICES AND LOFTS,
brick stores and theatre, slag roof, $43.7 \times 126.23$ cost, $\$ 7,000$; owners, Land Realty Co., J. A. H. G. Steinmetz, 1007 East 180th st. ; Plan No,


## Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. BALTIC ST, s s, 175 w Bond st, 4 -sty brick tenements, $30.6 x 57$, gravel roof, 8 families ; cost, st: architect, Max Hirsch, 391 Fulton st, Plan

FLOYD ST, n s, 230 w Marcy av, 4-sty brick tenement, $25 \times 59$, tin roof, 12 families ; cost, $\$ 12$, ng av ; architects, Glucroft \& Glucroft, 34 Graham av. Plan No. 2602.
54 TH ST, s s, 240 w 15 th av, two 4 -sty brick tenements, $47.7 \times 89.2$, tin roof, 16 families each; cotal cost, $\$ 60,000$; owners, Ruca \& Mastronard 367 Fulton st; architect, Renrock Const. Co.

## DWELLINGS.

MIDWOOD ST, s s, 265 e Brooklyn av, 2 -sty brick dwelling, 20x50, gravel roof, 2 families cost, $\$ 3,000$; owner, Pietro Muscarello, 492 Mid-
wood st; architect, Alex. McLean, 883 East 35 th st. Plan No. 2575.
MERMAID AV, n s, 37.6 w West 31st st, three 1 -sty frame dwellings, $28 \times 22$, rubberoid roof, 1 family ; cost, $\$ 500$; owner, Dr. Sigmund Harris, 257 avth St, arehitect, Jas, A. MeDon-
SCHENCK AV, e s, 106 n Pitkin av, 2 -sty rick dwelling, $20 \times 555$, tin roof, 2 families; cost $\$ 4,000$; owner, Geo. Stakey, 301 Schenck av; Plan No. 2591.
SURF AV, s e cor West 32d st, 1 -sty frame dwelling, $12 x 26$, gravel rour, 1 family ; cost, $\$ 250$; owner, Arthur Merkel, on premises; arch-
itect, Geo. H. Suess, 2966 West $29 t h$ st. Plan 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 Hamurg av; architects, Laspia \& Salvati, $5 \%$ Grand st. Plan No. 2629.
SACKETT ST, s s, 192 e Nevins st, 3-sty brick dwelling, $20 x 37$, gravel roof, 2 families; st; architects, Laspia \& Salvati, 525 Grand st. Plan No. 2628.
EAST 5TH ST, e s, 160 n Av N, six 2-sty concrete dwellings, $18.3 \times 28.9$, tin roof, 1 family ner, 280 Broadway, N. Y. ; architect, C. R. Van 2643
MARLBOROUGH RD, s e cor Foster av, 2 -sty frame dwelling, 29x28, shingle roof, 1 family; ost, $\$ 1,000$; owner, E. R. Strong, 599 East tague st ; Plan No. 2634. \& Bryson, 151 Mon SUTTER AV, n s, 20 w Sheridan av, 2-sty ost $\$ 5,000$ : owner, C. De Falco, 189 Orchard st, N. Y.; architect, C. P. Cannella, 60 Graham v. Plan No. 2640

1-sty brick dwelling, e s, 100 s Lafayette av. family ; cost, $\$ 1,100$; owner, Leonard Klinger 319 14th st; architect, Wm. Debus, 86 Cedar . Plan No. 2627. LAKE ST, e $\mathrm{s}, 117.3 \mathrm{n}$ Av T, 2 -sty frame
dwelling, $18 x 35$, tin roof, 1 family; cost, $\$ 3,-$ dwelling, $18 \times 35$, tin roof, 1 family; cost, $\$ 3,-$ architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 2619.
LAKE ST, es, 99.3 n Av T, 2 -sty frame dwelling, 18x35, tin roof, 1 family ; cost, $\$ 3,500$; owner, Wm. Mayhew, $20 s$ van Siclen st; architect, R. T. Schaeffer, 1526 Flatbush av. Plan
No. 2650 . SCOVILLE'S WALK, w s, 200 s Surf av, 1er and architect, Mable Goodfellow, 2062 Madison av. Plan No. 2660.
EAST NEW YORK AV, n e cor Rochester av -sty brick dwelling, $24.2 x 55$, tin roof, 2 famipremises ; architect, John Burke, G03 East 2d st. lan No. 2670.
KENMORE PL, e s, 160 s Av L, two 2 -sty rame dwellings, $21 \times 140$, shingle roof, 1 family C. H. Myer \& ano, 2944 Court st. Plan No. 2722 30 TH ST, s s, 300 e 3 d av, 2-sty brick dwelling, 20 x 40 , tin roof, 2 families; cost, $\$ 3,200$ owner, C. Poliastro, 154A 30th st, architect, Jos

## FACTORIES AND WAREHOUSES,

STOCKHOLM ST, s s, 100 w Hamburg av, 4sty brick factory, $46 x 97.4$, gravel roof; cost, $\$ 18,000$; owner, Kasper Rufer, 248 Central av av. Plan No. 2645 . Hesterman, $172-4$ Hambur ST. MARK'S AV, n s, 249.10 e Eastern Park way, $\$ 3,500$ brick factory, $24 \times 60$, gravel root more av; architects, Cohn Bros., 361 Stone av Plan No. 2673.
COMMERCIAL \& BOX STS, s s, 325 w Man hattan av, 2 -sty brick factory, $125.8 \times 81$, grave 150 Mitten st: architects, K. G. Saches \& Son ton, 217 Monitor st. Plan No. 2724
 shed, $20 \times 86$, gravel roof; cost, $\$ 1,100$; owner Portland Cement Stone Co., on premises; archi-
tect, Dominic Ziccaidy, 87 18th st. Plan No

[^3]

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Palns Filed, New Buildings, Brooklyn (Contd.). ALBEMARLE RD, s s, 100.4 e Coney Islana \$20; owner and arcnitect, Daniel Sucher, 65
CRESCENT ST, e s, 180 s Vienna av, 1 sty
frame stable, $15 x 11$, roor ; cost, $\$ 100$; ownframe stable, $15 \times 11,1$ roor; cost, $\$ 100$; own-
er, Michael Mattera, 180 Hamburg av; architects, Laspia \& Salvati, 525 Grand st. Plan
No. 2631. PRESIDENT ST, n s, 210 e Nostrand av, 1 -sty owner, C. M. Bishop, 123 President st a architect,
H. G. Knapp, 111 Broadway, N. Y. Plan No.
48 TH ST, s w cor 13 th av, 1 -sty frame garage, 14x18, sningle roof; cost, \$tu0; owner, Rosi Depe, tous 13th av; architect, M. Rosenquist,
5so st and New Utrecht av. Plan No. $26 \overline{5}$. 2 D AV , e s , 65 s 67 th st, 1 -sty frame garage, Coogan, $61032^{2}$ a av architect, J. F. Coogan

STORES AND DWELLINGS.
CLASSON AV, $n$ s, 75 n Park la, 3 -sty brick store and dwelling, 19.11xt0, slag roof, s fami545 Metropolitan av; architect, Gustave Erda, NEW UTRECHT AV, n e cor 70 th st, 3 -sty brick store and dwelling, $22.5 \times 88.1$, gravel root,
ramilies ; cost, $\$ 5,000$; owner, Julius Sher,
 way. Plan No. 2666.

## THEATRES

DEKALB AV, s s, 60 w Sumner av, 1 -sty
prick moving picture show, 40x 91 ,
 cost, \$1,000; owner, Sarah Goldberg, 890 DeKalb
v; architects, GIucroft \& Glucrort, 34 Graham 4 TH st, s s, 97.10 w 8 av, 1 -sty brick moving Brooklyn Impt. Co., 3 d av and 3 d st; orrehiects, Parift Bros., 26 Court st. Plan No. 2636 . PROSPECT AV, n s, 97.9 e 5th av, 1 -sty brick $\begin{array}{ll}\text { open air moving picture show, }-x-1 & \text { iron roor, } \\ \text { cost, } \$ 250 \text {; owner, Fay Barasch, } \\ 333 & \text { New York }\end{array}$ cost, $\$ 250$; owner, Fay Barasch, $333^{\prime}$ New York
av ; architect, Louis Danancher, 7 Glenmore av. Plan No. 2663.
ROCKAWAY AV, e s, 150 s Belmont av, new wner, Jas. Landey, 350 Central av are cost, $\$ 100$; Chas. Mele, 320 Rockaway av. Plan No. 2646 . miscellaneous.
 amusement platform,
$\$ 500$;
owner, Wm. Wexter, "Ulmer
roof ; cost,
Park"; architect, Richard Marzari, 2818 West 6 th st.
Plan No. 2625 .

## Queens.

APARTMENTS, FLATS AND TENEMENTS. FLUSHING.-Central av, e s, 100 n Broadramilies; cost, $\$ 30,000$; owner, Flushing Constn. Co., 38 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, $39 \times 88$, shingle roof
14 families; cost, $\$ 26,000 ;$ owner, Robert Adolph, Hillside av, near Aisop st, Jamaica; architect, G. Erda, 826 Manhattan av, Brooklyn.
Plan No. 1601 .

DWELLINGS.

CORONA.-Eason st, sts, s , 250 e Alburtus av,
$21 / 2$-sty frame dwelling, 19 x 30 , shingle roof, ${ }_{1}$
 Prospect st, Corona; $;$ architect,
C.
DUNTON,-Bryant st, e s, 86 n Broadway, two 2-sty frame dwellings, 16x 36 , shingle roof,
family; cost, $\$ 4,000$; owner, Geo. Watt, 18 ${ }^{1}$ family ; cost, $\$ 4,000$; owner, Geo. Watt, 18 Sterling $p 1, ~ B r o o k l y n ; ~ a r c h i t e c t s, ~ H . ~ T . ~ J e f f r e y ~$
$\&$
FLUSHING.-Wilson av, w s, 245 s Sandford av, 21 -sty frame dwelling, w s, 245 s s Sandiord shingle roord,
1 family; cost, $\$ 3,200$; owner, Patrick O. roonnor, Central av, Flushing; architect, A. E.
Richardson, 100 Amity st, Flushing. Plan No.
155s,
JAMAICA.-Prospect st, e s, 25 s Atlantic st,
2-sty frame dwelling,
$18 x 38$, shingle 2-sty frame dwelling,
families ; cost, $\$ 2,500$;
16 wner,
shingle 1692 Washington av, Bronx; architect, Otto
Thomas, $35 t$ Fulton st, Jamaica. Plan No.

## MASPETH.-Clinton av, w s, 225 n Clermont

 family; cost, $\$ 2$, So0 ; owner, Jos. Konopa, 142 Clinton st, Maspeth; architects, Edw. Rose \&Son, Grand st, Elmhurst. Plan No. 1574 . NEPONSET.-Seminole st, e s, 19 s s Wash-
ington av, 2 -sty frame dwelling, $29 \times 34$ shingle roof, 1 family; cost, $\$ 4,500$; owner, Neponset Building Co., Neponset,
Co., Rockaway
architects,
Plach
Plan No. P. Powers RICHMOND HILL.-Greenwood av, W s, 457 n
Jamaica av, three $21 / 2$-sty frame dwellings, 18 x annaca av, three
36 , shingle roof, 1 family ;-sty frame dwellings, 18 x
fost, $\$ 9,000$; owner, 36, shingle roof, 1 family; cost, $\$ 9,000$ owner,
Henry E. Wadem, Lincoln av near Orchard st,
Richmond Hill: architect Richmond Haill; architect, G. E. Crane, 67 Wel
ing st, Richmond Hill. Plan Nos. $1560-1-2$.
UNION COURSE.-3d st, s. s, 225 w $\begin{gathered}\text { Shaw } \\ \text { av, } 2 \text {-sty }\end{gathered}$ roof, 1 family, cost, $\$ 2,000 ;$ owner, Henty
Mollenhauer. Johnson, Moonenkauer, Johnson and Jamaica avs, Union
Course; architect, G. G. Crane, 67 Welling st,
Richmond Hill. Plan No 1563 , 6 . WOODHAVEN.- Napler av, w s, 180 s Beneroof, 1 family; cost, $\$ 2,500$; owner, $\begin{gathered}\text { Felipo }\end{gathered}$ Milano, Napier av Woodhaven, architect, P. S.
Brown, Jamaica. Plan No. 1555. WOODHAVEN Man No. 1555.
WOODHAVEN.-Benedict av, w s, 100 s Ful-
ton st, $21 /$-sty roof, 1 family; cost, $\$ 3,500$; owner, Edw. LayG. E. Crane, 67 Welling st, Richmond Hill. Plan
No. i559.

WOODHAVEN.-Fulton st, s s, 96 w Woodhaven av, 2 -sty frame dwelling, $20 \times 53$, tar and
 Frederick
arcititet, Leinking, Brandon
L. Frank, Jr.,
st,
Wood
Crescent st, Brooklyn. Plan No. 1557.
ELMHURST.-Grandview av, e 8, 75 n Grove st, 2 -sty frame dwelling, $20 x 32$, tin roof, 2 ram-
Ilies; 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, w s, 106 s Myrtle av, ten 2-sty frame dwellings, $20 \times 55$, tin roof, 2 families; cost, $\$ 25,000$; owner, Henry Schlachger \& Co., Myrtle and Cypress avs, Ridgewood.
GLENDALE.-Alpha pl, w s, 306 s Myrtle $\mathrm{av}^{\text {ave two }}$ 2-sty frame dwellings, 20055, tin roof, 2 families; cost, $\$ 5,000$; owner, Henry Schlachger \& Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1584 .
GLENDALE-Thompson av, e s, 128 s Myrtle
 families; cost, $\$ 4,500$; owner, Mrs. Frances
Hosken, Thompson av, Glendale; architect. H. Hossken, Thompson av, Glendale, ; architect. H.
E. Haugaard, Jamaica av, Richmond Hill. Plan E. Haugaa
No. 1583 .

JAMAICA-Alsop st, e s, 100 n Degraw av family; cost, $\$ 5,000$; owner, E. J. C. C. Warner Jamaica, architect, W. H. Spaulding, 38 Bergen
av, Jamaica. Plan No. 158 . Whamica. Plan No. 1582.
WHITESTONE.-11th av, e s. 175 s Cryders 1 la, 2 -sty frome dwelling, $14 \times 3$ s. shingle roof, Cook av, Elmhurst: architect, I. P. McCall, 112 Cook av, Elmhurst, architect, I. P. Card, CorBELLE HARBOR
port av, $21 / 2$-sty frame dwelling, en, 150 n Newroof, 1 family; cost, $\$ 5,000$; owner, A. Shingle 44 Court st, Brooklyn 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 ramilies cost, $\$ 2,200$; owner, Antonia DeSan-
tis, 40 Lake st, Corona. architect Intyre, Grand st, Corona. Plan No. 1594.
 family ; cost, $\$ 1,800$; owner, Louis A. Helm, 81 $50 t h$ st, Corona : architect,' W. A. Helm, same
GLEN MORRIS.-Church st, e s, 220 s Ridge ${ }_{1}^{\text {av, } 21 / 2 \text {-sty }}$ frame dwelling, $24 \times 30$, shingle roof, Olson, Nebraska av, Dunton ; architect, Hannah Olson, Deunton. Plan No. 1597. J1, J-sty frame dwelling, $20 \times \mathrm{s}$, 160 w , Beryha pl, ${ }^{2-s t y}$ frame dwelling, 1 , $10 \times 30$, tar and slag Cook 1 family; cost, $\$ 1,800$; owner, Thomas
 ert K K.
JAMAICA.-Magnolia av, $w \mathrm{~s}, 220 \mathrm{n}$ Bath pl , famlly, frame dwelling, 26x46, shingle roof, 1 Gilbert, 93 Sheiton av, Jamaica. Plan No. $\$ \mathbf{j} 00$. RICHMOND HILL.-Division av, s s, 110 w Chestnut st, $2 / 2$-sty frame dwelling. $32 \times 48$, aser, Richard Mover, Welly, cost $\$ 5,000$; own er, Richard Meyerose, Wellin st, Richmond Hill archiect. H. E. Haugaard,
mond Hill. Plan No. 1593 .
WOODHAVEN.-Syosset st, n s, cor Shaw av
 3 d st, Woodhaven; architect, J. D. Geddes, Lexington st, Richmond Hill. Plan No. 1592. CORONA. - Hayes av, s s, 130 w 48 th st, three 2 -sty brick dwellings, 20x48, tin root, 2 families; st, Corona: architect, A. Magnoin, 112 50th st Corona. Plan Nos. $1604-5-6$. CORONA.- South st, e s, 160 s Fairyiew av, 2 -sty frame dwelling, 20 x40, tin roof, 2 familles; cost, $\$ 2,800$; owner, John Inglisesa, 1118 Wiloughby st, Brooklyn; architect, C. L. Varrone DUNTON Re Phe No 188
DUNTON.-Remington av, e s , 188 s Beaufort
t , two 2 -sty frame dwelling, $16 \times 36$, shingle root st,
family ; costy frame dwelling, $16 x 36$, shingle roof,
$\$ 4,000 ;$ owners, Moss, 315 Etna st, Brooklyn ; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 615-1616.
GLENDALE.-Alpha pl, w s, 17 n Cooper av, six 2 -sty frame dwellings, $19 \times 55$, tin roof, 65 Schaefer st, Brooklyn; owner, Henry Schlachter, Co., Myrtle and Cypress av, Ridgewood. Plan No. 1603.
HAMMELS.-Eldert st, e s, 240 s Bay av, four -sty frame summer dwellings, $12 \times 28$, felt roof, family ; cost, $\$ 1,400$; owner, J. W. Carpenter, 141 Broadway, N. Y. C. ' architects, Chesbro
Whitman Co., 64 th st and ist av, N. Y. C. Plan Nos. 1609-10-11-12.
MASPETH.-Jansen av. n s, 135 w Washington av, 2 -sty brick dweliing, $18 \times 45$, tin roof, 2
families; cost, $\$ 3,000$; owner, Tony Piscotta, 278 Jansen av Maspeth. Toher, Tony Piscotta, 278 391 East i49th st, Bronx. Plan No. 1607.
RIDGEWOOD.-Emerson av, w s, 198 s Queens av, three 2 -sty brick dwellings, $18 x 35$, tin roof, 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 Crocherone av, Bayside; archittect, L. H. Gille, crocherone av, Bayside; architect, L, H.
1123 Broadway, N. Y. C.
Plan No. 1618.

FACTORIES AND WAREHOUSES.
LONG ISLAND CITY.-Van Alst av, n w cor roofing, cost 84,000 : owners, Howe \& ' Howrete 408 Union av, Mt. Vernon Werner \& Windolph, 27 West 33 d st, N . Y. Y. Plan No. 1566.
LONG ISLAND CITY.-Wilson av, $n \mathrm{~s}$, bet 16 th and 17 th avs, erect temporary storehouse, Mullan. Jackson ey and 1 st st Woodside. McNo. 1590 .
 ROCKAWAY PARK- North Lincoln av, ${ }^{36}$ owner. R. W. Brodman, 12 Lincoln pl, Rockaway Park. Plan No. 1588.
BAYSIDE.-Montauk av, n e cor 1 st st, 1 -sty frame garage, $13 \times 18$, shingle roof; cost, $\$ 250$
 ELMHURST-Hampton st, s s. 150 w Whitney av, 1 .sty owner, Wm. Reinhart, on premises. Plan No. i596. LONG
LONG ISLAND CITY.-Flushing $\mathrm{st}, \mathrm{s} \mathrm{s}, 28 \mathrm{e}$,
Front st, 1 -sty brick garage, 36 x 46 , tin roof cost, $\$ 3,500$ : owner and architect, Nationai Sugar Co., 480 Kent st, Brooklyn. Plan No. 1608.

WOODHAVEN.-5th st, n s, 180 w Suydam st, 1 -sty frame garage, $9 \times 12$, 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.
JAMAICA.-South st, s s, 31 e Washington st, two 1 -sty frame store and dwellings, $16 \times 38$, tar and gravers, Sampson \& Morris, 272 A 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, $18 \times 40$ tin roof, 1 family; cost, 82,300 ;
owner, Frank Montallo, 11682 d av, N. Y. C. owner, Frank Montan, 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, ${ }^{4} 419$ Dill pl, Ridgewood;
architect. L. Berger \& Co., Myrtle and Cypress architect, L. Berger \& Co., Myrtle and Cypress avs, Ridgewood. Plan No.
RIDGEWOOD.-George st, e s, 73 s Forest av RIDGEWOOD.-George, st, e s, owner, Henry A. Eisner, 1709 Av G, Brooklyn; awchitect, L. Berger \& Co., Myrtle and Cypress
avs, Ridgewood. Plan No. 1586 . ROCKAWAY BEACH.- South Eldert av, w s, 100 s Boulevara, $1-$ sty frame omce, sxt, th cost, $\$ 25$; owner, Jacob Klein, 9 Bruce pl, Rockway Beach. Plan No. 1579.
WHITESTONE.- 11 th av , s e cor 2 d av, 1 -sty
brick storehouse, 10 x 11 , tin roof; cost, $\$ 250$; brick storehouse, $10 \times 1$, tin roof; cost, $\$ 2.0$; Lent, Whitestone. Plan No. 1613.

> STORES AND TENEMENTS.

WINFIELD.-Woodside av, n s, 60 e Myers av, two 3-sty brick stores and tenements, 22 x Aug. Mickman, 1 Market st, N. Y. C.; architect, Gustave Erda, 326 Manhattan av, Brooklyn. Plan No. 1602 .

## THEATRES.

JAMAICA.-Washington st, s e cor South st, rect open airdrome, $67 x 159$; cost, $\$ 800$; owners, Sampson
Plan No. 1553.
RIDGEWOOD.-Myrtle av, n s, 140 w Onderdonk av, two 1 -sty frame booths, $13 \times 7$, for owner, Ridgewood Amusement Co., 189 Eidert st, Brooklyn; architect, L. Allmendinger, 926
Broadway, Brooklyn. Plan No. 1578. WOODSIDE Piker at ere WOODSIDE.- Riker ${ }^{\text {av, }}$, 24, erect new brick
n. premises. Plan No. 1581.
LONG ISLAND CITY.-Jackson av, s s, 25 e owners and architects, Pfeffer $\dot{\&}$ 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,
LONG ISLAND CITY.-William st. n w cor Henry st, erect fence, $186 \times 10$; cost, $\$ 500$; own-
er, Chas. A. Christman, 530 ; West 57 th , ${ }^{\text {st, }}$ N. Y. C. Chas. A. Christma No. 1550

## Richmond.

churches.
BEACH ST \& ST PAUL'S AV, $n$ e cor, 2 \& 3 -sty brick church and parish house, $55 \times 100$;
cost. $\$ 80,000$; owner, Evangelical Church; architects, Upjohn \& Conable. Plan No. 321 .

DWELLINGS.
MANHATTAN ST, e s. 1250 n Depew. Tottenville, 1 -sty frame dwelling, $18 \times 20$; cost, $\$ 4.000$; owner. David Percentini, Tottenvilie © builder,
Jos. H. Cummings, Tottenville. Plan No. 353 . CRESCENT AV, n s, bet Jersey and Birchwood avs, New Brighton, 2 -sty frame dwelleng, F. Comtois, New Brighton ; builder, Peter Ler-

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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. Brighton. PON AV, w s, 240 s w Bk rd, Staten Island, 1-sty frame dwelling ; cost, $\$ 150$; own ers, Commonwealth Building Co., ${ }^{\text {N. Y. }}$. architect and builder, G. E. Hal-
stead, 50 Church st, N. Y. C. Plan No. 314 . CRESCENT AV, n s, 400 e Boulevard, Great owner, Otto Roman, 350 18th st, Weehawken N. J.; architect and builder, Gustave Ross, 301 DANIEL LOW TERRACE, e s, 100 n Vine st,

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 3 d st, Grant City, 1 -sty
 Brame $\begin{aligned} & \text { Bunge Lesurd, } 377 \text { East } 157 \text { th } \\ & \text { st. N. Y. C. } \\ & \text { builder, Al Alverson, Grant City. Plan No. } 346 \text {. }\end{aligned}$. END OAKWOOD LANE, w s, Oakwood, 1 -sty
frame home, $39 \times 20$; cost, $\$ 700$; owner, Land \&
 HIGHLAND AV, w s. 350 s Amboy rd, Great
Kills, 2 -sty frame dwelling. $26 \times 38$ cost, $\$ 2$,
 Wort, Rossville, builders, Schmidt \& Borkes-
ley, Rossville. Plan No. 326 .

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MIDLAND AV, ws, 60 e 3 d st, Grant City, $1-$
sty frame bungalow, $14 \times 30 ;$ cost, $\$ 400 ;$ owner, sty frame bungalow, $14 \times 30$; cost, $\$ 400$; owner,
Ralph Esposito, 337 ( 4 th av, $\mathrm{N} . \mathrm{Y} . \mathrm{C}$. ; builder, 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 owner, Mrs. V. J. Gallagher, 508 West 17 Sth st st
builder, Aug. Mathon, Grant City. Plan No. NEPTUNE ST, e s, 280 n Cedar Grove av,
New Dorp, 1 -sty frame bungalow, $14 \times 28$; cost, New. Dorp, 1 -sty frame bungalow, $14 \times 28$; cost,
\$305.; owner. Mrs. W. J. Gallagher. 508 West
178th st; builder, Aug. Mathon, Grant City, Plan No. 348 . NEPTUNE ST, w s, s w cor Britton la, New owner. A. E. Willis, 3154 4th av ix builder, Aug Mathon, Grant City. Plan No. 349 .
NEW DORP LA, w s, 260 n Cedar Grove, New Dorp, 1 -sty frame bungalow, $14 x 31$; cost. $\$ 115$;
owner. A. Debus, 550 th av, N. Y. C. ; builder, owner. A. Debus, 550 Tith av, N. Y. C.; builder,
Aug. Mathon, Grant City. Plan No. 350. ON BEACH, 75 e Broadway, South Beach, 1 W. E. Osborn, 58 Moffett st. Broklyn , builder,
A. T. Nichol, West New Brighton. Plan No.

OLD ST RD, es, 70 s Merrill av, Bull's Head, esty frame dwelling, 0 ox $28 ;$ cost, $\$ 2,300$; own-
ert, Michele Menditto, Bull's Head; architect
and builder, Jos. Fortora, Rull's Head. Plan

MIDLAND AV, e s, 60 s 9th st, Grant City, est Trame bungalow, $1 \times 22$; cost, $\$ 300$; own-
er. Rose Ewald, 139 Beech st. Yonkers ; builder,
Chas. E. Chas. E. Lockwood, Midland Beach. Plan No
SOUTH AV, e s, 800 s Rallroad, Mariner's
Harbor Hat owner, A. Kruger, Mariner's Harbor: arch-

SEASIDE BOULEVARD, $\mathrm{s} \mathrm{s}, 150 \mathrm{n}$ Sea av, South Beach, 1 -sty frame bungalow, $18 \times 30$ :
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, $14 \times 26$; cost \$423; owner. James Flynn, New York City;
builder, B. B. Babbitt, New Dorp. Plan No.

WILLARD AV, w s, 40 n Watchoqu rd, West
 Brighton; architect, Orson Makely, New Bright-
on; builder, G. Erickson, West Brighton. Plan

WEST BANK RD, w $\mathrm{s}, 80 \mathrm{n}$ Vedder av, Granteville, 2 -sty frame dwelling, $20 \times 32$; cost,
$\$ 1,500 ;$ owner. Geo. Gale, Jr., Granteville; arch-

6 TH ST, s s, 160 e Midland av, Midland Beach, 1 -sty frame bungalow. $12 \times 26$; cost, $\$ 300$; builder. Chas. E. Lockwood, Mldand Beach.
Plan N. 6TH ST, w s, 200 n Midland av, Midland Beach, 1 -sty frame bungalow, $16 \times 20 ;$ cost, $\$ 332$;
owner, Arthur O. Buis, 581 West 48 , , st. N . builder, Frank E. Parsons, Midland GTH ST, e s, 100 - Midland av, Grant City,

22 D ST, $\mathrm{s} \mathrm{s}, 160 \mathrm{e}$ Elm av, Grant City, 1 -sty
frame bungalow, $12 \times 26$ : cost, $\$ 275$; owner, Dr. F. K. Ruff, 343 West 23 d st st: builder, A. AlverBAYWAY, e s, 275 s Arlington av, Totten-
ville, 1-sty frame bungalow, 20x39; cost. $\$ 700$ :
 MUNICIPAL WORK.
CLOVE AV. s s, 75 e Targee st, Stapleton,
3-sty brick fire-house, $43 \times 74$; cost, $\$ 46,500$; 3 -sty brick fire-house, $43 \times 74$; cost, $\$ 46.500$;
owner, City of

AMBOY RD SHOPS
Richmond Valley rd.


CHURCH ST, e $\mathrm{s}, 100 \mathrm{~s}$ Broadway, Totten-
ville, 1-sty frame blacksmith, $20 \times 26$; cost, $\$ 95$; ville, 1 -sty frame blacksmith, $20 \times 26$; cost, $\$ 95$;
owner. Tottenville Coper Co. Tottenvile.
builder, Hans M. Madsen, Tottenville. Plan No. builder, Hans M. Madsen, Tottenville. Plan No.
STABLES AND GARAGES.

miscellaneous.
CASTLETON \& BRIGHTON AVS, s e cor, Tompkinsville, 1 -sty frame waiting, room, 10x vilie ; 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, $25 \times 50$; st, N. Y. C. ; buiders, Condit \& Berry, 2 South
st, N. Y. C. Plan No. 319 . MIDLAND AV, s. s, Midland Beach, 1 -sty rame stand, $12 \times 30 ;$ cost, $\$ 200$; owners, Hinch${ }_{\text {clifif }}^{\text {Penet, Gras., Midland Beach; builder, Gustav }}$
MAGUIRE RD, e s, 600 s Woodrow st, Prin$\$ 75$; owner, Mr. Semaline, MacDougal st, N . Y. C. ; builder, Ed. Hornan, Princes Bay. Plan No. VA
VAN DUZER \& YOUNG STS, s e cor, Stapleand builder, John Schultes, Stapleton. $\begin{aligned} & \text { tanner }\end{aligned}$

SOUTH BEACH AV, w s, 288 s Old Town rd, South Beach, 1 -sty frame chicken house, 12 x Beach ; builder, Di Brizzi, Stapieton. Plan No.
3D ST, 219 , New Dorp, 1 -sty frame shed, 23 x24; cost, \$75; owner and builder, Jos. P. De-

## PLANS FILED FOR ALTERATIONS.

## Manhattan

BROAD ST, 64-68, reset present projections to 10 -sty brick offices; cost, $\$ 1,000$; owner, ValenBroad st; architect, Chas. H. Richter, $64-68$ CHARLES ST, 161, rear extension to 3 -sty brick garage; cost, $\$ 5.500$; owner, Ernest $\mathbf{G}$.
W. Woerz, 1 East 63 d st; architect. Edward Hahn, Eridge Plaza, L. I. City ; builder, Louis Veber 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 th av. Plan No. 1280 . Chas. M. Straub, 147 4th av. Plan No. 1280.
COOPER SQ, 5, masonry, new partitions and plumbing to 4 -sty brick tenement and store Geo. B. Edwards, Pres., 62 William st ; architect, Henry Klein, 505 East 15 th st. Plan No.
DIVISION ST, 253-255, new partitions, plumbing, lighting and repair to 3 -sty brick dwelling; cost, \$, \%ow, owners, The kuoph wallach co. Jos. H. Newman, Pres., 68 William st ; ${ }_{\text {archi- }}^{\text {ar }}$
tects, Geo A. Plan No. i332.
EAST HOUSTON ST, 242, alterations to 5 -sty 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 Plan No. 1284. EXCHANGE PL, 26 , removes sidewalk encost, $\$ 1,000$; owners, Farmers' Loan \& Trust Co. Edwin S. Marston, Pres., 22 William st; EXCHANGE PL, 20-24, semove 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, York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1322.
GRAND ST, 199-201, masonry and carpentry to 7 -sty brick store and lofts; cost, $\$ 1,000$ owner, Ernest E. Lorillard, 149 Broadway; ar-
chitect, Chas. B. Meyers, 1 Union Sq W. Plan chitect, Ch
No. 1362 .
HORATIO ST, 81, masonry and plumbing to Stein brick tenement; cost, 50 Eank ; owner, John Levingson, 39 West 38 sth 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, May-
nicke
MADISON ST, 168, masonry and new partiions to 4 -sty brick tenement; ;ost, $\$ 600$; owner
Morris Stitch, 168 Madison st ; architect,' Morris 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 ${ }^{22 r}$ ar-
chitect, Lawrence E. Spiliane, 245 East 8oth st, Plan
NASSAU ST, 72-74, masonry and new store front to 4 -sty brick stores and lofts; cost, $\$ 625$ tect, Leonidas E. Denslow, 44 West isth st. Plan No. 1315.
front to ${ }_{5}^{\text {Ststy }}$, 55 , new iron columns and store $\$ 450$ - owner, Caroline T Kissel. 32 Liberty st architect, Leonitas E. Denslow, 44 West 18 th st. Plan No. 1270.
NASSAU ST,
NASSAU ST, 5 , removal of encroachments to 23-sty office building; cost, $\$ 2.000$; owners, The Hanover National Bank, William Woodwara,
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,

PECK SLIP, 43, masonry and new smok
rooms to 4 -sty brick store and lofts rooms to 4-sty brick store and lofts; cost, $\$ 5$, hen, president, 35 Essex st; architects, Comyons \& Todaro, 147 4th av. Plan No. 1335. SPRING ST, 206, new marquise, elevator shaft
and fireproof doors to 5 -sty brick warehouse : and fireproof doors to 5 -sty brick warehouse ; 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

VESEY ST, 90 , steel and iron awning to $31 / 2-$ sty brick starren, 90 Vesey st; architect, A. Mugler, 1905 Davidson av. Plan No. 1312.
Wrick and st, $40-2,2$-sty extension to offices ; cost, $\$ 3,000$-sty brick and stone offices; cost, $\$ 3,000$; owners,
Merchants' National Bank, Stephen Baker, Merchants' National Bank, Stephen Baker, pres-
ident, $40-2$ Wall st; architect, James B. B. Baker, 156 Jth 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, WEST ST, $250-3$, new tanks, supports and enclosures to 11 -sty brick factory ; Washington $\$ 30,000$; owners, Varick Realty Co. 3998 Washington st, Clarence L. Sefert, $110-12$ West 40 th st. Plan
No. 1267 .

WHITE ST, 2, masonry and new store fronts to 2-sty brick restaurant and store; cost, $\$ 200$;
owner, Christian F. Miller, 205 Hewes st, owner, Christian F. Miller, 205 Hewes st,
Brooklyn; architect, Max Cohen, 280 Bedford av, Brooklyn. Plan No. 1291.
3 D ST, $306-8$ East, iron beams to 3 -sty brick
dwelling and bath ; cost bon 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 th av; architect,
Chas. Gens, 158 th av. Plan No. 1278 . 7TH ST, 130-132 East, masonry, new store 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 Hannah E. Walke, P. O. Box 84, Ossining, N. Y. Hannah E. Walke, P. O. Box
architect, Henry
H. Holly, 39 West 27 th Plan No. 1281
8TH ST, 26 West, alterations to 3 -sty brick 347 5th av ; architect, Robt. Hyde, 28 East 23 d Plan No. 1314.
8TH ST, 49 East, new stairs and store front ers, Sailors' Snug Harb sau st; architect, Richard Deeves, 58 , West 83 d sau st; architect, R
st. Plan No. 1304.
16 TH ST, $358-364$ West, masonry to 6 -sty brick warehouse ; cost, $\$ 250$; owner, Edward W-sty C. Arnold, 30 Broad st; architect, Harry
Paradies, 231 West 18 th st. Plan No. 1310 .

Paradies, 231 West 18th st. Plan No. 1310 .
$16 T H$ ST, 114-16, $7,500-\mathrm{gal}$. steel pressure tank to 12 -sty brick lofts; cost, $\$ 1,100$; owner, 16 th St. Realty Co., Alex. S. Fisher, president, Church st; Earl C. Maxwell Co., builders, 30 Church st. Plan No. 1351.
22 D ST, $527-529$ West, masonry and new
door to 2,4 and 5 -sty brick warehouse : cost door to 2,4 and 5 -sty brick warehouse ; cost,
$\$ 200$; owners, Chas. R. Christy et ai, 149 Broadway; lessee, American Tobacco Co., 111
Sth av; architect, W. B. Rosencrantz,
111
5 th av. Plan No. 1292.
brick stores and offices : cost, $\$ 2,000$ to 4 -sty Est. of Townsend Underhill, A. D.Weeks, $\$ 2,000$ owners, 45 William st; architect, Thos. H. Styles, 1451昰 1316.
29TH ST, 321-323 West, masonry, new roof, stairs and partitions to 4 -sty brick dwelling; 29 th st ; architect, Geo. M. McCabe, 965 th av
Plan No. 1217.
tairs to three to 16 East, masonry and new stairs to three 3 and 4 -sty brick dwellings: 16 East 29 th st ; architect. Adolph Balschun, ST 230
brick Iaboratory; cost, $\$ 1,000$; owner, CaswellMassey Co., 230 West 31st st; architect, Clar34 TH ST, 45 West, fireproof shed to 12 -sty brick stores and offices; cost, $\$ 175 ;{ }^{\text {Prewner }}$ ow ${ }^{\text {own }}$, ${ }^{\text {Monolith Realty Co., Samuel Green, }}$ Pres., 45 Monolith Realty Co., Samuel Green, Pres., 45
West 34th st ; architect, Herman N. Lubet, 45 West 34th st. Plan No, 1331.
show window 134 West, masonry, new stairs and $\$ 800$; owner, John G. Wrick shoe store; cost, architects, Seymour \& Schonewald, 7 Wroadway West 42 d
41ST ST, 303 West, masonry and general repairs to 4 -sty brick restaurant and dwellings ; 76 th st ; architect. Henry Otis Austin West Central Terminal Building. Plan No. 1338. Grand 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
enement; cost, $\$ 15,000$; owner, Henry Hof, 86 tenement; cost, $\$ 15,000$; owner, Henry Hof, 86
Argyle rd, Broklyn; architect, M. J. Harrison, Grand st. Plan No. 1296.
46 TH ST, 120 West, new partitions and plumbing to
owner, Board of Education, City of New York, 500 Park av; architect, C. B. J. Snyder, 500

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 39 th st. Plan No. 1367 .
48 TH
ST, 30 West, masonry for new entrance
4 -sty brick residence and office owner, Dr. Wm. H. Vanden Burg, 30 West, 48 th
st; architect, H. F. Ballantyne, 244 5th av.
50 TH ST, 81 West, new stairs and store front
to 5 -sty brick stores and tenement ; cost, $\$ 500$ : to 5 -sty brick stores and tenement ; cost, $\$ 500$; owner, Thacher Estate, Yarmouth, Mass.; ar-
chitect, Jas. W. Cole, 403 West 51st $5 t$. Plan
No. 1306. 54 TH ST, 39 West, fireproof elevator shaft
to 4 -sty brick and stone residence; cost, $\$ 900$; to 4-sty brick and stone residence ; cost, $\$ 900$; itect, Harry N. Paradies, 231 West 18th st. Plan
 cost, $\$ 20,000$; owner, S. H. Freeman, 34 Pine st; architect, E. Wilbur, 120 Liberty st. Plan

## 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 arch-
itect, C. B. J. Snyder, 500 Park av. Plan No
1347 .
57 TH
ST, 26 East, masonry, new store front and elevator shaft to 6 -sty brick and stone inRogers, 26 Broadway ; lessee, Frank N. Dow ling, Far Rockaway, N. Y.; architect, Wm. G.
Hamessen, 473 5th av. Plan No. 1356 . 58 TH ST, $35-41$ East, side extension and 1 000 ; owner, John D. Crimmins, 41 East 68 th architect, Eli Benedict, 1947 Broadway. Plan

59 TH ST, 430 East, alterations to 6 -sty brick Broadway; architect. Frank J. Schercik, 4168 Broadway ; architect, Frank J. Schercik, 4168
Park av. Plan No. 1313 . brick stores and dwelling electric sign to 5 -sty Chas. J. Schlesinger, 7 Stanton st ; builder, O. J Gude Co., 220 West 42 d st. Plan No. 1302.
63 D ST, 220 East, new floor, doors and plumb-
ing to 5 -sty brick public school; cost, $\$ 750$; ing to
owner, Board brick public school; cost, $\$ 750$;
of owner, Board of Education, City of New York;
architect, C. B. J. Snyder, 500 Park av. Plan 64TH ST, 26 East, masonry, fireproofing, new dwelling; cost, $\$ 1,000$; owner, Mrs. Louise Til linghast, 26 East 64 th st ; architect, Chas. H Dalhauser, 441 East 85 th st, builders, Muldoon
Bros., 1245 Madison av. Plan No. 1318. 65 TH ST $140-5$ W. Plan No. 1318.
65TH ST, $143-53$ West, masonry, partitions 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 brick dwelling; cost, $\$ 10,000$; owner, Dr. Dever bridge \& Ackerman, 62 West 45 th st. Plan No
1277 .
73 D ST, 163 East, masonry and new terra cotta
partitions to
2 -sty owner, James McLean, 99 John st; architect, Patrick J. Murray, $2^{2}$ Mitchell pl ; builder, A.
Hamilton \& Sons, 116 East 28th st. Plan No.
77 TH ST, 336 West, masonry to 5 -sty brick
and stone residence ; cost, $\$ 150$; owner, Emelda and stone residence; cost, $\$ 150$; owner, Emelda
B. Chisholm, 336 West 7 th st ; cis W. Ullman, 1431 Lexington av. Plan No. 79 TH ST, 120 East, sleeping compartment on
roof to 4-sty brick dwelling; cost, $\$ 1,500$; ownroof to 4 -sty brick dwelling; cost, $\$ 1,500 ;$ own-
er, R. Stuyvesant Pierrepont, 120 East 79 th st ; er, R. Stuyvesant Pierrepont, 120 East 79th st;
architect, Howard M. Peck, 25 East 26th st
builders, James McWalters \& Sons, 2432 Broadway. Plan No. 1340 .
brick express station ; cost, $\$ 2,000$; owners, Borough Express, Fred H. Platt, president, 2 Rec-
tor
st ; architect, John W. Kearney, 220 West 86 TH ST, 169 East, rear extension to 4 -sty

brick offices; cost, $\$ 10,000$; owner, Loew's | atrical Enterprise, Marcus Lowner, Loew's The- |
| :--- |
| West 42 d st; architect, Thos. W. Lamb, 660 |
| 14 | 8 th av. Plan No. $13 \pm 2$. . 5 -sty brick and stone club; cost, $\$ 5,000 ;$ owners,

The Progress Club, Louis Steckler The Progress Club, Louis Steckler, Pres, 61
West 88th st ; architect, Henry B. Herts, 35
West 31st st. Plan No. 1300. 88TH ST, 108 -10 East, masonry and new par-
titions to 5-sty brick school; cost, $\$ 8,650$; owntitions to 5 -sty brick school; cost, $\$ 8,650$; own-
er, Board of Education, 500 Park av architect
C. B. J. Snyder, 500 Park av. Plan No. 1348 . 95 TH ST, 312-18 East, side extension to 5 say brick factory cost,
tral Star Verein, Fred Haur, prestdent,
East 95 , Cen
Eth East 95th st; architects, Felber Engineering
Works, John J. Plunkett, president, 103 Park
av. Plan No. 1345 .
 to 5 -sty brick hospital: cost, $\$ 2,000$ : owners,
Mt. Sinai Hospital, J. Goodhart, Vice-Pres.,
100 H. 100 th st and 5th av ; architect, Arnold W. Erun-
ner, 101 Park av. Plan No. 1329.
100 TH ST, 235 East, building raised to 1 -sty
rick lofts; cost, $\$ 1.000$; owner, Leonhard Weill. 128 Broadway; architect, Geo. Dress, 1436 Lex-
ington av. Plan No. 1337 .
101 ST ST, s s, 130 e 5 th av, new entrance to
5 -sty brick kitchen; cost, $\$ 600$; owners, Mt. 5-sty brick kitchen; cost, $\$ 600$; owners, Mt. and 5 th av i architect, Arnold W. Brunner, 101
Park av. Plan No. 1327 .

103 D ST, 5 - 15 East, masonry and new parti-
tions to 5 -sty brick school ; cost. $\$ 3.500$ powner, Department of Education, 500 Park av; arch-

PROPOSALS
The rate for Advertising under this heading is 25 minimum of four lines. Copy received until a 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 16 th day of June, 1913, and cluding plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Ro-chelle, 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 ob-tained 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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116 TH ST, 147 East, masonry, iron and new partitions to 4 -sty brick stores and dwelling;
cost, $\$ 2,500$; owner, Edgar N. Sidman, 147 East cost, $\$ 2,500$; owner, Edgar N. Sidman, 147 East
116 th st; architect, Herman J . Pringel, 306 116th st; architect, Herman
East 59 th st. Plan No. 1303.
121ST ST, 21 West, masonry and new partiowners, Farmers Loan \& Trust Co., Edwin S.
Marston, Pres., 22 William st; architect, Robt Marston, Pres., 22 William st; architect, Robt.
Leichman, 22 William st. Plan No. 1307. 135 TH ST, 46 West, masonry and steel to 2 -
sty brick printing office ; cost, $\$ 500$; owner,
Christian Christian N. Meyer, 151 East 23 d st; architect,
Henry Davidson, 400 West 23d st; builders,
Watson Constn. Co., 123 William st. Plan No, 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 57 th st; architect, Otto
Reissmann, 30 lst st. Plan No 1360 . Reissmann, 30 1st st. Plan No. 1360.
BOWERY, 312-14, masonry, new stage and atre ; cost, $\$ 3,000$; owner, Abraham King, 527
Broadway; architect, Louls A. Sheinart, 194

## 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 1 lofts and offices; cost, $\$ 2,000$;
owner, Benjamin Elchberg, 65 Nassau st; lesowner. Benjamin Eichberg, 65 Nassau st © les-
sees, Kelly Springfield Tire Co., 1776 Broadway builders, Bofinger Bros., 146 East 42d st. Plan No. 1255.
BROADWAY, $945-53$, new stairway and wire glass partitions to 23 -sty brick offices ; cost, $\$ 1,-$
$000 ;$ owners, U. S. Realty \& Improvement Co.. Louis Bustanoby, president. 949 Broadway; Louis Bustanoby, president, 949 Broadwaye-
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,
Broadway:
architects,
Horenburger 175 Braadway; architects. Horen
Bardes, 122 Bowery. Plan No. 1355 .
BROADWAY, $290-294$, alterations to 15 -sty owne, Robert Dunn H. Richter, 68 Broad st. Plan No. 1352 .

BROADWAY, 189-191, reset building encroachments to 6-sty brick offices and stores ; cost, \$3,-
O00; owners, Oceanic Investing Co., Arthur E. Thorne, Pres., 49 Wall st; architect, Brutus
Turdlach, 185 Madison av. Plan No. 1358.
LENOX AV, 461, steel columns, wooden girder to
$\$ 200$; owners, The Society of Methodist
Eppiscopal Church, 150 th $^{\text {ty }}$ a architect. Robt. A.
Fash, 163 West 20 th st ; builder, William Hopper, 229 West 50th st. Plan No. 1325.
 brick store and hall; cost, $\$ 300$; owner, Cyrille Cavean, 796 6th av ; architect, Na,
81 East 125th st. Plan No. 1299 .
PARK AV, 1024 , front and rear extension to 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, GronenPlan No. 1287. PARK AV, 1022, front and rear extension to w-sty brick and st Pinchot 60 Broadway, archwner, Amos R. E. Pinchot, 60 Broadway; arch-
itect. Fred S. Keeler, 140 Cedar st. Plan No. itect.
1346.
2 D
AV, A , 530 , masonry and new store front to
store and tenement; cost, $\$ 7,000$; wwner, Barnet Bexkowsky, 532 2d av ; archi3D AV, 2140, rear extension to 4 -sty brick Bleir 2048 sd avi East 125 th st. Plan No. 1363 .
3D AV, 1094, new show windows to 5 -sty brick stores and tenement; cost, $\$ 350$; owner, Julius
Bachrach, 12383 d av ; architect. Wm. Huenerberg, 666 East 164 th st. Plan No. 1364 .
4TH AV, 405 , new window, plumbing and par-
titions to 4 -sty brick store and dwelling; cost, titions to 4 -sty brick store and dwelling; cost,
$\$ 250$; owner, Barnum Pitt, 77 Hudson st; architect, M. W. Del Gaudio, 401 East Tremont ar Plan No. 1263 .
5 TH AV, 538-540, masonry, new partitions and plumbing to 5 -sty brick stores and loft: cost,
$\$ 1,500$; owner, Theodore c. Marceau, 25 S . 5 th av, architects, Townsend, Steinle \& Haskell,
1320 Broadway. Plan No. 1274 . 5 TH AV, 103 , concrete retaining wall to 8 -sty Waller. Morristown, i. J. architect, Thos.
Waller, Morristown, N. Ji architect, Thos.
6 TH AV, ${ }^{731-735}$ masonry and new show window to 4-sty brick store and offices; cost,
$\$ 1,000$ owner, John McDermott, 102 West 42 d
st; architect, Geo. Hof. Jr., 371 East 158 th st. st; architect, ${ }^{\text {G/an No. } 1321 .}$.
6TH AV, 342 , masonry, new stairs and plumbing to 5 -sty brick and stone hotel, cost, $\$ 5,-$ architect, Paul C. Hunter, 191 9th av. Plan
No. 1319
6TH AV, 1047, alterations to 3 -sty brick store and dance hall: cost, \$520: owner, John Win-
ters, 1047 th av: architect Chas. Sandhof, 771 Lexington av. Plan No. 1297 .
6TH
AV,
dow to
5 -sty
6rick stones dow to 5 -sty brick stores and offices; cost, $\$ 1$,
$800 ;$ owners, Sperry Realty Co.. 2 West 45 th
st Tho . A. Spery. president, CHanford, N. J.
architect, Augustus N. Allen, 2 West 45 th st. rrchitect, Augus
Plan No. 1262.
6TH AV, 411 , masonry, steel and new show
window to 4 -sty store and office: cost, $\$ 1,500$ : wner, Pauline Kuhlke et al, 72 Sterling av, Weehawken, N. J.; architects, Alex. S. He
371 Fulton st, Brooklyn. Plan No. 1269 .
6TH AV, 854 , reset store front to 3 -sty brick
tores and $d$ dwelling: cost, $\$ 300$; owners, Est. of Wm. P. Wooldock. Chas. G. Kows. Trustee.
256 Broadway: architects. De Rose \& Caveleri. 2333 1st av. Plan No. 1288. Rose Caveleri. 6 TH AV, 860 , masonry and new store fron
0 -sty brick stores and dwelling; cost. $\$ 500$
 Truste. 256 Broadway, architects. De Rose \&
Caveleri, 2333 1st av. Plan No. 1299. TTH AV ${ }^{719 \text {, electric }}$ sign to 4 -sty brick
store and lofts: cost. $\$ 500$; owner. Felix Osman. East 40th st: builders. Strauss \& Co., 442 West 2 d st. Plan No. 1200.
7TH AV, ${ }^{\text {6is }}$, alterations to ${ }^{3}$-sty brick dwell-
 TTH AV, $711-15$, alterations to $3 \& 4$-sty brick
tore and dwelling; cost $\$, 000 \cdot$ owner. Fred store and dwelling; cost. S4,000:owner. Fred
F. Pruect. 106 5th av architect. Chas. B. Meyers,
1 Union sq west. Plan No. 1333. 9 TH AV, 562 . alterations to 4 -sty brick dwelling; cost, $\$ 1,500$; owner, Bernard Courtney, on

BLOCK BOUNDED BY 98TH AND 99TH STS, gas house ; cost, $\$ 1,500$; owner, Consolldated Gas Co, Geo. B. Cortelyou, Riverdale, N. Y. C.; architect, W.
Flushing, L. I.
Cullen Morrls, 102
Plan
No. 1320.

## Bronx.

 JENNINGS ST, No. 797, 1-sty brick extenslon,15x8, to 3 -sty frame tenement, cost, $\$$ s.one own-
er, Louis Schaefer. on premises; architect, er, Louis Schaefer, on premises;
Lucian Pisciotta, 391 East 149 architect, $\begin{aligned} & \text { st. } \\ & \text { Plan No. }\end{aligned}$ 209.
${ }_{\text {ty }}^{242 \mathrm{D}} \mathrm{ST}$, s s. 205.3 e White Plains av, 1 sty frame and new slate roof to ${ }^{21 / 2}$-sty frame
dwelling; cost, $\$ 3.500 ;$ owner. A. J. Kimmerle. T2 Perry st, architect, Robt. A. Skrivan, 4436
Carpenter av. Plan No. 2 Ro6.
ARTHUR AV, w s, 208 s Pelham av, move $3-$ sty frame store and dwelling; cost, $\$ 1,000$ owner, Francesco Vacca, ${ }^{\text {on }}$ 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 rrame dwelling; cost s. 800 ;owner
Annie Dillon, Boston Post rd and Lonswood av architect, J. Schwalbenberg, 2060 Westehester av. Plan No. 216.
BOSTON RD, s w cor 181 st st, 1 -sty frame extension, 31.1x5t, to 2 -sty frame store and storage; cost, $\$ 1,000$ owners, Land Realty Co., chitect. H. G. Steinmetz, 1007 East 180th st.
FULTON AV, s e cor 168th st, 2 -sty frame extension, $14 \times 10$, to 2 -sty and attic frame dwelling; cost, 8800 ; owner, John Kingston, on prem-
ises; architect. Fred Hammond, 391 East 149 th MACLAY AV, s.s. 100 e Zerega av, move three Daly, 1471 Rowland ; st: architect © B E Eber. Mary Daly, 1471 Rowland st; architect, B. Ebeling,
POPHAM AV, e s, 65 n 176th st, 1 -sty of
frame built upon 1 -sty frame extension of 2 -sty frame built upon 1 -sty frame extension of 2 -sty
frame dwelling; cost, $\$ 475$; owner. Herman Strunz, 1706 Popham av : architect, G. L. LidPlan No. 212
VYSE AV, 1465,1 -sty frame extension, 21 x s.50. architect. Wm. A. Giesen, 1433 Bryant st. Plan

WATERBURY AV es $20+09$ n 179 th new store front to 2 -sty frame store and dwell-
ing; cost, $\$ 300 ;$ owner, Mary Kenny, 2042 Washington av, architect, Mary Kenny, 2042 remont av. Plan No. 205.
WILLETT AV, 3638, 1 -sty frame extension, 15
 owner. John O Neill on premises: architect.
Geo. Proster, 223 d st and White Plains av.

MOTT HAVEN R. R. YARD, opp. 158th st, 1 -sty frame extension, $20.9 \times 24$, and new parti-
tions, \&c., to 1 and 2 -sty frame and brick pro-
 Haldeman, 70 East 45 th st. Plan No. 210 .
Hian

## Brooklyn.

BARRETT ST, s e cor Dumont av, extension to 2 -sty store and dwelling; cost, $\$ 600$; owner
Bernard Silverstein. on premises architects. S. ects. S . CARROLL ST, N $\mathrm{s}, 254$ e Smith st, interior Adeline Lockwood, 273 Carroll st : architect, W J. Conway, 400 Unlon st. Plan No. 2595.

COLUMBIA ST, e s, ${ }^{25} \mathrm{n}$ Mill st, extension Madizan, 75 Dikeman st : architect, S. H. Frank COLUMBIA ST w a 40 Car
COLUMBIA ST, w s, 40 n Carroll st, plumb-
 COLUMBIA ST, s e cor Carroll st. exterior and interior alterations to
S. 2 sty dwelling: cost,
Suner. Florence L. Leeds, 2249 Church av: architects. Rrook \& Rosenberg, 350 Fulton DEAN ST, s s, 138 e Brooklyn av. exterior David Forbes, 1362 Dean st: cost, $\$ 500$ : owner Lawton, 1330 East 15 th st. Plan No. 2585.
ESSEX ST, w s, 310 s Ridgewood av. exterior and interior alterations to 3 -sty dwelling; cost, Shitect, Lowner, Annie J. Smith. 102 Essex st; ar-
F. Schilinger, 167 Van Siclen av.
FULTON ST, n s, 49.6 e Ft Greene pl, ex-
terior and interior alterations to 3 -sty store and dwelling: cost, $\$ 100 ;$ owner, Wm. W. W. Cameron. Blauvelt, N. Y.: architect, A. F. W. We. Les-
lie. 180 Montague st. Plan No. 2594 .
FURMAN ST, w $\mathrm{s}, 413 \mathrm{~s}$ Montague st, exterior and interior alterations to warehouse:
cost, s1.500 : owner and architect, N. Y. Dock Co.. 101 Bridge st, N. Y. Plan No. 2613.
GRAND ST, n s, 25 e Graham av, exterior GRAND ST, n s, 2 s e Graham av, exterior
alteration to 2 -sty store and dwelling; cost, s300: owner, Carrie M. Ralon, 727 Grand st st
architect. Chas. Baur, Jr., 6 Bedford av. Plan

 HICKS ST, w sty
shop ; cost. $\frac{20}{n}$ n Center st plumbing to
owner. Mary Collins. s-sty shop : cost. S175; owner. Mary Collins.
1616 sth av architect. M. A. Dooley, 335 Co-
lumbia st. Plan No. 2592.
HICK ST, $w s .4 .10$ s Luqueer st, exterior cost, $\$ 175$ : owner, Frank Salatino, 698 Hiselling; 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.in Broyge st. N. Y.; árchitect,
R. A. Austin, 174 Sands st. Plan No. 2687 .

LEONARD ST, e s, 80 s withers st, exterlor and interior alterations to 3 -sty dwelling; cost.
$\$ 150$; owner, Franceso Madonna, 354 Leonard, st50; owner, Franceso Madonna, 354 Leonard
st; architect, C. P. Cannella, G0 Graham av st; architect.
MIDWOOD ST, s ss 265 e Brooklyn av, ex ing ; cost, $\$ 400$ - owner, Pietro Muscarello, 49 Midwood, st: architect, Plet McLean, Muscarello, 883 East
35th st. Plan No. 2574 . MILFORD ST, e s, 150 n Liberty av, extenslon Jacobs, 83 Milford st; architect, Louis F. SchilJacobs, 83 Milford st; architect, Louis
linger, 167 Van Siclen av. Plan No. 2656 .
NAVY ST, n e cor Johnson st, exterior and ment: cost, s125: owner, Rosine Monaco 7 Navy st ; architect. 65 Pasquale Gagliardi, 239 Navy st. Plan No. 2658.
NAVY ST, w s, 50.3 n Tillary st, exterior and interior alterations to 3 -sty dwelling; cost, $\$ 400$
 PA
PACIFIC ST, n .s, 108.8 w Hoyt st, plumbing \& Toda Morgan, 302 West 118 th st, N . Y. Plan No. 2614 PACIFIC $\mathrm{ST}, \mathrm{s}$ s, 463 e Rockaway av, ex
tension to
3 -sty owner Jos, Canonico 2000 dwelling, cost, soo tect.
2717.
PLYMOUTH ST, to 2 -sty restaurant; cost, $\$ 1.000$; owner Bliss Co.. on premises; architect Walter Par fendle, 75 Pineapple st. Plan No. 2626.
PULASKI ST, n s. 260 w Tompkins av, exterior and interior alterations to 3 -sty dweling
cost, s 800 : owner, Morris Kasin \& ano, 18 , Tompkins av: architects, Glucroft \& Glucroft, Plan No. 2694.
SACKETT
alteration to
3 -sty Weration to 3 -sty dwelling; cost, $\$ 350$; owner Conway, 400 Union st. Plan No. 2978 .
 terior alterations to 4-sty tenement; cost, $\$ 3000$ awner, Mary Morrello, ${ }^{427}$ Hudson st, N. Y.
architect, Edw. Scally, 527 Henry st. Plan No.

ST. JOHN'S PL, n s, 220 e Brooklyn av, ex tension to 3 -sty dwelling; cost, $\$ 500$; owner Jas. F. Bly, 422 St. Mark's av. Plan No. 2667 SMITH ST, e
alterations
to
3-sty
40
store
s alterations to 3 -sty store and dwelling; cost
 STRONG PL, e s, 96 s Harrison st, interior
alterations to 3 -sty d welling, cost, $s 300$, owner, Bielaard Trad, 11 Strong ; pl : architect, $\$$ Edw.
Scolly, 527 Heny st. Plan No. 2675 . UNION ST, s 20 Vin.
alterations to s. ${ }_{4-\text { sty }}{ }^{20}$ w Van Brunt store interior \$200. Owner, Andrew Gentile, 18 Carroll cost architect, D. A. Lucas, 983 d st. Plan No. 2582 , VAN SICLEN ST, e s. 255 s Kings Highway
plumbing to 3 -stv dwelling; cost, $\$ 150$; owner p. E. Morson. 3000 welving; cost, \$150; owner,
Wega, 2857 West 5 We st ; architect, Rocco Mega, 287 West 5th st. Plan No. 2593
WALTON ST, n s, 325 e Marcy av, extension Jaffe and ano 48 walton $\$ 300$; owner, Simon \& Salvati, 525 Grand st. Plan No. 2632.
WARREN ST, s s, 213 w Columbla 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 Montague st. Plan No. 2661.
WATKINS ST, e s. 105 s Newport av, new itect Thos. J. Cverarie Court st. Plan No. 2664.
to WOODHULL ST, s w cor Hicks st, plumbing Minderman. welling; cost, $\$ 125$; owner. John Minderman, on premises; architect, Jat.
livan, 821 Gates av. Plan No. 2674.
WHIPPLE ST, n s, 100 w Broadway, interior alterations to 3 -sty tenement; 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, exterio and interior alterations to 4 -sty store and tene 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, $\$ 1$, architects, Shampan \& Shampan, 772 Broadway
3D PL, n s, 170 w Smith st interior altera-
tions to 3 -sty dwelling; cost, $\$ 500$; owner. Dan-

 pictures, cost s750; owner, Brooklyn Impt. Co.
3 d av and, sd st: architect, A. R. Robbins, 566
Willing st, Richmond Hill, Pian No. 8 TH ST, s s, 150 e Kent av, plumbing to 3 sty Myrtle av, architect, Hy. M. Enetich, 219
131 Montrose av. Plan No. 2718.
 s350 : owner. W. Curtis, on premises ; architect

EAST 16 TH ST , e s, 175 n Av Z , exterlor and interior alterations to 3 -sty dwelling; cost tect. M. M. Foley, 2249 Homecrest av. Plan No.
2689 .
$16 \mathrm{TH} \mathrm{ST}, \mathrm{s}$ s, 119 w 3 d av, exterior and m owner, Gabriel Rosenblatt, 36 16th cost, $\$ 300$; tect, D. A. Lucas, 983 d st . Plan No. 2678 . $20 \mathrm{TH} \mathrm{ST}, \mathrm{s} \mathrm{s}$,300 w 3 d av, Interior alterations
3 -sty dwelling; cost, $\$ 200$; owner, John F . MeCann, 706 3d av, a architect, Benj. F. Hudson, WEST 2 TH NTO. 2619.
WEST 35TH ST, w s, 80 n Neptune av, plumb${ }^{\text {ing }}$ Seates, 65 -sty dwelling; cost, suffolo sind owner, Geoson, 65 Buffalo av. Plan No. 2601. Rob't JamiWEETT, 35 TH ST, w $\mathrm{s}, 100 \mathrm{n}$, Neptune av, owner, Jas. De Leon, on premises; architect, abt tramison, 65 Buffalo av. Plan No. 2600 .
$48 \mathrm{TH} \mathrm{ST}, \mathrm{n} \mathrm{s}, 260 \mathrm{w} 13$ th av, extension to 2 sty dwelling, cost, $\$ 800$, owner, Max Wallenson, 16 Court st. Plan No. 2669 .
$\underset{\text { dwelling }}{51 \mathrm{ST}, \mathrm{s} \text { s. }} \mathbf{2 4 0} \mathrm{w} 9$ th av, plumbing to 3 -sty ano, 52 d ;st and 4 th av ; inner. A. Anderson and
av and 22 st Plan No. 2624.
53 D ST, n s, 351.3 e 3 d av, extension to ${ }^{3-}$.
ty dwelling; cost, $\$ 300$; owner, Sarah Pahl, sty dwelling; cost, $\$ 300$; owner, Sarah Pah1,
343 53 s st, architect. W . H. Harrington, 5906
Sth av. Plan No. 2598. av. Plan No. 2598.
$60 \mathrm{TH} \mathrm{ST}, \mathrm{n}$ s, 300 e 15 th av, exterior and inowner, Mary Prensky, 900 Trinity, $\$ 800$; architect, C. P. Cannella, 60 Graham av. Plan
No. 2727 .
85 TH ST, s w wor 5 th av, plumbing to 3 -sty
tore and dwelling; cost, $\$ 100$ : owner, D. H.
 99TH Myrtle av. Mian No. 2607.
rior alterations to Shore -sty dwelling; cost $\$ 200$. owner, W. E. Shuttleworth 5weth st and 1ith av ; archit
2589.
ALABAMA AV, e s, 100 s Sutter av, Interior
aterations to 1 -sty moving preture show; cost, alterations to 1 -sty moving 5 preture show; cost,
$\$ 100$; owner, Max Garvin 589 Ahford st; architects, Adelsohn \& Feinberg, 1776 Pitkin av. Plan No. 2599.
ATLANTIC AV, ${ }_{\text {n }}^{\text {s. }} 150$ e evior and interior alterations to 4 -sty stor, extenement: cost, $\$ 500$; owner, Ruben Goldsmith, 605 Eastern parkway; architects, Glufort \& beD,
BEDFORD AV, n e cor Halsey st, exterior and interior alterations to 3 -sty store and dwelling;
 BEDFORD AV $n$ e
terations to 5 -sty office building : cost, $\$ 2.500$, owner and architect, Brooklyn Unlon Gas Co.,
180 Remsen st. Plan
BELMONT AV, n s, 75 e Watkins st, interior
alterations to 3 -sty dwelling; cost, $\$ 125$; owner,
 man \& Son, 1780 Pitkin av.' Plan No. 2723 .
BROADWAY, e $s, 50 \mathrm{n}$ Halsey st, new elec-
Bic sign; cost, $\$ 200$ owner. Simon Schwartz
1569 Broadway; architect. Robt. Gerlinger, 229
West 42 d st. Plan No. 2696. West 42d st. Plan No. 2696.
BROADWAY, s e cor Varet st, plumbing to 3-
ty store, cost, $\$ 125 ;$ owner. F. Phelps \& ano, sty store; cost, \$125; owne, F, Phelps \& ano,
375 Washington st, architect, John Dugan, 48
Albany av. Plan No. 2691 .
BUFFALO AV, e s. 98.7 n Atlantic av, exHy Fink, 293 Ralph av; architects, Chaw owne fanger \& Son, 2634 Atlantic av. Plan No. 2597. sion to 3 -sty store and dwelling: cost, $\$ 400$ : sion to 3 -sty store and dwelling; cost, $\$ 400$;
owner, Anna King, 448 Central av ; architects, Glucroft \& Glucroft, 7 Glenmore av. Plan No. Co
CONEY ISLAND AV, w s, 155.2 n. Av V, exEvangelis, on premises. archtitect, E. L. Dixon,
2094 East 7 th st. Plan No. 2719.
stalled in saloon ; cort, $\$ 200$; praham awner, Ning in Schneider. 633 Leonard st; architect. Geo. Blens-
DRIGGS AV Plan No. 2715.
DRIGGS AV e s. 140 n North 5th st, extension Berkowitz on on premises: architect, Mor-
rls
Cohn. 280 Bedor Cohn, 280 Bedford av. Plan No. 2573 .
FLUSHING AV, s. s, 197 w . Broadway, new Co., 736 Flushing av ; architect, John A. GorGATES Lincoln pl. Plan No. 2712.
GATES AV, n s. 164.8 w Ralph av, Interior
aterations to
2-sty
store
 architect, Hy Holder, Jr., 242 Franklln av. Plan
No. 2581.
ng to 4 -sty store and tenement: cost $\$ 150$. owner, Itallan American Realty Co., 170 Johnson av: architect, Hy Entllch, 29 Montrose st.
Plan No. 2587 . Ni.
KNICKERBOCKER AV, s s, 75 e Stone av. exterior and interior alterations to 4 sty store 92 Morgan av ; architect. Louls Allmendinger, 926 Broadway. Plan No. 2572.
LAFAYETTE AV. s s, 140 w Lewis av, plumbman simon. 227 Hart st; architects. Glucroft \& Glucroft, 34 Graham av. Plan No. 2676 .
LEXINGTON AV, n s. 169.6 w Redford av,
 James, 1088 Lexington av. Plan No. 2615.
LIBERTY AV. n s, 78 w Jerome st, new bay Snediker av; architect, Max Hirsch, 391 Fulton
MYRTLE AV. n s, 15 w Hart st, exterior and interlor alterations to 3 -sty dwelling; cost,
$\$ 400$ owner. C. F. Gackenheimer. 1271 Myrtle


NEPTUNE AV, n s, 23 w West 2 d st, exten-
sion to 2 -sty store and dwelling; cost, $\$ 300$ sion to 2 -sty store and dwelling; cost, $\$ 300$
owner, Burt G . Lewis, West 17 th st and Mer way and Sheepshead Bay rd. Plan Noan park NEWKIRK AV, s s, 79.6 w East 18th st plumbing to 3 -sty dwelling; cost, $\$ 180$; owner F. Morse, 546 East 17 th 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, ex cost, $\$ 200$; owner, Thos. Adams, Ocean grwy and Church av i architect, B. F. Hudson, 319 9th st. lan No. 2623.
OCEAN PKWY, s e cor Beverly rd, extension to 3 -sty dwelling; cost, $\$ 800$ : owner, Francis A.
Sasso, on premises : archittect, Benj. F. Hudson,
319 9th st. Plan No. PITkIN Plan No. 2618.
PITKIN AV, ${ }^{\mathrm{s}} \mathrm{s}$ s, 25 e Osborn st, exterior
alterations to 3 -sty store and dwelling \$150; owner, Nathon Aerick, 1580 St Marks cost, architetes, Forber \& Markowitz, 189 Montague
st. Plan No. 2713.
 tension to 3 -sty dwelling, $7.6 \times 5.6 ;$ cost, $\$ 2,500$; 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, $\$ 250$ : owners, Dora Siegler, on premises; architect, Louis Danancher, 7 Glenmore av. Plan No,


ST, MARKS AV. n s, 249.10 e Eastern parkdwelling ; cost, $\$ 1,000$; owner, Minnie Levine, 32 Glenmore av, architects, Cohn Bros., 361 Stone
SEA BREEZE AV exterior alterations to 1 -sty show; cost. $\$ 100$ : owner, John De Lories. on premises, architect,
A. D. Hinsdale, 55256 th st. ${ }^{\text {Plan No. 2621, }}$ Plat SHEEPSHEAD BAY RD, s e cor Av X, plumbng to 3-sty dwelling; cost, $\$ 175$; owner. Mar-
 SCOVILLE'S WALK e s, 200 s Surf av, exterior and interior alterations to 2 -sty dwelling; cost, $\$ 300$; owner, R. R. Rehmus, on prem-
ises; architect, A. D. Hinsdale, 552 56th st.
Pren lan No. 2617.
SURF AV, ss, s, 80 w West 35 th st, new ex-
ension to bathing pavilion; cost, 8400 ; owner. Chas, Heney, on paremises; cost, stonitect, owner, Schuize, Ocean Parkway and Sheepshead Bay
rd. Plan No. 2583.
SURF AV, s s, at int. $w$ s West 17 th st, exterior alterations to amusement park; cost, ises: architect. M. M. St. John, 1611 West 42 d
st. Plan No 6 Plan No. 2695.
 Belvilere and Beaver sts: awner. Wm. Rehner,
Emrich \& Son, 139 archit. R. H. ${ }_{2648}$ Emrich \& Son, 139 Stockholm st. Plan No. 3D AV, s W cor Douglass st, 3 -sty brick ex-
tension, 40 m 4.90 to factory; cost. $\$ 14,000$ : owner, A. L. Foster. 188 3d av : architects. Voss
$\&$ Lauritzen, 65 DeKalb av. Plan No. 2702.
 Bernes, 28 8th av; architects, Koch \& Wagner, 26 Court st. Plan No. 2586. STH AV, w s, 140 n nsth st, plumbing to 3 premises; architect. N. F. Mwner, M. Mop, on
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 No. 787 Mrs. J. M. Lawerence, Bayside. Plan
COLLEGE POINT.-13th st, w s, opp. 9th av instail new plumbing in dwelling: cost, $\$ 500$;
owner. E. Platt Stratton, 13th st, College Point.
Plan No. 823 .
Plan No. 823. to this location and erect new foundation new plumbing: cost, $\$ 400$ : owner, Frank Putz, on CORON
CORONA. 41 st, st, e s, 175 n Washington pl ,
erect new foundation under dwelling; cost. $\$ 400$ orect or. P. A. Planteroth, 26 41st st, Corona
Plan No. 83 .
CORONA.-Orchard st. n e cor Corona av, interior alterations to dwelling: cost, \$20 owner,
Gerald Judice, James st, N. Y. C. plan No son CORONA. - Soruce st. n s. 200 w National av, new cellar under
Max Pasternak, 56 East Grand a cost, $\$ 300$; owner,
No. 851 . . 85
ELMHURST.-Rosevelt av, s e cor 19th st, erect new foundation under dwelling; cost, $\$ 250$,
owner, Chas. Wenderoth, 10 Hillerest av, Elm-
hurst. Plan No. $\$ 55$. Elahurst.-Hoffm
Broadway. replace store front. n s, 1.000 owner, E. F. Siebeck 31
Elmhurst. Hoffmann boulevard,
Plan No. 848 . EVERCPEEN No. 848 ,
EVERGREEN.-Cypress av, 1118 interior al-
teration to store and dwelling: cost. seno:

EVERGREEN.-Cypress av, 1116, Interlor al-
teration to store and dwelling; cost, snon Fred'k Koffer, 430 Bedford av, Brooklyn. Plan FLUS
FLUSHING.-Central av, 118 , e s. interior al-
R. Taylor, 57 14th it, Flushing. Plan No. 850 .

FLUSHING.-Linden st, No. 137,
extension, $9 \times 11$, 1 -sty frame extension, 9x11, on rear dwelling, cost, \$50;
owwer, I. Rogo, 133 Broadway, Flushing. Plan
No. Sis. FLUSHING.-Prince st, No. 21, erect new
store front; cost, $\$ 50$; owner, Jos. P. Norris, 73
Broadway, Flushing. Plan No FLUSHING.-Barclay Nan No. 831. av, 2-sty frame extansion, $10 x 20$, 1 Mrame dwelling, tin roof; cost, \$700; owner chitect, A. R. Richardson, 100 Amity st, Flush-
ing. Plan No. 842 . FLUSHING.-Parsons av and Forest av, erect new elevator in hospital, cost, $\$ 2,150 ;$ owner,
Flushing Hospital, premises. Plan No.
own. JAMAICA.-Payntar av, 216 e Rockaway rd,
raise 5 dwellings to grade; cost, $\$ 250$; owner, A. Van Horngs 344 Mrade; cost, $\$ 250$; owner
Plan Nos. $805-6-7-8-9$. install new. - Water st, ${ }^{\text {s }}$ e cor Catherine st owner, S. Nostrand, premises. Plan No. $\$ 12$ repair store front; cost, $\$ 35$ : : owner, S . Brinker JAMAICA.-Wyckoff st, w $\mathrm{s}, 100 \mathrm{~s}$ Humboldt boulevard, 2 -sty frame extension, $12 \times 12$, on rea
2 -sty frame dwelling owner, J. P. Hogan, Jamaica ; architect, $\$ 1$, Hel $^{\text {Hen }}$
Harrison,
328 Fulton st, Jamaica JAMAICA.-Ackroyd av, w s, 100 s Dungam av, 2 -sty frame extension, 4si1, on rear 2 -sty
frame dwelling, tin roof, new plumbing. cost $\$ 250$; owner, P. S. Hopper, 19 Puntin st, Brook Iyn; architect, Edw. Jackson, Jamaica av, Rich mond Hill. Plan No. 830.
JAMAICA.- Washington st, No. 15, erect new
electric sign ; cost, $\$ 50$; owner, Michael Minden on premises. Plan No. s28. JAMAICA.-Fulton st, n w wor Hardenbrook av, 2 -sty frame extension, $20 x 26$, on rear
frame dwelling and store, tin roof; cost, $\$ 500$; owner, Christian Linner, Jamaica; architect,

JAMAICA.- Poplar st, s s, 100 s Union pl, ereet new concrete foundations under dwelling: and Union pl, Jamaica. Plan Nos, Cherry st JAMAICA.-Hamaica. Plan Nos. $845-846$. JAMAICA.-Hillside av, $n$ e cor Clinton av,
216 -sty frame extenion, $24 \times 22$, on side and rear 2 -sty dwelling, interior repairs ; cost, $\$ 2,500$; owner, A. H. Carpenter. Hillslde av, Jamaica ;
architect. W. H. Spaulding, 38 Bergen av, Ja-
maica. Plan No LONG ISLAND CITY.-Lincoln st, 131, 1 -sty
Lame extension frame extension, $12 \times 15$, over present extension;
cost, $\$ 500 ;$ tin roof; owner, James Deegan,
premises, Plan No premises. Plan No. 864. Payntar av, install new - Bualevard, w s, 125 n Postt sioo; install new plumbing in dwelling;
L. © owner, Jos. Parti, 221 Boulevard,
L. City. Plan No. S61. LONG ISLAND CITY.-Boulevard, w s, 221 install new plumbing in dwelling , w oost, s , 1220 , 100 ;
owner, Jos. Parti, 221 Boulevard, L. I. City, Plan , Jos. Parti, 221 Boulevard, L. I. City. LONG ISLAND CITY. -6 th st, n w cor Jack-
son av, erect new billboard; cost, $\$ 150$; son av, erect new billboard; cost, $\$ 150$; owner,
Li. I. Bill Posting Co., 13 Queens st, L. I. City.
Plan No. 853 .
 stable, Cohn, 267 Radde st, L. I. City. Plan No. 852 . LONG ISLAND CITY-Washington av, No. $\$ 100$. owner, Mrs. Shearn, on premises. Plan LONG ISLAND CITY.-Thomas st, e s, $\mathbf{s}, 14 \mathrm{n}$
Review av, general repairs to repair shop; cost, $\$ 6,000$; owner, Standard Oil Copair 26 Brop; cost,
Broadway, N. Y. C. ; architect, owner. Plan No. 819. LONG ISLAND CITY.-Borden av, n e cor cost, $\$ 100$; owner, L. I. R. R. Co., Penn. Sta-
tion, N. Y. C. Plan No. 826 . LONG ISLAND CITY. - Marion st, No. 36, 2 sty frame extension, $5 \times 50$ on rear of dwelling:
new plumbing; cost, $\$ 300 ;$ owner, $\stackrel{F}{\text { F }}$. Borelli, new plumbing; cost,
premises. Plan No. 825.
instang ISLAND CITY.-Van Alst av, No. 248 owner, John Docher, on premises. Plan No. $\$ 22$ ${ }_{404-406}^{\text {LONG ISLAND CITY.-Jackson av, Nos. }}$ $40-406$, erect new electric sign on saloon; cost,
$\$ 200$ iowner, H. C. Botjer, on premises. Plan
65, , erect ISLAND CITY.-Pearsall st, Nos. 63 tenement, 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. $\$ 36$. LONG ISLAND CITY.-Sunswick st, No. S1
install new gas piping in dwelling; cost, $\$ 50$
owner, J. Karp, on LONG ISLAND CITY.-4th av, w s, 50 Washington ay, install new plumbing in dwell-
ing; cost, s175; owner, Mrs. Gardner, on prem-
ises. Clan LONG ISLAND CITY.-Court House
sq (Mu-
nicipal Building), interior alterations to
to ncipal Building, interior, alterations to office
building, cost, $\$ 3$;
200 Broadway ; owner, Stuard Hirschman
 L. 1. R. R., 1 sty frame extension, 25x12, be-
tween shos, concrete roofng, interior alter-
ations; cost, si,500; owner, standard oil Co.. 26 Broadway, N. Y. C.; architect, owner Plan
LONG ISLAND CITY.-Steinway av, n w cor Jamaica av, interior alterations to saloon; cost,
$\$ 300$ iowner, Mrs, Peter Neu, premises.
Plan

Plans Filed, Alterations (Continued).
LONG ISLAND CITY.-Franklin
st, 25, in-
stall new gas piping in dwelling: cost.
$\$ 25$ owner, F. Fisel, premises. Plan No. 797. LONG ISLAND CITY.-Potter av, s s, 100 w
9th av, $11 / 2$-sty frame extension, rear dwelling,

 LONG ISLAND CITY.-Hallett st, e s, 200 s,
Hoyt av install new plumbing in dwelling: Hoyt av, install new plumbing in dwelling;
cost, $\$ 100$ owner, Mrs. Sarah Ward, 52 Hallett Plan No. 810.
LONG ISLAND CITY.-Broadway, 500, interior alteration to store nnd dwelling: cost,
$\$ 250$ : owner, Felix Freitsche, premises. Plan $\$ 250:{ }^{\circ}{ }^{\text {ow }}$
No. 804.
LONG ISLAND CITY.- Sherman st, 64 , inLONG ISLAND
stall 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. \$38.
QUEENS.-JJericho Turnpike, s w wor Creed v, interior ateration 218 Seigel st, Brooklyn: owner, Frank Effelein,
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. S17.
RIDGEWOOD. -Myrtle av, No. 1877 , erect new sign on store and dwelling ; cost, $\$ 50$; owne
Plan No. 841 .
RIDGEWOOD.-Seneca av, e s, 50 \& 75 n , Palmetto st, install new, gas piping in two dwell-
ings: cost, $\$ 30$; owner, J. Valing, Knickerbocker v, Brooklyn. Plan No. 824.
RIDGEWOOD. -St . Nicholas av, e $\mathrm{s}, 25 \mathrm{~s}$ Gates av, erect new foundation under dwelling;
cost, $\$ 150$; owner, August Boening, 325 St. cost,
Nicholas av, Ridgewood. Plan No. 815 .
RIDGEWOOD.-Woodward av, 603, interior alcerst, $\$ 200$, owner, Nathan Reiman, plumbing; 198 Wyck-
own off av, Ridgewood. Plan No. 814.
RIDGEWOOD.-Woodbine st, 1084, interior alteration to dwelling, install new plumbing; cost, Ride; owner, Aug. Bauer, 210 St. Nicholas av, and Cypress avs, Ridgewood. Plan No. 113 .
RIDGEWOOD.-Woodward av 576, 1 -sty frame extension, $16 \times 40$ on rear dwelling, tar and slag roof, interior aiteraitons; cost, $\$ 1,000$ o owner, Chas. Dinkel, premises; architect, L. Berger ${ }^{\mathcal{\&}}$
Co., Myrtle and Cypress avs, Ridgewood. Plan Co., Myrtle and Cypress avs, Ridgewood. Plan
No. 857 . ROCKAWAY BEACH.-South Bayview av, w s. 185 s soulevard, install new plumbing in
dwelling; cost, $\$ 100 ;$ owner, Wm. Holland,

ROCKAWAY BEACH.-Bayview av,
Boulevard, s , 1 -sty frame extension,
14x16, on side $11 / 2$-sty frame dwelling, gravel roof; cost, $\$ 200$; owner. Henry Sierichs, premises, archi-
tect, J. B. Smith, Rockaway Beach. Plan No.

WINFIELD.-Fisk av, e s, n e cor Prospect av, interior aiterations 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, $10 \times 12$, on rear office, tin roof: cost, $\$ 100$; owner, Courtney Realty
Co., 1170 Broadway, N. Y. C. Plan No. 811.

## Richmond.

SROAD \& VARIEN STS, n e cor, Stapleton, S. I., masonry and new store to frame store 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., Por Richmond; builder, F. H. Skerritt, Port Rich-
mond. Plan No. 161.
FOOT OAKWOOD LA, w s, Oakwood, new roof
and masonry to frame home; cost, $\$ 1,200$; own-
 WASHINGTON - e er
Grant City, additions to
s. Railroad ave $\$ 300$; owner, Chas. Doater, Grant City ; builder, August Mathon, Grant City. Plan No. 163. TURNPIKE, n s, 150 w 1 st av, 91 , Tompkins-
ville, 1 -sty extension to frame dwelling; cost. tect and builder, John Karlson, Tompkinsville Plan No. 164.
WESTERVELT, AV, e s. 250 s 4 th av, New Brighton, new kitchen to frame dwelling; cost,
$\$ 300$; owner, Adolph Von Mechon, New Bright$\$ 300$ : owner, Adolph Von Mechon, New Bright-
on, 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 becn approved by the Board of Tenement approved by the Board of Tenement
House Supervision at the main office, Nouse supervision at Ne main ofice,
Nelvark, N., to be erected in these
Counties for the week ending May 10 . BLOOMFIELD.- George $\begin{gathered}\text { Schmitter, } \\ \text { B50-652 }\end{gathered}$
Bloomfield av, one 3 -sty frame, alteration, $\$ 4,-$ Bloomfield av, one 3-sty frame, alteration, $\$ 1,-$
000 .
HOBOKEN,-Sigmund Gookin, 83 Willow av,
 ation, $\$ 800$.
PATERSON-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, $99-61$
Stuyvesant ay two 3 -sty frame, $\$ 11,000$; Isidore Morelander, $4 \frac{7}{6} 6$ South $19 t h$ st, one 3 -sty frame, 19 th st two - ${ }^{\text {sty }}$ frame, $\$ 10,000$; Jules Mechanic, $95-97$-99 Sty Mrantlair av, three 3 -sty frame, $\$ 24,000$; Hyman Wertheim, east side Orange st, 36 it. south of Hudson st, two 4 -sty brick,
$\$ 24,000$; 1saac Dolgan, $487-489$ South 15th $\$ 24,000$; Isaac Dolgan, $487-489$ South 15 th st, 8 , $213-215$ Waverly av, two 3 -sty frame, $\$ 8,000$ :
Barnet Shaiman, 59 Brookdale av, one 3 -sty rame, $\$ 8,000$; Joseph Vitkovitz, 634 South 20 th st, one 3 -sty frame, $\$ 0,000$; Rosie Klein, 193-
19516 th av, one $4-\mathrm{sty}$ brick, $\$ 18,000$. JERSEY CITY-JJane Kern, 732 Jersey av, ne 3 -sty brick, $\$ 12,000$.
HARRISON-Julius J. Wardus, east side John frame, $\$ 7,000$; Morris Meltz, south side Harrison av, 25 ft . west of 5 th st, one 4 -sty brick, $\$ 18$, 000.

PASSAIC.-Frank Lomauro, 380 Oak st, one 3 -sty brick, $\$ 5,000$; Morris Cohen \& Saml, Sa
way
49 Henry st, one 3 -sty brick, $\$ 16,000$. NEW BRUNSWICK.-Samuel Baker, 119 NelNEW BRUNSWICK.-Samuel Baker, 119
son st,
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, e. cor Palisade av and Ino st, one 3 -sty brick, $\$ 19,000 ;$ John $P$. Martin, 202 spring st, one $4-1$.
sty brick, $\$ 12,000$. BAYONNE.-Samuel Berman, 287 Broadway, CLIFTON.- Joseph Rachlin, 657 Main st, one
ont
osty frame, $\$ 5.000$.
EAST ORANGE-Minerva A. Halladay, South Arlington av, one 4 -sty brick, $\$ 30,000$.
apartments, flats and tenements. NEWARK, N. J.-R. Bottelli, 191 Market st, is preparing plans
stone apartment, $75 \times 91 \mathrm{ft}$, to be erected on the west side of Eroad st. 50 ft north of 3 d av, for 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 bluestone flats to be erected in the south sman
of Orange st 36 ft east of Hudson st, for Hyman of Orange st 36 ft east of Hudson st,
Wertheim, Essex Building, owner. Cost, about Werthein
$\$ 25,000$.
banks.
NEWARK, N. J.-Directors of the Branchville National Bank, Nort Newark, contemplate the erection of a bank butldfng and are
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 Construction Co., 1 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 erected in Union st, near West Side av, for the German Methodist Church, at site, owner. Cost. about $\$ 10,000$.
HACKENSACK, N. J.-H. W. Allen, of this place, has received the contract to erect the new residerce of it will be of stucco and shingle construction.

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 to the Park av school.
$\$ 55.000$. Estimated cost, a
New proposals Wednesday evening, May 21 st ,
MORRISTOWN, N. J.-The Morris Township
Eoard of Education has rejected bids for carpenEoard or Education has rejected bids for carpen-
try for the Morris Plains School. Arthur S. Pierson is architect. New bids will be called
NEWARK, N. J.-John T, Rowland, Jr., 15 Exchange pi, Jersey city, is preparing plans the B moy Hall Preparatory School. one of the
the Bay buildings of Seton Hall College to cost
oldest but about $\$ 70,000$. The Rev. James F. Mooney is president. It is expected that plans and specifications will be 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 condiwill 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. Funas are being raised. The school will contai
to cost about $\$ 60,000$.
TEANECK, N. J.-The Board of Education is about $\$ 80,000$. Address chairman of the Board of Information.
${ }_{29}$ CRANFORD, N. Sroadway, N. Y. - D. is. Newman Collins, a 3 -sty school to be erected on Lincoln av for the Board of Education or Craniord, G. W 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

CRANFORD, N. J.-The Board of Education will advertise for new bids for the Lincoln

Stores, offices and lofts.
NEWARK, N. J.-W. E. Lehman, 738 Broad st, has completed plans for a 4-sty brick and be erected at the southeast corner of Spring-
field 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 re ceived the contract for the erection of a 3 -sty for the N. Y. Telephone Co. McKenzie, Voorhees \& Gmelin, 1123 Broadway, N. Y. C., are architects
${ }_{623}^{\text {MADISON }}$ West 57 AV.- At, has received the ornamental iron work necessary for the 16 -sty office building to be erected at 169-171 Madison av, for the 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 work, and Jas. Elgar. Inc., 103
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 limestone
moving
picture theatre, two stores and lofts, at moving picture theatre two stores and ors. 35 Day
$\$ 35,000$.
BOUND BROOK, N. J.-Bound Brook is to have a new theatre, costing about $\$ 25,000$, sim-
ilar to the Colonial Theatre of New York City. Walter L. Clarkson, of Bound Brook, is the architect. Seating capacity about 900 . John tract. Runyon Field, of the firm of Field Bros., NEWARK, NH 800 Broad st, has prepared plans for a moving picture theatre to be erected at 182-184 Belmont ${ }_{650}^{\text {av }}$ 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 transforming the grounds of the United States
Hotel on Ocean av into a fine athletic field. A Hotel on Ocean av into a ine athietic 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 sireproof 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. dition, $135 \times 200 \mathrm{ft}$, to the plant of the Rome Wire co. It will be of concrete and steel and work will be commenced immediately.
POUGHKEEPSIE, N. Y.-Plans have been prepared for a a 4 -sty factory, 320 x 80 ft . to be
erected for the Moline Plow Co. Construction erected for the Moline
will be started some time this spring.
Troy, N. Y.-The Troy Knitting Co., makers of yarns, whose plant is located in Remsen st, 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 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 owner, engineer, has nearly completed plans for a 1 -sty brick addition, $32 \times 172$ ft, to the factory at Spring av and Circular st, for the Clark Texowner; ' Joseph H. Clark, president, and Robert G. Clark, general superintendent. Cost. about
$\$ 15.000$. Bids on the general contract will soon \$15.000. Bids on the ge
be taken by the owner.
ONEONTA, N. Y.-The Elmore Milling Co.,
owned by W. O. Elmore, has been destroyed by owned by W. O. Elmore, has be
fire. The loss is over $\$ 100,000$.
hospitals and asylums.
QUEENSBURY. N. Y.-The Board of SuperCounty tuberculosis patients will be built in 1914. The site has not been selected yet, but
one on the Bay road, town of Queensbury, is favored.

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. Fernschlld, of oulding, $75 \times 74 \mathrm{ft}$, at Morris st and North av brick and steel with terra cotta trimmings, three
stores stores on
dios above.

## THEATRES.

CATSKILL, N. Y.-E. C. Horn Sons, 1476 Broadway N . Y. C., are preparing plans, for a at 401 Main st. for Charles Sesonske, 244 Main at 401 Main st, for charies Se
st, owner. Cost about $\$ 30,000$.

## RECORDS SECTION

of the

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."

## STREET INDEX OF RECORDED CONVEYANCES AND WILLS <br> Showing street and number of Manhattan Conveyances and Wills recorded during the current week.



|  |
| :---: |
| 28th st, 437 W . |
| $31 \mathrm{st} \mathrm{st}$,208 E. |
| 33 d st, 133 W . |
| 36 th st, 343-5 W. |
| 37 th st, 114 E . |
| 38 th st, 344-6 W. |
| 41 st st, 326 E . |
| 47th st, 135 E . |
| 47 th st, 522 W . |
| 51 st st, 521 W . |
| 56 th st, 123, 127 W . |
| 57 th st, 305 E . |
| 59 th st, 127 E . |
| 62 d st, 239-41 E. |
| $62 \mathrm{~d} \mathrm{st}$,159 W . |
| 65 th st, 138, 326-8 E. |
| 67 th st, 131 W. |
| 69 th st, 105 W . |
| 71 st st E (s s), 1385- |
| 74 th st, 163 W . |
| 77 th st, 219 E. |
| 78 th st, 52, 175-7, 206 E . |
| 79 th st, 156 E . |
| 79 th st, 140-4 W. |
| 80 th st, 229 E . |
| $\begin{gathered} 81 \mathrm{st} \\ \mathrm{~W} . \end{gathered}$ |
| 82 d st, 122-8 E. |
| 83 d st, 415 E. |
| 84th st, 324-6 W. |



| Amsterdam av (s s), $2156-\mathrm{pt}$ lot 83. <br> Bowery, 13. <br> Broadway, 279-83, 450, 597. <br> Broadway (e s), 2164-38-40. <br> Broadway (es), 2234-5-6. <br> Central Park W, 391-3. Convent av, 433. <br> Columbus av (es), 21901. <br> Edgecombe av, 38. <br> Ft Washington av, 3541. <br> Lenox av (es), 1740-70-71. <br> Lexington av, 559. <br> Lexington av (e s), $1305-\mathrm{pt}$ It 50. <br> Madison av, 1519, 1783, 1824-6. <br> Manhattan av, $345,503$. <br> Nagle av (s s), 2173-pt lt 29. <br> Park av, 1015. <br> St Nicholas av, 716, 1332-8. <br> Sherman av, 127-35. |
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Vermilyea av (e s), West Broadway, 219, 414. 1st av, 1315 .
1st av 2 d av, $104-6,710-6,2237$. 4 th av, $257-65$.
6 th av, $224,501$. 8th av, 464, 2547, 25539 th av, 273 . 10th av, 280-2. 10th av (e s), 2203-1-4.
11 th av, 558. wiLLs.

WILLS.
Greenwich st, 74. Market st,
Stanton st, 86. $\begin{array}{ll}\text { Stanton st, } & 86 . \\ 10 \text { th st, } 114 & \mathrm{E} .\end{array}$ 47 th st, 318 , 538 W . 74th st, 130 E . $\begin{array}{ll}87 \mathrm{th} & \mathrm{st}, 121 \mathrm{~W} . \\ 96 \mathrm{th} & \mathrm{st}, \\ 111 \mathrm{~W}\end{array}$ 16 th st, 151 E .
116 th $\mathrm{st}, 55-7 \mathrm{~W}$. 116 th
st,
145 th
st,
Bowery,
139 Park av, 1384.

## CONVEYANCES.

Borough of Manhattan.


#### Abstract

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 o adress of which it is a correction 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 Ver-
milyea av, $100 \times 100$, vacant; Realty Operating Co to Maze Realty Co of NY, a corpn 650 Bway; May913; A\$16,000-16,000. \& 100

Arden st, 31 ( $8: 2174-\mathrm{pt}$ lot 186 ), es, 296
Nagle av, $27 \times 110,5-\mathrm{sty}$ bk Constn C, to Terrence F Carroll, 103 W 98 Barelay st, nee West, see West, 149-50 Bedford st, 102 ( $2: 588-42$ ), es, abt 60 n Grove, $22 \times 50,3$-sty fr bk ft tnt, A A $\$ 6,000-$
6,500 ; also GREENWICH ST, 723 (2:632 41), es, 96 n Charles, $18.9 \times 68.10 \times 20.8 \times 76.7,3-$
sty bl tnt; Chas M Coss \& ano to Ethel T, wife Harry G Coss [box 403$]$, to El Paso,
IIl; QC; May10; May14'13; A $\$ 6,000-7,500$. Charles st, $\mathbf{1 6 1}(2: 637-41)$, ns, abt 160 e West, $22 \times 102.3$ to alley x22x102.1, with rights to alley, 3 -sty bk tnt, 2 -sty bk rear G W Woerz, 1 E W3; May9; May12'13; A Corlears st, 10, see Monroe, nec Corlears. Dey st, 71 (1:59-25), sec Washington, 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.

Dry Dock st, 59 , see 12 th, $722-8$ E.
Dyckman st, nee Vermilyea av, see Ams Greene st, 213
$7.6 \times 100,6-$ sty bk $2: 534-29)$, ws, 125 s 3 d ,
oft $\&$ str bldg; Julius M.6x100, 6-sty bk loft \& str bldg; Julius
Martinson to Jno B Murphy, 247 Teaneck rd, Ridgefield Park, NJ; mtg $\$ 40,000 ;$ Apr
28; May 13 ' $13 ; ~ A ~$
27 Forsyth st, 141-3 (2:420-28-29), ws, abt strs; Josephine V Treat to Robt R Boch,
313 W 120; May12; May15'13; A $\$ 45,000-62,-$ Forsyth st, 141-3; Robt R Boch to Public Service Realty \& Mtg Co, a corpn, 309
Bway; mtg $\$ 54,000 ;$ May15'13. Front st, $176(1: 71-30)$, ws, 47.5 s Burling bldg: Jno.S Montgomery to Chas $H$ Voorhees, 53 W 72 ; CaG; June17'12; May9'13; A
$\$ 17,000-25,000$. Front st, 176; Chas H Voorhees to Saml
Tull, 315 West End av; CaG; mtg $\$ 16$ 000. May7: May9'13. Goerck st, $33 \quad(2: 327-58)$, ws, 150.2 n
Bromene, $24.11 \times 100,5$-sty bk tnt \& strs; Brome, $24.11 \times 100$, $5-$ 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, nec Cor lears.

Greenwich st, 723, see Bedford, 102.
Hamilton ter, $11(7: 2050-97)$, es, 107.6 n
$\mathbf{1 4 1 \mathrm { st } ,} 17.5 \times 67.6 \times 17.6 \times 6.3, \quad 3-\mathrm{sty}$ \& bk dwg: Max Lang to Kentmore Operating Co, a corpn, 99 Nassau: mtg $\$ 7,500$ \& AL, Ams av, 65, ws, 100 n Vermilyea av, see Lafayette st, 384-8 (2:531-6), swc 4th to es Broadway (Nos 692-4) xn45.3 to SS 4th xe275.3 to beg, $12-\mathrm{sty}$ bk loft \& Str drews, 89 Harmon, Jersey City, NJ; B\&S;

Lafayette st, 384-8; 4th st, $\mathbf{2 - 2 0}$ e Broadway, $692-4$ : Percy G Andrews to
Broadway \& 4th St Bldg Co, Inc, 51 W B\&S \& CaG; mtg $\$ 800,000 ;$ May 7 ; May9 ${ }^{\prime} 13$, Lawrence st, $2-4(7: 1966-79-80)$, ss, at
126 th , runs w $40.9 \times \mathrm{s} 99.11 \times \mathrm{xe} 4.5 \times n 104.5$ to ss 126 th, runs w40.9xs99.11xe49.5xn104.5 to
ss 126 th xw9.9 to beg. $1-$ sty bk storage \&
stable stable; Walter A Wells to Lawrence Stree
Realty Co, 35 Nassau $[\mathrm{r} 1307] ;$ mtg $\$ 22,-$
000 ; Aug $100^{\prime} 12 ;$ May14, $13 ;$ A $\$ 22,300-26,000$ Ludlow st, 13-5 (1:298-26-27) ws, nom n Canal, st, 13-5 ( $1: 298-26-27$ ), ws, 137.10
\& 2-sty bk rear, 2 5-sty bk tnts \& strs
\& Soft bldg: Isidor Tager \& Sophie, his wife to Sophie Tager, 203
W $117 ; \mathrm{AT}$ QC; AL; Mayl2; May13'13; A
$\$ 32,500-43,500$. Ludlow st, 144 $(2: 411-45)$, es, 175 n Riv-
ngton, $25 \times 89.4,6-$ sty bk tnt $\&$ strs sty bk rear tnt; Sophie Siris \& ano to Geo Ricard, $317 \mathrm{~W} 139 ;$ B\&S; mtg $\$ 38,000$ \& A

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\text { Madison st 181 (1.272-10) C \& } 100
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Madison st, 181 (1:273-12), ns, 289.11 Pike, $24.6 \times 100,5-$ sty bk tnt \& strs, Sarah
Wodiska to Sarah Kriegel, 565 Palisade av, Jersey City, NJ, mtg $\$ 31,000$ \& AL: Mercer st, 170, see Bway, 597 C \& 100 Mercer st, 170, see Bway, 597.
Monroe st (1:265-24), nec Corlears (No Grand (Nos $589-99$ ), xsel25.4xsw5.2 to ns

Monroe xw110.2 to beg, 7-sty bk loft \& str [134; W 26]; AL; Aug25'09; re-recorded O C \& 100 Monroe st, nec Corlears, same prop; Abr Goldberg to A Goldberg Inc, a corpn, 134
26; AL; May12; May14'13. Montgomery st, 67 (1:259-57), es, 47.6 n stab, $21.10 \times 58.7 \times 20.5 \times 57.5,6-s t y$ bk loft thal, 116 W 34 ; B\&S; May9; May14'13; A New Bowvery, 13-15, see Roosevelt, $\begin{aligned} \text { nom } \\ 53-5\end{aligned}$ map 55.
New Chambers st, 51, see Roosevelt, 53on map 55
Reade st, 57, see Bway, 279-83.
Roosevelt st, 53-5 on map 55 ( $1: 115-20$ ), ws, 28.2 s New Bowery, runs w 28.9 to New bers (No 51) xse11.6xe41.3 to Roos Cham27.8 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 C \& Bowery, $25.2 \times 106.11 \times 25 \times 112.9,5-$ stv $s t n$ loft $\&$
str bldg; Citizens Investing Co to Amelia K Smith at Bayside, $B$ of Q ; mtg Amelia May8; May14'13; A\$22,000-30,000. O C \& 100 Stanton st, $290 \quad(2: 330-39), ~ n s, ~$
Cannon, $33.4 \times 75,6-$ sty bk tnt \& strs; Jos Cannon, ${ }^{\text {H Mittelman to Jno }} \mathrm{B}$ Murphy, 247 Theaneck 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, nom Spring, runs n50xe94.6xs - x again s 25 xw 94.7 to beg, $3-$ sty bk \& fr stable; Minnie
B King \& ano EXRS \&c Emma La Citizens Investing Co, a corpn, ${ }^{2} 26$
A $\$ 30,000-35,000$ pt; AT; AL; May7; May9'13. A $\$ 30,000-35,000$. Thompson st, $\mathbf{9 0 - 2} ;$ Amelia K Smith to
same; $1 / 2 \mathrm{pt} ; \mathrm{AT}^{2}$ AL; May8; May9'13 Warren st, 89-91 (1:132-19) wich, $47 \times 25$, 5 -sty stn loft \& str bldg. On den Brower \& ano TRSTES Jno L Brower May9; May10'13; A\$23,000-30,000. 25, $\mathbf{2 5}$. Washington st, see Dey, see Dey, 71. West st, 149-50 (1:128-28-31), nee Bar Wm C Renwick et al EXRS, \&o, Wm R Renwick to A Edwin Schaff, 5 th st, Bayside, LI, \& Helen S Dixon, 94 Maple av
Flushing, LI; May14'13; A $\$ 13,500-139,000$.
2D st, 89-91 E, see 1 av , sec 2 d 132,000
4TH st, 2-20 E, see Lafayette, 384-8,
6TH st, 301 E , see $2 \mathrm{av}, 104-6$.
12TH st, 722-8 E (2:381-18-21), swc Dry tnts, strs in Nos 728 \& $19 ;$ Jas M Donohue,
ref, to Marie J Myers, 459 W 140 ; FORE CLOS May6; May10; May13'13; A $\$ 26,000$
13TH st, 245 W (2:618-62), nes, 241.8 se $\frac{8}{\mathrm{~J}}$ av, $20.10 \times 103.3,3-$ sty \& b bk dwg; Mary Crittenton Mission, a corpn, $46 \mathrm{E} 29 ; \mathrm{mtg}$
$\$ 8,500$ \& AL; May13; May14'13; A $\$ 10,000-$
13TH st, 245 W (2:618-62), nes, 241.8 nem av, $20.10 \times 103.3,3-$ sty \& b bk dwg; Thos M Mulry EXR Thos Mulry to Mary J \& deed; mtg $\$ 8,500$; Apr29; May12'13; A $\$ 10$,14TH st, 223 E (3:896-11), nes, 235 nom v, $28.6 \times 103.3$, $5-$ sty bk tnt; Mary Hanse to Albt E Smith, $142 \mathrm{E} 13 ; \mathrm{mtg} \$ 35,000 ; \mathrm{May}$ 14TH Nt, $524 \mathrm{E}(2: 407-20)$, ss, 346 e Av A, $25 \times 103.3,4-$ E ${ }^{4}$ bk tnt \& strs; Edwin D
Hays, ref, to Josephine Chedsey Oaks], Yorktown, NY; mtg $\$ 16,000$ \& AL; FORECLOS M: 26 ; May3; May14'13; A $\$ 15,-$
17TH st, 448 W (3:714-59), ss, 175 e $\mathbf{5 0 0}$ Lewis A Streit to Donald bk ft factory;年, \& Milo M Wells, $54 \mathrm{~W} 94 ;$ May $9:$ May
13,$13 ;$ A $\$ 9,000-10,000$. 18TH st, $114 \mathrm{E}(3: 873-63)$, ss, 150 \& 100 ng pl, $25 \times 92,4-$ sty \& b stn dwg: Wm C Renwick et al EXRS, \&c, Wm R Renwick
o A Edwin Schaff, - 5 st, Bayside, B of Q, \& Helen S Dixon, 94 Maple av, Flush-

18TH st, $151 \mathrm{E}(3.874-34) \quad \mathbf{3 6 , 0 0 0}$ av, $18.10 \mathrm{x}, 1 / 2 \mathrm{blk}, 3-\mathrm{sty}$ bk tnt \& str; Na-
 18TH st, $220 \mathrm{E}(3: 898-45)$, sws, 319 nom Schaefer to Betti Muller, 304 Fredericke $\$ 11,000$ \& AL; Apr7; May12'13; A $\$ 9,800-$
18TH st, $426 \mathrm{~W}(3: 715-45)$, ss, 293.1 w O'Connor \& ano heirs, \&c Margt E O'Connor to Denis Quinn, 781 South SolCon-

21ST st, 100 E, see 4 av, 257-65.
24 TH st, 126-30 E, see Bway, 279-83
$26 T H$ st, 420 W , see $28 \mathrm{th}, 437 \mathrm{~W}$.
26TH st, 463-5 W, see 10 av, 282 .
28TH st, $437 \mathrm{~W}(3: 726-15)$, ns, 300 e 10 $\$ 10,000-14,500$; also 115 TH ST, 4 E ( $6: 1620-$ 68), Ss, 100 e 5 av, $20 \times 100.11,4$ E 5 sty bk tht
\& strs; all of; A $\$ 10,500-20.000$; also 26 TH $98.9 ; 1 / 2$ pt of this 5-sty
Beaver to vk tnt; Harris
Court


30TH st, 101-9 W, see 6 av, 501.
 hause to Eliz C Wellbrock, 3220 Stewart Bklyn]: mtg $\$ 14,500$ \& AL; Apr25; May9
$13:$ A $\$ 9,600-11,500$. 33D st, 133 W (3:809-19), ns, 3318 eyers $18.4 \times 98.9 \times 49.3 \times 103.6,2-$ sty bk str; Law Washington av Bklyn ${ }^{\text {F }}$ Noyes, ${ }^{419}$ $\operatorname{mtg}_{73,500} \$ 70,000$; May13; May14'13; A $\$ 70,000$ 36TH st, 343-5 W ( $3: 760-16$ ), ns, 275 e Geoghegax 111; AT; AL; May6; May10'13; A $\$ 16,000-$ 0,000.
$\mathbf{3 7 T H}$ st, 114 E ( $3: 892-76$ ), ss, 160 ( av, $20 \times 98.9,4$-sty \& b stn dwg; Jno L L Dudmtg $\$ 10,000$ \& AL; May8; May9'13; A4; AT; 000-52,000.
38TH st, 301-3 L, see 2 av, 710-6
38TH st, 344 W ( $3: 761-59$ ), ss, 200 e 9
 -sty bk tnt \& strs \& $2-$ ety ${ }^{2}$ fr rear tnt;
ina Weil to at West Hoboken, NJ [care Jos M Goldberg, 405 W .38$]$ NJ [care Jos M Gold-
bin; May9; May10
' $\$ 12,000-18,000$.

38TH st, $346 \mathbf{W}$, see 38 th st, 344 W
41ST st, ${ }_{16 \times 98.9}^{326} \mathbf{3 - \text { sty }} \mathbf{E}(5: 1333-42)$, ss, 253 e 2 Sheridan et al to Margt E Sheridan, 992 Jackson av, in trust; AT; AL; May9; May
$10^{\prime} 13 ; ~ A \$ 5,000-7,000$. 47TH st, 135 E (5:1302-26), ns, 157.6 e hard Mayer \& ano EXPS \& Stn dwg. Berto 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 Ingber to $D$ H Jackson Co, a corpn, 135 Bway; mtg $\$ 14,200$; May8; May14'13; A $\$ 9,-$

50TH st, 127-127B E, see Lex av, 559.
51ST st E, sec Lex av, see Lex av, sec
51 ST st, $521 \mathbf{W}$, see 9 av, 273
56TH st, $\mathbf{1 2 3} \mathbf{~ W}(4: 1009-19)$, ns, 325 w 6 av, $25 \times 100.5,2$ sty bk garage; A $\$ 33,000-$ s, 370.10 w 6 av, $20.10 \times 100.5,5-$ sty stn tnt; corpn, at 130 W 57 ; AL; May7; May 12 ' 13 ; A $26,000-30,000$. $n$, see 56 th st, 123 wom
56TH st, $\mathbf{1 2 7} \mathbf{~ W}$, see 56 th st, 123 W .
57TH st, $30 \mathbf{3 0 5} \mathbf{E}\left(5: 1350-1 \frac{1 / 2}{}\right)$, ns, 78 e 2 av, $22 \times 100$, 3 -sty \& b stn dwg; Bridget E 67; $\mathrm{mtg} \$ 13,000$; May12'13; A\$11,00059TH st, 127 E (5:1394-11), ns, 265 e Park Am, $20 \times 100.5$, Sisty stn loft \& str bldg; Keppier to Keppler Co Inc, 61 Barclay. mtg
000 . $\$ 6,000$; Apr28; May10'13; A $\$ 26,000-32,-\mathbf{2 0 , 0 0 0}$
 gelical Lutheran Church of St Matthew corpn, to Home of the Christian Hungarian Sick Benevolent Societies of NY, a corpn empt. E 62; AL; May9'13; A exemptex-
62D st, 159 W (4:1134-5), ns, 100 e Ams av, $25 \times 100.5,5-$ sty stn tnt; Margt L Boy 84: mtg $\$ 14,000$; May1; May12'13; A\$13, 65TH st, 138 E (5:1399-47), ss, 140 Lex av, $20 x 100.5,3$-sty \& b stn dwg; Pope $\operatorname{mtg} \$ 14,000$ \& AL; May13; May15; B\&S 65TH st 2 av, $37.6 \times 100,6-$-sty bk tht \& strs. 275 e City'Land \& Securities Co to Jno F Stodder, 509 W $110 ; \mathrm{mtg} \$ 38,000 ;$ Apr21; May
13 A $13 ;$ A $\$ 15,000-45,000$.
67TH st, $131 \mathbf{W}(4: 1139-10)$, ns, 225 Ams av, $25 \times 100.5$, $5-$ sty stn tnt; Patk F Defley et al to Hamilton Carhartt, at De-
troit. Mich; AL; Mar17; May15'13; A\$16, $000-27,000$.
Col av, $19 \times 100.5$, 4-sty \& b stn dwg ; Saml
D Hollis to Edw H Kelly, 105 W 69 : mtg 20,000 \& AL; May13'13; A $\$ 14,000-24,000$. C \& 100
 Ziegler, Jr. 5275 , Fv ; AL; Mar31; May $9^{\prime} 13$ :
A $\$ 246,000-246,000$.
 Ams av, $18 \times 70.4,3-$ sty \& b bk dwg; Henry A Casson to Mary Casson, 305 Ams a
$\mathrm{mtg} \$ 15,000 ;$ May15'13; A $\$ 12,000-18,000$.
 \& Augusta his wife to Fmma C Goetz 1754 Topping av; mtg $\$ 10,000 ;$ May10; May
12 '13; A $\$ 11,000-23,000$. \%STH st, 52 E (5:1392-46), ss, 154 e Mad av, $21 \times 102.2$, $4-$ sty \& b stn dwg; Mary R Haines to Roffler Constn Co. a corpn, 52
$\mathrm{~W} 107 ; \mathrm{mtg} \$ 36,500$ \& AL; Apr30; May13 W $107 ; \mathrm{mtg} \$ 36,500$ \& AL; Apr30; May13
$13 ; \mathrm{A} \$ 31,000-37,000$. C \& 100 78TH st, 175-7 E (5:1413-30-31), ns, 125 S Faulkner to Newton $G$ Chase, 481 ; Chas ford av, Bklyn: mtg $\$ 24,500$ \& AL; May
12; May13'13; A $\$ 22,000-28,000$, 7STH st, $206 \mathrm{E}(5: 1432-4416)$ ss, nom Inkelas to Max Inkelas, $206 \mathrm{Ek} 78 ; \mathrm{mtg} \$ 5,-$

79TH st, 140 W (4:1150-481/2), ss, 392 w Col av, $19 \times 102.2,3$-sty \& b stn dw, dow, Matthew Farris to Gertrude A A Anderbeck,
$149 \mathrm{~W} 126 ;$ AL; May $15^{\prime} 13 ;$ A $\$ 17,000-23,000$.
70TH st, $142 \mathrm{wv}(4: 1150-49)$, ss, 411 w Col av, 19x102.2, 3-sty \& b stn dwg; Philip $\mathrm{W} 126 ; \mathrm{mtg} \$ 12,000 ;$ May $15^{\prime} 13 ;$ A $\$ 17,000-$
 Heuel to Gertrude A Vanderbeck, 149, W 126 mtg $\$ 15,000$ \& AL; May14; May15'13:
 av, $20 \times 102.2$. 4 -sty stn tnt; Francis L

30TH st 229 E
 Scheer to Mary Kelly, 1726 Park av; mtg
$\$ 12,000$ \& AL; May7; May12'13; A $\$ 11,000-$ 7.000 .
sisT st, 35 W $\quad$ ( $4: 1195-12$ ), ns, 500 nom dwg, ${ }^{2}$-sty ext; Sarah M Orvis et al to 81ST st, 37 W ( $4: 1195-11$ ), ns, 250 e Col born to Herbert R Johnson at Engelwood, NJ; AL; Oct16'11; May13'13; A\$35,000-35,sisT st, 35-9 W (4:1195-10-12), ns, 225 e st xw 75 to beg. 2 4-sty \& b bk \& stn dwgs to McMorrow Engineering \& Constn Co, a corpn, 271 W 125 ; C a G; May $12 ;$ May 13
13; A $\$ 105,000-153,000$.
O 100 s1sw st, $39-\mathbf{w}(4: 1195-10), \mathrm{ns}, 225$ e Col
Cv, $25 \times 104.4,4$-sty \& b bk dwg, 2 -sty ext; Hy F Osborn et al to Herbert R Johnson at Englewood,
$\$ 35,000-48,000$.
s1ST' st, 43-5 on map 37-9 w (4:1195-10 nk, ns, 225 e Col av, $50 \times 104.4,4-$ sty \& b Chas E Orvis, 35 W W W ; B\&S; Oct18'11; May
13'13: A $\$ 70,000-83,00$. S1ST st, 203-13 W (4:1229-25), ns, 100 w
ms av, $112.5 \times 102,2,9-$ sty bk tnt: Slawson Ams av, $112.5 x 102.2,9$-sty bk tnt; Slawson
$\&$ Hobbs, a corpn, to S B Constn Co, a
 S2D st, $122-8$ E ( $5: 1510-60$ ), ss, 250 e
Park av, $75102.2,8$ sty bk tht; Frontenack Realty Co to David Dows, at Irving-
 $16.8 \times 102.2$. 3 -sty \& b stn dwg. Adolph der, $314 \mathrm{E} 84 ; \mathrm{mtg} \$ 4,500 ;$ Apr24; May10
13: A $\$ 5,500-7,000$.
5,000 83D st, 415 E: Adolph Lazarus et al to
same; mtg $\$ 4,500 ;$ Apr24; May10 13 . nom 84TH st, $324-6 \mathbf{~ W}(4: 1245-88-89)$, ss, 250
West End av, $33 \times 102.2,23$-sty $\&$ b stn dw West End av, 33x102.2, al to 3 -sty © W stn St Co (Inc), a corpn, 299 Bway; May 12 ;
May15' $13 ; \mathrm{A} \$ 25,000-35,000$. $\quad \mathrm{O}$ © 100 S5TH st, $\mathbf{1 0 0}$ E, see Park av, 1015
87TH st, 131 E (5:1516-15). ns, 52.7 w house, Susan Titus to Markwin Realty
Corpn, 29 W 42 , \& Heiner \& Woif Inc, a corpn, 135 Bway; mtg $\$ 6,000 ;$ May13'13; A 87TH st, $133 \mathrm{E}(5: 1516-151 / \mathrm{g})$, ns, 36.2 w
Lex av, $16.5 \times 100.8, \stackrel{y}{2} 2-$ sty bk dwg \& office: Lex av, $16.5 \times 100.8$, ${ }^{2-s t y}$ bk dwg \& office:
Arthur R Buck et al ExRS.
\& Deiches to Markwin Realty Corpn, 29 W Bway; mtg $\$ 9,000$; May 9 ; May14'13; A $\$ 8$, , $500-9,500$.
STTH st, 133 E; Augusta Deiches to same ; $1 / 2 \mathrm{pt} ; \mathrm{AT} ;$ mtg $\$ 9,000$; May13; May 88TH st, 259 W (4:1236-7), $\mathrm{ns}, 154 \mathrm{w}$ Bway, $18 \times 100.8,3$-sty \& b stn dwg; FarmLarner to Gertrude A Vanderbeck 149 W 126; May13; May14'13; A $\$ 12,500-20,000$.

89TH st, 103 E (5:1518-5), ns, 80 e Park av, $26.8 \times 100.8,5-$ sty stn tnt \& strs; Edmund D Broderick to Harry N Kohn, ${ }^{7} \mathrm{~F} \mathrm{E}$
$93 ; \mathrm{mtg} \$ 23,000 ;$ May ${ }^{2} 15^{\prime} 13 ;$ A $\$ 16,000-29,000$.

94 TH st, 130 E , see $94 \mathrm{th}, 132 \mathrm{O}_{\mathrm{E}} \mathrm{C}$ \& 100

 Bary, 524 . W $173 ;$ B\&S; mtg $\$ 26,000 ;$ May
Mom
14: May15 13 .

94TH st, 130-2 E; Mary Barry to Operat$\$ 26,000 ;$ May $14 ;$ May $15^{\prime} 13$. 1084 Lex av; mtg 95TH st, 307-9 E on map 307 E (5:1558\& strs; Mary B Schwab to Aaron Goodman
Realty Co, 117 W 119; Be\&: May14; May
 Col av, $25 \times 75.11,5$-sty bk tht \& strs; Eliz G Carroll to Neerg Realty Co, a corpn, 160

Bway: mtg $\$ 15,000$ \& AL; May1513; A | $14,000-20,000$. |
| :--- |
| 09 TH st, $1-7 \mathrm{w}$, see Central O C \& \& 100 |
| W |

 102D st W (7:1873-38), 85 , 175 e Bway,


 to Hermine Goodman, 128 E 84; B\&S; AL Aprs0, Mom 104TH st, 25 E (6:1610-11), ns, 250 e 5 av, $25 \times 100.11,5$-sty bk tnti, Wm H Smith Mamaroneck, NY: B\&S \& CaG; AL; Apr30; May14'13; A $\$ 12,000-27,000$.
 Constn Co to Vista Holding Co Inc, a corpn, 507.5 av; mtg $\$ 160,000$

112 TH st, 241 E ( $6 \cdot 1662-19$ ) 6x 100.5 , 4 -sty to Thos F Furey, ${ }^{\text {d }} 13 \mathrm{E} 156$. mtg $\$ 7,000$; 113 TH st, $7 \boldsymbol{7}$ W, see Edgecombe \& 100 114 TH st, 230 w (7:1829-52), ss, 300 e S av, $25 \times 100.11$, 5 -sty bie tnt; Chas, C Koh\& Grote; mtg $\$ 18,000$; May15'13; A $\$ 15,000-$ 115 TH st, 4 E , see 28 th, 437 W .
117 TH st, 51 E, see Madison av, 1783.
118TH st, 426-8 E (6:1711-36), ss, 277.4 W Pleasant av, runs sio. $10 \times \mathrm{xw16.8xs0.1xw}$ tnt \& strs; Abr D Weinstein to Jos Cohen, 26 Eldridge: $\mathrm{mtg} \$ 45,000$ \& AL; May10; 118TH st, 430-2 E ( $6: 1711-35$ ), ss, 235.8 $33.4 \times n 100.10$ to st xe41.8 to beg, 6 -sty bk tnt \& strs; Abr D Weinstein to Jos Cohen 26 Eldridge; $\mathrm{mtg} \$ 45,000$ \& AL; May10; 118TH st, 434-6 E (6:1711-33), ss, 194 w strs; Abr D Weinstein to Jos Cohen, 26 Eldridge mtg $\$ 45,000$ \& AL; May10; May 118TH st, $12 \mathrm{w}_{\text {( } 6: 1601-441 / 2) \text {, ss, } 201 \mathrm{w}}$ Hawkes, ref, to Maude bk tnt: Chas $\frac{B}{B}$ 13: A2; F10,000-19,000. Mar27; May13; May 14
${ }^{119 \mathrm{TH}} \mathrm{st}, 247-9 \mathrm{E}$ ( $6: 1784-201 / 2$ ), ns, 80 W 2 av, $38.4 \times 100.10,6$-sty bk tnt \& strs; ton av, Bklyn; AL; May12; May13'13; A
119TH st, 247-9 E; Jos N Patch to Louis Levy, 14 W W 127 \& Chas Levy, 29 E 127 ; AL;
${ }^{123 \mathrm{D}}$ st, $444 \mathrm{E}(6: 1810-30)$, $\mathrm{ss}, 133.4 \mathrm{w}$ Pleasant ay, $33.4 \times 100.11, \quad 5$-sty bk tnt
Benno Lewinson, ref, to Jno Aspinwall at Rewerside dr, ${ }^{2}$; Helen A Redfield, 452 TRSTES Jno L Aspinwall, decd, for Helen A Redield: FORECLOS Apr7; May9: May 123D st, $512-\mathrm{s}$ W (7:1977-37), ss, 100 w Ams av, $100 \times 100.11$, , 6 -sty bk tnt; 114th Investment Co, a corpn, 149 Church; mtg $-13 \dot{C}$ \& 100
125TH st, 31 W (6:1723-22), ns, 370 w 5
 Tinner, 263 W 137 ; B\&S; May9; May $14{ }^{2} 13$,
A $\$ 36,000-50,000$.
126 TH st W , ss, at ss Lawrence, see
127TH st, 115 E (6:1776-10), ns, 215 e Park av, $22 \times 99.11$. 5 -sty bk tnt ; Rudolph
Ellinger to Anna M Zinssmeister, ioso Park av; mtg $\$ 21,000 ;$ Mar17; May12'13: A A8,$\mathbf{1 2 7 T H}$ st, 115 E; Anna M Zinssmeister to Theo Brickenstein at Hoboken, NJ:
$\mathrm{mtg} \$ 21,000 ;$ May9: May12'13. mitg \$21,000; May9: May 12 '13.
131ST-st, 126 W
(7:1915-46), ss, 430 e av, 20x99.11, 3-sty \& b stn dwg; Rebecca Schwabach to Mary Burns. 112 W
$63 ;$ May $15^{\prime} 13 ;$ A $\$ 9,600-14,000$. ${ }^{2}$. 100 131ST st, 603-5. W (7:1998-26-27), ns, 100 Whop; Sigismond Mankowski to Peter $\begin{gathered}1 \text {-sty } \\ \mathrm{fr}\end{gathered}$ Devine, 3099 Bway: mtg $\$ 13,000$; May15'13, 132D st, $34 \mathrm{w}(6: 1729-51)$, ss, 360 w 5 av, 25x99.11, 5-sty bk tnt: Saml Thorne Jr. Myers I537 E Front, Plainfield NJ1: $10,000-21,000$. $\mathbf{1 0 , 0 0 0}$ 133D st, 54. E (6:1757-44), ss, 175 w Park
V. 20x99.11, 3-sty \& bstn dwg Mary C Klees to Laura C Crane, at Scarsdale, NY,

137 TH st, 12 s W (7:1921-48), ss, 350 w Friedman to Matilde Picarello tnt: Philip QC \& confirmation deed: May13: May $15{ }^{\circ} 13$;
137 TH st, $12 \mathrm{~S} \mathbf{~ W}$; Matilde Picarello to

 Lenox av, $37.6 \times 99.11,6-$ sty bk tnt; Henry
R.osenstein to Carl Silverman, 600 W 113:
mty $\$ 27.000$, May9: May12 36,500 , 140 TH st $66 \mathrm{~W}_{\text {( }}(6: 1737-66)$, ss, 110 e
Lenox av, $40 \times 100$, 6 -sty bk tnt: Aug Ruff
 143D st, $239 \mathrm{~W}(7: 2029-19)$, ns, 300 w 7


St ${ }^{\text {14STH st, }}$ Nicholas av $\mathbf{~ w ~}{ }_{18}$ (7:2063-28), ns, 101 w dwg; Ellen Atkinson to Marie N, Rene E ${ }_{15}$ Marguerite M \& Marie V Hoguet, all at \& Ramsay Hoguet. 29 Hashingto 92 mtg $\$ 12.000$ \& AL; May5; May14'13; A 87 $700-15,430$.
14STH st, $\mathbf{5 0 2 - 4} \mathbf{W}(7: 2079-37)$, SS, 100 w Wagner, ref to Sigmund Ashner, 1058 Coney Island av, Bklyn; mtg \$40.000;

1497H st 418 W
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 165 TH ST 480 T 9 . 2369 ), sec Washington av, $100.10 \times 100$, ex
 Wm Prager, 129 . 13 . C \& 100
160TH st W, nwe Ft Washington av,
Ft Washington av
172D st, $506 \mathbf{W}$ (8:2128-42), ss, 125 w Ams av, $48.4 \times 95,5-$ sty bk tnt; Francis S
McAvoy ref to Caecilie Ettinger. 9 Vernon CLOS May6; May12'13; A $\$ 15,000-47,000$.
$\mathbf{1 7 5 T H}$ st, 516-18 W (8:2131-41), ss, 150 w Ams av, 37.6x99.8, $5-s t y$ bk tnt; Eva Ardel. $77 \mathrm{~W} 85 ; \mathrm{mtg}^{2} \$ 46,500$; May $8 ; \mathrm{May9}{ }^{\prime} 13$
 183D st W, nee Bway, see Ams av, 65
186TH st, $501 \mathbf{W}$, see Ams av, 2540
187TH st, $500 \mathbf{W}$, see Ams av, swe 187 206TH st W, nes at ses $\mathbf{1 0} \mathbf{a v}$, see 10 av, 209TH st $\mathbf{W}$, nee Col av, see Col av, nee 209th
Amsterdam av, 65 ( $4: 1134-3$ ), es, 50 n $62 \mathrm{~d}, 25 \times 75,5-$ sty bk tnt \& Strs: A $\$ 15.0000-1$
23,$000 ;$ also VERMILYEA AV (8:2233-52), 32,000 ; also ISHAM ST vacant: A $\$ 32,000-$ 100 n Vermilyea av, $50 \times 100$, vacant; A $\$ 8$,-$000-8.000 ;$
nec 183 d,
$50.5 \times 110.11 \times 49.11 \mathrm{x} 104.1$ ( $1.2164-38-39$ ) nec $183 \mathrm{~d}, 50.5 \times 110.11 \times 49.11 \times 104.1$, vacant: A $\$ 21,000-21,000 ;$
40 , $\mathrm{es}, 50.5 \mathrm{n}$ 180 BROADWAY $25.2 \times 114.4 \times 25 \times 110.11$, vacant: Amelia P G Fannon et al to Kep pler Co Inc, a corpn, 61 Barclay; Apr28

Amsterdam av, $836(7: 1872-36)$, swe 101 st (Nos $200-2$ ), $25.11 \times 96.5$ to cl old Blooming strs, ${ }^{1-s t y}$ bk office; Fredk M Townsend
to Ralph S Townsend, 190 Riverside dr \& Ada T Richards, 143 Oak, Binghamton, NY, EXRS Ralph Townsend: QC; release leg-
Amsterdam av, 836: Ralph S Townsend ano EXRS Ralph Townsend to Ralph Richards, 1430 Riverside dr \& Ada T legatees of Ralph Townsend, decd: May1, C \& 100
Amsterdam av, 2010-2 (8:2118-37-38), w
 a corpn, 2018 Ams av; mtg $\$ 31,000 ; \mathrm{May}$

Amsterdam av, 2540 ( $8: 2156-\mathrm{pt}$ Lot 83), M Goldfogle, ref to Hyman Sarner, 120 E
$86 ;$ mtg $\$ 21,466 ; 66 ;$ FORECLOS Apr18; Apr
$29 ;$ May9'13: A $\$$ H- $\$$, Amsterdam av ( $8: 2150$-pt Lot 83 ), swc 187 th (No 500), $107.5 \times 100$ Vacant: Henry
M Goldfogle ref to Hyman Sarner, 120 E
$86 ; \mathrm{mtg} \$ 21.466 .66$ : FORECL $\mathrm{mtg} \$ 21,466.66 ;$ FORECLOS Apr18; Apr
May9.13: A $\$ \mathbf{1 0 , 0 0 0}$ Bowery, $13(1: 289-5)$ es, abt 115 n bk \& st lodging house \& strs: Alfredo 442 Av, U Bklyn; May1; May15'13; A\$23,Bradhurst av, nee 149th, see 149th W, W , Broadway. 279-83 (1:149-31), ws, 50.11 n fice \& str bldg: A $\$ 400,000-410,000$; also $25 \times 75.3,5-$ sty bk loft \& str bldg: A $\$ 50,000-$ ss, 95 w Lex av, runs s s 98.9 xw E1.6xn $11.3 \times \mathrm{w}$,

 | A S Carter, decd: A $\$ 110,000-167,500$ : Law- |
| :--- |
| son Purdy, EXR Geo G Carter to Steen- |
| back-Carter Estate Inc, a corpn. 130 E |
| 24: AT: May5: May10'13. | Broadway, 279-83; also READE ST, 57 ;

so $24 \mathrm{TH} \mathrm{ST}, 126-30 \mathrm{E}$; Arabella F Rich Broadway, 450 ( $1: 232-8$ ), ses, abt 105 s also BROADWAY (1:232), es, 104 s Grand, $\mathrm{Wm7}$ : B\&S; mtg $\$ 75,000 ;$ May13; May14'13;
A $\$ 80,000-92,000$. Broadway, $597(2: 512-13)$, ws, aibt 125 s Houston. $25 \times 200$ to es Mercer (No 170), 5 -
sty bk ioft \& str bld
do to Chas F Nowers Realty Bklyn, [92 Wml: B\&S: mtg $\$ . .000 ;$ May
$3:$ May $14.13:$ A $\$ 102,000-110,000$.
nom Broadway, 692-4, see Lafayette, 384-8.

Broadway, nee 189 , gee Ams av, 65
 Dowd to J Allen Townsend \& Edwin S Townsend, both at [Broadway], Irvington, NY; B\&S; mtg $\$ 6,000 ;$ May9; May $12 \times 13 ;$ A
$\$ 15,000-15,000$ O Centra1 Park W, 391-3 (7:1835-29-31), nwe strs: Pincus Lowenfeld et al Hugh P Skelly, 650 1 ave metg $\$ 142,000$; 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 DY. Bronson Rumsey, 132 W W Tripper av, Buffalo, NY, \& Evelyn R Cary,
340 Delaware av, Buffalo, NY EXRS Bronson C Rumsey; FORECLOS May14; May15 Convent av, 433 ( $7: 2063-46$ ), sec 149 th
 Heumann to Emsworth Constn Co, a cor-
 Convent av, 433; Emsworth Constn $\$ 188,500$ \& AL; May13; May14'13
Edgecombe av, 38 ( $7: 1960-67$ ), es, 72.4 137th, 17.6x90, 3-sty bk dwg. A $\$ 10,200-$ ns, 158 e Lenox av, $17 \times 100.11,3$ sty \& b Eldg Co, a corpn, to Aaron D Thompson Ir [141 Bway] \& Plainfield, NJ; AL; May
14: May15'13. Fort Washington ay, 35-41 (8:2136-83), tnt; Robt L Hoguet et al to New Amsterdam Realty Co, a corpn, $17 \mathrm{~W} 42 ; \mathrm{mtg}$
$\$ 170,000$ \& AL; May15'13; A $\$ 60,000-\$-2$.

Lenox av ( $6: 1740-70-71$ ), es, 24.11 s 143 d , $50 \times 85$, vacant: Louis Lese et al to Philip Meyer on ss Bway, near Greenwood av,
Richmond Hill, LT: mtg $\$ 9,000$ \& AL; May Leximgton av, 559 ( $5: 1305-\mathrm{pt}$ lot 50 ), nec $23.5 \& 32.8 \times n 8.3 \times w 100$ to av xsi00.5 to beg: 4 \& 15 -sty bk hospital; N Y Nursery \& Child's Hospital to Gertrude A VanderLexington av, 559; City NY to same; $\mathbf{8 0 , 5 0 0}$ QC; May13; May15'13. Lexington av ( $5: 1305-\mathrm{pt}$ lot 50 ) sec 51 st ,
$50.5 \times 100: \mathrm{pt} 2$ \& $3-$ sty bk hospital; N Y Nursery \& Child's Hospital to Gertrude A
Vanderbeck, 149 W 126; B\&S; May8; May 101,700 Lexington av, sec 51st; same prop; City
Y to Same; AT; QC; May13; May15'13. Madison av, of above consid of 101,700 Madison av, 519 th, $16.8 \times 70,3-$ sty bk tnt \& str; Edna M
$\& W \mathrm{M} ~ \mathrm{M}$ Scott to Marcus Jacobson, 52 E 104 \& Alex D Liederman, 650 Bway, Brooklyn; AT
10,500 .
Madison av, 17S3 (6:1623-23), nee 117 th Fanny Gruen to Fannie M Korn, 875 Park av:

Madison av, 1824-6 (6:1745-55), ws, 40.11 S 119th, $40 \times 75,6-$ sty bk tnt \& strs: Elias
A Cohen to Wm Lefkowitz, 160 Bleecker:
AL: May 13 . 13 : A $\$ 25,000-4700$. 0 C 100 Manhattan av, 345 ( $7: 1849-10$ ), ws, 63.11
115 th, $37 \times 74.7$, 5 -sty bk tnt: Eva Arnold
 00-32,000.
Manhattan av, 503 ( $7: 1947-52$ ), ws, 18.5 s 121st, $15 \times 80$, 3 -sty \& b stn dwh; Robt F die st, Yonkers, \& Louis ${ }^{\mathrm{F}}$ Therasson,
Munro av, Mamaroneck, NY, EXRS H
Louisa Mulford: FORECLOS May12: May 14'13: A $\$ 8,500-11,500$.
Nagle av ( $8: 2173-$ pt 1t 29), Ss, 146.1 w Nagle av $(8: 2173-\mathrm{pt}$ 1t 29$)$. $\mathrm{Ss}, 146.1 \mathrm{w}$
Hillside av, $50 \times 134.11 \times 61 \times 99.10$ vacant
Psaty Constn Co to Isaac Blitstein, 134
 Nagle av $(8: 2173)$, same pnop; Isaac Blitstein to Psaty Constn Co, a corpn, 147
E $125 ; \mathrm{mtg} \$ 202,000$ \& AL; May2; May10
${ }^{13}$.

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 Q $\$ 42,000-50,000$.
Park ay, 1015: Dorothea T S \& Amelia C
Pope to Amos R E Pinchot, 1021 Park av: Park av, 1015; Amos R E Pinchot to Al9'13. N Morris, 77 Mad av; AL; May8; Mav
St Vicholas av, 816 \& 100 $\mathrm{n} 145 \mathrm{th}, 21 \times 100,4$-sty \& b bk dwg; Man-
uel Lopez to Rosa Lopez, his wife, both 716 St Nicholas av: mtg $\$ 18,000$; Apr 7 :
May13'13; A $\$ 12.600-18,000$. St Nicholas av, 1332-8 (8:2133-34), sec
177 th. $99.11 \times 100.6-$ sty bk tnt: Wm W Blair
to Edgar N Sldman, 478 Centre. South Orto Edgar. N Sldman, 478 Centre, South Or-
ange. NJ. mtg $\$ 160,000 ;$ May8; May9'13: A
$\$ 65,000-185,000$. Sherman av, 127 $(8: 2224-40)$, $n$ s, 260 w
Academy, $40 \mathrm{xi} 50,5-5$ sty bk tht: Hanover Realty \& Constn Co to D Lincoln Griffen,
223 75th. Bklyn [170 Bway]: AL; Apr12: May13'13: A $\$ 8,800-44,500$. AL; Apr12:
Sherman av, 127; D Lincoln Griffen to
Arthur A Milier, 137 S 1 av, Mt Vernon,
NY: mtg $\$ 56,000 ;$ Apr $30 ;$ May13'13. nom
sherman av, 129 ( $8: 2224-38$ ), $\mathrm{ns}, 220 \mathrm{~W}$ Academy, $40 x 150$, 5 -sty bk tnt, Hanover Realty \& Constn Co to D Lincoln Griffen,
223 7th, Bklyn $[170$ Bway]; AL; Apr12; May13'13; A $\$ 8,800-44,500$. nom Arthur A Miller, $137 \mathrm{~S} 1 \mathrm{av}, \mathrm{Mt}$ Vernon,
NY; mtg $\$ 56,000 ;$ Apr30; May13'13. nom Sherman av, 131 ( $8: 2224-36$ ), ns, 180 w Academy, $40 \times 150,5$-sty bk tnt; Hanover
Realty \& Constn Co to D Lincoln Griffen, 223 75th, Bklyn [170 Bway]; AL; Apr12; Sherman A $\$ 8,000-4$, nom Sherman av, 131; D Lincoln Griffen to Arthur A Mtg $\$ 56,000$; Apr30; May 13'13. nom Sherman av, 133 ( $8: 2224-35$ ), 140 , 140 Academy, $40 \times 150,5$-sty bk tnt: Hanover Academy, $40 x 150,5-s t y$ bk tnt: Hanover
Realty \& Constn Co to D Lincoln Griffen 223 75th, Bklyn [170 Bway]: AL; Apr12:
May $13^{\prime} 13 ;$ A $\$ 8,000-44,500$.
nom Sherman av. 133; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt Vernon Sherman av, 135 (8:2224-33), ns, 100 w Realty ${ }^{\text {R }}$, 22375 th, Bklyn [170 Bway]; AL; Apr12;
May13'13; A $\$ 8,000-44,500$.

Sherman av, 135 ( $8: 2224-33$ ), $\mathrm{ns}, 100 \mathrm{w}$ Gcademy, $40 \times 150,5$-sty bk tnt; D Lincoln Griffen to Arthur A Miller, 137 S 1 av, Mt
Vernon, NY: mtg $\$ 56,000 ;$ Apr30; May15'13
Vermilyea.
West Broadway, 219 ( $1: 178-17$ ), ses, abt
 tle's Sons Realty \& Constn Co (Inc), 217
West Bway; PARTITION Mar27: May12 May13'13; A $\$ 17,000-17,500$. $\mathbf{1 7 , 6 0 0}$ West Broadway, $414(2: 502-36)$, ws, 100 n Spring, $25 x 69,4$, 3-sty bk bldg \& Str;
Minnie B King \& Edw De F Smith, ExRS, \&c, Emma L King to Elam H Fuller, 630 3 d , Bklyn $[416 \mathrm{~W}$ Bway]: $1 / 2 \mathrm{pt;}$ AT; May
7: May10'13; A $\$ 16,000-17,000$. West Broadway, 414; Amelia K Smith
same: $1 / 2$ pt: AT: May8: May10'13, nom 1ST av (2:429-9), sec 2 d (Nos 89-91) runs s44xer5xn22xw1 xn22 to ss 2 d xw74 berg to Alfd M Lazarowitz; 608 E 15 ; $1 / 3$ 1ST av, 1315 (5:1445-27), ws, 75.4 s 71 st 25x75, 4-sty bk tnt \& strs; Louis Pobor sky to Josef Novak, 1318 1 av; mtg $\$ 14,000$
May 15 ' $13 ;$ A $\$ 9,500-17,500$. O C 100 2D av, 104-6 (2:448-1), nee 6th (No 301), to Wentworth Holding \& Co, a corpn, 1400 500 . AL; May13; May15'13; A\$60,000-150,2D av. 710-6 (3:944-1-4), nee 38th (Nos Progress Holding Co to D H Jackson Co May14'13; A $\$ 67,500-86,500$. 2D av, 2237 (6:1664-26), ws, 48.6 s 115 th 26.6x80, 5 -sty bk tnt \& strs: Nathan W W
Herbst to Wilhelmina Trenkmann, 183 Hewes, Bklyn; mtg $\$ 17,000$ \& AL: May12
'13; A $\$ 9,500-17,500$. $\quad$ O 100 4TH rv, 257-65 (3:876-4-6), sec 21 st (No $100), 115 \times 90,20-s t y$ 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 $\$ 448,000-\$$ \& 100 6TH av, $224(3: 816-79)$, es, 50 S 15 th, 22 x 80, 5-sty bk tht \& Str: Cornelia H Rhoades
to Bessie R wife B Ogden Chisolm. 16 E to Bessie $R$ wife B Ogden Chisolm, 16 E
$53 ; 2-3$ pt: AT; B\&S; May2; May913; A
$\$ 72,000-82000$. 6TH av, $501(3: 806-34)$, nwe 30 th nom 101-9), runs w144 to ns former Stewart
st, closed, xe- to ws 6 av xs30 to beg, except small cor on 30 th st at Stewart st, parts of also 6 TH AV, parts of 501 \& also art st, closed \& 41.5 w 6 av, runs n99.6xw
100 xs 99.6 to ns Stewart xe 100 to beg. $2-$ sty bk office \& $1 \& 3-$ sty bk theatre; Ed mund $1, ~ M o o n e y ~ t o ~ A n d w ~ J ~ S h i p m a n, ~$
W 156
dated Febs AL A \& sub to lease 21 yrs,
with two rens at 21 yrs each; also sub to life estate Julia L But-
lerfield: C a G: May9: May12'13: A 8580 . $00-\mathrm{P} \$ 600,000$. May , May O \& 100 6TH av, 501
$101-9$ )
also 6 TH
( parts io3-9 W $30 t \mathrm{AV}$, etc, same parts of 501 \& also parts 103-9 W 30th, etc, same prop; Andw
J Shipman to $6 t h$
Av \& 30 th St Realty Corpn, 37 Wall, $1 / 4$ part; C a G; AL \& sub
to leases, \&c, as above; May9; May $12^{\prime} 13$.
7TH av, 2427-9 (7:2010-63), es, 39.11 s
$142 \mathrm{~d}, 40 \times 100,6-\mathrm{sty}$ bk Goldfarb to Benj Blum. 565 W W $144 \mathrm{~A}, \mathrm{mtg}$
$\$ 49,000:$ May 6 ; May12 $13 ; \mathrm{A} \$ 29,000-61,000$. STH av, $464(3: 783-3)$, es, 49.4 nom $248 \times 100$. ${ }^{\text {i-sty }}$ stn tnt \& str \& 4 -sty bk
rear tnt: Patk A Geoghegan to Abnes Geophegan, 545 W $111 ;$ mttg $\$ 24,000$ \& AL A :
May6: May10'13; A $\$ 44,000-49,000$. nom STH av, 2547 (7:1960-46), ws, 50 n 136 th ,
 ws, $25 \mathrm{~s} 137 \mathrm{th}, 25 \times 85$, 5 -sty ble tnt \& strs; A corpn. 135 Bway; B\&S \& CaG; AL; May13:
Mav14.13.
STH av, 2553-5, see \& STH av, 2917
54 th, $25 \times 100$. 6 -sty bk tht \&
\& 54th, $25 \times 100.6$-sty bk tnt \& strs; Eldon
sisbee to Herbt Fischer. 461 W W $159: 1 /$
RT\&T: mtg $\$ 25,000$ \& AL: Apr18; May 13

9TH av, 273 (3:724-32), ws, 24.9 n 26th
 w 10 av, $25 \times 100.5,4-$ sty stn tnt; Aug \& Louise Reipschlager, heirs \&c Henry Reipschlager, to Harry Nellis, 28913 t
Bklyn: May1; May15'13; A $\$ 9,000-15,000$ 9TH av, 273 , aso 51 ST ST 521 W . H 100 Nellis to Aug \& Louise Reipschlager, join tenants, 72 W 105; May1; May1513. \& 100
10TH av, 2s0, see 10 av, 282
10TH av, $2 \mathrm{S2}$ ( $3: 724-3$ ), es, 37 n $26 \mathrm{th}, 37 \mathrm{x}$ also 10 TH AV 280 \& strs, A $\$ 18,000-46,000$ $463-5$ ) $37 \times 100$. 6-sty bk tnt nec 26th (Nos $000-70,000$; New Amsterdam Realty A24, Oaklawn Corpn, 27 William; mtg $\$ 99,000$ 0 C \& 100
10TH av $(8: 2203-1-4)$, ses at nes 206 th $99.11 \times 100$, vacant; J Allen Townsend to Michl J Dowd, 2541 Valentine av; B\&S;
May12'13; A $\$ 31,500-31,500$.
o C
\&
100

11TH av, 55s ( $4: 1071-3$ ), es, 55.5 n 42 d , 16.8x80, 4-sty bk tht \& str; Chas J Orth
to Hy G Orth, 55811 av: $1-7$ pt. May12 May13'13; A\$6,500-9,500.

## MISCELLANEOUS CONVEYANCES

## Borough of Manhattan.

Canal st, 30, see East Bway, 158
Columbin st, 77 (2:334), ws, 80 n RivingThe Royal Co of NY, $93-5$ Nassau: May 8 May9'13.
East Broadway, 158 ( $1: 283$ ), ns. 50.4 w x93; also FORSYTH ST $56(1: 301-13) \times 28.5$ 51.3 s Hester. $24.9 \times 75$; aIso ALL TITLE to strip on $n$ 0.1x 75 ; asn rents; Isaac Lip-
schitz to Roval Co of NY 93-5 Nassaul schitz to Royal Co of NY, $93-5$ Nassau:
May 8 ; May9'13; A $\$ 17,500-26,000$.
2,200

Eldridge st, 113 (2:418), nws, $25 \times 119.10$ asn rents; Isaac Lipschitz to Royal Co Forsyth st, 56, see East Bway, 158.
${ }_{22} \mathbf{s t} 10 \times 100.9 \times 31.4 \times 100.5$; asn rents. $\mathbf{3 6 5}$ e 9 McG, $10 \times 100.9 \times 31.4 \times 100.5$; asn rents; Thos May9: May10'13; A $\$ 15,500-17,500$. Nassau. 62D st, 239-41 E (5:1417-17), ns, 155 w 2 Farmers Loan \& Trust co to Evangelical Farmers Loan \& Trust Co to Evangelical
Lutheran Church of St Matthew, a corpn 354 Broome: QC; May7; May9'13; Aexempt-
exempt.
 merly 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. 75TH Nt, $515 \mathbf{E}(5: 1487-14), \mathrm{ns}, 323$ e Av
$25 \times 95.7 \times 25.4 \times 99.9$ (owned by party 1st part); also 75 TH ST E (5:1487), ns, adj release from all claims. party 2 d part 515 E 75; Ernest N Adler with Farmers Feed Co of NY, $522-538$ E 76 ; May3; May
1413 .
101ST st, 200-2 W, see Ams av, 836 . ${ }^{\text {n }}$
111TH st, 504-6 W (7:1882), Ss, 125 w Ams av, $108.4 \times 91.10$; asn rents to secure
$\$ 15,000$ : Vista Holding Co to Estates Mtg Securities Co, a corpn, 160 Bway; May12
May $13 \cdot 13$ Estates Mt

111 WH
$8.4 \times 100$
st, $536 \mathrm{~W}(7: 1882)$ ), ss, 75 e Bway secure mtg of $\$ 15,000$ to ext of $\$ 2,000$ to made by Vista Holding Co; New Amster dam Holding Co to Estates Mtg Securitie

111 TH st, 536 w , certf as nom
above asn of rents; same to same; May12 May 13 '13.
113TH st, $\mathbf{1 1 7 - 9} \mathbf{E}(6: 1641)$, ns, 121.4 e corded Nov 4 '12: Estates Mtg Securitie

Acadia Realty Co, a corpn, 25 W 113TH st, 117-9 E; asn rents to secure $\$ 3,300$; Acadia Realty Co to Estates Mt May 13 '13 Co, a corpn, 160 Bway; Apr29 118 TH st, $12 \mathbf{W}(P, A)$; power of attorpremises; Maude W S Sickhardt to Ken信 May3; May1413.
$121 \mathrm{ST}_{\mathrm{T}}$ st, 161 W , see 7 av, 2021
1.00TH st, $304 \mathrm{~W}(7: 2045)$, Ss, 100 w \&
s. $100 x 99.11$; asn rents to extent of $\$ 1$,av, 100x99.11; asn rents to extent of $\$ 1,-1$
500 Abr Gabriel to Philip Sugerman, 136 $13.1200,000$ May13; May14 75 th, $85.8 \times 101.3 \times 69.11 \times 100$, 5 5-sty bl $102.1469-22-24)$ ws, 102.2 \& str bldg. 2 2-sty bl stables; gen re;
Clarence Clayton to Stevenson Towle [Brevoort farm] at Mamaroneck, NY, et
a1: Dec24'12; May12'13; A $\$ 30,000-45,000$. iv O O C \& 100 Av 1, 1395-9; gen re; Margt W Johnston
to same: Dec24'12; May12'13. O C \& 100 Amsterdam av, 836 ( $7: 1872-36$ ) swe 101 st
Nos $200-2$ ), $25.11 \times 96.5$ to cl 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 Town143 Oak. Binghamton, NY: AT: QC. Ar Rras: May9'13; A $\$ 32.000-41,000$. AT; QC: Apr22; 7TH av, 2021 (7:1906-1), nec 121st (Noc judgt: American Watch \& Diamond Co to
Max Beck. W 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; ref, \& W W
May14'13.
General release; Fredk S Myers to Jacob Herb, 1061 St Nicholas av \& Rosa Docter
Nomination \& appointment of new trustee; 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
Sadie Greenberg, 9 Sheriff; May10; May Power of attorney (PA); Theo B Sayre
Power of attorney (miscl); Tennent Ronalds at Aberlady, Scotland, \& Frank \&e, of Helen Brown or Ronalds to Arthu

Power of atty (misel). Antonina Alett
Pover of atty (miscl); Antonina Alotta
Vincenzo Gargiulo: May10'11; May15'13.
Power of atty (Misel), Leopold Purearo
Power of atty (Miscl); Mary Miller to May7: May9'13.

Power of atty (Misel); Yetta Kracower
Haim S Lupowitz: Aprs: May9:13:
Power of atty (Miscl) ; Philip R Brown

## WILLS

## Borough of Manhattan.

Greenwich st,
Rector, $23.6 \times 100,5-5 t y$
5 $(1: 18-44)$ bk loft \&s, 214.1 s str bldg: Rector, 23.6x100, b-sty bk loft \& Str blds; Jerman, 439 E 86, \& Jno A Sehappert, 524 E $89:$ atty, Francis Kuerzi 32 Nass
$\$ 22,500-40,000$; Will filed May 813 .
Market st, $75 \quad(1: 253-28)$, ws, 31.8 n
Cherry, $26.11 \times 60.4, ~ 5-$ sty bk tht \& strs; Leah Jacobson Est, Moses Jacobson EXR, Leah W 120; atty, H S Sayers, 31 Na
219 W $\$ 10,500-21,000$; Will filed May8'13.
Orchard st, nwe Stanton, see Stanton, 8-8.
Sta
Stanton st, s6-s (2:417-6o), Nwe Orchard,
$3.7 \times 50,6-$ sty bl tht \& strs; Sophie Green Est. Moses Goodman, EXR, 315 Central Park W; atty, Arthur Furber, 287 .
A $\$ 40,000-65,000$. Will filed May15' 13 .

4TH st E, see Bowery, see Bowery, 361.
10TH st, 114 E $(2: 465-14)$, Ss, 193.4 e 3 sty \& b bl dwg. August $F$ F Zimmerman Est, Lours B Hasbrouck, EXR, 114 E 10 ; atty, Jno H Judge, 261 B
000 . Will filed May $16^{\prime} 13$.

47TH st, $318 \mathrm{~W}(4: 1037-44)$, ss, 275 w av, $25 \times 100.5,5-$ sty stn $\mathrm{ft}^{2}$ tnt; ${ }^{1 / 2}$ int; A $\$ 17,-$
$000-20,500$; also 87 TH ST, $121 \mathrm{~W}(4: 1218-$ 25 ), ns, 150.9 w Col av, $16 \times 100.8,3-$ sty \& b Est, Francis B Elgas, EXR, 121 W 87 ; atty, Maxwel1
filed May3'13.

47TH st, 538 W $(4: 1075-51)$, ss, 325 e tav or Gustave Marx Est, Beta Marx,
EXTRX, 538 W 47 ; atty, A \& H Bloch, 99 Nass
13.

6STH st, $32 \mathbf{E}(5: 1382-491 / 2)$, ss, 95 e Mad av, 20x100.5, 4-sty \& b stn ft dwg; Hugh care Farmers Loan \& Trust Co, 22 Wm attys, Geller, Rolston \& Horan, 22 Ex-
change pl; A $\$ 50,000-65,000$. Will filed May change
$14^{\prime} 13$.

74TH st, $130 \mathbf{E}\left(5: 1408-61^{1 / 2}\right)$ ss, 112.6 w Lexington av, $18.9 \times 102.2$, 3-sty \& b stn
ft dwg: Rosine Oettinger Est, Henrietta Oettinger, ExTRX, 130 E 25 Broad: A $\$ 20$. man \& 4,000 ; Will filed May18'13.

87TH st, 121 W , see $47 \mathrm{th}, 318 \mathrm{~W}$.
96TH st, $111 \mathbf{W}(7: 1851-24), \mathrm{ns}, 200 \mathrm{w}$ Col av, $31.3 \times 100.11$, 5-sty bk tnt; A\$21, 9), ns, 175 e Lenox av, $50 \times 100.11,6$-sty bk AV, 1384 ( $6: 1609-37$ ), ws, 75 in 103d, 25.11 x 80, 5 -sty bk tht \& strs; A $\$ 7,000-15,000$;
Bertha Scheibel Est, Jean K Dunne, EXTRX, 269 W 127 ; attys, Kurzman \& Frank-

116TH st, $151 \mathbf{E}(6: 1644-221 / 2), \mathrm{ns}, 52$ e Lex av, $17 \times 80,3-s t y$ \& $b$ stn ft dwg; heimer, EXR, 620 W $116 ;$ atty, Marcus
Helfand, 320 Bway; A $\$ 9,000-11,000$; Will filed May26'13.
116TH st, 55-7 W, see 96 th, 111 W
145TH st, 139-45 W (7:2014-14 \& 16), ns, 300 e 7 av, $87.6 \times 99.11,{ }^{2}{ }^{6}$-sty bk tnts;
Clara Rosenthal Est, Abr Rosenthal, EXR, 39 W 91; attys. Fleischman \& Fox, 22 8'13.
Bowery, $361(2: 459-9)$, sec 4 th, runs $s$ $23 \times \mathrm{x} \times \mathrm{xn} 12 \mathrm{xw} 79.3$ to beg, 3 -sty bk \& $\&$-sty fr thts \& str; $1 / 2$ int; Leonora Polhemus
Est. Albert H Mathews,. EXR, 60 Willow, Est, Albert H Matthews, EXR, 60 Willow,
Bklyn; atty Sol Hanford, 40 Wall; A $\$ 17,-$
Park av, 1384, see 96 th, 111 W.

## CONVEYANCES.

Borough of the Bronx.
Beck st $(10: 2711)$, ses, 163.1 ne Intervale a,
Realty Co to Mary E Schwab, 118 E E 39 :
B\&S \& C Aaron B\&S \& C a G; mtg $\$ 60,000 ;$ May $15{ }^{\prime} 13$.
Heck st, 695 ( $10: 2685$ ), ns, 407.5 ohn, $25 \times 125,{ }^{4}$-sty bk tnt; Maze Realty of NY to Realty Operating Co, a corpn,
Wall; mtg $\$ 12,500$ \& AL; May9'13. exch \& 100
Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk tnt; Dertinger Constn Co to Johanna Gunther, 781 E
$161 ; \mathrm{mtg} \$ 34,000$; Mayy: May $13^{1} 13$.

Charlotte st, 1427-9 O C \& 100 Jennings, $40 \times 100,5-$ sty bk tht, ws, 140.4 ger Constn Co to Jno W Dertinger, 4029

Cheever pl, nes, at ses Walton av,
Emily st (*), ns, 100 e Mulford av, 25 x -132, Geo Huy to Jos Flynn, 319 nom Faile st, $882(10: 2761)$, es, 125 n Seneca ert to Anna McCarthy, 862 E 162 ; mtg Fairmount pl, 735, see Decatur av, 3075. Fox st, 663 (10:2684), ns, 353.9 e Av St Prop Co to Eliza O'Neil at Bergenfield,
Eergen Co, NJ; mtg $\$ 34,000$; May8; May
$9^{\prime} 13$.
Giles pi, 3409 ( $12: 3255$ \& 3258 ), ws, 50 n Cannon pl, $37.6 \times 100$, 2-sty fr dwg; Anders Giles pl; mtg $\$ 2,000 ;$ Apr10; May12'13.
Giles pl, $3409(12: 3258$ \& 3255$)$, ws, 50 n K wite pl, $37.6 \times 100,2$-sty fr ders fich Ethel $D$ C Maloney, 3409 Giles pl; mtg $\$ 2,000$ : Hoirman st $(11: 3065)$, sec 187 th (No
$70): 69.3 \times 90.1 \times 67.5 \times 90.1,25-$ sty bk tnts, strs on cor; Cosenzo Bldg Co to Matilde
'icarello, 20591 av; Louis Picarello, 670 E 161; Jas V Picarello, 2228 1 av, \& BiasSio Deblaso, 2157 Mapes av; mtg $\$ 49,000$, Kelly st, 831 ( $10: 2702$ ), ws, 186 n Longwood av, $40 x 100,5-s t y$ 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
o C \& 100
Lorillard pl, 2418 ( $11: 3056$ ), es, 107.3 s pl xn57.2 to beg, 2-sty bk dwg \& vacant; Myrtle $G$ Johnes to Grazia Cardillo, 241 s O C \& 100

| Lorillard pl, 2425 on map $\mathbf{2 4 2 3 - 5}(11:-$ |
| :--- |
| 056$)$ WS, 47.11 s 188 th, $32.8 x 90,5-$ sty bk | tnt; Flavius Impt Co to Alema Realty

the 18 -sty bk Exchange Co, a corpn, 1 W $34 ; \mathrm{mtg} \$ 23,-$
Minford pl, 1449-51 (11:2977), ws, 200 s $172 \mathrm{~d}, 51.6 \times 100,2-4-$ sty bk tnts; Sealy Hold-
ing Co to Chas Dammeyer, 440 E 156 mtg $\$ 34,000$; May10; May12'13. 440 © C \& mt 100

Simpson st, $1013(10: 2724)$, ws, 205.8 s bk tnt; Simpson Constn Co to Otto Kuhl mann, 1445 Longfellow av; mtg $\$ 35,000$; Tiffany st, 941 ( $10: 2711$ ), ws, 60 s 163 d , $40 \times 100,4$, 5 -sty bk tnt; Marie A Schussler to Geo Goldson, 1018 E 163; B\&S; May8;

Tifany st, 941; Geo Goldson chussler \& Marie A his wife, 941 Tiffany Wus nom
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 177 th st (*), sec Bronx Park av, Breslauer, $1845{ }^{\mathbf{F}} 7 \mathrm{Wa}$ TRSTE for Mirian Breslauer; FORECLOSED and drawn May
$\mathbf{1 3 6 T H}$ st, 260 E , see Lincoln av, 179. 136TH st, $\mathbf{6 4 1} \mathbf{E}(10: 2549), \mathrm{ns}, 101.11 \mathrm{~W}$ tnt: Jacob Weill to Thos Fagan, 217 Fk me \& 0,000 : May15'13, O C \& 100 139TH st, $477 \mathbf{E} \quad(9: 2284)$, ns, 716.8 e Mary C Mahony to Paty \& b bk dwg 141; mtg $\$ 5,300$ \& AL; May9; Mayil $10^{\prime} 13$.

152 D st, $\mathbf{7 3 3} \mathbf{E}(10: 2644), \mathrm{ns}, 110$ e Jack son av (Robbins), $25 \times 108.3 \times 27.11 \times 95.11$, $4-$ TRSTES Jackson S Schultz, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May
9 ; May $10^{\prime} 13$.
152D st, $735 \mathbf{E}(10: 2644), \mathrm{ns}, 135$ e Jack-4-sty bk tht: Austin B Fletcher \& ano TRSTES Jackson S Schultz, to Nalpak Realty Co (Inc), a corpn, 299 Bway; May
152D st, $737 \mathrm{E}(10: 2644)$, ns, 160 e Jackson av (Robbins), ${ }^{25 x 133 \times 27.11 \times 120.8 \text {; }}$; Sty bk tht: Austin B Fletcher, TRSTE for Jr, to Nalpak Realty Co (Inc), a corpn,
299 Bway; May9; May10'13.
$\mathbf{1 3 , 5 0 0}$

154TH st, $386 \mathbf{E}(9: 2400)$, Ss, 125 w Melnose av, $25 \times 100,2$-sty \& b fr dwg; Genoveva Dieda to Fridolin Weber, 372, E 155; 155 TH st, 834 E, See Union av, 696 \& 100 $156 T H$ st, S84 E $(10: 2695$ \& 2687$)$, sws,
28.3 n from nwe Dawson \& 156 th , runs nww 28.3 n from nwc Dawson \& 156 th, runs nw Cath F Farrell to Ferd NE Bunger, 410 iv 00; May2; May13'13. 15sTH st, 690 E $(10: 2636)$, sec Trinity
No 772$), 98.8 \times 54 \times 98.7 \times 54,6-$ sty bk tht \& Strs; Conrad H Pfeiffer to Edw A Johnt 165TH st, 480 E , see 149 th W, \& 100 66TH at - 70 E, see Tintontionsw 167TH st, 498 E ( $9: 2371$ ), ss, 175 e Wash \& strs, old line, $28.2 \times 100.5 \times 39 \times 100,2$ esty fr tht tino Massa, 498 E Maria 167 ; massa to Agos167TH st, S55 \& $\left(10: 269^{\circ}\right)$ O C \& 100 167TH st, S55 \& $\left(10: 2699^{\circ}\right)$, ns, 143.8 e
Stebbins av, runs n98.7xne30xse17. Sxs 122.10 to Herbst Realty Co, a corDn, 985 D E 179;
$\mathrm{mtg} ~ \$ 2.800 \&$ AL. May10;

## \& 100

 orpn Jameson, ref to Ar 3 d . st E, nec Hoe av, see Hoe av, sec 176TH st E ( $11: 2826$ ), ss, 125 w Morris Elder, at East Orange, NJ; May15'13.
176TH st, $57 \mathrm{E}(11: 2851)$ ns, 140 nom ton av, $25 \times 125$, 3-sty bk dw, 140 w Wal178 W $82 ;$ mtg $\$ 8,000$; FORECLOS Apr15
Apr18; May12.13. 17STH st, $911 \mathbf{E}(11: 3122)$, ns, 85.4 w Sonsin Co to Eva M Schroeder, W11 Ehlig \& $\mathrm{mtg} \$ 8,000$; May8; May9'13. OPC, 911 E 178 ; 179TH st, 985 E on map $\mathbf{9 8 7} \mathbf{E} \quad(11: 3132)$, cept pt for st, $5-$ sty bk tnt. Herbst Realty
Co to Eliz D Pratt 855 E i \&o to Eliz D Pratt, 855 E 167; mtg $\$ 38.000$ 181ST st, S67-9 E (11:3124), a C \& \& 100
 tnt: Royal L Wolcott to Jno Wischhusen joint tenants; mtg $\$ 17,000 ;$ May $\mathrm{m} ;$ May 13
13 . $181 S T$
ntine av, st, swe Valentine ave , see Val1S2D st E ( $11: 3083$ \& 3084) ss, 54.4 e Bel mont av, $26.9 \times 115.8 \times 25.6 \times 100.9$, vacant; t Huntington, LI; Forechos Apr9; May $156 T H$ st, 462 E $(11.2039) \mathbf{3 , 0 0 0}$ v, $20 \times 100.11$, 4-sty bl tht: Arthur Mark Levy, ref, to Alice S Boruff, Arthur M Ellis pl,

Ossining, NY; FORECLOS Aprs; Mays: | May10'13. |
| :--- |
| MY; FORECLOS Aprs; May8: |
| $\mathbf{8 , 5 5 0}$ | 186TH st, 46. E; Alice S Boruff to Wm

MeCarthy, 4761 Richardson av; Mays; May10'13. ISTTH st, 570 E, see Hoffman, sec 187 th 208TH st $W$, see Steuben av, see De-

214 TH st E (Jerome) (*), ns, 226.1 , e ock, ref, to Grant Squires, Francis W Pol May8; May9'13. mtg $\$ 1,000$; FORECLOS 216TH st E (2d) (*), ss, 100 e Laconia Nellie O'Brien, 98 Charit Bridget O'Brien | to Nellie O'Brien, 98 Charlton; May 13 ; May |
| :--- |
| 15 |

229TH st E (*), sec White Plains av sie to Colane Publishing Co, a corpn, at
White Plains, NY; mtg $\$ 11,000 \& A L$ on
this \& other prop this \& other prop; May8; May12'13. $\$ 100$
231ST st E (*), $\mathrm{ns}, 424.3$ e White Plains
$\mathrm{v}, 75 \times 229.8$ to SS 232 d ; also 231 ST ST E $3 \times 229.8$ to $\operatorname{ss} 232 \mathrm{~d}$; also 231ST ST E Strip ns, 499.3 e White Plains av, 22x229.8 to SS mont Park, New Rochelle, NY; AL; May8 231 ST st E, ns, 421.3 \& 499.3 e White Plains av, see 231 st E, ns, 424.3 e White
232 D st $\mathbf{E}$ ( $\mathbf{1 8 t h}$ ) (*), ns, 155 e Bronxto Sarah Goodwin, 919 E 232 ; May12; May
1313 233D nt, 920-2 E (*) ss, 205 Bronxw Schwenk, 1339 Bristow: mtg $\$ 1,500$ : FORE Schwenk, 1339 Bristow; mtg. $\$ 1,500$; FORE-
CLOS Apr30; May14; May15'13. 236TH st, $417 \mathrm{E}(12: 3385)$, ns, 75.4 w Verio av, $50 \times 100 \times 50 x 1001,2-s t y$ fr dwg \&
vacant: Sigmund J Spiehier to Mary Henvacant: Sigmund J Spiehler to Mary Hen-
ning. $322 \mathrm{E} 153 ; \mathrm{mtg} \$ 4,500 ;$ May14; May Anthony av (11:2889), es, 107 s Spring. strip 0.6 from w pt; Martin Tully Constn Co to Martin Tully, 610 E 173: AL; May
10; May15'13.
Arthur av, 1838 ( $11: 2945$ ), es, 117.1 s
176 th, $17.10 \mathrm{x} 100,3$-sty ir tnt; Jno T DooInth, $17.10 \times 100,3-$ sty ir tnt; Jno T Doo-
ling, ref, Mary Reul, 1882 Bathgate av;
sub to tax sale for $\$ 1,692$; FORECLOS sub to tax sale for $\$ 1,692 ;$ FORECLOS
May6; May10; May15'13.

Barnes av (*), ws, 175 s Morris Park av, 25x100; Warren Moak to Jos Fontana, 563 Barnes av, sec Neil av, see Neil av, ss,
xtends from Mathews to Mulliner avs. Beach av (Classon) (
(*), ws,
Merrill,
$25.2 \times 91.4 \times 25 \times 87.8$
except
pt for
 Beach avi Timmothy corpn, 1911 White Plains
Bros Co (nc),
av: AL; Apr22; May9113. Blackrock av, ss, 102.7 e Virginia av, Blackrock av, ss, 10.7 e Varging
ee Virginia av, ws, 216.3 s Walter. Boston rd, $1113-7 .(10: 2613)$ ws, 118.11 n
$66 \mathrm{~h}, 62.5 \times 123.2 \times 62.5 \times 123.4$, 5-sty bk tnt H6th, $62.5 \times 123.2 \times 62.5 \times 123.4$, 5 -sty
Ienk Realty
Iennie Freeman \& ano to
to

Bronx \& Pelham pkway, ss, 25.6 w Mulner av, see Neil av, ss, extends from Mat Bronx Park av, sec wyatt or $\mathbf{1 7 7} \mathbf{t h}$, see Watt or 177 th, se Bronx Park av.
Brook av, 1415
$(11: 2896)$ ws, 125 n 170th, $25 \times 90$, 1 -sty fr dwg; Tuben Reary Co to Lawrence Davis, *May6; May 10,13 .
Cambreleng av (11:3089), es, 199.6 s Crescent av, $50 \times 100$; vacant; Martin Tully
Constn Co to Martin Tully, 810 E 173 Constn Co to Martin
AL; May10; May15'13.
Carter av, ws, abt 107 s
thony av, es, $107 \mathrm{~s}_{\mathrm{s}}$ Spring.
Cedar av, 1855, see Cedar av, 1873.
Cedar av, 1573 (11:2883), ws, 289 108.1, 2-sty fr dwg; also CEDAR AV, 1855
 Amelia P G Fannon et al, EXRS \&c Cecilia Keppler, to Keppler Co (Inc), a Central av nwe Lawrence av, see $S t$ Chatterton av, 2160 ( $*$ ), ss, 180 w Castle Marcus L Weissman to Auqusta Kretsch 534 Southern blvd; mtg $\$ 3,300$ \& AL; May
Clay av, $(11: 2887$ ) es, 221.10 s s 171 st , runs e39.8xs $25 \times w 94.11$ to av xn141.5 to beg, vacant, Otto J Schwarzler to A
Schwarzler Co, a corpn, 1150 Clay av: AL:
May7: May913. Commonwealth av, ws,
St Lawrence av, ws, 25
n
Tacoma.
St Lawrence av, ws,
Commonwealth av, 1440 (*), es, 150 s Merrill, $25 \times 100$ except pt for av: Martha
 Decatur av, 3075 (12:3331), nws, 350 sw
 cant: also STEUBEN AV (12:3336), sec
 Cortlandt av, ${ }^{\text {101x13 }}$, being $1 / 2 \mathrm{pt}$ as follows:
 xw $25 \times \mathrm{s} 25 \times \mathrm{x} 21.6 \mathrm{x} \times 100$ to $\mathrm{pl} \times \mathrm{x} 28.6$ to beg, 2-sty fr dwg \& 22 -sty fr rear bldgs; Chas
$H$ Schroeder to Arville Realty \& Amuse-

De Kalb av $(12: 3327)$, cl, 327.9 s Gun
Hill rd, runs w130xs50xe130xn50 to bes Hil rant. Elsie Oestreich to Chas Oestreich \& Katie his wife, 633 Prospect av: B\&S:
$\mathrm{mtg} \$ 1,325$ \& AL; May12'13. O © 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 \&

Eastchester rd $\left.{ }^{*} *\right) . \mathrm{es}$, abt 680.8 s Sara-
 Edgewater av (10:2762), ws, 150 n Seneca av, $75 \times 100$, vacant: Kath i Friedrich
to Lawrence Davis, 370 Hudson av, Bk-

Ellis av (13th st) (*), ss, 205 w Zerega
V. $100 \times 216$ to ns Gleason av, Unionport; av, 100 x 216 to ns Gleason O , corpn, 1011 Simpson; mtg $\$ 5,000 ;$ May $\& 5^{\prime} 13$. Ellis av ( $\%$, ns, 280 e Pugsley av \& 25 x
108: Jno Gilles \& Margt his wife to Mary
D Gilles, $405 \mathrm{E} 168 ;$ B\&E; mtg $\$ 6,500 ;$ Mar Gilles, ${ }^{405 \mathrm{E}} 168 ; \mathrm{B} \mathrm{\& S} ; \mathrm{mtg} \$ 6,500 ;$ Mar
May9
nom Ferris av, nwe
Larys av, ws, 50
s Central Mav .

 Fulton av, 1471, see Fulton av, 1473. Fulton av, 1473 ( $11: 2927$ ), ws, 100 s s 171 st
$0 \times 139.11 \times 50 \times 137,2,5-$ sty bk tnt; also FUL-
 City of NY, 5 sty bk tnt; Maurice S Cohen
ref to V Bernhard Ploch. 264 President,
Brooklyn; FORECLOS May9; May12 13 .
 Gleason av. ns, 205 w Zerega av, see Grand av 240 s zerega a
 Fordham rd, $15 \times 91.7 \times 15 \times 90.3$, ${ }^{\text {3-sty }}$ bk
dwg; Maurice J McCarthy to Jas F Grat-
tan, 1210 Tinton av; mtg $\$ 7,000 ;$ May13; May14'13.
Heath av, 2686 ( $11: 3240$ ), es, 344.6 n from tangent in curve at nec Kingsbridge
ter \& Heath av, $25 \times 127.1 \times 25.4 \times 131.2,2-$ sty
fr dwg; E S Prince Co (Inc) to Earl Brandis, 950 Mad av; mtg \$5,750; Mayl4; Hill av (*), es, 250 n Randall av, $25 \times 100$. Caroline K Martin to Jno Hagman

O C \& 100 Hoe av ( $11: 2989$ ), sec 173d, $75 \times 100$; vastn Co, a corpn, $408 \mathrm{E} 16 ; \mathrm{mtg} \$ 10,000$,
Hollywood av, nee Waterbury av, see Hull av, ses, 350 sw 204th, see Decatur
Hull av, ses, 3075 .
Hunts Point av, $824 \quad(10: 2764)$, es, 256.10 k tnt \& str; also HUNTS POINT AV, 826
 F Meyer to Lawrence Davis, 370 Hudson Hunts Point av, s26, see Hunts Point av,
824. Jerome av ( $11: 2846$ ), es, 376.11 S Belmont, $24.4 \times 14.2 \times 19.9$; gore; vacant; Roy M Robinson, ref, to Conn; FORECLLOS transfer tax lien Apr10; Apr25; May10'13. 250 Jerome av $(11: 2846)$, es, 339.7 s Belmont, vacant; Roy M Robinson, ref, to Lione Sutro, at King \& Ridge, Glenville, Conn FORECLOS transfer tax lien Aprio; Apr Lawrence av, nwe Central a
Lincoln av, 179 (9:2318), swe 136th (No Lincoln av, 179 es 3 d av (No 2486 ) Bridge aproach x26.10x99.9, 2 年sty 1 ir tnts \& strs; Harry N F \& Elvira J Byrne, $101 \mathrm{~W}^{20}$. $1 / 2 \mathrm{pt}$ FORECLOS May9; May
12; May13'13.
Longfellow av (10:2761), ws, 125 n Se-
neca av, $25 \times 100$ 2-sty bk dwg; Phoenix Ingraham, ref, to Mathilde Weinberg, 847 May12.13. FORECLOSED \& drawn Apr30; Main av, es, 175 sentral av, see St Main av, nwe \& nee Ferris av, see St Mary's ws, 50 s Cee
Matthevs av, es, 78.4 s Neil av, see Neil avs, Morris av, 2304 (11:3172), es, 97 n 183d, 18.9x117.6, 3 -sty bk awg; 2320 Westchester stn Co to Ester Brown, 2520 Westchester
av; May6; May13'13. Morris av, aver (11:3172), es, 115.9 n
183d. 18.9x117.6, 3 -sty bk dwg;; Steinmetz $183 \mathrm{~d}, 18.9 \times 117.6,3$-sty bk dwg; $\begin{aligned} & \text { Steinmetz }\end{aligned}$
Constn Co to Ester Brown, 2320 WestchesConstn Co to Ester Brown, 2320 Westches- nom Morris Park av (*), ss, 150 e Madison, uns e28. Ass \& Andw J Snyder to Betsey Carisle, 340 E
Morris Park av (*), same prop; Betsey Carlisle to Smada nealty Co, a corpn, 391 O C \& 100 Mosholu Pkway N, es, 26.10 n Van Cortrandt av, see Decatur av, 307 Neil av, sec Bogart ay, see Neil av, ss, Neil av, see Barnes av, see Neil av, ss, Veil ay (*) ss extends from Matthews to Muliner avs, $197.5 \times 104.6 \times 199.5 \times 78.4 ;$ alss MATTHEWS AV ( $)$ es, 78.4 s Neil av, 25
x 100 ; also NEIL AV (i). sec Barnes av, $26.1 \times 97.6 \times 25 \times 90$; also BRONX \& PELHAM PKWAY (*), ss, 25.6 W Muliner av,
$152.11 \times 50 \times 158.10$, also NEIL AV
$(*)$, sec Bogart av 25x100; Pelham Parkway Realty Co to Wilhelmina E Hoffman, 160 E 56 ;
AL; Apr29; May13'13.
nom Newbold av (*), ns, 734 w Olmstead av, pts for sts; Mary G Staples et al heirs, \&cc, Jas E Lent to Jno Schnakenberg, 159
Bway, Bklyn; B\&S; May5; May14'13. nom
Ogden av (9:2526), nws, 500 sw 167 th (Union), 87.6x200 to Summit av, 2-sty \& b es dwg; Red Seal Realty Co to Lester Tall-
fren, 412 W 22; AL; Nov2'11; May12'13.

Parker av (*). sws, 150 nw Rose pl, 25 x95.3x25.4x100
Frank Drancesca P Mancuso to
Ippoio at Marine Barracks, Port Parker av (*) es 102.9 s Glebe av, 75 x Parker av (2), es, 102.9 s Glebe av, $75 x$
100; Annie Britton to Monica T Flanagan,
364 W $116 ;$ May ${ }^{2}$; May1413. Parker av (*), sws, 150 s. Lyon av, 25x Parker av (', sws, 150 s. Lyon av, $25 x$
130, except pt for av Jas O'Hearn to Jno
O'Connor, 318 E 90; mtg $\$ 1,80$ : May 15 Perry av, $2971(12: 3292)$, nws, 250.7 ne Bedford Park blvd (200th), $25 \times 108.10 \times 26.10$ x107.5, 3 -sty bk dwg; Geo D Kingston to
Flora Kruger, 1233 av; mtg $\$ 7,000 ;$ May Prospect av $(10: 2680)$, ws, $125 \quad n \quad 167$ th,
 Investment Co, a corpn, to 114 th St \& 7 Av
Constn Co, a corpn, $1884{ }^{7}$ av; AL:
May14: May15'13.
St Lawrence av (*), ws, 25 n Tacoma, $25 \times 100$, except part for av, also COMMON-
WEALTH AV ( $)$. Ws. 75 S Beacon, runs s 25xw69xnw34xn10.5xe100 to beg; Jos A Henry; Parttion Mar12; May13'13. 900

St Mary's av (*), ws, 50 s Central av,
$25 \times 100$ also MAIN $\mathrm{AV}{ }^{5}{ }^{\circ}$, es, 175 s Central av, $100 x 100$, except 20 it strip off each lot for Baychester av or Main st; also CENTRAL AV (*), nWC Lawrence av, 100
$\times 100$; also WESTERN AV
$(*)$ es, 200 n Westchester av, $100 x 100$, except $4,061.7$ sq. ft taken for Briggs av or Gun Hill rd;
also FERRIS AV ('), nwe Main av, 45x99x $45 \times 100$, except pt for Baychester ay; also FERKIS AT except part for Baychester av Dan 300 except part for Baychester av, Dand
; QC; May12'13. nom
Sedgwick av, 2587 (11:3237), ws, 510.11 s Kingspridge rd, $37.6 \times 118.3 \times 37.8 \times 121.9,2{ }^{2}$ sty Ir dwg; Jerome H Buck ref to Kings-
bridge Real Estate Co, a corpn, 27 Pine: $\mathrm{mtg} \$ 8,000$; FORECLOS Apr9; May' 13 . 0,00 Sedgwick av, 3131 ( $12: 3254$ ), ns, 294.1 Perot, ${ }^{24.6 \times 120 x 21.11 \times 125.9,} 2$-sty fr dwg, mtg $\$ 3,500$; May13; May14'13. o c \& 100

Southern blvd, or 133 d st, $351(9: 2296$ ) ns, 211.6 e Alex av, $20 \times 100$, 4 -sty bk tnt $\&$ Strs; Rache Frank to Wm Gaidstone,
Southern blvd, 1036-s ( $10: 2743$ ), es, 222 s Westchester av, $42 \times 117.8,5-\mathrm{sty}$ bk tnt $\stackrel{\text { d }}{ }$
strs: Mercury Realty Co to Jos Sable, 744 strs; Mercury Realty Co to Jos Sable, 744
Beck; mtg $\$ 55,500 ;$ May 9 ; May12'13. ${ }^{40 m}$
southern blvd, 1505 ( $11: 2977$ ), ws, 412.6 -sty bk tnt strs
 Stebbins av ( $10: 2691$ ), es, 563.4 n 165 th, 50x189.9x52.1x175, 3-sty fr dwg \& vacant; (Inc), a corpn, 1116 Jackson av; AL; Apr sieulen av, nom 3075 . (*) abt 278 MeDonald stilwell av (*), es, abt 278 s McDonald, Laughin, 1334 Herschell: AL; May12; May
Story av (*), ss, 225 w Olmstead av, 25 x 103; Henry Schneider to Alois Weber, 1275 Summit av, es, abt 500 sw 167 th , see Summit av, 1090, see Ogden av, nws, 500
Taylor av (*), ws, abt 151 sw Patterson v, runs sw10.5xw31xe32.9 to beg; Wooster Beach \& Caroline B his wife to Maria A
Black, 158 E 49 ; AL; Dec14'12; May1313.

Taylor av (Harrison) (*), nee Wood av Cornell), 25x100, except pt for Taylor or Wood av; Garvey Brothers Co to Timothy joint tenants; mtg $\$ 3,000$ \& AL; Apr28.
May9'13. Tinton av (10:2660), swe 166th (No 770),
100x6.10x100x66.9, 2-sty \& fr awg Ferd.
inando Ciofti to Ann Bldg Corpn, 1116 Innando Cioffi to Ann Bldg Corpn, 110,000 \& AL; May8; May9 Tremont av ( $11: 2956$ ), ss, 450 w Marmion bara Maut to Beck St Constn Co, a corpn, 380 Riverside dr; May12; May13,13. \& 100 Trinity av, 772, see 158th, 690 E .
Union av, $696{ }_{2}(10: 2675)$, sec 155 th (No 834) (Dawson), 27.5x94.9, 4 -sty bk tnt \& strs; Jno Wischhusen to Royal
cott, 14 Irving pl; mtg $\$ 26,000$; May5; May

Valentine av $(11: 3144 \& 3149)$, swe 181st, runs 181 st xe54.1 to beg, 2 -sty fr dwg \& vacant; Jeremiah Altieri et al to Tobruck Constn
Corpn,
\& CaG; mtg $\$ 13,000$ \& AL; May13; May $14 \prime 13$.
verio av ( $12: 3398$ ), es, 734.5 s McLean Vv, $85.4 \times 168.6 \times 14.8 \times 153$, vacant; Wm T Quinn to Wm A Martin at Hopewell JuncMay13'13. Dutchess Co, NY, Fortelos 3,000
Virginia av (*), ws, 216.3 s Walter, ${ }^{76}$ ss, 102.7 e Virginia av, $50 \times 103$; Wm Buh to Wm Euh1 Inc a corpn, 1940 McGraw
of AL; May10; May12'13. 10 O 100 Walton av, 334 (9:2345); ses, at nes Cheever pl, $83 \times 119 \times 83 \times 120.5,2 \%$ \& 4 sty fr
studio; Hattie K Knight to Harry
P Knight, at 140 th st \& Walton av; $1 / 2 \mathrm{pt}$ Walker av, 2425-7, see Walker av, 2429
Waiker av, 2429 (*), ns, 50 W Chauncey
except pt for av; also WALKER AV, 242 except pt for av; also WALKER AV, 2427 (*), ns, 100 w Chauncey, $25 \times 90$; Philip ${ }^{\text {H }}$ Krausch to ${ }^{\text {Ab }}$
Wiolf, 156 E 79; AL; Apr25; May15'13.

Walker av, 2425-9: Abr Wolff to Sadie I Silberstein 135 W Winney, Newark, NJ; Washington av, 2328-30 (11:3053), es sty bk tnt: Martin Tully Constn Co to ${ }_{15} 13$.
Webster av $(11: 2887)$, ws, 221.10 s 171 st
ns w41xs125xe4i to cant: Otto J Schwarzler to O J Schwarz ler Co, a corpn, 1100 Brook av; AL; May
Westchester ay ss, abt 734 wolmstead
v, see Newbold av, ns, 734 w Olmstead

White Plains av, see 220th, see 229th E,
White Plains rd (*), ws, 116.4 s Becker av, $80.5 \times 121.3 \times 80.5 \times 124.1$; Moses Watzky to Morris Krim, 2 W $120 ; \mathrm{mtg} \$ 19,500$ \& AL;
May2; May14.13. O \& 100

Wood av, nee Taylor av, see Taylor av,
ec Wood av. $3 D$ av, 2486
30 av, 2486, see Lincoln av, 179.
Pareel (*), of salt meadow in town of Castchester, bounded nw by a small ditch
$\&$ lands vdle Archer \& Geo Penfield, s \& se by a small creek \& lands Richd Hunt, e by the Hammocks $n$ by lands Edgar al heirs Chas Ruser to Harriet Severence,
$404 \mathrm{~W} 124 ; 3-5 \mathrm{R}$ T \& 1 ; QC; Jan21; May14

Plot (*), begins 740 e White Plains rd
point 820 n along same from Morris at point 820 n along same from Morris
Park av, runs elooxn25xwlooxs 25 to beg,
with right of way over strip to Morris With right of way over strip to Moris Park av; Mary Fletcher to Chas Flurv \&
Hilma J his wife, 1670 Cruger av, tenants by entirety; mtg $\$ 3,500$ \& AL; Mays; May

## MISCELLANEOUS CONVEYANCES.

## Borough of the Bronx.

Odell st (*), ws, 50 s Archer, runs s $25 \times \mathrm{xe}$
30 to e l of st xn 25 xw 30 to beg, land in bed of st; deed of cession; Hubert Witt-
ges to City NY; B\&S; Oct26'12; May14'13.

161sT st, $8 \mathbf{8 2} \mathbf{E}$ ( $10: 2637$ ), sec Trinity av, extends e along 161 st to pt 91.6 e Av ss, adj above on e, owned by party 1st pt, as to encroachment of party 3 d pt ; August Meyer, 694 E 161 , party 1 st pt , \& Mary
Wiggers, 209 E 59 , party $2 \mathrm{~d} p \mathrm{t}$, with $\mathrm{S} E$
\& M E Bernheimer Co, a corpn, at sec \& M E Bernheimer Co, a corpn, at sec
128 th \& Ams av, party $3 d^{2}$ pt; May8; May
500 14 '13.
$\mathbf{1 7 S T H}$ st, $801 \mathbf{E}$, see Mapes av, nee 178.
217 TH ST E (3d st) $\left.\mathbf{( *}^{\circ}\right)$, sws, 400 n w


Bergen av, 543-7, see 3 av, 2860-70.
Bronx bivd (*), damage parcel 158 to
pen said st from Old Boston rd to E 242 d ; 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 178 th (No 801), metg; N Y Trust Co to Jos Diamond Constn Co, a corpn, 1139 Wyatt av; QC; May8;
May9'13. Paulding av (*), e 1 at n 1 land of N Y,
Y \& B Railway Co, runs W - to c 1 Bo
 said railway, runs w to e c 1 of blk 57 on map (1138) sec 1 , Morris Park xs to ns
Brady av x still s to el blk 52 x still s Brady av X still s- to cl blk $52 \times$ still $\mathrm{s}-$
to ns Neill av, x still s b to 1 blk 44 , x
again s to sec again s to sec lot 6 in blk 44 xw 160 to ws
Bogart av, Xs $25 \times w 100 \times n 25 \times w 33$ to nec lot 5 blk 46 , xs155 to e 1 Rhinelander av, xw-xse-xe673.7xs110xw $432.2 \times \mathrm{xs} 94.7$ to ns
Sackett av xe525 to es Deane pl xs 100.6 to ns Pierce av xe325.8xs243.4 to ns land N Y, xn- to el Morris Park av xw- to e 1 Radcliff av xn - to el Neill av xe-to e 1
Paulding av, xn to to beg; also PIERCE
AV (*), ss, 225 e Deane pl, $25 \times 191.9 \times 25 \mathrm{x}$ AV (*), ss, 225 e Deane pl, $25 \times 191.9 \times 25 \mathrm{X}$ \& $H$ R R Co, recorded Apr26 07; also un-
numbered lot adj lot 4 on es blk 57 , map 1138, 25x100; also except so much as has been released from judgment by party 1 st 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 mitg Beach to City of N Y; QC; Feb11; May14 St Lawrence av ( ${ }^{( }$), swe Patterson av,
runs s125xe30 to c 1 of av xn $125 \times w 30$ to runs s125xe30 to c 1 of av xn125xw30 to
beg; also ST LAWRENCE AV (*), nec Patterson av, runs n227.11xswivo to ws st
Lawrence av at pt 92.5 n of Patterson av Lawrence av at pt 92.5 n of Patterson av
x 992.5 to ns Patterson av xe60 to beg, being lands in bed of av; Clarence W Beach Taylor av (*), es, 25 n Wooday, $25 \times 100$ owned by party 1 st pt; also TAYLOR AV,
1400 ( $)$, nee Wood av, $25 \times 100$, owned by party 2 d pt; encroachment agmt; Carolina vey Brothers Co, Inc, a corpn, 1911 White
Plains rd; May5; May9'13. nom Taylor av, nee Wood av, see Taylor av,
, 25 n Wood av. Union av, 1172 (10:2681), es, 193.3 s
$16 \mathrm{Sth}, 19 \times 100 \times 21.8 \times 100 ;$ certf as to payment of $\$ 1,000$ on a/c of mtg; Smith Williamson to Jno Gribben at Hastings, NY Waterbury ay $(*)$, nec Hollywood
x100: Michl xlo0; Michl A
, lis, at Tenafly, NJ; Mar24; May9'13.
Westehester av, ss, at ses 3 av, see 3
Wood av, nee Taylor av, see Taylor av, 3D av, 2S60-70 (9:2294), ses at ss West149 th (Nos $409-17$ ), xeso.5 to nws to ns av (Nos $543-7$ ), xn90.10xnw181.5 to ss Westehester av xw4.1 to beg, except pt taken by eity, 2 \& 3 \& $4-$ sty bk office \& str
hidg; deed of trust; Wm A Chanler to

Henry L Morris, 12 W 53, \& Bronson WinW Chanler wife of party 1st pt, \& their children; mtg $\$ 250,000$; Jan24; May14'13.

## LEASES

## Borough of Manhattan

## MAY $9,10,12,13,14$ \& 15

Aun st, 39-41 (1:92), w str \&\& b; Levi
Morton to Geo Lauer, 39 Ann; 2yf May
${ }^{1}$ Beekman st, 50 ( $1: 100$ ), top loft; Wm H Beekman st, 50 ( $1: 100$ ), top loft; Wm H
Jackson to Supreme Ruling Einding Co,
50 Beekman; $11 / 2$ mos I May 1513 at $\$ 35$ monthly; May1413. Canal st, 163-5 (1:203); all; Emma G
Wilson et al to Sheindel Aberbach, $163-5$
Canal; 3yf May1; May9'13. ${ }^{1}$ Cannon st, $2-4(2: 326), ~ p t ~ o f ; ~ K ~ O ~ R e a l-~$
y Co (Inc) to Bernard ${ }^{2}$ Badanes; ext ty Co (Ine) to Bernard B Badanes; ext
Ls for 5yf May1; May15'13. ${ }^{1}$ Cathedral Pkway ( $6: 1594$ ), $\mathrm{ns}, 700$ e Lenox av, $50 \times 100 ;$ agmt to pay to party
$2 d$ part $\$ 350$ annually during term of Ls
begmning May 115 ; Aaron Rosenstein, 4 E 107 with Henry Kroogman, 148 W 99 ;
Apr9; May13'13. Cathedral Pkway (6:1594), ns, 700 e
Lenox av, 50x100; the land, lessee to erect Lenox av, $50 \times 100$; the land, lessee to ereet 07. 21 yf May1, 3 rens of 21 y each at $\$ 2$, 400: May 15'13. ${ }^{1}$ Cherry st, 101; also OLIVER ST, 86 (1:$251)$ asn Lis; Michl Iorio to Philip Iorio, May'13'13. nom Church st ( $1: 61$ ), ws, bet Cortlandt \&
Dey sts, space on ground 11 s , 1 st f \& 2 d Hs \& $b$ on Dey st side of the Cortlandt of A by Albt $S$ Burleson, $R \mathrm{R}$ Go of the S S; 4 10-12yf July1; May13'13. 74, 728
${ }^{1}$ Columbia st $50-2$; also DELANCEY ST, ${ }^{1}$ Columbia st, $\mathbf{5 0 - 2}$; also DELANCEY ST,
$266(2: 333)$; all; Yetta Kracower to Haim Lupowitz; 1yf May1; May9'13. \& 1,020
${ }^{1}$ Delancey st, 266, see Columbia, 50-2.
${ }^{1}$ Division st, 60 ( $1: 289$ ); all; Almira H Dominick to Louis \& Philip Brenner, 60
Division; 10yi May1'10; May10'13.
1,880
${ }^{1}$ Division st, 60; all; same to same; ${ }^{5}, 5 \mathrm{yf}$
Iay1'20; May10'13. ${ }^{1}$ Duane st, 65-7; also ELM ST, 22-6; also PEARL ST, 539 ( $1: 156$ ), ground fi (also agmt as to is of pt b \& sub b for 3 yf May corpn, to Miller \& Wright Paper Co, a corpn, to Miller \& Wright Paper Co, a
corpn; 5yf May1'06; 5yren; May13'13.
${ }^{1}$ E1m st, 22-6, see Duane, 65-7.
${ }^{1}$ Essex st, 9 ( $1: 297$ ), str \& 1st fi above; Maurice Wishengrad to Ike Klebonsky, 154 ${ }^{1}$ Essex st, 163 (2:412) ; asn Ls \& both to hold as joint tenants; Hyman Shapiro to Apr21; May13'13. 'Jackson st, 5 ( $1: 267$ ) ; all; Moe V Klein
to Morris Stahl, 95 Forsyth; 3 yf May15; Mayl0'13. Stahl, 95 Forsyth; syf May 2,600 ${ }^{1}$ King st, 39 ( $2: 520$ ), 5 -sty tnt; all; Anna ford, Bklyn; 3yf Nov1'12; May15'13. N 3,100 1Monroe st, 82 ( $1: 255$ ), e str; Bertha Pompan to Max Nisnewitz, 82 or 87 Mon-
roe; $3 y 1$ May1; May13'13.
396
${ }^{1}$ Mulberry st, 83 (1:199); asn Ls, timo Perfetto to Antonio Cafazzo, 93 Bax${ }^{1}$ Mulberry st, 83 (1:199); str \& pt b; Michele Angelo Bove et al to Antimo

## Oliver st, 86 , see Cherry, 101.

Pearl st, 539, see Duane, 65-7
${ }^{1}$ Spring st, 55 (2:495), bakery basement; Tessie Capparelli to Anthony Lombardo,
${ }^{1}$ Siate st, 11 (1:9); str \& b; Mary Dollard et al to Edw J Dollard, at Far Rock-
away, $B$ of Q; $5 y f$ Mar12; May1513.
2.100 ${ }^{1}$ Suffolk st, $161(2: 355)$, ws, 225 s Hous-
ton, $25 \times 100$; asn LS; Fanny Gruen to Jonas Wen, 21 E , 82, \& Bernhard Mayer, 41 E 72 ; May9; May12 13.
${ }^{1}$ Suflolk st, 163 (2:355), ws, 200 s Houston, $25 \times 100$; asn Ls; Fanny Gruen to Jonas 72; May9; May12'13. Bernhard Mayer, 41 E ${ }^{1}$ Sullivan st, 141, see Sullivan, 143.
${ }^{1}$ Sullivan st, $143 \quad(2: 517)$; s str \& c; also SULLIVAN ST, 141 ( $2: 517$ ); $n$ str \& $\mathrm{c} ; \mathrm{S}$
E Blake to Maria R Mescia, 143 Sullivan;
5 yf May1; May9'13.
${ }^{1}$ Thompson st, 139 (2:517), str \& b; Mich139 Thompson \& ano; Julys'12; $5 \quad 3-12 y$ ndfris septa Thompson st, 139 ( $2: 517$ ) ; asn Ls; Frank
Viggiano \& ano to Ebling Brewing Co, 760 Viggiano \& ano to Ebling Brewing Co, 760
St Ann's av; Apr19; May13'13. nom ${ }^{1}$ West st, $495 \quad(2: 641)$, all; Thos Kelly to pant J Crotty, 495 West; 3yf Mayl; May
${ }^{13 d}$ st, $108 \mathrm{E}(2: 430)$, ss; asn Ls; Platt both at 57 . West, South Norwalk, Conn; mtg $\$ 2,500$; Apr21; May10'13. nom ${ }^{1}$ GTH st, 238 E, see 2 av, 101.
${ }^{1}$ TTH st, 241 ( $2: 377$ ); all; Hyman Thumen et al to Beril Steiger, 241 7th; 3 yf
Nov1'12; May12'13.
$3,667.56$

18TH st, 5 E $(2: 566)$; all; Chas L Vath
\& ano to Elise Aurada et al, all at 5 E $8 ; 8$ 4-12yf Jan 1 '10; May9'13. all at 5 E ${ }^{1} 12$ THI st, $441-5$ E $(2: 440) ;$ str No $7 \& b$
No 3 , with oven: Louis Solinsky to Antonina Alotta, 441 E 12; 4 yf May1'12; May ${ }^{1} \mathbf{1 2 T H}$ st, 441-5 E (2:440); apartments 1 tonina Alotta, 441 E 12; 5yf June1'11; May 13TH st, 406 E (2:440), ss, 80 e 1 av; str;
Santa Acritelli to Marla Milazzo, 406 E 13 ;
2 yf May1'12; May15'13. ${ }^{122 D}$ st, 60 W (3:823); 3d fl; Jack Berkowitz to $E$ Margolies, 1082 av; 2 yf Feb1,
May10'13. ${ }^{122 D}$ st, $\mathbf{1 3 7}$ W (3:798) ; b str, also o \&
stand; Jos Naftolowitz to Abr Falber, 160
W 100; 2 $2-12$ yf Junel; May12'13.
W 1,000 ${ }^{123 D}$ st, 109 W , see 6 av, 375-9.
${ }^{124 T H}$ st, $409 \underset{\text { E }}{\text { E }}$ (3:956), 5 Sty bldg; all; Robt S \& Jas H Rollins to Weisslitz \& 500; May12'13.
31ST st E, see 3 av, see 3 av, 449 .
${ }^{132 D}$ st, 38-42 E $(3: 861)$; str \& b; Seaich Realty Co to Klingenstein Bros \& Co, ${ }^{1} 32 \mathrm{D}$ st, $\mathbf{1 7 - 2 1} \mathbf{W}(3: 834)$, pt basement str; Louis Markel to Saml Jacobs, 1361 Boston
${ }^{1} 41$ ST st W, see Bway, see Bway, sec 41 st.
${ }^{142 D}$ st $\mathbf{E}(5: 1297)$, ns, 38 e Lex av, 18 x $28 x$ irreg x 31, str \& \& Wm H Reynolds to
Gustave Grammas, 494 Lenox av; $10 y f$ Gustave Grammas, 494 Lenox av; $10 y \mathrm{y}$ ${ }^{142 D}$ st $E$, nee Lex av, see Lex av, nec
${ }^{143 D}$ st W, see Bway, see Bway, sec 43 d . ${ }^{1} 45 \mathrm{TH}$ st, $\mathbf{4 0 6 - 8} \mathbf{~ W}(4: 1054)$; all; Martin Fulton; 5yf June1; 5y ren; May10'13. ${ }^{221}$ 147 TH
st, 228 W (4:1018) ; all; Jno P
Morgan \& ano to Max Yallowitz, 18
E 117 , et al; 2 yf May1; May10'13. $\quad 2,000$ ${ }^{148 T H}$ st $W$, nee Bway, see 7 av, nwe ${ }^{14 S T H}$ st W, nve $7 \mathbf{a v}$, see 7 av, nwe 48 th. ${ }^{1}$ 51ST st W, nee Bway, see Bway, nec
${ }^{1}$ 54TH st, 203-11 W (4:1026) ; asn Ls; Chas E Ellis to Jean Venetos, 379 Wash-
ington av; AT; May9; May12'13. ${ }^{1} 54 \mathrm{TH}$ st, 203-11 W; asn Ls; 203 W 54 th May12'13, a corpn, fo same; AT; May9;
${ }^{1} 54 \mathrm{TH}$ st, $501 \mathbf{W}$, see $10 \mathrm{av}, 815$.
${ }^{1} 55 \mathrm{TH}$ st, $154 \mathrm{E}(5: 1309)$; all; Cath A Griggs to Wm Haussler; 811 , Eastern 2,400 \& 2,600 65 th
173
${ }^{173 D}$ st E, sec $2 \mathbf{a v}$, see 2 av , sec 73d. LSIST st, 203-11 W (4:1229); sur Ls; Louis J Kaplan to S B Constn Co, a corpn, ${ }^{1}$ S5TH st E, sec $2 \mathbf{a v}$, see 2 av , sec 85 th.
${ }_{1} 96$ TH st W, nee Bway, see Bway, 2560 . Mahoney to Jno M Royall, 21 W $134 ; 3 y \mathrm{f}$
${ }^{1} 142 \mathrm{D}$ st, 500 W , see Ams av, swe 142 d .
${ }^{152 D}$ st, $448-54$ W (7:2066); two 5-sty Ents; Louls Silverstein to Sarah Landesman, 107 W 143; 5yf May1; May9'13. 9,400 ${ }^{1} 15$ TH st $w$, see Ams av, see Ams av, ${ }^{1} 158$ TH st W $(8: 2134)$, 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 $\&$ 100; the land, tenant to erect 2 -sty bk \& E Hill, 452 W 14; 21yf June1; May15'13. ${ }^{1}$ Av A, 1393 -9 (5:1469), ws, 102.2 s 75 th, hold; Margt W Johnston to Rosa Docter, 955 West End av, \& Jacob Herb, 1061 St
Nicholas av; Feb6; May9'13. O C \& 100 ${ }^{1} \mathbf{A v}$ A, 1393-9; asn Ls; Clarence Clayton \& ano to Rosa Docter, 955 West End av,
\& ano; AT; Dec24'12; May913. O C \& 100
${ }^{1}$ Av A, 1393-9; leasehold; asn judgment entered July30.09 agt Clarence Clayton et
al; Margt W Johnston to Rosa Dacter, 995 West End av, \& Jacob Herb, 1061 St Nich 1Av B, 143 (2:392); cor str; Abr B Roos-
$\sin$ to Anthony Masella, 601 E $9 ; 4$ 5-12yr $\sin$ to Anthony Masella, 601 E 9; 4 $5-12 \mathrm{yf}$
Decl'12; May12'13. ${ }^{1}$ Av C, 125 (2:390); str fl; Winifred Louls Gertner, 125 Av C; $3 y f$ May1; May
$12^{\prime} 13$. Amsterdam av (7:2073), swc 142d (No
500); str \& pt c; Henry Kensing to Mar$500)$; str \& pt c; Henry Kensing to Mar-
tin J Fitzpatrick, 141 W 84; 6yf May1; May12'13. str \& b; Wm R Mason to Herman Frant,
1984 Ams av; 6yf May1; May13'13. 1,800
${ }^{1}$ Broadway, $795(2: 562)$, basement str \& c; Aaron Rabinowitz to Oppenheim Bakery
Inc, a corpn, 795 Bway; $49-12$ yf Mayl;
${ }^{1}$ Broadway, 795 ( $2: 562$ ); asn Ls; Oppenheim Bakery Inc to Julia Oppenheim, 64

Broadway (4:993), sec 41st, additional
space on ground fi adj on west to that space on ground ft adj on west to that
leased under date of Feb2013; 41st St Realty Co to Edw McElhinney, of Bklyn, \& Louvre Hotel Co Ine, cor Bway \& 41st: ${ }^{1}$ Broadway, sec 41st; asn Ls; Edw McElhinney to Louvre Hotel Co Inc, a corpn,
1133 Bway; Feb21: May13'13. 1 Brondway, 1448-50, sec 41st, all of bldg above grade fl, except roof \& 4 rooms 23
to 26 on se end of 2 d fl, with entrance \& obby on grade fl on 41st front \& pts b \& sub b; 41 st St Realty Co, a corpn, to Edw McElhinney, 197 Adams, Bklyn; 10yf Man
$31 ;$ 5yren; May13'13. ${ }^{1}$ Broadway $(4: 995)$, sec $43 \mathrm{~d}, 104.3 \times 165.9 \mathrm{x}$ bove plot, the theatre proper \& pt b on M Cohan Theatre Co, a corpn, 1482 Bway; ${ }_{1}$ Broadway (4:995), sec $43 \mathrm{~d}, 104.3 \times 165.9 \mathrm{x}$ 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 1 st ren mtg for $\$ 500,000 ;$ Mayi0'13. \& gold 100,000 Broadway, nee 45th, see 7 av, nwe 48 th. ${ }^{1}$ Broadway (4:1023), nec 51st; sur Ls; Thos Loughlin to Waldemar Co, 228 W 42 ;
May9; May $10^{\prime} 13$. ${ }^{1}$ Broadway ( $4: 1137$ ), nwe 65 th; s str \& b; Willard S Burrows Co, agents for Childs Co, to Meyer 1 May15'13.
Broadway, 1947 ( $4: 1137$ ); booth 105 in Lincoln Sq Arcade; Empire Sq Realty Co
to Meyer I Newman, 1949 Bway; $51-12 \mathrm{yf}$ May1; May15'13 900
${ }^{1}$ Broadway, 2560 ( $7: 1868$ ), nec 96 th; str space $6 \times 18.8$ \& space in c; Baltzly's Phar-
macy (Inc) to Harry D Lee, 201 W $84 ;$ Lexington ay, 1915-9 ( $6: 1767$ ), three strs $\&$ cor b; Rudolph W Piek to Margt Toomey
1913 Lex av; 2yf May1; May14'13. 1,200 ${ }^{1}$ Lexington av ( $5: 1297$ ), nec 42 d ; asn Ls; Wm H Reynolds of Bklyn to First Constn Co of Bklyn, a corpn, 305 Lex av, nom
May 6 ; May13'13.
${ }^{1}$ Madison av, 1623 (6:1614) ; str fl; also 6 rooms on 1 st fi; May Els to Harry Spector,
1623 Mad av , \& ano; 5 yf May1'14; May10 13.

1ST av, $222(2: 441), \mathrm{n}$ str; Julius Salz-
stein to Angelina Sparacina, 222 av; 3 yf Jan1; May13'13.
IST av, 526 (3:962), all, with option to ces Daly et al to Giuseppe Cirrincione, 506 1 av; 5yf May1; May14'13. 900 \& 960 ${ }^{12 D} \mathbf{a v}, 101 ;$ also 6 TH ST, $238 \mathrm{E}(2: 461)$;
all; Wm Rosenthal to David Strauss; 3 yf May $1 ; ~ M a y 9 ' 13 . ~$
120 av, 126 (2:449), es, 53.8 s 8th, 26.8 x Gizella K Bloch, 535 W 152 ; 21 yf May1: $21 y$ ren if party $2 d \mathrm{pt}$ erects new bldg.
May $15^{\prime} 13$. 12D av ( $5: 1447$ ), see $73 \mathrm{~d} ;$ str \& b; Pauline
Flashner to Newman \& Freund Co (Inc), a corpn, 478 3 av; 11 mos f Junel, option
$5 y$ ren; May10'13.
 Solomon Beek, 500 W 122; 3yf Mayli,
May9'13. ${ }^{12 D} \mathbf{~ a v}, 1158(5: 1435)$; all; Wm H ChesePeter Deelger, 266 West End av, et to Peter Doelger,
EXRS Peter Doelger; 5yf May1; May12
13 . ${ }^{12 D}$ av, $2329(6: 1784) ;$ asn $\mathrm{Ls} ;$ Henry
Graf to Fred Hilgeman, 2839 Briggs av; May5; May14'13. nom ${ }^{12 D}$ av (5:1547), sec 85th; asn Ls; Edw L. McRedmond to David Shaughnessy, 1045
Kelly; May14'13.
nom ${ }^{12} \mathbf{D ~ a v}, 2329$ (6:1784), all; Nathan Grabenheimer to Henry Graf, 23292 av; 5 yf
June1'11; 2yren; May14'13. 1,200 to 1,500 ${ }^{13}{ }^{13 D}$ av, 449 (3:911), sec 31 st; str \& \& ; Hy J Higgins et al, individ \& 615 av, \&
Alice S Hayes, to Jno J Lucey,
ano; $5 y f$ Apr1; May15'13. 2,100 to 2,300 13 D av, $\mathbf{1 5 7}(3: 897)$; asn Ls; Saml Will-
iams \& ano to Allwin Realty Co, 2593 $13 D$ av, $1510(5: 1514)$; asn Ls; Danl H
Culhane \& ano to Claus H Steffens, 211 V so; Apr10, May15'13. 13D av, i6s3 (5:1540), $n$ str \& pt b: Marie
T Higgins to Gus Herman, 1683 a 3 ; ; 5 yf
May1; May14.13. ${ }^{13 D}$ av, 2103 (6:1664); asn Ls; Anton
Daniel to Odille Canavan, 257 W 111; May Daniel to Odille Canavan, 257 W 111: May
10 ; May12'13.
16TH av, 375-9 (3:799), nwe 23d (No 109) ; agmt as to modifing conditions in Ls as
to insurance, \&c; Anna A Murtland with United Merchants Realty \& Impt Co, a
corpn, $44 \mathrm{~W} 18 ;$ Apr29; May $0^{\prime} 13$, nom '6TH av, 647 $(3: 813)$; all; Mary A Haley
to Jas O'Brien, 457 W 143 ; 5 yf May1; May to Jas O'Brien, $457 \mathrm{~W} 143 ; 5 y f$ May1; May
9,13 . ${ }^{16 T H}$ av, $\mathbf{7 2 3 - 7}$ (4:994), ws, 80 s $42 \mathrm{~d}, 73.8$
$\times 100$, all; Jas M Hartshorne et al to Horn \& Hardart Co, a corpn, 1557 Bway; 21 yt May1'13; 3 rens at 21 yrs each or until
$1997 ;$ May9'13. ${ }^{17 T H}$ av $(4: 1020)$, nwc 48 th, runs n112.6x
w121 to es Bway xs 113.8 to ns 48 th xe 104.5 to beg; asn 4 Ls \& agmts; Jesse Realty Co, 1600 Bway; AL; Feb19; May15 ${ }^{18 T H}$ av, 617 (3:763), str, \&c; Von Erlen-
bell Co Tnc to P Scularekes, 6178 av; 9
$11-12 y f$ June1; May14'13. 900 to 1,0 so

CTH av, 617, str; same to A Dorman, 29 © 114; 9 11-12yf June1; May14'13. ${ }^{18 T H}$ av, 674 (4:1014) ; asn Ls; Pete Miller to $W m$ S Bisset at Bayside, $\underset{\text { nom }}{B}$ of
Q: AT; mtg $\$ 5,000 ;$ May14 13 . ${ }^{18 T H}$ av, 899 (4:1044) : 2 upper flrs; J W ${ }_{4}$ B Lunn to Mrs Minnie Kraus, 357 W ${ }^{5}$ W5: ${ }^{18 T H}$ av, $2924(7: 2040)$, es, 25 s 155 th, 25 Polle, 200 Bradhurst av; 5 yf May1: May 1413. 110 wh , $15(4.1083$ ) taxes, \&e, \& 1,200 1413 . 1 av, $815(4: 1083)$, nwe 54 th, 501 W,
two strs \& bs: Betty \& Hy D Schutte to


## LEASES.

## Borough of the Bronx

${ }^{1}$ Beck st, 560 ( $10: 2684$ ), cor Prospect av No 604): str; Martin Pletscher Constn oo to Morris Sprafkin \& ano, 680 Beck:
yf Apr15; May12'13. ${ }^{1}$ Beck nt, 560, cor Pnospect ay (No 604); asn Ls: Morris Bernstein to Morris Spraf-
kin, 680 Beck; AT; May10; May12'13.
${ }^{1}$ Sacrahong st (10:2773-41), es, bet E Bay av \& Eastern blvd; all; City NY to
Frances A Neilson; tax lease; 1,000yf Oet Frances A Ne1son, tax
sold for taxes for 1898 \& 1901 for 65.76 Isacrahong st; same prop; asn tax Ls; Hanover Township, Morris Co, NJ; AT: Apr18; May10'13. 156.40
Tiffany st, swe So blvd see So blvd, 871. ${ }^{1} 136 \mathrm{TH}$ st, $\mathbf{5 3 2} \mathbf{E} \quad(9: 2263), \mathrm{ss}, 212.6$ e man; sobrn of Ls to mtg for $\$ 25,000$; Louis Cohen \& ano with Century Mtg Co, a
corpn, at Ossining, NY; May13; May15; 13.
${ }^{1} 137 \mathrm{TH}$ st E, see Brook av, see Brook av,
${ }^{1} 151$ ST st E, nwe Jackson av, see Jack
${ }^{1156 T H}$ st E, nee Jackson av, see Jack-
${ }^{1} 150 \mathrm{TH}$ st, 747 E (11:3096); also PROSPECT AV ( $11: 3096$ ), WS, $100 \mathrm{n} 180 \mathrm{th}, 35 \mathrm{x}$ 100 : asn Ls; Bert Weiner to Hans \& Geo
Suckow, 747 E 180; Dec14'12; May15'13.
${ }^{1204 T H}$ st E, nwe Webster av, see Web${ }^{1223 D}$ st, 726 E (*), 1-sty fr str; Giuseppe May15'13. Briggs av, $2884(12: 3296)$, all; Wm E
Robertson to Jacob L Bock; 1 yf May1; May13'13. $600^{\circ}$ ${ }^{1}$ Brook av (9:2264), sec 137 th; 2 strs \& pt 79 E 137: 5yf May1: May15'13. 1,140 \& 1,380 Bryant av, nwe Eastern blvd, see East${ }^{1}$ Eastern bud $(10: 2769-27)$, nwe Bryant ax lease; 1,000yf Oct24.06; June3'09; May sold for taxes of 1900 \& 1901 for 129.76 ${ }^{1}$ Eastern blvd; same prop; asn Ls; N Y over Township, Morris Co, NJ; AT; May Jackson av, 603 ( $10: 2623$ ), nwe 151st Fontiac pl); asn Ls; bill of sale of chattels, etc: Geo Muller to Jos Kocher, 603
Jackson av: AT: mtg $\$ 4,900$ : May2: May 14 '13.
'Jackson av. $603(10: 2623)$, str \& $\& 455$ Margaretha Olsson to Kocher \& Muller, 1Jackson av, $748(10: 2646)$, nee 156 th, 723 E, two strs \& bs; Hy S Burger to Paul J
Struve 1123 Clay av \& ano: 5yf May5:
May14.13. ${ }^{1}$ Jerome av (11:2846-19), es, 375 s Eel-
 Wm G Hoelan 1 \& ano AMRS Wm Hoe${ }^{1}$ Jerome av (11:2846-19), same prop; asn ing \& Ridge sts at Glenville Sutro, cor May10'13. Sy at Glenville, Conn: Apr pasquale Villano to Jos Lowenth \& c; premises; 1yf May1, privilege $3 y$ ren; May
12 '13. 840 \& 900 ${ }^{1}$ Ogden av, 994 ( $9: 2511$ ); all; Edw Bennett to Pasquale Villani, 994 Ogden av:
1yf May1, 3y ren; May12'13. 'Prospect av, 604, see Beck, 560.
${ }^{1}$ Prospect av, ws, 100 n 180th, see 180 th
'Southern blvd, 871
fany; str; Bronx \& Yonkers Realty Co Herman Bucans, 886 E 172 ; 5yf May1; May ${ }^{1}$ Southern blvd, 1038 ( $10: 2743$ ); sur Ls Mercury Realty Co to Lewis Dorfman, 791
Prospect av; May9; May12'13. 'Webster ay (12:3353), nwe 204th; str
f \& e; Ebling Brewing Co to Jno J Hickey, 1840 Cruger av; ir Mar1'13 to Oct
$1^{\prime} 22 ;$ May $122^{\prime} 13$. ${ }^{1}$ Westchester dv, $\mathbf{1 , 0 5 0}$ ( $10: 2743$ ); double str \& $\&$ Henry Acker Co to Catharina A
Heins, 1050 Westchester av ${ }^{1}$ Willis May12'13. 1,560 to 1,770 asn Ls; Jos Cohen, auctioneer, to Thos \& Hanlon, Yonkers, NY; May6; May10'13. A
${ }^{1}$ Lot 29 (*) blk 22 map Baychester, the liott to Emil Wadman, 132 E 123; 5yf Apr
1: May12'13.

## MORTGAGES

## Borough of Manhattan.

MAY $9,10,12,13,14 \& 15$.
macademy st ( $8: 2225$ ), es, 100 s . VermilMaze Realty Co of NY to Realty Operat mallen
mBarclay st, nee West, see West, 149-50,
 $13 ; 1 y 41 / 2 \%$ Gerald Fitz-Gibbon to Citi-
zens Savgs Bank, 56 Bowery. mCannon st, 35 (2:332), ws, 170 n Broome $25 \times 100 ; \mathrm{pr} \mathrm{mtg} \$ 34,000 ;$ May13; May14'13 2y6\%; Fannie Kletzky, 254 East Bway, to
Wm Goodman, 121 E 80.
2,000 mClinton st, 99 (2:348), ws, 250.8 s Riv-
ington, $25.4 \times 100$; May13: May14'13, 5 y . Emanuel Isaac, 18647 av, to East River Savings Instn, 291-5 Bway. 5,000 molumbia st, $117(2: 335)$, ws, 175 s Hous-
ton, $25 \times 100$ : May15'13; due June27,18, $5 \%$. ton, $25 \times 100 ;$ May15'13; due June $27 \prime 18,5 \%$;
Saml Hellinger to Mary E Blodgett,
G mColumbin 6,000 m.Columbia st, $\mathbf{1 1 7}$; sobrn agmt; May15
13 ; same \& Jos Bruder with same. nom ${ }^{m}$ Corlears st, 10, see Monroe, nee Cor
manklin st, $96-8(1: 178)$, certf as to payment of $\$ 1,142.86$ on account of mtg; May1; May9'13; Mary H Billings \& ano exrs \&e Jas A Billings with Jeannie F ${ }^{m}$ Forsyth st, 31, see Canal, 107-9.
mForsyth st, 141-3 (2:420), ws, abt 100 n Delancey, 2 lots, ea $24 \times 100 ; 2$ PM mtgs, ea $\$ 27,000 ;$ May 15 '13; $5 y 5 \%$; Robt R Boch to ${ }^{m}$ Front st, $176(1: 71)$, ws, 47.5 s Burling sl, runs s19.3xw 1.1 .1xn19.5xe21.5xe66.1 to to
beg: PM; May7; May9'13; due Dec15'13; 6. Saml P Tull; 315 West End av to Chas
H Voorhees, 53 W 72 , moerek st, $33(2: 327)$, ws, 150.2 n Broome
$24.11 \times 100 ;$ PM; pr mtg $\$$; May13; May 14'13; due July1'17, $5 \%$; Aaron Duberstein, 67 E 90 .
${ }^{16}$ Grand st, 589-99, see Monroe, nee Cor ears.
Chareenwich st, 714 (2:631), ws, 40 s 12'13; 3y $5 \%$; Anna Kyritz, Union Vhlage NJ, to Josephine Stein, 2201 Bway. 12,000 mGreenwich st, 714; sobrn agmt; Apr28:
May12'13; Johanna Drexler with same.
mester st, 89 (1:308) abt 65 e Allen $21.10 \times 100 ;$ PM; Apr29; May9'13; $5 y 5 \%$ David Mayer Brewing Co, a corpn, to
Rosalynde A De L Mayer, 2085 av. 20,000 ${ }^{\text {m Hester st, }}$ s9; certf as to above mtg; mJackson st, 24 , see Monroe, 27
${ }^{m}$ Lafayette st, 384-8, see 4 th, 2-20 E.
${ }^{m}$ Lawrence st, 60-4, see Ams av, 1351-5.
Monroe st, $322(1: 264)$, ss, 88 e Corlears, stalls; $6 \%$; Ella A Nagle, Nanuett, NY to Julia Ward, 16 E 48 .
Monroe st ( $1: 265$ ), nee Corlears (No 10), $125.4 \times s w 5.2$ to ns Monroe xw110.2 to beg; May13; May14'13; 3y5\%; A Goldberg Inc, a corpn, to M Louise Church, 33 S av, $\underset{42,000}{\mathrm{Bk}-}$
lyn . monroe st $(1: 265)$ same prop; certf as
to above mtg; Mayi3; May14'13; same to same.
monroe st (1:265), same prop; pr mtg
 to Nicholas Betjeman, 431 E 57 \& ano
trstes Nicholas Betjeman.
12,000 Monroe st (1:265), same prop; certf as
o above mtg; Mayi3; May14'13; same to to ab
same.
Monroe st, 275 (1:265), nee Jackson (No 24), $25 \times 95$; May14; May15'13; due \&c as per bond: Geo F Raab, at White Plains,
NY, to Title Guar \& Trusct Co, a corpn, 76 Bway. 13,000
 isaac Lewenthal to Home ior Incurables, a corpn, on es 3 av, bet 181 st
${ }^{m}$ Mott st, 137 ( $1: 237$ ); ext of $\$ 20,000 \mathrm{mtg}$ to Apr20'18 at $5 \%$; Apr19; May9'13; Law-
yers Mtg Co to Guiseppina Zarillo. nom
mMulberry st, $\mathbf{8 3}$ (1:199); asn Ls by way of mtg to secure $\$ 1,200 ;$ May 7 ; May9'13;
Antonio Cofazzo to S Liebmann's Sons, is corpn, 36 Forrest. S Liebmann's Sons, a
nom ${ }^{\text {min }}$ New Chambers st, 4-6 ( $1: 121$ ); agmt as to share ownership in mtg for $\$ 30,000$; etta C E Westfall with Saml Wacht, 790
mRivington st, 70 (2:416), nee Allen (No 150 ; 22.4×75; pr mts \$46) Michl Karp 70 Rivington, to Isidor Liebowitz, 70 Riving-
R,
ton.
mRivington st, 224 (2:339); ext of $\$ 18,000$ mtg to May $6^{\prime}$ ' 8 at $5 \%$ : Mar12; Mar14.13. Lawyers Mort Co with Max Friedman \&
David Weisz.
nom
 8. May913; 3y6\%: Citizens Investing Co
to Bronx Investment Co, 100 Bway. 4,000 ${ }^{m}$ Spring st, 5 ; certf as to above mtg; ${ }_{m}$ Spring


 13: demand, $6 \%$ : Edw J Dpr7; May 15
Rockaway, NY, to Jacob Ruppert, a corpn, Rockaway, NY, to Jacob Ruphert, $1639 \quad 3 \mathrm{av}$. 2,000
mstanton st, 191 ( $2: 344)$, ss, 25 e Attorney,
$25 \times 100 ;$ May13; May1413; 5 y5\% Emanuei 25x100; May13; May1413; ${ }^{5} 55 \%$; Emanuel
Isaac, 18647 av, to East River Savings
Instn

 Jas ${ }^{\text {C Drayton trste Sylvia }}$ L Kirkpat-
rick, 829 Park av with Moritz \& Clara rick, 829 Park av, with Moritz \& Clara
Neumann, 114 W nom msuffolk st, $130 ;$ ext of $\$ 22,000$ mtg to
June $8^{\prime} 16$ at $41 / 2 \% ;$ May $;$ May13'13; same mThompson st, 90-2 (2:502), es, 100 n 9.7; bd dg loan: May8: May9'13; 1y6\%; Citizens Investing Co to Bronx Invest-
ment Co, 100 Bway.
mThompson st, 90-2; certf as to above
mtg; May8; May9'13; ; same to same,
mWashington st, 294 (1:139), ws abt 55 s
Reade 19.10x48.9: ext of $\$ 18.500$ mtg to May ${ }^{\prime} 16$ at $5 \%$ : May7: May9.13; Thos $R$ McNell. 106 W
2671 Bedford av, ${ }^{75}$, with Richd Noecker,
nom
 B Rititer. 536 W
2211 Bway.
249
 A Edwin Schaff, Bayside, LT, \& Helen S
Dixon. Flushing, LI, to Union Trust Co of NY, 80 Bway. 84,000
 to es Bway (Nos 692-4), xn 45.3 to 4 th xe
275.3 to beg; May7; May913; due \&c as per bond: Percy G Andrews, 89 Harmon, Jer-
sey City, NJ, to Title Guar \& Trust
 mtgs $\S$ ea. Mays May9'13; $3.56 \% ; \mathrm{Her}^{\mathrm{pr}}$ man Rosenbaum
Gunshor, 146 W
15
 Herman Rosenbaum with Anna J Doyle \&

Nassau Trust Co of Bklyn. | m5TH |
| :---: |
| $25 \times 97$; |
| st, |
| ext of |
| of |
| $\$ 24,000 ~$ | $51 / 2 \%$ May8; May9'13; Lillie Waller \&

Herman Rosenbaum with Anna J Doyle, mGTH st, 301 E, see 2 av, 104-6.
${ }^{m 11 T H}$ st, 332 E $(2: 452)$, ss, $175 \mathrm{w}, 1$ av, 5\%: Apri21. May1413: Rector \&ce of the gioriale, 332 E 111. m11TH st. 332 E $(2: 452)$, Ss. 175 w 1 ay
$25 \times 94.10 ;$ Dr mtg 821,$000 ;$ Mav12: May 13 ' 1 ? due Apr21'16; $6 \%$ : Ciro Poggioriale to
Pietro Rizzo. 477 College av.
2.000 m11TH st. 332 E: two sobrn agmts: May admtrx Girolamo Polizzi with same. nom mi6TH st, 307 W (3:740), ns, 98 w 8 av,
 m1STH
ing pl,
st.
114.
25 Edwin Schaff, Bayside, LI, \& Helen S, wife Relief Fund Soc, 49 Wail. ${ }^{\text {LI, to Havens }} \begin{array}{r}21,600\end{array}$
 bond: Denis Quinn to N Y Savgs Bank. 81
8 ay
5.000
${ }^{\mathrm{m} 22 \mathrm{D}} \mathrm{st}, \mathbf{1 2 - 6} \mathrm{E}(3: 850), \mathrm{ss}, 468.10 \mathrm{w} 4$ av $\$ 7,500$ on a/ciof mtg: May1: May 1413 ;
Brookly m Savings Bank to Chas A Munn m230 st, 153-7 w (3:799), ns, 200 e 7 av . Co to N M Life Ins Co, 346 Bway, 220,000 mava, st, 153-7 We certf as to above mtg: m247H st, 262-4 W (3:773), ss. 100 e 8 av, (1.8x98.9 miven to secure note; pr mtg 66 : Susie Robinson to David Israel,
$\$ 61$,
1,500
 W 82, to Emigrant Indust Savgs Bank.
${ }^{\mathrm{m}}$ 30TH st, 101-9 W, see 6 av, 501.
 12'13: due Jan $1^{115,} 6 \%$; Karnack Realty

math st. $145-9$ w: certf as to above


m40TH st, 143-5 w (3:993), ns, 80 e 7 av
 \& Camille D Power to Nathan J Packard,
411 West End av \& ano.
 Realty Co to Archibald H MacDonald SinN. W., England. 38,000
 ${ }^{4} 40 \mathrm{TH}$ st, $40 \mathrm{~S}-12 \mathrm{~W}(3: 737)$ ss, 120 w 9 $2^{\prime} 16,41 / 2 \%$, Church of St Clemens Mary to Emigrant Indust Savgs Bank. $\quad 10,000$ ${ }^{m} 42 \mathrm{D}$ st E, nec Lex av, see Lex av, nec
${ }^{m} \mathbf{4 3 D}$ st, 144-58 w, see Bway, 1482-90, m44TH st, 319-21 E (5:1337); ext of $\$ 8,000$ mtg to Dec31'15 at $6 \%$ Apr30; May9'13:
I Alavoine \& Co with Eva Kern, 206 W m47TH st, 133 E (5:1302), ns, 140 e Lex
 - 3,500

 Mayer. 14,000
 eertf: May12: May13'13; Adolph \& Saml
Matzke to Sonhia Matzke \& Juliette Lef${ }^{\text {m50TH }}$ st, 127-127B E, see Lex av, 559. msist at E, see Lex av, see Lex av, sec
m52D st, 115 W ( $5: 1268$ ), ns, 195 w 6 av, 20x100.: May913: 1y5 F : Mary A, Emmaa Indust Sa Requal
 David Osterweis to Emigrant Indus SavmรTTH st. 142 E ( $5: 1311$ ), ss. 137.6 e Lex Henry B Anderson, Lewisboro, NY to Wolcott G Lane, 353 W 84 \& ano trstes for
Caroline S Spencer \& ano will Lorillard
Spencer. Spencer.
meoth
st, $\mathbf{4 9}^{\text {E }}(5: 1375)$; ext of $\$ 16,000$ G L Perkins \& Russell Perkins with Seanom m61ST $^{\text {st, }} 250$ E $(5: 1415)$, ss, $85 \mathrm{w}{ }^{2}{ }^{2}{ }^{2}$ av,

 15'14: interest as per bond: Home of the
Christian Hungarian Sick Benevolent SoChristian Hungarian Sick Benevolent So-
cieties of NY to Farmers Loan \& Trust
Co ${ }^{m 64 T H}$ st, 187 E (5:1399), ns, 80 w 3 av,
 m65TH st. 326-8 E (5:1439), Ss, 275 e 2 av,
 115 Bway.
${ }^{\text {m67TH}}$ st. 131 W (4:1139), ns, 225 e Ams \&e as per bond: Hamilton Carhartt, Detroit. Mich, to Patk F Deffley, $141 \underset{38,000}{\mathrm{~W}} 97$. m67TH nt. 131 W ; PM; pr mtg $\$ 38,000 ; \mathrm{Mar}$ 18: May15'13: $2 \mathrm{y} 6 \%$ : same to Jno Ingle
Jr, 176 Berkley av, Bloomfield, NJ.
6,000
m70TH st. $16 \mathbf{W}$ ( $4: 1122$ ) ; ext of $m t g$ for
 Title Guar \& Trust $C o$ with Alice $M$.
Hannah $M$ B Russell \& Benj $H$ Herts, all
 Edw H Kelly to Cath York, 76 E 125 .
 $6 \%$. Wm Ziegler, Jr to otto H Kahn. Mor-
ristown, NJ.
200.000
 to Lawyers Mty Co, 59 Liberty. $\begin{array}{r}\text { Inkelas } \\ 5.250 \\ \hline\end{array}$
 Nathan Kirsh, 123 W 118 .
 \& Edw Hilson trstes Max Hilson. Herrman ${ }^{m 79 T H}$ st. 156 E ( $5: 1413$ ); ext of $\$ 7,000$ mte to May $15^{\prime} 15$ at 6 \%: May $15^{\prime} 13$. Francis
L Tooley with Jno McLaughlin, 1115 Mad mт9TH st, 532-6 E (5:1490), ss, 117.1 w Ex$41 / 2 \%$ : City \& Suburban Homes Co to Bowmy Savings Bank, 128 Bowery ma9th st, s32-6 E; certf as to above mtg: ${ }^{m} 79 \mathrm{TH}$ st, ${ }^{140} \mathbf{w}$ (4:1150), ss 392 w Col trude A Vanderbeck. 149 W 126, to Mat-
m79TH st. 1 hiv. $19 \times 102.2$ PM: pr mtg $\$$ $1 \mathrm{v} 6 \%$ Gertrude A Vanderbeck, 149 W 126,
to Philip H Smith. Far Rockaway, NY,
 15.13; due \&c as per bond; Gartrude A , ${ }_{8,000}$
 E \&2. Mary Kelly to Gertrude Scheer, ${ }_{1,000}^{211}$
 3y6. Anton J Gerlich, is E 198, to Martha msist st, 35-9 w (4:1195), ns, 225 e Col ww 75 to beg: PM; mtg to extent $\$ 200,000$

 ms1ST
Mat. ${ }^{35-9.9} \mathbf{W}$; certf as to above mtg;
May13.13; same to same.
 A: May 14 13.5 yy . $\%$; SF B Constn Co to Jos msisT st, 203-11 $\mathbf{w}$; certf as to above msist st, 203-11 W: pr mtg $\$ 395,000$; May
 ms1ST
mtg st, May7:
203-11
May14'13: ; certf as to above to same ms1ST st, 203-11 W; sobrn of mechanic's lien for $\$ 5.123 .50$ to mtg for $\$ 7,500$; May
ame. nom
 ics liens aggregating $\$ 9,511.04$ to mtg for
$\$ 7.500:$ May6. May $14.13 ;$ John Weiss \& Chas Katz with same. nom mS1ST st, 203-11 W; sobrn of judgment for \$3: Brooklyn Steam Marble Co with mS1ST st, 203-11 W; agmt as to share WWnership in mtg for $\$ 60,000$; May 12 ; May 1413 K Jos A Seidman with Jos A Corn,
538 nom.
 14'13; due Mar1'18, $51 / \frac{1}{2} \%$; The S B Constn ev. Metroporn 335,000 msisT st, $\mathbf{2 0 3 - 1 1} \mathbf{W}$, same prop; certf as
to above mtg; May2; May14'13; same to $\operatorname{simen}_{\mathrm{m} \text { siST }}$ st, 203-11 w (4:1229) : cancellation of asn of rents; Apr25: May15'13; Albt Jarmulowsky et al, exrs Sender Jarmulow-
sky, to S
B
Constn Co, 203 W
nom sky, to S B Constn Co, 203 W
m\&isT st, nom
203-11 w
w Ams av, $112.5 \times 102.2$; sobrn of mechanics 1ien for 84.755 .52 to mtg for $\$ 60,000$; Apr 29; May15 13; Jno Weiss \& Chas Katz with
mis1st st 203-11 $\mathbf{W}$; sobrn of mechanics lien for $\$ 4.75 .52$ to mtg for $\$ 60,000 ; \mathrm{Apr}$
 lien for $\$ 1,400$ to mtg for $\$ 60,000$ : Mar27 May15 13; Jas R Seal Co (Inc) with same.
ms1ST st, 203-11 W; sobrn of judgment May 15 13; Bklyn Steam Marble Co with same. nom m81ST st, 203-11 W; sobrn of mechanics lien for $\$ 210$ to mtg for $\$ 60,000$ : Mar27 nom ms1ST st, 203-11 W ; sobrn agmt mechanics
lien for $\$ 5.123 .50$ to mte for $\$ 60$.000. Mar lien for $\$ 5.123 .50$ to mtg for $\$ 60,000$ Mar
27 T: May $15^{1} 13$; Weissberg-Baer Co with same. Weissberg-Baer Co with m81ST st. 203-11 w; sobrn of mechanics May $15^{\circ} 13$ : Gurney Elevator Co with $\$$ Mame
m81ST st, 203-11 $\mathbf{W}$; sobrn of mechanics lien for $\$ 8.046$ to mtg for $\$ 60,000$ : Apr 30 : May15'13: Frank Morrell \& Co with same.
ms1ST st, 203-11 w ; sobrn of mechanics lien for 1,800 to mtg for $\$ 60,000 ;$ Mar31;
May $15^{\prime} 13$; Keystone Constn Co with same
mSIST st, 203-11 w, sobrn of 6 meehate liens aggreg
000 : May12: 000: May12; May15'13; Minnie Rothenberg with same. nom
 lien for $\$ 2.044 .85$ to mtg for $\$ 60,000 ;$ Apr
16: May 1513; Ideal Iron Works, a corpn ms1ST st 203-11 $\mathbf{W}$; sobrn of mechanics May15'13: Frank Morrell \& Co with Metro politan Life Ins Co, 1 Mad av, nom m81ST st, 203-11 W; sobrn of mechanics lien for ${ }^{\$ 210}$ to mtg for $\$ 335,000$; Apr1;
May15'13; Empire Roofing Co with same.
ms18T 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 34.755 .52 to mtg for $\$ 335.000$ Apr same. nom ms1ST st, 203-11 W: sobrn of mechanics
lien for $\$ 4,755.52$ to mts for $\$ 335,000$ : Apr fien for $\$ 4.75 .52$ to mtg for $\$ 335,000 ; \mathrm{Apr}$
29;-May15'13; same with same. ms1st 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
 lien for $\$ 2,044.85$ to mtg for $\$ 335,000$; Apr with same.
m818T st, 203-11 W; sobrn of mechanics lien for $\$ 1.300$ to mtg for $\$ 335,000$. Mar27; WSIST Nom mS1ST st. 203-11 $\mathrm{W} ;$ sobrn of mechanics
lien for $\$ 8,046$ to mtg for $\$ 335,000 ;$ Apr15; lien for $\$ 8,046$ to mtg for $\$ 335,000$ Apr15;
May15'13; Keystone Constn Co with same. ${ }^{\text {ms S1ST }}$ st 203-11 W $\mathbf{W}$; sobrn of judgment for $\$ 538.40$ to mtg for $\$ 335,000$ Apr29;
May15'13; Bkiyn Steam Marble Co with same. nom ms1ST st, 203-71 w; sobrn of 6 judgments \& mechanics liens aggregating $\$ 2.044 .25$ to mtg for $\$ 335,000 ;$ May12; May15'13; Minnie
Rothenberg with same.
nom 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. nom m83D st, 171 -3 w ( $4: 1214$ ), ns, 100 e Ams
av, $37.6 \mathrm{x} 102.2 ; \mathrm{pr}$ mtg $\$ 25,000$; May9: May

 V G Dunshee, \& Lillie MeDonald, of Rose| bank, SI, to Adolph Denzau, 164 Sumpter, |
| :--- |
| Bklyn. |
| 3,000 |

 mtg to June117 at $5 \%$. Apr9; Mav913;
Geo Erickelmaier with Sophia M \& Ger-
trude Nichols, Tarrytown, NY. m84TH st, 324-6 w (4:1245), ss, 250 w West End av, $33 \times 102.2:$ May15'13; due \&c corpn, to Germania Life Ins Co, 50 Union sq. M84TH st, $324-6 \mathrm{w}$; certf as to above mtg; ${ }_{\text {mS5TH }}$ st, 100 E, see Park av, 1015.

 y interest as per bond; Gertrude A Van| derbeck to Farmers Loan \& Trust |
| :--- |
| 22 Wm . |
| 16,200 |

 elli to Bowery Savings Bank, 128 Bowery.
12,000 ms9TH st E, nee Mad av, see Mad av, 1239.
 tral Park W, $37.6 \times 100.8$; pr mtg $\$ 35.000$; Gahren, 225 W Wcc 90 , to Fredk Herrmann, m95TH st, 307-9 E (5:1558), ns, 137.6 e ${ }^{2}$ av, $37.6 \times 100.8$; PM; May15'13; demand, Goodman, 117 W $119 \quad 10,000$ m95TH st, $307-9$ E; certf as to above mtg; May15'13; same to same.
mgstr st, 209 w ( $4: 1243$ ), ns, 167.10 w Ams av: sobrn agmt: May9; May12'13;
 m95TH
May12'13;
st,
same with
209 masth st. $209 \mathbf{w}$ (mtg reads Old Blooming Ams av. runs n $100.9 \times w 30.8$ to cl old Bloomingdatera May $13 ; 3 \mathrm{Y} \%$. Kerlec Realty
beg: May 9 May
\& Constn Co to Jacob Wicks, Jr, 701 Mad
 (4:1243), same prop: certf as to above
mtg: May9: May10'13; same to same. m95тH st, 334-8 w (4:1253) ; ext of $\$ 120,-$ 000 mtg to Mays'18 at $51 / 2 \%$ : Apr26; May
14'13: Lawyers Mort Co with Benj A Jackson. ${ }_{\text {m97TH }}$ st, ${ }^{4} \mathbf{E}$ (6:1602): ext of $\$ 15,000$ Marcos M Marks with An Assoc for the Relief of Respectable Aged Indigent Fe-
males in City NY, 891 Ams av. nom m97TH st, e4-6 E (6:1602); agmt as to
share share ownership in mtg; May5: May9'13;
Wm Herz with Lawyers Mtg Co.
nom m97TH st. 64-66 E; ext of $\$ 46.000 \mathrm{mtg}$ to Mayb'18 at $5 \%$ May6; May9'13; Lawyers
 13. Excelsior Savgs Bank with Gertrude
Parker, 57 W
98 m101ST st, 200-2 w, see Ams av, 836. ${ }^{m} 106 T H$ st, 250 W , see Bway, sec 106th. m111TR st, $504-6 \mathbf{w}(7: 1882), \mathrm{ss}, 125 \mathrm{~W}$
Ams av, $108.4 \times 91.10 ; \mathrm{pr} \mathrm{mtg} \$ 192,500 ; \mathrm{May}$
 m111TH st, ${ }^{\text {504-6 } \mathbf{w} \text {; }}$ certf as to above
mtg; May12; May13'13; same to same.
 May1: May13.13; $5 \mathrm{y} 6 \%$ \% Vista Holding Co ,
Inc, to Roffler Constn Co, 52 W 107.

 m113TH st. $117-19 \mathrm{E}$ (6:1641), ns, 1214

 m113TH st, $117-19$ E: certf as to above
mtg: Apr 29 : May13.13; same to same. m113TH st, 117-19 E: sobrn agmt; Apr29;

E114th st, 305 $\mathrm{E}(6: 1686)$, agmt modifying
terms of mtg: Mar6; May15'13: Archibald K Maskay et al trstes with Louis Pizitz.
${ }^{m} \mathbf{1 1 5 T H}$ st, $20 \mathrm{E}(6: 1620)$; ext of $\$ 16,000$
 Helene G Benlamin, 130 E 79, et al exrs, \&c, Karl M Wallach. nom ${ }^{\mathrm{m}} 115 \mathrm{TH}$ st, $300-2 \mathrm{E}$, see $2 \mathrm{av}, 2238$. m115TH st. 415 w (7:1867), ns, 166.8 e Given as additional collateral security for payment of $\$ 10,000 ; \mathrm{pr}$ mtg $\$ 87.500 ;$ May5; Moy $13^{\prime \prime} 13$ : due \&c as per bond; Lorraine
Holding Co to Kath J B Moore, Lee, Mass, m115TH st. 415 W ; certf as to above mtg :

 6\%: Annie, wife Nathan Marx, \& Belle L,
wife Edw Marx, to Edw Marx, 79 E 89 . m117TH st, 51 E, see Mad av, 1783.
 18x100.11: May13; Maytise Goshen, NY, trste Also m118TH st w (7:1903), ns, 305 w Lenox Iune2718 at $41 / 2$ ext Mar 27 : Mar14'13; Chas G Koss \& ano. trstes Eilen H Cotheal, m119TH st, 247-9 E (6:1784), ns, 80 w 2 $11 ' 16$ at $5 \% \%$ : May13'13: Mary C Hencken with Jos N Patch, 508 Clinton av, Bklyn.
${ }_{\text {m }} 119$ TH st, $331-5$ E $(6: 1796)$ ns, 325 e 2 av, 60x100.11: May15'13: 5y $41 / 2 \%$ Louis J Ins Co, 135 Bway. Conn, to $\mathrm{N} 15,000$ $m 122 \mathrm{D}$ st E , sec Lex av, see Lex ay,
m123D st w (7:1977), ss, 100 w Ams av, 100x10..11; $\mathrm{pr} \mathrm{mtg} \$ 120,000 ;$ May14; May
$155^{\prime} 13 ; 3 \mathrm{y} 6 \%: 114 \mathrm{th}$ St \& 7 th Ay Constn Co 15'13; $3 \mathrm{y} 6 \%$; 114 th St \& ${ }^{\text {th Av Constn }}$ Co
to Gertrude A Vanderbeck, $149 \mathrm{~W} 126.17,500$ m123D st w (7:1977) ; same prop; certf as
to above mtg: May14; May15'13; same to to above mtg; May14; May1bre, same to
m124TH st, $538-40$ w (7:1978), ss, 175 e Way, 50x100.11; Apr7: May9'13: 3mos; dale, 771 Mad av. note 7,500
 Owen Burns, to American Mtg $\mathrm{Co}_{6,900}^{31}$ ${ }^{m} 132 \mathrm{D}$ st $\mathbf{w}$, see 12 av , see 12 av , sec 132 d . ${ }^{m 133 D}$ st w, nec Lenox av, see Lenox av, 464.
m 13
${ }^{\mathrm{m} 133 \mathrm{D}} \mathrm{st}, 45 \mathrm{w}$ (6:1731), ns, 351.8 e Lenox av, $16.8 \times 99.11$ : May 13113 ; due \&ce as per W to Ada $F$ Howard, 2281 Loring $\mathrm{pl}_{3,500}$ m13sth st, 2-s W, see $5 \mathrm{av}, 2256-62$. ${ }^{m 139 T H}$ st, 602-4 w (7:2087). SS, 100 w Theophile Kick to NY' Title Ins Co, 130,000 m139TH st, 602-4 W: sobrn agmt; May1; May9'13; Kath J B Moore et al with same. $\mathrm{m}_{140 \mathrm{TH}} \mathrm{st}, 62 \mathrm{w}(6: 1737), \mathrm{ss}, 150$ e Lenox
 ${ }_{\text {m142D }}$ st. 131 W (7:2011), ext of $\$ 33,000$ mtg to May 1818 at $51 / \%$ \%: Apr26: May 133 Bernhard Seymann. nom ${ }^{\mathrm{m}} 142 \mathrm{D}$ st, 160 W , see $7 \mathrm{av}, 2431-3$.
${ }^{m} 143 \mathrm{D}$ st $\mathbf{w}$, nee Lenox av, see Lenox av,
${ }^{m} 144 \mathrm{TH}$ st. $252 \mathrm{~W}(7: 2029)$, ss , 289.6 e 8 av, 20x99.11; pr mtg $\$ 5.500$ M May14; May S Valentine, 126 W 119 . 500 ${ }^{m 146 T H}$ st W, nee Bway, see Bway, 3560. ${ }^{m} 147 \mathrm{TH}$ st W, ss, abt 175 e Bway, see m149TH st, 41 S w, see Convent av, 433. ${ }_{\text {m }} 160 \mathrm{TH}$ st W, Wwe Ft Washington av, see ${ }^{w 1718 T}$ st W ( $8: 2128$ ), ns, 100 w Ams av, 25x95: pr mtg $\$ 5.000$; May10; May15'13;
mos $6 \%$ Louis Weiss, 215 Audubon av, mos $6 \%$ : Louis Weiss, 215 Audubon av, to
Nathan Harrison Realties, a corpn, 63
m206TH st $\mathbf{W}$, sec 10 av, see 10 av , sec 206 th.
mAv R. $\boldsymbol{7 s}$-so (2:401) ; ext of $\$ 65.000 \mathrm{mtg}$ Greenberg with Minna G ; Moddard, Roslyn, LI extrx Frederic N Goddard, nom
 14'13: due, \&e, as per bond: Nikolaus Rit-

 Nos ${ }^{200-2)}$ 259.11x96.5x25.11x96: May1; $\begin{array}{ll}\text { NY \& Ada } \\ \text { to Richards, } & \text { Binghamton. NY } \\ \text { Mary } & \text { R } \\ \text { Outcalt, } 246 & \mathrm{~W} \\ 104 . & 18,000\end{array}$ mamsterdam av, 1351-5 (7:1966), es, at Lawrence, $90.3 \mathrm{xsw} 66.6 \times \mathrm{nw} 65.8$ to av xn711
 LI.
mbroadway, 1482-90 (4:995), sec 43d (Nos $144-58), 104.3 \times 165.9 \times 100.5 \times 193 ; 9 ;$ leasehold. May9: May10'13; due Sept30'29, $5 \%{ }^{5}{ }^{1482}$ field, Conn. 500,000 ${ }^{\text {m Broadway }}$ (7:1877), sec 106th (No 250), $27.4 \times 69.1 \times 25.2 \times 79.8 ; \mathrm{pr} \mathrm{mtg} \$ 21,000 ;$ May
12.13 due \&e as per bond; Saml MeMillan, Lake Mahopac, NY, to Maximilian Fleisch$m_{\text {mroadway ( }}(7.1877$ ) sec 106th (No 250 ) $27.4 \times 69.1 \times 25.2 \times 79.8 ;$ ext of $\$ 21,000 \mathrm{mtg}$ to
May12.16 at $5 \%$; May12'13; Maximilian May12 16 at $5 \%$; Matischmann $C o$ With Saml McMillan, Lake mBroadway, 3560 . ( $7: 2078$ ), nec 146 th,

 May9 13; ${ }^{2 y 6 \% ; \text { Bradhurst Amusement }}$
mBroadway, 3560; certf as to above ${ }^{m}$ Convent av, 433 (7:2063) sec 149th (NO ${ }^{\text {m Convent av, }} 433$ ( $7: 2063$ ), sec 149 th ( No May13; May1413; Abel King \& Isaac Schorech, 38 W 97, with Emsworth Constn
Co 30 E
nom
 x127x131x100; pr mtg 847,$500 ;$ Apr29; May
13.13: 1y6\% : Convent Park Constn Co to 13'13: 1 1y6\%: Convent Park Constn Co to
Ellas A Cohen, 49 W 113.
10.000 medgecombe av, $136(7: 2043)$; ext of $\$ 14$.
000 mtg to May117 at $5 \%$ : May9; May15.13 Leo L Doblin with An Assoc for the Relief of Respectable Aged Indigent Females in nom Fort Washington av, 35-41 (8:2136), nwc
160th, $102.2 \times 100 \times 99.11 \times 121.7 ; \mathrm{PM}$; pr mtg $\$ 170,000$; May15'13: due \&e as per bond New Amsterdam Realty Co to Oaklawn
Corpn, 27 William. millside av ( $8: 2173$ ). nws, at ss Nagle 196 to beg; bldg loan; May9; May10'13; due Dec $1^{\prime} 13,6 \%$, Psaty Constn Co to Min-
turn P Collins, at Harrison, NY, 120,000 mHillside av (8:2173); same prop; certf.
as to above mtg: May9; May10.13; same as to above mtg; May9; Maylo 13 ; same millside av (8:2173); same prop; sobrn agmt: Dee24'12; May10'13; same \& Warner
Van Norden with same. ${ }^{m}$ Lenox av, 464 ( $6: 1731$ ), nec 133a, 25.11x ${ }_{\text {Eliz }}^{\text {84: }}$ priler to Bertha Simon, 408 , $\begin{gathered}\text { Lenox } \\ 3.000\end{gathered}$ $\mathrm{m}_{\mathrm{L}}$ 84; ext of sive. 4600 mtg to inay14:18 at $51, \%$ May14: May15'13; Eliz Seiler with Excel-
sior Savgs Bank. mLenox av ( $6: 1740$ ), es, 24.11 s 143d, 50 x
85: PM: pr mit $\$ 9,000$ May9; May10 13 ; to Louis Lese, 133 E so, \& ano. 3,900 leasehold: trust mtg: May6: May13'13; due Dec111 G\%, First Constn, Co of Bkiyn, a corpn "Company" \& Realty Associates mLexington av, 559 (5:1305), nec 50th (No 100 to avxs 100.5 to beg; PM; May12; May Gertrude A Van derbeck, 149 W 126 , to Emma Plaut, ${ }_{60,000}^{71}$ mexington av (5:1305), sec 51st, 50.5x
$100 ;$ PM; May12; May15'13: 3 y $5 \%$; Gertrude A Vanderbeck to Benj Mordecai, 319 W . ${ }^{\text {mLLexington av, 1995-2001 (6:1770), sec }}$ Jas J, Chas A \& Mary A OReilly \& Annie
C Geraty indiv \& as trstes under deed of C Geraty indiv \& as trstes under deed of
trust to Union Square Savgs Bank. 20 mMadison av, 1239 (5:1501), nee 89th, 100.8 m Madison av, $1239(5: 1501)$, nec 89 th, 100.8
85.11: pr mtg $\$ 265.00 ;$ May9; May10.13; $2 \mathrm{y} 6 \%$; Jacob Emsheimer to Harry
Hecht, 408 W
230 . mMadison av, 1783 ( $\mathbf{~ ( 6 : 1 6 2 3 )}$ ne 51 nec 117th
 Gruen with Edw F De Beixedon. 618 av,
Bklyn, et al, exrs Cornelius F Kingsland: ${ }^{m}$ Naegle av ( $8: 2151$ ), ss, 293.9 e Dyckman, runs se 193.2 to Sherman Creek xn- to Danl E Seybel, Portchester, NY, to Park
Mtg Co, 41 Park row. mangle av, ss, at nws Hillside av, see Hillside av, nws, at ss Nagle av. 85 th (No
 Alletta N wife Lewis G Morris to Her-
mann Hammann, Merrick, LI \& ano exrs
Eliza M Bailey. mpark av, $1063(5: 1516)$ ) ext of $\$ 16,000$
mtg to May1'18 at $5 \%$ : May12; ${ }^{\text {May1 }}{ }^{\prime} 13$. mtg to May1'18 at $5 \%$ : May12; May15 ${ }^{\prime} 13$;
Ino T Meyer with An Assoc for the Relief of Respectable Aged Indigent Females in
 Constn Co : E N Little's Sons Realty \& ings Bank, 79 W 23 ,
mWest Broadway,
Ho Houston. 25x75; May12'13; due \&c as per Dime Savgs Bank, 7016 av . ${ }^{10,000}$ m1ST av, 1059 ( $5: 1350$ ) ; ext of $\$ 14,000 \mathrm{mtg}$ to Junes'18 at $5 \%$ : May $12 ;$ May $13{ }^{3} 13$ : Max ${ }^{\text {Park }} 1 \mathrm{ST}$ av, 1315 ( $5: 1445$ ), ws, $75.4 \mathrm{~s} 71 \mathrm{st}, 25 \mathrm{nx}$ 75: May15 $13 ; 3 \mathrm{y} 6 \%$; Josef Novac to Louis
Poborsky, 13151 av.
 Manfridi with An Assoc for the Relief of Respectable Aged Indigent Females in m2D av, 104- $\mathbf{c o s}^{(2: 448)}$, nee 6 th (No 301 ),
 Realty Co (Inc), a corpn, 14005 av. 1,150 m2D av, 1394 (5:1447), es, 76.2 n $72 \mathrm{~d}, 26 \mathrm{x}$
85 ; ext of $\$ 18,000 \mathrm{mtg}$ to May $8^{\prime} 18$, at $41 / 2 \%$; Mays; May913; Hortense S Plaut with Walton Realty Co, 106 W 135 nom m2D av, 1587 (5:1528) ws, 76.7 n 82d, 25.6 83
51 Chambers. m2D av, 15s\%; sobrn agmt; May9'13; same m2D av, 2238 (6:1686), Sec 115th (Nos $6 \%$; Michl Fraina to Consumers Brew-
ing Co of NY $(\operatorname{Lim}), 1011$ Av A.
2,000 ${ }^{\text {m2D av, } 2329 ~(6: 1784), ~ s a l ~ L s ; ~ M a y 5 ; ~ M a y ~}$ $14 \prime 13 ;$ demand, $6 \%$; Fred Hilgemian to ${ }^{\text {m3D av, } 449(3: 911) \text {; sal Ls; Apr4; May15 }}$ $J$ Lucey to Jacob Ruppert, a corpn, 1639 m3D av, 1512 (5:1514) ; sal Ls; Apr11; May
 ${ }_{2-8)}^{\text {mTH av, }} \mathbf{2 9 5 6}$ 2256 (6:1735), swe 138 th (Nos 2-8), $99.11 \times 120 ; \mathrm{pr}_{\mathrm{mtg}}{ }^{\$-}$ - $;$ Mar12 ${ }^{\circ} 08$;
May10 $13 ;$ due $\& \mathrm{c}$ as per bond, without int; Hanna Corn \& Hene Cooper to Jos
Corn, 121 W 27.
 olm to U'S Trust Co, 45 Wall. 50,000 m6TH av, 501 ( $3: 806$ ), ws, 30 from nwe
30 th (Nos 101-9), runs s 30 to 30 th xw 144 to ns Stewart (closed) xe- to beg, except a small grore on 30th, 5 ft in lengeth, being to $109 \mathrm{~W} 30 ;$ also STEWART ST (closed), Stewart (closed) xe 100 to beg, being pt
of premises 5016 av \& $101-9$ W $30,1-6$ pt sub to life estate of Julia L Butter-
field; May9; May10.13; $1 \mathrm{y} 6 \%$; Henry W
 same prop; $1-6$ pt; sub as above; pr mtg
$\$ 32,000 ;$ May9; May10 $13 ; 1 \mathrm{yb} \%$; same to Edmund L Mooney, 44 W 44, \& ano. 18,000 m6TH av, 501 ( $3: 806$ ), ws, 30 from nwe
6 th av \& 30 th, runs s30 to 30 th (Nos $101-$ 9) xwli4 to ns Stewart (closed) xe-to beg, except a small gore on 30th, being
5 ft
ft 30 ; also STEWART ST (closed), ns, 41.5 to beg, being pt of 5016 av \& $103-9 \mathrm{~W} 30$;
 Av \& Thirtieth St Realty Corpn to Andw
J Shipman, 636 W
498 . ${ }^{\text {m }} \mathbf{6 T H}$ av, 501 ; 30th st, 101-9 W, \& Stewart
 m7TH av, 2419-21 (7:2010); ext of $\$ 40.000$ Lawyers Mort Co with Julius G Miller. m7TH nv, 2423-5 (7:2010), es, 79.11 n 141 st, $40 x 100$ ext
$6^{\prime} 18$ at $5 \%$; May6: May10, $\$ 13$; Valentine E Macy \& ano May6; May10'13; Valentine E Estelle Heyman, 601 W 141 .
 16, at $18 \%$ Mar M3; May9'13; Lawyers Mtg
Co with Bernhard Kolb.
nom mSTH av, 2121 ( $7: 1848$ ), ext of $\$ 20,000 \mathrm{mtg}$ to Apr $8^{\prime} 18$ at $41 / 2 \%$. Apr8; May' 13 ; Johanna
128 Guiterman with Bowery Savgs Bank,
nom
 Realty Co to Franklin Savings Bank,
8
14,000 mSTH av, 2547; certf as to above mtg; May113; same to same.
 May14'13; 3 y $5 \%$; Kenton Realty $\$ 14,00$ Franklin'Savings Bank, 6568 av. 28,000 m8TH av, 2553-5; two certfs as to above mtgs; May14'13; same to same.
${ }^{\text {m10TH }}$ av ( $8: 2203$ ), ses, 53 ne 206th, 46.11 X100; PM; May 12 '13; $355 \%$ : Michl J Dowd, 2541 Valentine av, to J Allen Townsend,
Irvington, NY, \& ano.
15,000 m10TH av, (8:2203), sec 206th, $53 \times 100$; Valentine av, J , Mich Dowd, 2541 ington, NY, \& ano. Allen Townsend, ${ }_{21,000}$ Irv-
and m12TH av (7:1998), sec 132d, 99.11×100; R Thompson, gdn, 10 E 78 . ${ }^{\mathrm{R}}$ Gillies to ${ }_{47,500}^{\mathrm{Jane}}$

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

${ }^{\text {m Certf }}$ (miscl) as to above mtg; May3: May12'13; Schonbar Printing Co to ChesmCerte (miscl) as to chattel mtg for $\$ 10$, $000 ;$ May1; May 12,$13 ;$ Wm Allaire \& Sons,
a corpn, to Wm Allaire. mLand in Kings Co (miscl); certf as to Fulton St Corpn to Title Guar \& Trust ${ }_{m}^{\text {mo. }}$ Certf (miscl) as to mtg for $\$ 1,600 ; \overline{\text { May }}$ 9: May10'13: Pamos Art Co to Rollin E

Certf (misc) as to mtg for 86,750 ; May
13; May $14{ }^{\prime} 13$; Carmina Bros Inc to Edgar

## MORTGAGES.

Borough of the Bronx.
mBristow st ( $11: 2972$ ), ws, 215 s Jennings, 20x100; Mays; May1313; due \&cc as per to Collegiate Baptist Church of the Cove-
nant of City NY, 327 W 33 . mCyrus pl
$100 \times 37.6 \times 100 ; \mathrm{pr}$ mtg $\$ 24,500 ;$ May $9 ;$ May 10'13; due Sept9'13 6\% G; Cosolaro Fasany
 ${ }^{\text {mayrus pl }}$ (11:3041); same prop; sobrn Alexander with same. nom ${ }^{m}$ Echo pl, 231 (11:2810); ext of $\$ 10,000$ mtg to May 22 '18 at $51 / 2 \%$; Apr24; May13 Ellen Reilly Title Ins \& Trust miles pl, 3409 (12:3258-3255), ws, 50 n Cannon pl, 37.6x100; PM: May10; May12 K Wittlock, 3146 Kingsbridge ter. 4,000 mhofman st, see 187th, see 187 th E , sec Hoffman.
${ }^{m}$ Lorillard p1 ( $11: 3056$ ), es, 140.2 n 187 th, 32.1x98; ext of $\$ 2,500$ mtg to May 1015 ant trste Maria M C Wetmore, with Myrtle G,
wife Wm F Johnes, 2418 Lorillard pl. $m_{\text {Lorillard }} \mathbf{p l}, 2418$ ( $11: 3056$ ), es, 107.3 s 188 th, runs e97.10xs25xe0.1xs $32.2 \times w 98$ to pl xn57.2 to beg; PM; pr mtg $\$ 5,500 ;$ May
1413 ; due \&c as per bond; Grazia Cardillo,
2418 Lorillard pl to Myrtle G Johnes, 75
Harmon $\mathrm{m}_{\text {Lorillard }} \mathrm{pl}, 2425$ on $\operatorname{map}_{\text {2423-5 (11:- }}$ (11:$3056)$, ws, 47.11 s 188 th, $32.8 \times 90 ;$ pr mtg
$820.000 ;$ May9; May10'13; 2 y6\%; Flavius Impt Co to Italian Estates, a corpn, 489 m Minford pl (11:2977), ws, $34 \mathrm{n} 172 \mathrm{~d}, 33 \mathrm{x}$ 67: ext of $\$ 4.000 \mathrm{mtg}$ to May1'16 at $6 \%$;
May12; May13 13 . Jennie Pearlman with mit Hope pl, nec Jerome (Central) av, ${ }^{m}$ Tiffany st, 941 ( $10: 2711$ ), ws, 60 s 163 , $40 \times 100.4$; also SOUTHERN BLVD ( $1: 2980$ ), 320 ; agmt modifying \& extending mtg for 5,000 ; May8; May9'13: Aug Schussler \&
Tarie A his wife, 941 Tiffany with Richd m136TH st, 528 E $(9: 2263)$, ss, 175 e Brook av, $37.6 \times 100$ May1513; due May1'16, $5 \%$, Sam1 Grossman, 1038 Faile, to Henry F
Schwarz, Greenwich, Conn, trste Fredk m136TH st. 528 E; sobrn agmt; May13; May15'13; Martin Grossman with same. nom ${ }^{\mathrm{m}} 136 \mathrm{TH}$ st, $532 \mathrm{E}(9: 2263)$, $\mathbf{s s}, 212.6$ e Grook av, 37.6 x Faile, to Century Mtg Co, Ossining, NY. 25,000 m136TH st, 532 E; sobrn agmt: May13; May15'13; Martin Grossman with same.
${ }^{m} \mathbf{1 3 7 T H}$ st E, sec Brook av, see Brook av, sec 137 th.
m152D st, $733 \mathbf{E}$ (Kelly) ( $10: 2644$ ), ns , 110 e Jackson av (Robbins av), 25x108.3x Nalpak Realty Co (Inc), to Austin B Fletcher, 1 E 60, \& ano, Jackson 11,000 ${ }^{m} 152 D$ st, 735 E $(10: 2644)$, ns, 135 e Jackon av (Robbins av). $25 \times 12$. ak Realty Co to Austin B Fletcher, 1 pak Realty co to Austin E ano, trstes Jackson S Schultz. ${ }^{m} 152 \mathrm{D}$ st, $737 \mathrm{E}(10: 2644), \mathrm{ns}, 160$ e Jackon av (Robbins av), $25 \times 133 \times 27.11 \times 120.8$; PM: May9: May10'13; $3 v 5 \%$; Nalpak Realfor Conrad M Braker, will Conrad Braker. 15eTH nt Eec Jackson av, see Jack

100TH st Ewwe Prospect av, see Prosmect av, nwe 160 th
m166TH st E, swe College av, see College m1697E st 625 E ( $11: 2933$ ), ns, $16.8 \times 71$; or mtg $\$ 5,500$ : Aug22'12; May15'13; due Sept1'14, $6 \%$; Thos McCarthy to Albt En-
$\mathrm{m}_{173}$ st E, sec Hoe av, see Hoe av, sec
${ }^{m} 174$ TH st $\mathbf{E}$, swe Anthony av, see An-
$\mathrm{m}_{174 \mathrm{TH}}$ st E, see Clay av, see Clay av,
${ }^{m} \mathbf{1 7 5 T H}$ st $\mathbf{E}(11: 2952)$, Ss, 191.7 e Prospect av, $45 \times 141.10 \times 45 \times 141.6 ;$ agmt as to Agency Realty \& Mtg Co with Virginia Danziger, 11 E 79 , \& ano, exrs Max Dan-
nom
m178TH st E $(11: 3122)$, ns, 85.4 w Daly av, $25 \times 65.1$ : ext of mtg for $\$ 8,000$ to Feb $4^{\prime} 15,5 \%$; Mar1'12; May9'13: Bridget Will\& Sonsin Co, a corpn, 1344 Bristow. nom 178TH st, s01 E, see Mapes av nec 178 .
m178TH st E, nee Mapes av, see Mapes
 cept part for st; pr mtg $\$ 38,000 ;$ May10 ;
May12'13; $3 y 6 \%$; Eliz D Pratt, 855 E 167 , o Herbst Realty Co, 985 E 179 . 5,000
$m$ isoth st E $(11: 3094)$, ss, 100 w Prospect miSOTH st E ( $11: 3094$ ), ss, 100 w Prospect
av, runs s169xw $74 \times n 53 \times 25 x n 115$ to st xe 49 to beg, except pt for 180 th; May9; May
13 , 13 ; due \&c as per bond; Antonio Gali-
ani to Arthur C Hearle, Scarsdale, NY. ${ }^{m} \mathbf{1 8 1 S T}$ st, S67-9 E $(11: 3124)$, ns, 61.10 e Mohegan av, $50.6 \times 60.2 \times 50 \times 67.4$, PM; pr bond $6 \%$; Jno Wischhusen, 2309 Westchester av, to Royal L Wolcott, 14 Irving pl. misist st E, swe Valentine av, see Valm1S3D st E $(11: 3051)$, Ss, $55 \mathrm{w} 3 \mathrm{av}, 120 \mathrm{x}$ Realty Co to Gussie Morgenstern ; Asaro ${ }^{\text {m } 185 T H}$ st $\mathbf{E}(11: 3114)$, ss, 146 w So blvd, Gilligan to Clarence E Fuller, 2350 Bway.
${ }^{m} 186 \mathrm{TH}$ st, 462 E (11:3039), SS, 220 e Park av, $20 \times 100.11$; May8: May10'13; due \&c as Son av, to Larina Sawyer, 5 Ellis pl, Osm187TH st E (11:3065), sec Hoffman, 90.1x 5.6x90.1x69.3; PM; pr mtg $\$ 49,000 ;$ May Jas V Picarello \& Biaggio Debiaso to Co-
senzo Bldg Co, 705 E 187 . m193D st E, nee Decatur av, see Decatur v, 2600 .
m214TH st E (Av A) (*), ss, 906.9 e White Plains av, $25 \times 100 ;$ May12'13; due \&e as per m216TH st E (*), ss, 81 e Barnes av, $25 x$ $114 \times 25.1 \times 114 ;$ May15'13; $3 y 51 / 2 \% ;$ Martin
Tully to Jas B Kilsheimer, 251 W
92.
5,000 m220TH st E (*), ns, $200 \mathrm{w} 5 \mathrm{th}, 25 \times 114$, Wakefield; also 220 TH ST or 6 TH AV (*), 8: May9'13; $2 \mathrm{y} 6 \%$ Albt Wawrzyniak to
Anthony Nowacki, 860 E 223. 11,000 m236TH st $\mathbf{E}(12: 3385)$, ns, 75.4 w Verio , $0 \times 100 ;$ PM; pr mtg $\$ 4,500$; May $;$ May
15'13; due \&e as per bond; Mary Henning
to Sigmund J Spiehler, 417 E 236 . 1750 manthony av (11:2889), swc 174th, 82.9x 1y6\%; Corner Constn Corpn to Rockland mathony av (11:2889) ; same prop; certf as to above mtg; May12; May13'13; same mAnthony av (11:3156-3161), ws, 76.3 n 80 th, $25.5 \times 76.7 \times 25 \times 79.10 ;$ May8; May9'13;
$3 \mathrm{y} 5 \%$; Saml K Johnson to Hortense R Pitmanthony ay $(12: 3320)$, ws, 25.1 n 199 th (Garfield), $45.2 \times 111.1 \times 45 \times 106.11$, except pt
for Grand blvd \& Concourse; May3; May Slvd \& Concourse, to Jno Muller, trste,
mBailey av $(12: 3261)$, es, abt $1,200 \mathrm{n}$ Boston av, $27.7 \times 148.5 \times 28.7 \times 144.11$ : May12; May13'13; due June1'16; $5 \%$; Ahneman
\& Younkheere Inc, a corpn to Anna A
White, 519 W i57 ${ }^{\text {m Bailey av }}(12: 3261)$, same prop; certf as same.
${ }^{m}$ Bailey av, nee Boston av, see Boston
mathgate av, 2408 ( $11: 3056$ ), es, 150.10 n May9'13: due \&c as per bond; Mary Miller to Josephine Reichert, 2408 Bath-
gate av.
$\mathrm{m}_{\text {Boston av }}$ ( $12: 3261$ ), nec Bailey av, 66.10 150; ext of $\$ 7,000$ mtg to June Gertrude weil, nom
Boston av (12:3261), nee Bailey av, same prop; receipt for payment of ${ }^{\prime} 1,000$ on ac-
count of mtg; May12; May13'13; Emma R Roe to same.
${ }^{m}$ Bronxdale av (*), nes, at es Matthews due Dect'12, $6 \%$ Max C Gareis to Henry
${ }^{m}$ Brook av (9:2264), sec 137 th; sal Ls; May10; May15'13; demand, $6 \%$; Josephine $\begin{array}{ll}\text { Schult to Jacob Ruppert, a corpn, } \\ \text { av. } & 16393 \\ 2,780.18\end{array}$ mClay
$88 \times 61.4 ;$${ }^{\text {av }}$ bldg loan; May12; May13'13; 1y $6 \%$; Corner Constn Corpn to Rockland $6 \%$ Corner Constn Corpn to Rockland ${ }^{m}$ Clay av (11:2889) ; same prop; certf as to above mtg; May12; May13'13; same to
${ }^{\text {mCollege av }}$ ( $9: 2437$ ), ws, 49.11 s 166 th 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 miss, Maylo, Mayl4 ${ }^{\text {mCollege av }}$ av $(9: 2437)$, swc $166 \mathrm{th}, 48.11 \mathrm{x}$. $89.11 \times 48.11 \times 90 ;$ pr mtg $\$ 37,000 ;$ May13;
May14'13; due Nov13'15; $6 \%$ : Wenigmann May14'13; due Nov13'15; 6\%; Wenigmann
© College av as to above mtg; May8; May14'13; same to mDecatur av, $2600(12.3276)$ $37.1 \times 74.10 \times 32$ : ext of $\$ 27,000$ nec 193 a , 75 4 '19 at $5 \%$; May9; May12'13; Thos Regan
${ }^{\mathrm{m}}$ De Reimer av (*), ws, 377.10 n Boston rd, $25 \times 100 ;$ pr mtg $\$ 350$ Mars; May13 Alex Levene, 549 W 163 .
meagle av, 590-2 ( $10: 2623$ ) ; ext of $\$ 39500$ mtg to June 6 '16 at $5 \%$; May13; May15'13; Eliz Hammacher with Jermay Realty Co, 860 E 161 .
mastburn av, swe Grand blvd \& concourse, see Grand blvd \& con Gastburn av.
${ }^{m}$ Ellis av (13th st) (*), ss, 205 w Zerega av, $100 \times 216$ to Gleason av; ray15 13; 3y mann, 1445 Longfellow av. 5,000 mForest av, 1125 ( $10: 2651$ ), ws, 230 s Home, $20 \times 87.6 ;$ ext of $\$ 8,000$ mtr to Apr Minnie Lieberman with Isaac Stolow.
mGifford av ( ${ }^{( }$) ns, 330.8 e Balcom av, 75 x 100; PM; pr mtg $\$ 10,500$; May7; May9'13: Arthur av. mGlenson av, ns, 205 w Zerega av, see Ellis av, ss, 205 w Zerega av.
mGrand blvd \& concourse ( $11: 2795$ ), Swc Eastburn 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 av. nom mHoe av ( $11: 2989$ ), sec $173 \mathrm{~d}, 75 \times 100$; pr ${ }^{\text {mHoe av (11:2989), sec 173d, } 75 \times 100 ; \mathrm{pr}}$ mtg \$- Marrazzi Constn Co to Manhattan Mtg Co, 200 Bway.

60,000
mHoe av (11:2989); same prop; certf as
to above mtg; May9; May10'13; same to to above mtg; May9; May10'13; same to same.
n Jackson av, 74 S (10:2646), nec 156 th (No
 mJerom av ( $11: 2046$ ), es, bet 172 d \& Belmont, being $\quad y$ blk 2846 tax map; transfer of tax lien fior yrs 1889 to 1908 , assessed to J Mabey; May1'11: May10'13; $3 y 12 \% ;$ City of $N$ Y to Elway Co, 105
William.
mJerome ay $(11: 2846)$, es, bet $172 \mathrm{~d} \&$ Belmont, being lot 20 blk 2846 tax map assessed to A Duplan: May1'11; May10'13; assessed to A oupian: May Elway Co. 105
$3 \mathrm{y} 93 \%$; City of N to
William. $2,275.37$
$172 \mathrm{~d} \&$ mJerome ay $(11: 2859)$ ws, bet 172 d \& Belmont, being lot 73, blk 2859, tax map;
transfer of tax lien for yrs 1891 to 1908 ; transfer of tax
assessed to M Kyle; May $11 \% 11 ;$ May $144^{\prime} 13 ; 3 y$, City N Y to Edw Jacobs, 25 Broad.
mJerome (Central) av (11:2852), nec Mt Hope pl Morris), old ines, $1.5 \times 109.3 \times 50 x$ 121.4; Apr15; May14'13; due \&c as per tiel, Bella Meyer, Janet Weissman, Cora tiel, Bella Meyer, Janet Wallin \& Elsie Jacobs to Wm R Rose,
309 W 81 . mJerome av ( $12: 3317$ ), es, 121.9 n Kings bridge rd, $100 \times 260$ to ws Morris av; pr mtg I Bennett to Metropolitan Life Ins Co, a corpn, 1 Mad av. 5 ${ }^{m}$ Jerome av $(12: 3317)$, es, 121.9 n Kingsbridge rd, $100 \times 260$ to ws Morris av; ext Nathan I Bennett with Metropolitan Life Ins Co, 1 Mad av. nom ${ }^{m}$ Lamport ay ( $*$ ), Ss, 250 w Ft Schuyler av, $25 \times 100 ;$ May1; May 12 Funck, 2947 Bainbridge av. 3,000 madison av (*), sws, 333.5 se $2 \mathrm{~d}, \mathbf{2 5 x}$ 100, except pt for Tratman av \& Benson Dec15'12; May9'13; installs, 6\%; Amelia 180.
mapes av $(11: 3107)$ nec 178 th (No 801),
$114.6 \times 46 \times 114.7 \times 46 ;$ bldg loan; Mav\&. May9 13: demand; $6 \%$ Jos Diamond Constn Co
mMaptes av (11:3107), same prop; cert as to
mMapes av (11:3107), nee 178th, 114.7x $46 \times 114.8 \times 46$; ext of $\$ 43900 \mathrm{mtg}$ to May9'18 at $5 \%$ May9; Mzy13'13; Chas H Newcomb with Jos Diamond Constn Co
marion av $(12: 3286)$, nws, 200 ne West
Farms rd, $66 \times 150 \times 76 \times 148$; except pt for Marion av. May13'13, due \&c as per bond Geo H Hyde to Louise D Clegg, 141 W 92 .
matthews av, es, at nes Bronxdale av see Bronxdale av, nes, at es Matthews av morris av, 2304 (11:3172), es, 97 n 183 d 18.9x117.6; PM; May6; May1313; $3 \mathrm{y} 51 / 2 \%$ Ester Brown to Steinmetz Constn Co, ${ }_{6,500}$ Glover
, 9
 $5 \%$; Ester Brown to Steinmetz Constn Co, 1416 Glover. 6,500 ${ }_{\text {morris av, }}$ 2306; PM; pr mtg $\$ 6,500 ;$ Apr , $3 \mathrm{y} 6 \%$; same to same. morris av, ws, abt 121.9 n Kingsbridge rd.
mMorris Pkav (*), ss, 150 e Madison, runs e28.4xs98.3xse4xw50xn100 to beg; PM; May 12; May1313; due \&c as per bond; Betsey Carlisle to Jno Snyder, 1529 Vyse av. 4,000
mosholu Pkway $\mathbf{S}(12: 3311)$, ws, 106.8 n 204th, runs w109. Sxn25xe101.11 to Mosholu Pkway S xs26.2 to beg; May12; May13 13 $\begin{array}{ll}\text { due \&c as per } \\ \text { man C Dochtermann, Peter Leckier to } & \text { Her } \\ 1,200\end{array}$ ${ }^{m}$ Mott av, 565 ( $9: 2347$ ), ws, 150 s 150 th, $25 \times 90$; May14; May1513; Emery C Pixley to Title Guar \& Trus Co.

3,500
molinville av (*), ws, 150 s Rosewood av Becker, 3239 Olinville av, to Adrian $I$ Roberts, $49 \mathrm{~W} 84 . \quad 6,500$ ${ }_{\text {mPark av }}(11: 3035)$, es, $125 \mathrm{~s} 179 \mathrm{th}, 41 \mathrm{x}$ ${ }^{\text {mpark av }} 100$; ext of $\$ 26,000 \mathrm{mtg}$ to June1'16 at $5 \%$; May12'13; Dollar Savings Bank with Henry Cleland, 1849 Anthony av. nom mPark av ( $11: 3035$ ), es, 125 s 179 th, runs e141xs108.2xe0.9xs25xw41.9xn82.8 to an alleyway xwlo0 to av xn51 to beg; May12 '13; due July1'15, $6 \%$; Henry Cleland to Estate Wm Z Larned, 5 Blackburn pl,
Summit, NJ. mPark av $(11: 3037)$, es, 175 s Fletcher, 25x141; ext. May12'13. Mtg to Jan20'16 at $5 \%$; Feb13: May12'13; Peter Ringen with
Geo H McGuire.
mPelham rd, nee St Pauls av, see St Pauls av, nee Pelham rd.
mProspeet av ( $10: 2677$ ), nwe 160 th, 77.2 x 125; May 15 ' 13 ; due \&c as per bond; Utility Realty Co to Title Guar \& Trust Co. 135,000 mProspect av $(10: 2680)$, ws, 125 n 167 th , 123x110; Dldg loan; pr mtg $\$ 25,000$ May May Constn Co to Centrai Bldg Impt \& Investment Co, 149 Church. 72,500
mProspect av $(10: 2680)$; same prop; certf
as to above mtg; May4; May15 13 ; same as to above mtg; May4; May15 13 ; same to same.
May14: May $15,13:$ due ; same prop; PM; May14; May15'13: due \&c as per bond;
same to Hyman Sonn, 40 W 86 , \& ano. mSt Pavis nv (*), 25,000 mSt Pauls av (*), nec Pelham rd, 157.2 x $98.9 \times 142.10 \times 100$, except part taken by City
of NY; pr mtg $\$ 2,000 ;$ May $9 ;$ May12'13; of NY; pr mtg $\$ 2,000$; May9; May12 $13 ;$
due, \&c, as per bond; Chas Miller to Jno due, \&c, as per bond; Chas Miller to Jno
C Heintz, $1925 \mathrm{av}^{2} \mathrm{av}$. mSouthern blvd, es, 25 s Charlotte, see ${ }^{m}$ Southern blvd, 1505 ( $11: 2977$ ), ws, 412.6 n Jennings, $37.6 \times 100$; PM; May10; May12 13 ; 3y5\%; Wm Reiss to Susan $R$ Kendall, 10 W 55 et al trstes Isaac C Kendall.
mSouthern blvd ( $10: 2725$ ); same prop certi as to above mtg; May13'13; same to same. s Westchester av, $42 \times 117.8$; pr mtg $\$ 43,000$ May9; May12'13; due, Apr2'18, $6 \%$; Mercury Realty Co to American Real Estate
${ }^{\text {m Southern blvd, 1036-8; certf as to above }}$ mtg; May9; May12'13; same to same. mSouthern blvd ( $10: 2725$ ), ws, 743 s Westchester av, runs w 128.11xw2.10xs72.10xe 134.5 to So blvd xn72.8 to beg; pr mtg
$\$-$ May13'13; $2 \mathrm{y} 6 \%$; Kellwood Realty Co to Tillie Wacht, 790 Riverside dr . 0,000
${ }^{m}$ Tremont av ( $11: 2956$ ), ss, 450 w Marmion av, $75 \times 100$, except pt for Tremont av: PM; May12; May13'13; 3y5\%; Beck
St Constn Co to Barbara Maut, 585 E 164.
${ }^{m} V a l e n t i n e ~ a v ~(11: 3144-3149), ~ s w c ~ 181 s t, ~$ runs sl39.9xw101.5xn51.1xes0xn100 to st x e54.1 to beg; May13; May1413; $1 \begin{aligned} & \text { y } 6 \% \text {; Tor- }\end{aligned}$ buk Constn Corpn to Rockland Realty Co,
509 Willis av.
mValentine av (11:3144-3149), same prop; certf as to abo
mValentine av (11:3144-3149), same prop; Rosa Altieri with same. nom ${ }^{\text {m Vyse }}{ }^{25 \times 100 ;}{ }^{\text {av }}$ (11:2988), ws. 100 n Charlotte Walker to Clermont L Clarkson, 131 E E 4 , trste.
mWebster av ( $11: 2887$ ), ws, 221.10 s 171 st, if prolonged, ${ }^{2}$ lots ea $62.6 \times 41 ; 2$ mtgs ea Co to American Mtg Co, 46 Cedar. 34,000 mWebster 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;
$\mathrm{pr} \mathrm{mtg} \$$ - May5'13; due, \&c, as per ond: Absar Realty Co to Manhattan Mort Co, 200 Bway. Corrects error in issue May mWest Farms rd $(10: 2753)$, same prop: certf as to above mtg; Mar5'13; same to
mWest Farms rd (11:3015), ws, adj land now or late Danl Mapes Sr, runs w243xs 50xe236 to rd xn50 to beg, said premises 175 th , except pt for rd: also BOONE AV (11:3015), es, 100 s 174 th $25 \times 78 \times 25.8 \times 72.1$ Apr30; May15'13; due \&c as per bond; Miner D Randall, Norwalk, Conn, to Julia 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
${ }^{\mathrm{m}}$ White Plains rd (*), ws, 116.4 s Becker av, $80.5 \times 121.3 \times 80.5 \times 124.1$; PM; pr mtg $\$ 19$. 500 ; May2; May 14 '13; due \&c as per bond; Morris Krim, 2 W 120 to Moses Watzky. m $\mathbf{W}$
mWillis av (9:2290), es, 50 n $14^{\text {rch. }} 25 \mathrm{x}$ 100 ; May8: May10 13; due \&u is P bond,
$6 \%$ Feeman to Title Glir \& $\&$ Trust Co. $\quad 2,000$ m3D av $(11: 3045), ~ w s, ~ 399 . ~$
$82.10 \times 80 \times 85.11: ~ M a y 10: 13: ~ t h, ~$
dee $51 / 2 \%$ until June $114 \& 6 \%$ therearter; $J / F$ $\mathrm{M}^{2}$ Co, 1029 E 163 , to Payne Es e. 98 Park av, a corpn.
mPlot (*) begins 740 e White Plains rd at point 820 n along same from Morris
Park av, runs e100xn25xw $100 \times \mathrm{xs} 25$ to beg with right of way over strip to Morris 13: 3y $6 \%$; Chas Flury to Mary Fletcher


[^0]:    Note: Increase in interest rate and decrease in average prices realized by the city.

[^1]:    Advertise in the RECORD and GUIDE to reach Brokers, Operators, Contractors

[^2]:    107 TH ST, $201 \begin{aligned} & \text { THEATRES. } \\ & \text { East, } 2 \text {-sty b }\end{aligned}$
    
    

[^3]:    STABLES AND GARAGES
    AV G, n s, 40 e East 22 d st, 1 -sty frame garage, $12 \times 18$, shingle roof; cost, $\$ 350$; owner Ditmas, 2601 Ay G. Plan , architect, H. V. B PARK AV s, 200 P
    Park AV, $25 \times 97$, gravel e Throop av, 2 -sty brick 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, $12 \times 18$, slate roof; cost, $\$ 250$ owner, C. M. Bishop, 123 President st, archi-
    tect, H. G. Knapp, 111 Broadway, N. Y. Plan tect, H. G. Knapp, 111 Broadway, N. Y. Plan
    No. 2612. MANSFIELD PL, s w cor Farragut rd, 1 -sty owner, F. W. Stuart, 604 Mansfield pl architect Max Muller, 115 Nassau st. Plan No. 2609.

