

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, MAY 31, 1913

WEST SIDE TERMINAL PLANS TO BE REVISED

The New York Central's Rights and Title Not Made Clear—Property Owners Will Present Alternative Plans For Manhattanville Section.

THE real estate interests opposed to the adoption of the plans for West Side terminals and trackage reformation as now proposed by the Terminal Committee of the Board of Estimate, will have until June 24 to further study those plans and prepare modifications and alternatives less harmful to property values. In the meantime the chairman of the Terminal Committee, Hon. John Purroy Mitchel, will have retired from the committee, by reason of having accepted appointment to the Collectorship of the Port of New York, and Comptroller Prendergast and Borough President McAneny, the two "sparrow hawks," will be taking a more active part in the deliberations of the committee than they have heretofore been able to do because of the draft on their time and attention required by the subway negotiations recently ended.

claims from the Corporation Counsel's office, have an idea that the rights, franchises or licenses under which the railroad company operates along the West Side are not perfectly valid, or, for that matter, satisfactory to the railroad corporation itself, and that the officers and directors can be made to yield a good deal more than they have been by President Mitchel.

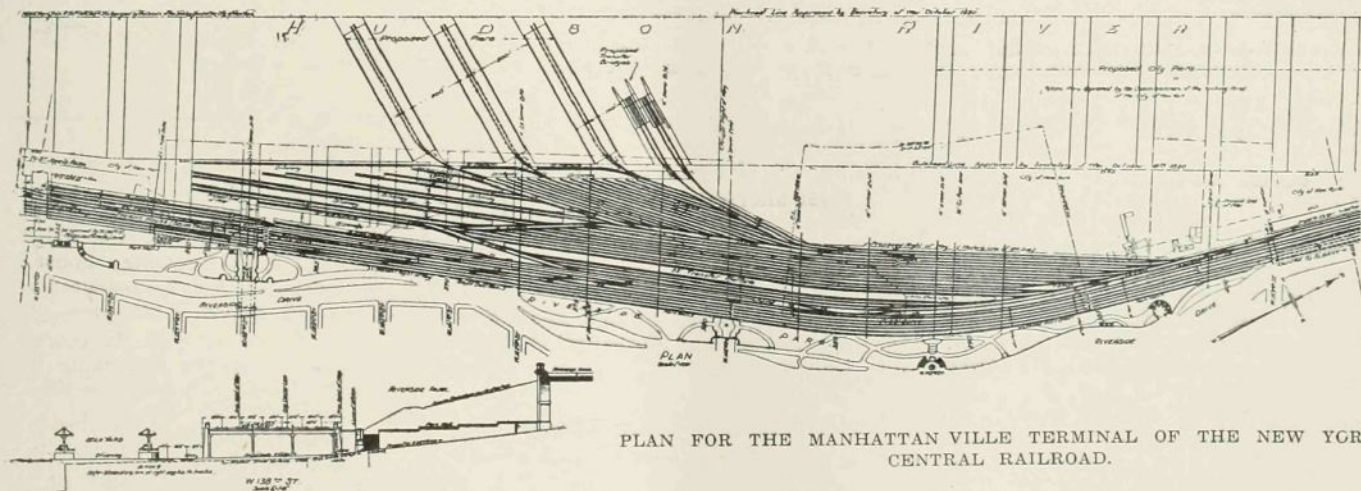
Even Mr. Mitchel himself admitted at the hearing held at the City Hall on Tuesday afternoon that the necessity for laying out enormous freightyards along Riverside Drive at Manhattanville was regrettable, and the property owners said that if allowed time their consulting engineers could study the problem presented at Manhattanville and prepare a plan that would be less destructive of values in the neighborhood. As a legal club to induce the railroad company to

and extent of the rights of the railroad company to the lands it uses.

Assistant Corporation Counsel Burr stated that the city of New York owned the title to the streets in the yard of the railroad company between 60th and 70th streets; that it owned the title to Twelfth avenue north of 72d street embraced in the right of way of the company, and that in these streets and avenues the company had not obtained title by adverse possession, having solely an easement to maintain its tracks there for railroad purposes, during its corporate existence.

The City's Interest.

As to the lands under water between 58th street and Spuyten Duyvil Creek embraced in the railroad company's right of way, the city, through the ancient charters and grants of land under



Mr. Mitchel is credited with the principal part of the conduct of the long and intricate negotiations with the railroad company and with the preparation of what is everywhere regarded as a masterly report, setting forth, as it does, the particulars of the treaty or agreement the committee was able to effect with the New York Central Railroad company. Mr. Mitchel succeeded in making the railroad engineers modify their plans for improvements along the West Side in many important particulars. He fought a good fight for the city and made as good a bargain as he believed could possibly be made under the circumstances.

Further Concessions Probable.

But various powerful property interests hold the opinion that he might have done better in several primal particulars had he not approached the negotiations under the belief that the railroad company and not the city was the master of the situation north of 58th street. These property interests, notwithstanding an opinion adverse to their

make further concessions, the counsel of the various property associations will demand the production of proof of rights and ownership and carry their case to court if necessary. "If they have a valid right to the use of the lands they operate on, let them produce the evidence of it," said Charles L. Craig, counsel of the West End Association, after the meeting.

President McAneny, and Comptroller Prendergast, just before the hearing ended, separately assured the big gathering of representatives of property interests that before any plans were adopted the rights of all concerned would be most carefully investigated.

Counselor Burr's Opinion on the Ownership Question.

The principal business at the hearing, after it was agreed that further time should be allowed for a consideration of the report of the Terminal Committee, was the presentation of an opinion by Assistant Corporation Counsel Burr in answer to the question as to the nature

water made to the people of the State of New York, became vested with the title to such lands; and the locating of the railroad company's lines upon lands then under water southerly from Spuyten Duyvil Creek, winding along the shore, was, so far as such location is concerned, authorized by Chapter 216 of the State laws of 1846, and the consent of the city granted May 6, 1847, and was no more than an occupation under a license for railroad purposes.

Under this license the railroad company located its route, built its railroad and operated at the present time; and such location, maintenance and operation did not, Mr. Burr stated, initiate a possession thereof in the railroad company adverse to the city.

Legally in Occupation.

By the decision of the court in the recent action between the city and the railroad company the railroad company is legally in occupation of its right of way and is entitled to the use and occupancy thereof during its corporate existence.

Where not granted by the city to the upland owners the record title under its ancient charters and letters patent from the State is vested in the City of New York, subject to the use thereof by the railroad company during its corporate existence; and where granted by the city to the upland owners the title is vested either in such upland owners or their successors in interest, subject to the use by the railroad company during its corporate existence for railroad purposes, or in the railroad company by reason of the deeds from the upland owners.

Mr. Burr cited from the decision in the case to compel the railroad company to remove its tracks from the streets, as reported in 202 New York Reports, Court of Appeals, page 224 and 225, during the year 1910. Judge Cullen had then said regarding the franchise of the New York Central and Hudson River Railroad Company:

"The power reserved to the Legislature to alter, amend, or repeal a charter, authorizes it to make any alteration or amendment of a charter granted subject to it that will not defeat or substantially impair the object of the grant or any rights vested under it, and which the

Central a virtual freight monopoly. The Municipal Art Society presented a brief on the artistic points of the plan. Another brief in opposition was submitted by ex-Dock Commissioner Calvin Tomkins, and Morgan J. O'Brien, for the Pennsylvania Railroad, and a representative of the New York Railroad Companies appeared in opposition to the plan.

The Corporation Counsel agreed to furnish a written opinion before the next meeting, which will be held on June 24th, when the question of title will be thoroughly discussed. As Mr. Mitchell will leave office before that day, the prospects of the adoption of the plan as now proposed seem very doubtful.

The Manhattanville Terminal.

The most pronounced objection to the plans of the railroad company are that the plans call for an open and uncovered yard, the approaching tracks fanning out from 153d street into 37 tracks at 145th street, the yard itself extending from that point to 135th street. The two main tracks now there, are, apparently, to be multiplied into six; and then are to be elevated so that for several blocks

the proposed yard, has been improved for block after block with handsome elevator apartments, some ten and twelve stories in height, and of the finest type of construction. The assessed value of the land and buildings immediately adjoining the Drive exceeds \$7,000,000—and adding the value of buildings now in course of erection it is safe to say that the investment in property fronting on the Drive exceeds \$10,000,000.

Destructive to Values.

"Suddenly to thrust the proposed yard upon this territory will mean an immediate and heavy loss to every property owner. It is hard to estimate this with any exactness. But the loss of tenants due to such a noisy and unsightly neighbor; the destruction of the main attraction upon which the houses rely: namely, a beautiful outlook over a peaceful river, will mean a prompt lowering of rents and a consequent decline in capital value that will be appalling to contemplate. Those real estate experts whom I have consulted may differ in the amount of their estimate of the decline in value—but there is none who does not state that the loss will be a heavy one indeed. 'You must remember that this is not



SKETCH OF RAILROAD PLAN REPORTED BY THE COMMITTEE—NORTH OF EIGHTY-SIXTH STREET, SHOWING POSSIBLE FUTURE TREATMENT OF PARK LAND NOW UNDER WATER WEST OF THE RAILROAD'S RIGHT OF WAY.

Legislature may deem necessary to secure either the object or any public right.

"Under this doctrine the Supreme Court of the United States upheld the validity of an act of the Legislature of the State of Connecticut compelling a railroad company to abolish at its own expense, all grade crossings, as a valid exercise of the police power. So, in the case before us, I think that the Legislature may so regulate the plaintiff's railroad in the city of New York as to remove the constant menace and danger to life occasioned by its continuance."

"In view of this decision of the Court of Appeals," Mr. Burr further stated, in his address at the hearing, "the Legislature passed an act (Chapter 777, Laws of 1911), authorizing the city and the railroad company to enter into an agreement having for its primary object the elimination of all grade-crossings along the line of this railroad and from Spuyten Duyvil to St. John's Park."

Briefs and Reports.

Mr. Burr's opinion was not permitted to go unchallenged, and was questioned as to its conclusions notably by Charles L. Craig for the West End Association, Julius Henry Cohen for the Citizens' Union, J. Bleeker Miller, for the League to End Death avenue. Mr. Cohen raised the point that the original grant to the New York Central had been for only two tracks, and Mr. Burr replied that he thought it was for two or three tracks.

Bert Hanson presented the report of the Reform Club on the improvement. The report suggested that the whole matter should be referred back to the committee and new plans drawn up, as the present ones gave the New York

they will be on a level with the retaining wall of the Drive—the trains, instead of being out of sight, as at present, to be entirely exposed to view. Supplementing the yard, an elaborate dock system is planned—altogether a huge commercial development, comparable only to the yards of the Central between 60th and 72d streets, which have forever crippled what might otherwise have been an attractive portion of our water front.

The Private Property Affected.

For the public, the proposed freight yard will ruin permanently a mile and a half of water front. The city has invested a million and a half in this portion of Riverside Park, and this investment is to be thrown away.

"Instead of the few inactive sidings now located here, we will have," said Mr. I. S. Isaacs, "a bustling, noisy yard, ill-smelling and ugly, a permanent eyesore, destroying a city park, depreciating the value of otherwise well-located real estate, and spoiling the beauties of one of the finest drives that the world can show."

"This is one of those cases where the selfish interests of those immediately affected coincide with the broader interests of the public—and we propose to show the Terminal committee both the public and private damage, in each case so serious and so heavy that its wanton infliction by this ill-considered feature of what are otherwise well thought out plans is so unjust that I cannot believe the committee will let it pass."

"Riverside Drive, for the distance of approximately a mile north of 135th street, being the area directly affected by

the case of a slow commercial encroachment upon an old residential neighborhood—where the private houses or apartments are gradually rendered valueless for the newer purposes of the locality. In such a case the increased value of the land frequently more than compensates for the lost value of the buildings. I doubt if any resident of the Fifth avenue section or of Murray Hill will suffer financial loss because of the business invasion, however much he may be distressed at being expelled from his cherished neighborhood. But here is a new development—none of the apartments are more than six or seven years old; several have been just completed, and some are still in the course of erection—and suddenly the new buildings, just finished, are to be rendered useless for the purposes for which they were erected; their value as residences and comfortable homes destroyed—while the very land on which they are erected, with equal suddenness, suffers a great loss—except the consciousness, hardly consoling, that where the rights of an ordinary property owner conflict with the demands of the Central railroad the property owner must go to the wall."

—Mortgage filings show a decided falling off this year, as against 1912. From January 1 to May 15, 1913, there were 2,086 documents recorded, involving \$102,396,405, as against 2,480 during the corresponding period last year, representing an investment of \$148,043,110.

—Our army of tax-eaters is increasing beyond the capacity of taxpayers.—Wall Street Journal.

ANTICIPATIONS OF THE LOWER WEST SIDE

What the Seventh Avenue Extension and the New Subway Mean to Chelsea and Greenwich — Forecasts of Local Real Estate Men.

WITH the Dual Subway legal formalities completed and the construction work going ahead, it has been expected that investors and speculators would turn their attention towards those sections of the city which will be benefited by these improvements. In the light of precedent, Lexington avenue and Seventh avenue, which are to be particularly benefited by the new subways, should now be in the throes of a big boom. Yet there does not seem at present to be any tendency among the buying fraternity to invest in any one particular locality. For a number of weeks past, the trading has been limited, and the big lending institutions have been holding off on loans.

Yet in the minds of most men familiar with real estate conditions, there is no doubt but that there will be a good deal of buying and building along Seventh avenue and along the line of the extension. The area of assessment for the proposed improvement has already been confirmed and owners along the route know just how they will be affected. Speculators and builders can figure out exactly what their chances are in that district.

Important Improvements.

Seventh avenue will be extended from its present southerly end, cutting through a number of old Greenwich village dwellings and will be joined to Varick street, the easterly side of which will be widened, the entire project being estimated to cost about twelve million dollars. The completion of this work and the subsequent subway construction, will mark the most important event in the history of that section.

Now that a radical change will be made in the layout of the district, real estate men are agreed on the point of the development of the Greenwich village and Chelsea sections. The Record and Guide through interviews with a few of the prominent real estate men in the immediate neighborhood of the proposed improvement, has sought to secure expert opinion and forecasts of what the improvement will mean to the city, with reference particularly to the real estate possibilities along the route of the proposed Seventh avenue extension.

Local Opinion.

Charles E. Duross of the Duross Company, was optimistic over the future of the lower West Side. He said:

"The great hope of the section is the opening of the Subway. It will make Seventh avenue the most important thoroughfare below 42d street, as far as traffic is concerned. It will become eventually the center of a large and busy wholesale district, the same as Fourth avenue. The latter avenue, ending at Cooper Square, will not be so important as Seventh avenue, which will go down as far as Franklin street. While Fourth avenue has nothing east to draw from in the wholesale line, Seventh avenue has, to the west, the great wholesale produce and storage warehouse district along the river front in the Chelsea and Greenwich village sections and West Washington market.

"At present owners are unwilling to sell

and buyers are unwilling to buy because they are waiting to see what will happen next. But the outlook for the future is very bright."

The Present Situation.

A. M. Cudner of the A. M. Cudner Co., when asked for his opinion, said:

"The Greenwich village district is in a transitional state from the private house to the boarding and rooming house. Below Eleventh street down to West Houston, it is very irregularly laid out, there being no well-defined business streets.

Loft-Buildings to Come.

"While this extension will cut through and practically destroy a swath of improved properties, the section will have what it has not hitherto had, one wide business street. The only material local benefit that I can see, must come from an entirely new character of improvement—loft buildings naturally suggest themselves.

"Then it will be an investment proposition and depend upon the possible income which may be derived from low-priced loft buildings. Fourteenth street, being a wide street and quite largely devoted to business and running from river to river, should feel the benefit of this extension, as there will be an express station and, acting as a feeder to the extended avenue, affect the sections

below favorably. I look upon the proposed change as a long step toward improving a section which for many years has lain practically dormant."

Like a Pipe With a Dead End.

Wm. H. Archibald, treasurer of the Seventh Avenue Association, which has been actively interested in the welfare of that thoroughfare, said:

"Seventh avenue has been like a pipe with a dead end and now that the end will be knocked off the pipe will be used to better advantage. There is no question but that the whole section will be benefited. That district has been passed by because it had no transit facilities. While land was cheap it could not be utilized for business and loft buildings, because of lack of such facilities, and there was no development. Now that the demand has been met, there will be marked activity in those sections."

Half Million Dollar Building for Brooklyn Bank.

The John H. Parker Company, 315 Fourth avenue, Manhattan, received the general contract on Saturday last for the construction of the twelve-story bank and office building to be erected at the southwest corner of Joralemon and Court streets, Brooklyn, in the Borough Hall district, on a plot 135x124 feet. The Court street frontage is 63 feet with 100



Joralemon and Court Streets.

NEW HOME OF THE NASSAU NATIONAL BANK, BROOKLYN.

William E. Lehman, Architect.

feet in Joralemon street, and is situated directly opposite of the Subway entrances. The building is being put up by the Weinbro Realty Company, Inc., of 47 West 34th street, Manhattan, and will replace the old marble buildings formerly owned by the late A. A. Low, and recently owned by August Belmont, and the Borough Bank. The corner is one of the choicest business locations in the Central City Hall section.

Renting from the Plans.

When completed it will be the new home of the Nassau National Bank, now situated at 26 Court street, and the demand for well equipped offices has been shown by the number of rentals already made from the plans. There will be a restaurant occupying the entire basement which has been leased for a term of years. The first three stories will be of Indiana limestone with buff brick and terra cotta above. There will be four electric elevators for passenger service and every modern appointment, such as are found in the best commercial structures of this type. The estimated cost is placed by the architect, William E. Lehman, of 738 Broad street, Newark, N. J., at \$500,000. Contracts for the heating, plumbing and wiring are not included in the general contract and have not yet been awarded.

WHO OWNS CORTLANDT STREET?

The Supreme Court Says the Abutting Property Owners Still Retain the Fee.

Justice Greenbaum, in special term of the Supreme Court, has sustained the contention of the plaintiff in Appleton vs. the City of New York, that the city possesses only an easement in the bed of Cortlandt street. The plaintiff's case will be found fully stated in the Record and Guide of March 15, and the court holds that the fee of Cortlandt street is still with the abutting owners, and is subject only to the easement vested in the city for street purposes.

The decision of the court is that nothing in the wording of the form of dedication of the street to public purposes expressly grants a fee to the city. Hence the plaintiffs are justified in refusing to pay a tax for the vault space they use in front of their building, No. 173 Broadway, at the northeast corner of Broadway and Cortlandt street. Presumably, the case will be carried by the City of New York to the Court of Appeals, as the question concerning the ownership of vault space has become of high importance owing to the city's recent attempt to tax those who use such space.

When Cortlandt street was dedicated to the uses of the public for traffic purposes in the year 1733, by the executors of the estate of Catherine Philipse, a petition was filed in the office of the common council of the City of New York, setting forth their ownership of the parcels of land through which the road had been laid out, stating "that for the better improvement thereof and the increase of building and inhabitants in the said city, petitioners and others concerned in the said lands, by mutual consent and agreement have laid and staked out a new street through the said land from the Broadway aforesaid to Hudson's River of forty feet in breadth and called the same Cortlandt street."

The petition then defines the point of beginning and end of such street, the course thereof, and then avers that the petitioners "therefore hereby declare and make known that the said new street was laid out of forty feet English measure in breadth through the lands aforesaid, and called Cortlandt street, and shall forever remain, continue and be a public street and highway in like manner as the other

public streets in this city now are or lawfully ought to be."

The street so laid out was accepted by the city in the following form:

"Whereupon it is ordered by this court that the prayer of the same petitioners be granted, and that the same be entered on record in the minutes of this court."

Justice Greenbaum in the opinion handed down says there is nothing in the wording of the petition which expressly grants a fee to the city.

"Nor is there any language employed from which the inference might be drawn that fee was thereby intended to be conveyed, nor the slightest intimation in the record that any compensation was received from the city by the abutting owners. This was simply a common law dedication of the street and the fee of the land therefore remained in the dedicator burdened with a public easement.

"An examination of the provisions of the Greater New York Charter discloses that the power conferred upon the board of aldermen is merely to regulate, and, as part of the scheme of regulation, the borough president is authorized to issue licenses to construct vaults. No power of taxation is conferred, but solely the power to regulate and license, which does not include the power of tax (People v. Jarvis, 19 App. Div., 466). It follows, therefore, that the ordinance, so far as it required the payment of a tax as a condition precedent to the granting of a license, is as to these plaintiffs illegal and void. There should be judgment for the plaintiff upon the merits, with costs."

MANUFACTURING SITES.

Merchants Co-operating with Real Estate Agents.—Working for New Industries.

Every little four corners in the West is earnestly engaged in boosting its own peculiar advantages and deprecating the few advantages which its rivals may have. The commercial organizations in these towns are keenly alive to the necessity of attracting new industries, and every one of them is actively competing with every other for the few choice bits of industry that may be in the market for new locations.

They offer the manufacturers free sites, free buildings, free rent, exemption from taxes, and many of them stand willing to give cash bonuses or to subscribe liberally to the stock of new concerns. Small wonder, then, that the New York manufacturer is sometimes tempted to leave his unequalled market, his inexhaustible labor supply, his ability to send his goods to the West, the South, New England and to get his raw materials as well. Every one of these Western communities—and some of them are not so far west either—is preying on New York. They consider New York their legitimate and, sometimes, easy prey.

Competition Must Be Met.

Looking the facts squarely in the face we may conclude that it is a pretty safe rule that the city which offers the largest bonus and the most artificial inducements possesses the least real, natural advantages. The reason that some of them are so willing to give their land away is quite obvious—it is the only way they have of getting rid of it.

It is not because New York is losing out in the competition with other cities that the Merchants' Association has established an Industrial Bureau. As a matter of fact, on the contrary, New York has been rapidly increasing in the amount of her manufactured products, in the number of people employed, in the capital invested, and in everything

which makes for industrial superiority. To-day New York produces more manufactured goods than Philadelphia and Chicago combined.

The Merchants' Association has established an Industrial Bureau in order to assist the manufacturers who are here and in order to give expert advice to the many who are seeking to locate in New York. On the one hand, its object is to improve and develop industrial conditions in New York; on the other, to assist manufacturers in finding the very best locations for their new plants.

Real Estate Offers to Be Filed.

In order to have complete data always at hand ready for the inquiring manufacturers, the Industrial Bureau has sent out a letter to the real estate members of the association asking them to furnish information concerning available factory sites, factory buildings and lofts for sale or rent in Greater New York. These offerings, which are strictly confidential, will be arranged and classified by sections of the city for ready reference. Then when a prospective manufacturer comes in and states his needs, certain locations can be pointed out on the map as available. The necessary information concerning power, light, square feet available, transportation facilities, rentals, prices and terms is at hand. He is then referred to the broker whose property seems to be most desirable.

One of the drawbacks in the development of New York industrially is that outsiders are uninformed of the hundreds of acres of comparatively inexpensive land in the City of New York. Much of this is well situated as regards transportation, rapid transit, labor supply, and, of course, is at the very center of the world's trade. If manufacturers could be made to realize that New York City is not all Manhattan, that the land values of that little island are peculiar to it, that in The Bronx, in Brooklyn, in Queens, and in Richmond there are comparatively low prices for land, they would be flocking to New York.

The Industrial Bureau intends to send out these facts and to inform manufacturers that sites can be obtained for given prices, that factory buildings are available at such and such rents, and that lofts can be obtained for a specified range of figures. Not only, therefore, will manufacturers desiring to locate in New York be assisted, but new industries will be given facts concerning New York which they never knew before.

Concentrating at Grand Central.

Real estate building and architectural and allied firms heretofore somewhat scattered have concentrated around the Grand Central Station in rather a remarkable degree this spring. The new Forty-Second Street Building is 85 per cent. rented already and a large part of the tenancy is represented by building and allied interests. Much the same state of facts is true of the Architects Building on Park avenue, and the Terminal Building is also mostly filled with firms in similar lines. Old centers are, however, by no means depopulated, but for some years the tendency has been northward, first to Madison Square, then to the Pennsylvania section, and now the Grand Central has a strong attraction for the men who plan and build.

—The Public Service Commission has ordered a hearing for June 3, at 11 o'clock, before Commissioner J. Sargent Cram, on the application of the New York & Queens County Railway Company for permission to exercise a franchise for a second track upon a part of its Flushing and College Point line.

PARK AVENUE GRADING.

A Report from Real Estate Experts on the Respective Merits of the Parsons and Collis Plans.

The plan for the alteration of the existing physical conditions at the intersection of Park avenue and 34th street, proposed by William Barclay Parsons as a substitute for the city's plan and published in the daily papers this week is not new. Mr. Parsons' plan was presented to the Comptroller's office on March 28. It has been carefully examined, both by the borough engineers and by the chief engineers of the Board of Estimate, as well as by real estate experts employed by the city. Without exception, it has been described both by the engineers and the real estate men as only a partial and temporary solution of the difficult situation the city is trying to correct, and as inferior in practically every way to the plan the Board of Estimate has adopted.

Borough President McAneny says the repeated assertions that the Board of Estimate plan will cost something over \$3,000,000 for construction and incidental damage to private property is without basis in fact. The engineers and real estate men who have represented the city have agreed that the entire cost, including physical construction, shifting of the railroad tracks and in damages to property, will not exceed \$375,000.

The Chief of the Real Estate Bureau of the Finance Department, Charles A. O'Malley, in a report to the Comptroller dated April 12, 1913, the findings of which were approved by W. J. Van Pelt of George R. Read & Company, who had been employed as appraiser for the city, thoroughly analyses the Parsons plan and presents in detail the reasons for which it has been rejected. In the course of the report it is said:

"Under the Collis plan, the cars of the Fourth and Madison avenue line cross the 34th street car lines, at grade, at Park avenue and 34th street. Under the Parsons plan, with the roadway on the easterly side of Park avenue rising to meet the grade of 34th street at Park avenue and 34th street, it would be necessary for passengers on the Fourth and Madison avenue cars transferring to the 34th street line, to walk through a tunnel under the easterly side of the roadway at Park avenue and climb a flight of stairs to reach the sidewalk at 34th street and Park avenue, and should this stairway be erected on the building line of 34th street, there would only be at this point a sidewalk width of 9 feet to provide for both stairway and sidewalk, which to our minds is impracticable.

"A greater advantage than the transfer of passengers at grade, lies in the fact that under the Collis plan it is not necessary for persons to climb a stairway to reach the level of the street. The necessity of climbing the stairway, as now exists, has been a serious complaint to all of the territory extending as far west as Broadway, as well as those traveling to the north and south of 34th street, on Fourth, Fifth and Madison avenues, and which condition would continue to exist under the Parsons plan.

"This is one of the most important reasons why we favor the Collis plan in preference to the Parsons plan. It is obvious that the Parsons plan is an improvement over the present conditions, in that it establishes a roadway along the easterly line of Park avenue. However, the best that can be said of it is that it is a temporizing plan, and in no wise meets the full demand or requirements of the situation.

"We would call your particular attention to the fact that under the Collis plan it is possible to construct a subway

through 34th street, while under the Parsons plan this would seem to be impracticable.

"The only redeeming features of the Parsons plan is that no damage will be sustained by the Vanderbilt Hotel, the Church of the Messiah, and the properties at the northeast corner of 34th street and Park avenue, and both sides of Park avenue extending from the north side of 34th street to the south side of 34th street, but, in our opinion, the enhancement of the value of the land occupied by the 71st Regiment Armory (city property) would increase to such an extent under the Collis plan, as to not only to cover the estimated cost of the physical construction of the proposed change of grade, but also cover all actual damages to adjacent property."

WEST SIDE STATION.

A New One Ordered for the Elevated Road at 99th Street.

The Interborough Rapid Transit Company was this week directed by the Public Service Commission to build a new station on the Ninth Avenue elevated railroad at 99th street and Columbus avenue, and to have the same completed and ready for operation by December 1, 1913. An order to this effect was adopted by the commission on the recommendation of Commissioner John E. Eustis, who held hearings upon the supplication of property owners in the vicinity for the establishment of a new station at this point. At present there is a station at 93d street and the next station north is at 104th street—a distance of 11 blocks.

The issuance of the order followed the obtaining of the consents of property owners who will be affected by the improvement. A previous application for the establishment of a station at this point, made in the early part of the year 1909, was denied by the commission mainly upon the ground that these property owners had refused to give their consent, and that the expense of condemnation proceedings involving a large number of property owners would be greater than was warranted by the reasons advanced at that time for a new station.

Another application was made a few months ago by property owners represented by Martin Bourke, attorney. At the first hearing the failure of the property owners to give their consents in 1909 was referred to, and Mr. Bourke set to work to get the consents. A short time ago he notified the commission that the requisite number of consents had been obtained and had been submitted to the Interborough Rapid Transit Company for examination. After this examination it developed that the consents of all property owners except one had been obtained. Commissioner Eustis, therefore, in his opinion, holds that the former objection to the lack of consents has been overcome, that it will not be unduly expensive to condemn the rights as to the one property owner whose consent is still lacking, that there is a large population between the 93d Street and 104th Street stations who would be benefited by a new station, that apartment houses in the locality have lost tenants by reason of the long distance to either one of the existing stations, that 99th street is about midway between these two stations, that inasmuch as an express service is maintained on the line during the rush hours, and that therefore the establishment of a new station would not interfere with rapid transit and affect only the time schedule of the local trains. He is, therefore, of the opinion that the new station should be built as prayed for.

BUILDING LIMITATION.

All the Members of the Committee Personally Predisposed For It.

The advisory committee appointed to consider the question of limiting the height of buildings hereafter to be erected in New York City has opened permanent headquarters at 115 Broadway. Edward M. Bassett, late of the Public Service Commission is chairman and George B. Ford is secretary. Much to the surprise of Borough President McAneny and all concerned, it was ascertained by a vote in the committee that all the nineteen members are predisposed in favor of limitation.

A few years ago such unanimity would have been unlikely. A very general belief then was that a limitation of the building height would be unconstitutional and in view of this the authorities considered that it would be a waste of time to legislate on the question. A former corporation counsel once advised the Board of Estimate to this effect, but notwithstanding other cities have enacted and enforced such restrictions, and the Fifth Avenue Association has been advised by its own counsel, Bruce M. Falconer, that in view of recent court decisions a new building ordinance limiting height or bulk in New York City would have a good chance of being sustained by the highest court.

The advisory committee in making manifest this personal predisposition to limitation expressed no opinion on any question of law, method or expediency. These are all matters to be investigated, weighed and determined. First will come a preliminary and special report upon Fifth avenue, and then the main body of the report will be devoted to the city, and particularly, Manhattan Borough as a whole, all within the current year.

Nucleus of a New Center.

A new civic center, clearly defined, is growing up around the 207th street subway station, on the Dyckman tract, near where the Harlem is spanned by a bridge. On one side of the river is University Heights and the beginning of an important crosstown thoroughfare, Fordham road, and west of the Dyckman plains are the slopes of Inwood and the remarkable clove that runs through to the Hudson. A great strategical position for real estate men is represented here—one that is certain to be largely availed of in time.

With such a combination of water frontage and rail communication as there is here, it is assured that this will be some day a shipping center as well as a thickly populated residential district. Take a still larger view, one that will include all the Kingsbridge section, the Barge Canal terminal at the foot of Dyckman street, N. R.; the new railroad bridge and the Hudson Memorial bridge at Spuyten Duyvil, the new baseball park, and the converging transit lines and thoroughfares—and you have some very influential elements for the upbuilding of a large city.

Too Many Parades on Fifth Avenue.

The ordinance introduced in the Board of Aldermen by Ralph Folks, to limit parades on Fifth avenue below 59th street, to those that are patriotic or governmental in character and those that occur on legal holidays, is receiving hearty support by many business firms along the avenue. The promiscuous parading along this busy thoroughfare on the busiest days, has caused serious interruption and interference with business and such firms as Theodore A. Kohn & Son, and Bonwit, Teller & Co., have written to the Board of Aldermen urging the passage of the ordinance.

BUILDING MANAGEMENT

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

COST OF ELEVATOR OPERATION.

Reginald Pelham Bolton's Comments.—
Another Correspondent Asks a
Question.

The following correspondence has come to hand since the Record and Guide published its query as to elevator service records in its issue of February 15th. Reginald Pelham Bolton writes as follows:

"In a record of the elevator service in the issue of February 15th, a statement is given of the operating conditions of five passenger elevators, and an inquiry is made as to whether this is an exceptional record or an ordinary service.

"The answer to the question is that these cars are operating in a fairly efficient manner, approximately equal to that obtaining in other buildings in which the elevators are not liberally proportioned as to number.

"If the statement is correct that the local cars have a rated speed of 600 feet per minute, which is the same as the express cars, then the work done by these cars is not efficient and illustrates the fact that there is little or nothing gained by any degree of high speed upon local machines. The service afforded by these local cars is about sixteen miles per diem, and two local cars operating to the 15th floor in the Liberty Tower, the speed of which is 400 feet per minute, give the same daily service in mileage.

"The express machines are giving a mileage of approximately 26 miles per diem, and this also agrees with the mileage developed by the express machines in the building above referred to, operating from 1 to 15 express and 15 to 30 local.

"It is interesting to note that the traffic carried on the elevators, as described, precisely agrees with the proportions of traffic as laid down in my book, 'Elevator Service'; thus, the total passengers reported average 700 per hour each way on five cars. At four stops to ten floors, the service should work out as follows: Two expresses, round trip time 1.47 minutes, passengers each way per car $114 \times 2 = 228$; two local machines at same service, round-trip time 1.43 minutes, passengers each way $157 \times 2 = 314$; one service car at 165 persons, total 707.

"The power cost, as stated, is not instructive, because it does not give the amount of current used per car mile, which would be of much interest."

Cost Varies Greatly.

An exchange makes the following comment:

"The cost of the operation of elevators varies greatly, governed as it is entirely by local conditions, so that any information in a general way would, no doubt, be very misleading, as there are so many variable items by which it can be affected. In the electric, the cost will vary widely according to the service which is required from the elevators. Also, for the worm-gear traction or the drum-type machines the cost will vary with the type of current available; that is—whether it is alternating current, sin-

gle or multi-phase, or direct current. One can appreciate that in a hotel where the loads are very light and where there are possibly only one or two stops made per trip, the service cannot in any way be compared to the conditions which would have to be met in a department store or large office building where the cars are usually loaded to their full capacity, and where stops are made at all floors.

"These conditions are probably the extreme limits of passenger service, and the other types of buildings will come between them. Another condition which will affect the cost of operation is the question of whether the current is generated at the building or whether it is bought from a power company. If the current is generated at the building there are a number of overhead charges which should be included, but which oftentimes are not figured in the cost of power."

Another correspondent writes as follows:

"I was very much interested in your article regarding elevator service. From what I can judge by observing of my equipment it seems that the record is a reasonably good one, but we are left in doubt as to the cost of power, which in a computation would have to be a little more definite than your correspondent gives. If we knew definitely how much power is used per car mile we would be able to judge perhaps a little better as to the record of your correspondent's car. If his power is derived from an isolated plant his cost charges might be figured as being more than between three and five cents, generally thought to be the average cost, depending entirely upon how he figured his overhead charges on the generating equipment.

Information Asked.

"I would also like to ask a question of your readers as to whether there is any ground for figuring between three and five cents for elevator power cost in New York City, the figure coming to me through a representative of an elevator company. Can any of your readers tell me whether depreciation, insurance and other charges are included in figuring the actual cost of operating elevators or whether these items are charged against the general maintenance charges of the building?"

Fireproof Furniture Compulsory?

In the process of evolution which is going on constantly in fireproof building construction, it is a question whether the day is not near at hand when managers of all kinds of buildings will feel justified in demanding that all tenants use none but fireproof furnishings. In fact, in many of the new large office buildings nearly all of the office furnishings are of metal.

That this substitution of steel in place of wood may ultimately become general is ascribed to the progress that has been made in its manufacture into doors, windows, partitions and trim, and the next logical step is to carry this evolution to office furniture. The utilization of steel for these various purposes insures an ab-

solute fireproof structure when used in connection with other fireproof materials. Wooden partitions, doors, and trim permit a fire to extend from room to room, if not quickly extinguished, thus generating a large volume of smoke, which may be just as fatal as fire.

The elimination of this danger by the substitution of steel enables the owner and tenants to obtain a lower rate of insurance. The saving thus affected almost entirely offsets the additional cost for the installation of the steel.

Some cities have enacted ordinances compelling the use of metal doors and trim in all buildings above a certain height, and some insurance authorities believe it will not be long before laws will be introduced compelling the use of metal furniture in certain types of buildings.

Alterations as Income Accelerators.

Now and then one finds an owner far-seeing enough to keep abreast of the changes in a given neighborhood by adjusting his property to meet conditions as they arise. The owner of the Pasadena apartment house at the corner of Broadway and 61st street is one of these. The building is twelve stories high, of skeleton steel construction and was completed about six years ago. Originally it was planned to contain only large suites of nine or ten rooms. This part of Broadway is fast going entirely into business, and apparently it will not be long before apartment houses will be hard to find in the neighborhood. Five years from now there will probably be a much greater demand for a transient hotel or an office building at this point than demand for a residential structure.

Fully realizing this trend several years ago, the owner divided several of his large suites into small ones, containing four or five rooms, and on the Broadway side, the second floor apartment has been altered for business use, and an automobile concern has leased it as offices. The expense of these changes was considerable, but the return has been greater than before and the building is gradually being put in such shape that it can continue to compete with any new building erected in the vicinity, whatever may be its nature.

When it becomes advisable to make a radical change of occupancy it can be accomplished without great loss of time and the expenditure of a large sum of money. In this case it has seemed expedient to the owner to make alterations, even while the building is producing a good revenue, rather than wait for the time when it becomes a necessity by reason of decreased income.

The plan of altering large apartments into small ones is receiving considerable attention on the part of the West Side owners, as they are now realizing that there is a greater demand for this form of housing than ever before. In the past this has not been a favored line of construction, and certain strong objections to houses containing small suites existed. These objections are fast being eliminated, and the best proof that such houses are profitable is furnished by the rents obtained in the few now existing.

USEFUL APPLIANCES

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

Handling Flat Work in Laundries.

The important feature of delivery facilities in buildings occupied either partly or exclusively by laundries was mentioned and enlarged upon in an article which appeared in last week's issue, but no mention was made of the newest and what is rapidly becoming the popular apparatus for handling bundles and packages in large laundries—the Gravity Spiral Conveyor.

The article mentioned the exacting demands for prompt and reliable delivery service in laundries and estimated that one slow-speed freight elevator could hardly serve more than two fair-sized

spiral to take care of the deliveries, although, of course, the three spiral conveyors allow for the most efficient separation and classification of goods.

Inlets are usually provided at each floor, so that baskets of laundry may be deposited on the Conveyor, as they are received from the trucks or hand. Gravity then carries them downward along the spiral blade at a moderate speed until they appear at the outlets below where the delivery men can promptly carry them away to the wagons.

Perhaps no method of delivery can provide the reliable service that a Gravity Spiral Conveyor will furnish. It is always ready to do its work, and it does it well. There can be no jams in the conveyor for its pitch is carefully calculated so that the bundles or baskets will be gently lowered at a moderate speed.

The Gravity Spiral Conveyor is a valuable addition to the building housing several laundry concerns or in a building which is entirely occupied by one concern. It precludes the possibility of expensive delays and is of no expense, beyond the installation cost.

The vertical freight elevator to carry material up, combined with the Gravity Spiral Conveyor for the down delivery, provides an ideal system for the up-to-date laundry. Moreover, when overtime work is necessary, at night, with a Gravity Spiral Conveyor available, the elevator can be stopped and still the work of delivery can go on.

Among some of the prominent laundries equipped with Gravity Spiral Conveyors are the following: The Pilgrim Steam Laundry Co., Brooklyn; Wallack's Superior Laundry, Manhattan; Holland Laundry Co., Philadelphia, Pa. Even three of these elevators occupy relatively little floor space for the tremendous amount of work it accomplishes.

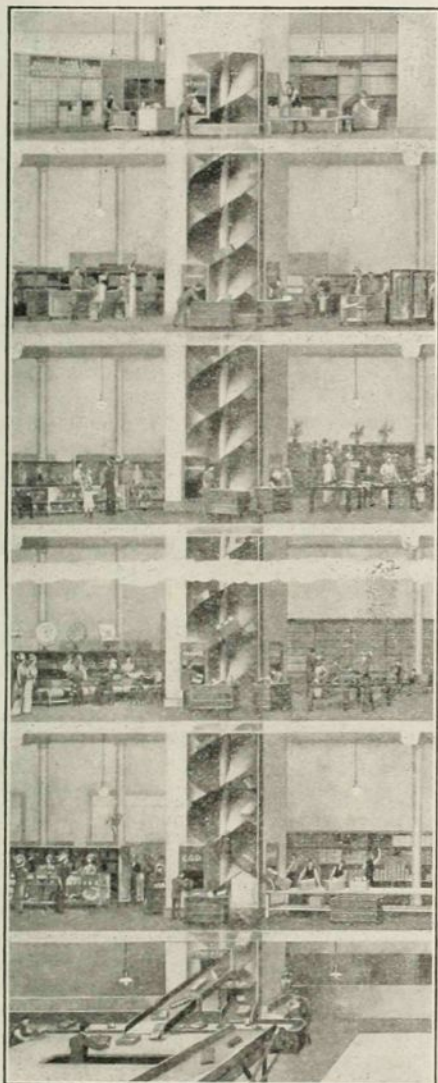
A New Concrete Process.

Patents have just been issued to Daniel McDicken, of 506 Decatur street, Brooklyn, for a new process of moisture and damp-proof concrete wall construction for buildings. Figure 1 is a horizontal section of the frame portion of a building wall made according to his invention and

In practice, sills "a" are provided which are laid in the usual manner, but which are first wrapped in tar felt or other moisture proofing material, as shown at "b." On these sills are placed vertical stanchions "c" which are also wrapped with tar felt "b," and in Fig. 1 two of these stanchions are used to form a corner "c²," and these stanchions are also wrapped with tar felt "b."

Between the stanchions "c" and the corner "c²" is placed a partition consisting of vertically placed boards or panels, as shown in Fig. 2, and the outer side of this partition is also covered with tar felt or other suitable water proofing material.

On the opposite sides of the stanchions "c" and on two inner sides of the corner "c²" and on the inner sides of the partition "d" are secured vertical laths "e" and these laths "e" serve to hold the boards of said partition against inward movement, and in practice, said partition boards are placed in position as the concrete is poured in, or as the wall is built up, and this concrete serves to hold said

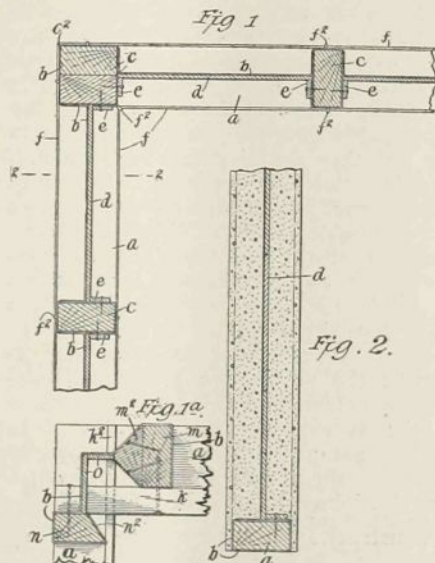


flat laundry plants in a manner satisfactory to the laundries.

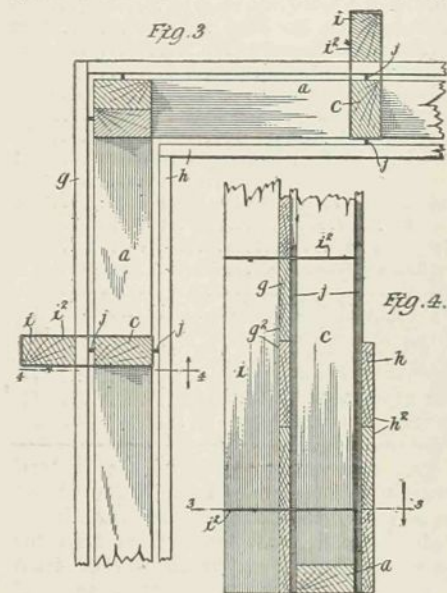
It is true that the successful laundry depends largely upon its ability to get business and to hold it, by supplying the best of service.

The Gravity Spiral Conveyor, manufactured by the Otis Elevator Company of New York is now being installed in many of the most bustling laundries to carry the large bundles and baskets from the upper floors to the lower, where they are taken away in the delivery wagons.

The Gravity Spiral Conveyor utilizes the force due to gravity to convey bundles, packages and baskets, upon fixed spiral blades within a circular shaft. The accompanying cut illustrates one of these conveyors with three spirals, in a department store, but the same system is applicable to the laundry building. Very often it has been found that the requirements demand merely a single or double



before the concrete is applied, and showing one corner and two adjacent walls: Fig. 1a is a view similar to Fig. 1, but showing a modification of the corner construction and with parts omitted. Fig. 2, a vertical section on the line 2-2 of Fig. 1, and showing a completed wall. Fig. 3, a view similar to Fig. 1, with parts omitted and showing the molding boards between which, in practice, the concrete is placed, said figure being also a horizontal section of the line 3-3 of Fig. 4; and Fig. 4, a vertical section on the line 4-4 of Fig. 3.



partition or the boards thereof against outward movement, or said partition or the separate parts thereof may be secured to the laths "e."

Before the concrete is poured in, the wall frame is inclosed by wires "f" which are arranged in staggered relation on the inner and outer sides of said frame, as shown in Fig. 2, and which are also arranged horizontally and are secured to the stanchions and the corners by staples or similar devices "f²." After the inner frame has been completed in this manner, the molds are arranged, as shown in Figs. 3 and 4, so as to inclose said frame. These molds consist of an outer member "g" consisting of separate parts "g²" built up from the bottom of the wall to the top thereof, and an inner member "h" consisting of separate parts "h²" built up from the bottom as the casting or pouring in of the concrete continues, a portion of the concrete being poured in and allowed to set, after which the inner mold member "h" is built higher, and another portion of the concrete poured in and allowed to set, and this operation is continued until the wall is completed.

Before the casting or pouring in of the concrete begins, the outer mold member "g" is inclosed by vertical stanchions "i" which are bound to corresponding wall frame stanchions "c" by means of wires "i²," as clearly shown in Fig. 3, and after the wall has been cast, or the concrete poured in and allowed to set, the wires "i²" are cut and the stanchions "i" removed together with the outer mold member "g," after which the wires "i²" are cut off close up to the adjoining face of the concrete wall, after which the finish of the wall is applied.

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Building Construction and Building Management
in the Metropolitan District

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The publication office of the Record and Guide will be removed today to the twenty-second floor of the Lewisohn Building, 119 West Fortieth street. Our new telephone number is Bryant 4800.

The Bond and Mortgage Guarantee Company, which has been guaranteeing mortgages in Brooklyn and Queens over twenty years, has now outstanding in that territory \$162,500,000 of mortgages.

Nathan C. Grover, of New Jersey, has been appointed chief hydraulic engineer of the water-resources branch of the United States Geological Survey, to succeed Marshall O. Leighton, who resigned early in May to plan and supervise land drainage in Florida.

Decoration Day falling on a Friday, many of our subscribers will no doubt be out of town when this number reaches their offices. For this reason it has been thought advisable to postpone until next week the fourth installment in Mr. Bruere's very important series of articles.

The passing of the Astor House will be regretted by many old Manhattanites; and it must be especially galling to its patrons to reflect that this historic institution should fall before a rapid transit invasion from Brooklyn. What was Brooklyn, anyway, when the Astor House was built.

Historical knowledge is not often put to such practical use as it has been in the advertising of the great Morris Park race track auction sale. It is no secret that the exceptionally interesting copy for this advertising has been written by J. Clarence Davies, who has drawn extensively not only upon his own professional experience but upon his splendid collection of prints, maps and local histories of the Bronx.

For Taxpayers to Consider.

Taxpayers would do well seriously to consider several assertions made by Mr. Henry Bruere, of the Bureau of Municipal Research, in the Record and Guide of last week. He points out that while every recent administration has assumed office pledged more or less to economy and efficiency their pledges to this effect are never decisive in securing the election of a candidate. Neither is the absence of any such pledge decisive in securing the rejection of a candidate. Economy and efficiency figure in every campaign, but as a minor rather than a major issue. To a certain extent this is inevitable.

New York is a city in which only a small proportion of its residents actually feel the burden of taxation, and such being the case it is difficult, if not impossible, to interest the mass of the voters in questions connected with local finance. But this is precisely the reason why the taxpayers who are so vitally interested in the economical expenditure of the immense sums of money which they contribute to the municipal treasury should be very much interested and should be organized for the purpose of making that interest effective.

It is their fault in case a policy of administrative economy and efficiency has not constituted a decisive factor in the election or rejection of candidates for municipal office. Their influence, if consistently and patiently exerted on one side, might well have been sufficient to turn the scale. The trouble has been that the taxpayers themselves have been much less interested in obtaining an economical and efficient administration than they have been in securing the appropriation of money, which would benefit their local interests. The situation was comparable to that of the difference of attitude between the producer and consumer on the tariff. Nobody makes his living by being a consumer. The producers were, consequently, very much better organized and very much more energetic than the consumers; and it was not until they overreached themselves and increased the cost of protection beyond all reason that the consumers were aroused to make an end of the worst abuses of the system. In the same way property owners, who wanted the city to spend money, have been extremely urgent in their demands and have been much more interested in obtaining appropriations for local improvements than they have been in looking out that the city received five dollars in value for every five dollars of expenditure. The present condition is the inevitable result of this attitude on the part of the great majority of taxpayers. They are themselves largely responsible for their own woes, for the fact that the burden of taxation has become heavy enough to cause stagnation in the real estate market, depression in values, and a loss of population to the surrounding community.

They are now offered an opportunity to clear their record in this respect. An election will be held next fall, the results of which will determine the financial and administrative policy of the city during the next four years. There is prospect that as usual questions connected with economical expenditure of the city's money and the efficient conduct of the city's business will be obscured by the more spectacular question of the reorganization of the Police Department. Such will certainly be the case, unless the taxpayers are aroused and make their latent influence effective. Candidates must be compelled to recognize the seriousness of the prevailing crisis, not merely from the taxpayers' point of view, but from that of the

future prosperity of the city. Property owners should, consequently, sink their differences, subordinate their demands for improvements to the necessities of a policy of general retrenchment, and make a careful study of the details of the city's financial condition. The Record and Guide is offering to them an excellent opportunity of understanding the city's condition in detail by printing these articles by Mr. Bruere. The new taxpayers' association is offering to them the best opportunity which they have ever had of effective organization and of making their interests and influence as property owners more effective. It is up to them to take advantage of these opportunities.

Subordinating General to Local Ends.

A good illustration of the tendency of property owners to subordinate general to local interests is afforded by the existing movement in favor of more rapid transit for Queens. After a long period of agitation, arrangements have been made for a new dual rapid transit system which has been framed particularly for the purpose of distributing population among the outer boroughs and which will impose heavy burdens upon the taxpayer for the operation of lines, which will not be immediately profitable. But property owners in Queens are not satisfied and claim that the apportionment has been unfairly made. They point to the fact that the cost of the new lines to be built in Queens is only \$13,000,000, against \$33,000,000 for the Bronx, and this in spite of the fact that Queens has a population of 334,000, against a Bronx population of 531,000. On the surface this looks like discrimination in favor of the Bronx; but when one looks below the surface the discrimination disappears. In the first place, when we compare not the cost of the new Queens lines but their mileage with the new Bronx mileage there is much less evidence of discrimination. The new Queens mileage is 57 per cent. of that of the Bronx, whereas the population of Queens is 63 per cent. of that of the Bronx. The rapid transit lines for Queens are elevated roads and do not cost as much per mile as the necessarily larger proportion of subways of the more thickly settled borough; and this fact indicates the real reason for any apparent discrimination against Queens.

In Queens a population of 334,000 is scattered over an area of 81,700 acres. Each acre contains consequently, on the average, about four inhabitants. In the Bronx, on the other hand, a population of 531,000 is concentrated on 26,500 acres. Each acre contains about 21 inhabitants. The density of population is five times as great in The Bronx as it is in Queens. Any considerable increase of rapid transit mileage in Queens, even of the cheapest construction, would pay very poorly and would for many years have to be supported by the general taxpayer. But the burden of the general taxpayer is quite heavy enough as it is. No more unprofitable extensions should be built to the rapid transit system until the system is in operation and the size of the deficit can be definitely calculated. The city cannot afford to appropriate either its credit for construction or its income for losses on operation. If local areas want rapid transit extensions, they will have to consent to the assessment of the cost of these lines on the property benefited.

—A modern way of creating soft political snaps is to start a reform movement of some kind and introduce a bill in the Legislature to appoint a new inspection bureau to harry real estate.

THE WEEK IN REAL ESTATE.

The condition of the real estate market remained unchanged during the week. There was the usual quota of Washington Heights transactions, which have been the sustaining element for many weeks and as a result of which the recently finished high-class apartment houses there are gradually passing into the ownership of investors. A number of vacant plots in Manhattan, Bronx and Brooklyn changed hands, to be utilized as sites for more apartment construction, the most notable being a large Riverside Drive plot.

A touch of sentiment was added to the news through the purchase of an old dwelling in Greenwich Village by two old residents, who had returned for an "Old Home Week" visit. Another interesting feature was the passing of an old landmark on Jerome avenue and Macombs road. Johnson's Road House, for many years the training ground for pugilists and the headquarters of prominent turfmen, has been sold and will probably be torn down by the new owners. Columbus Circle contributed an important lease which showed a big increase in rental values of that section.

PROFIT IN REAL ESTATE.

A Funeral Indefinitely Postponed—Because There Is No Corpse.

Editor of the RECORD AND GUIDE:

We hear every fifteen minutes from some speculators that "you can't sell real estate at all," that the taxes are so enormous and that the taxation of land values is coming. Isn't it about time that the real estate interests quit mourning and ally themselves to boost and not to knock? If real estate is quiet, remember that Wall Street has fainted. This is the fourth depression I have been through, and in my modest way I still buy what land seems to me cheap.

It is wise to face discouraging facts fearlessly, but to face them intelligently, too. What are they?

1. Valuations for taxation are near the price a willing seller would get from a willing buyer.

2. The tax rate has gone up in ten years from about one and one-half per cent. to about one and three-quarters.

3. Private houses are a drug on the market.

4. Sales of well-rented apartments and of some office buildings are very slow.

5. Business has made a big shift and left some downtown property vacant. Wall Street is uneasy and general business doubtful, but those factors affect real estate less than they do any other investment.

I have before me the tax bills of two improved pieces of property. Both are fair investment properties with a somewhat remote future. One is in upper Fulton street, Brooklyn; the bill for 1900 is \$1,262 on a valuation of \$53,000. It now pays \$1,203 on a valuation of \$65,000. We wouldn't sell it for that. The other is in West 125th street, New York; the bill for each house in 1907 is \$312 on a valuation of \$21,000. (We would not sell for that either.) That is not a very vital advance in the cost of owning; not near as great as the advance in cost of living that the tenants pay. The valuation of these properties has increased, but the rate has gone down. Anyhow, all of the increase in taxes is much less than the increase of the rents.

Notwithstanding tenement house orders, etc., both properties have paid a good profit over interest these dozen years. When the inevitable rise comes, these properties can be sold at a profit.

I think most owners can match these instances, which are fair samples of my

own personal experience. I have plenty more here for inspection.

So much for the first two lines of the epitaph.

It is true that private houses are a drug on the market. Observant men have been prophesying for a dozen years, ever since the exodus to the suburbs and to the country began that they would be a drug. But we must not forget that the supply of such houses has stopped. There will be some losses, which are part of the fortunes of business war; landowners, as well as business men, should expect to lose sometimes; but many of these houses can be turned into stores, apartments, etc. Also in the end, the intensive building up of the surrounding country will make more business for New York City and increase the land values of business sites at least.

That sales of well-rented buildings are slow is probably due to the fact that the increase of cost of living and increased expenditures has left little spare capital to business men.

But this will adjust itself with increased production due to greater efficiency of business and of cultivation, and with the breaking down of monopolies.

There is some uneasiness as to the proposal to exempt buildings in part from taxation and to the increasing tendency toward the heavier taxation of land values. Those, however, who have noted the effect of these plans when put in operation as in Vancouver and other Canadian localities, know that the land values have vastly increased and also improvements have been greatly stimulated as the building records will show. This is on the familiar principle that every improvement in the condition of the earth, whether agricultural, mechanical, educational, political, ethical, or even religious, must go eventually and mainly to the profit of the owners of the earth.

It is the amount of such expenditures as do not benefit real estate values that the real estate associations should watch. Those that benefit land values should be increased in the interest of real estate owners.

An undue stimulation of building is not to be feared, since building makes business and, on the whole, few buildings will be erected after they cease to bring a fair return in rentals. The demand for space, and not a change in taxation, creates the supply of buildings.

We may conclude that with the recurrent revival of business which always comes, there will be renewed activity in real estate.

Meanwhile those operating in upper Fifth avenue, in Fourth and Lexington avenues, in upper Broadway, in Lincoln Square, and at other live centres will continue to make sales and profits, taking in some suburbs on the side.

The funeral of real estate is indefinitely postponed; because there is no corpse.

We have heard a lot from speculators already; now the views on the whole subject of the people who own real estate in connection with their business, like the great land owning department stores, would be "mighty interesting," as Horace Greeley used to say.

BOLTON HALL.

A Subway Needed in Central Park West.

Editor of the RECORD AND GUIDE:

As you are aware there is a movement on foot by the Central Park West Taxpayers to advocate the construction of a subway along Central Park West, connecting with the present subway at Columbus Circle and at 104th street.

It occurred to me, that if the building of the subway and the widening of Central Park West come to pass, and we all hope it will, that the subway may be

large enough to take care of the present electric surface cars, thus making Central Park West what it rightfully should be, a beautiful boulevard, equal to Fifth avenue, and eliminating the danger of the loss of life and limb by reason of the dangers that now exist. It is one of our most beautiful streets, but it is practically destroyed and not safe as it is to-day.

If the subway is to be built, and presuming there would be a station at 96th street, then an underground shuttle should connect with the present station at 96th street and Broadway; and, furthermore, to relieve the dangerous condition which exists at the 86th street transfer road, the shuttle could be continued from 96th street and Central Park under Central Park to 96th street and Fifth avenue or Madison avenue. This would not alone give a great relief to the crush that exists in 86th street, but it would serve as a means of transit for the East Side, as it will be years before the Lexington avenue line will be finished, and the residents of the East Side of the city would practically have the advantage of the use of the present subways as well as the new Central Park West subway, which would be not alone a great convenience, but the fulfillment of an actual necessity.

HENRY M. TOCH.

The U. S. Realty's Big Year.

The annual report of the U. S. Realty & Improvement Company, issued this week, shows gross earnings of \$3,559,000, net profits of \$1,481,000, and a surplus for the year after paying dividends of \$673,000. The present total surplus is \$1,868,000 and the reserves aggregate \$833,000.

The company's assets total \$33,000,000, of which \$19,000,000 consists of real estate, over \$7,000,000 of stocks and bonds, \$2,490,000 of mortgage loans, \$2,450,000 in cash receivable. The liabilities are \$14,416,000, leaving a balance of \$18,864,000. This balance, less the reserves of \$833,000, represent the value of the \$16,000,000 of capital stock outstanding.

Wilson S. Kinnear, the new president, says the company's real estate is carried on its books at the original cost. Conforming to custom of previous years, the entire expense of carrying the unproductive real estate has been charged out of income, and to show the amount which the respective properties have actually cost the company, this expense has been added to the book value of the properties and a like amount has been set aside as a reserve.

During the year the mortgages on the company's real estate were decreased by payments of \$1,220,000. The aggregate of the mortgages on all of the real estate owned by the company is now less than 46 per cent. of the book value.

The company has recently purchased the property at No. 323 Sixth avenue, heretofore held under lease. The acquisition of this lot now gives the company fee to the entire plot occupied by the O'Neill store, together with several lots adjacent thereto.

All of the company's modern buildings are so located as to afford the maximum advantages of accessibility, light and air. They are all of high-class fireproof construction, and are maintained in the highest possible condition.

The amount received from net rents during the year was \$1,591,383.07, an increase over the previous year of \$147,951.43. The revenue from this source during the ensuing year should at least equal that of the year just ended.

The following is a summary of the

George A. Fuller Company's business during the year:

Unfinished business on the books at the beginning of the year.....\$18,919,201.79
New business taken on during the year..... 21,262,293.78

Total\$40,181,495.57
Work executed during the year 20,164,923.45

Unfinished business on the company's books at this date\$20,016,572.12

The company is now constructing buildings in the following cities: Atlanta, Boston, Buffalo, Chattanooga, Chicago, Detroit, Hot Springs, Kansas City, Knoxville, Lexington, Milwaukee, Minneapolis, Mobile, New York, Philadelphia, Somerville, Spartanburg, Washington, White Sulphur Springs, Montreal, Toronto and Winnipeg.

In addition to the business of the George A. Fuller Company, the company during the year has taken quite a substantial interest in two large railroad construction contracts, and work on both is now well under way. The amount of work involved in these two contracts will aggregate about \$5,744,125.

New Registration Law for Plumbers.

The Governor has signed the Deitz bills, resulting from the plumbing investigation in New York City. They require all master plumbers in New York to register their names and addresses in the office of the Bureau of Buildings in the borough in which they perform their work. They are then entitled to certificates of registration if they hold licenses from the examining board of plumbers. The certificate may be revoked by the Building Bureau for violation of any of its rules and regulations. The examining board is created by one of the bills, and is to be composed of two master plumbers, one journeyman and two city officials.

A New Station Requested.

A delegation representing the Vyse Estate Property Owners' Association called upon Public Service Commissioner John E. Eustis and made a formal request that the commission order the building of a new station at 172d street on the Lenox avenue branch of the subway. The delegation consisted of J. J. Haggerty, Henry Herbert and Harry Robitzek. Commissioner Eustis told them he would take the matter up and present it for the consideration of the commission upon the filing by the association of evidence to show that a new station at that point is needed. There are at present stations at 174th street and at Freeman street, and 172d street is about midway between the two.

Furnished Conduit for the Architects' Building.

The name of the National Metal Molding Co., 253 Broadway, was unintentionally omitted from the list of manufacturers who furnished material for the Architects' Building which was described in our issue of May 3. The National Metal Molding Co. furnished all the Sherar duct conduit throughout this building.

New Taxpayers' Booklet.

The Woodlawn Heights Taxpayers' Association has published a booklet called the 'Taxpayers' Manual and Directory,' which is intended to be of value to property owners throughout the city, particularly in The Bronx. It contains

REAL ESTATE STATISTICS OF THE WEEK

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

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

MANHATTAN.

Conveyances.

	1913	1912
	May 23 to 28	May 24 to 29
Total No.....	198	169
Assessed value.....	\$14,826,800	\$15,690,500
No. with consideration...	30	25
Consideration.....	\$1,523,850	\$2,395,100
Assessed value.....	\$1,915,000	\$2,598,000
	Jan. 1 to May 28	Jan. 1 to May 29
Total No.....	3,580	4,091
Assessed value.....	\$217,712,302	\$324,551,595
No. with consideration...	517	405
Consideration.....	\$23,107,520	\$23,632,357
Assessed value.....	\$22,706,062	\$30,098,050

Mortgages.

	May 23 to 28	May 24 to 29
Total No.	86	146
Amount.	\$1,926,136	\$5,492,323
To Banks & Ins. Cos.	21	31
Amount.	\$574,500	\$2,637,500
No. at 6%	33	57
Amount.	\$797,609	\$1,414,330
No. at 5½%	2	5
Amount.	\$15,000	\$553,000
No. at 5%	21	37
Amount.	\$726,317	\$1,238,700
No. at 4½%	8	14
Amount.	\$167,000	\$350,500
No. at 4%	1	1
Amount.		\$1,300,000
Unusual rates.		
Amount.		
Interest not given.	22	32
Amount.	\$220,210	\$635,793

Mortgage Extensions.

	May 23 to 28	May 24 to 29
Total No.....	21	40
Amount.....	\$939,400	\$1,264,600
To Banks & Ins. Cos....	5	8
Amount.....	\$603,000	\$194,800

Jan. 1 to May 28

	Jan. 1 to May 28	Jan. 1 to May 29
Total No.....	849	1,078
Amount.....	\$35,676,218	\$31,183,810
To Banks & Ins. Cos....	286	319
Amount.....	\$21,313,200	\$21,168,000

Building Permits.

	May 24 to 29	May 25 to 31
New buildings.....	25	20
Cost.....	\$557,600	\$1,168,875
Alterations.....	\$341,221	\$182,930
	Jan. 1 to May 29	Jan. 1 to May 31
New buildings.....	310	377
Cost.....	\$27,015,360	\$53,369,450
Alterations.....	\$5,090,357	\$5,452,748

BRONX.

Conveyances.

	May 23 to 28	May 24 to 29
Total No.....	80	125
No. with consideration..	8	21
Consideration.....	\$66,350	\$266,138
Jan. 1 to May 28	Jan. 1 to May 29	
Total No.....	2,697	3,043
No. with consideration..	312	282
Consideration.....	\$2,974,556	\$3,804,912

in concise but complete form, a summary of the law as to taxes, water charges and assessments, together with a taxpayers' calendar, showing when the various taxes are due and payable.

—The Jamaica Local Board has recommended sewer and sidewalk improvements in the Third and Fourth Wards to cost more than \$300,000.

—The reaction that has set in from the high activity of the last five years in loft construction, in the midtown section between 23d and 34th streets, is overdue. The unprecedented record of 1912 for mercantile work must have been the culmination of the building movement. Both the financial market and the state of public feeling in regard to unregulated construction are favorable to a recession in this line of work. The next center of activity is expected to be not far from the New York Public Library. In the meantime there will be no doubt a revival in apartment house construction.

Mortgages.

	May 23 to 28	May 24 to 29
Total No.....	73	106
Amount.....	\$913,645	\$845,422
To Banks & Ins. Cos....	7	10
Amount.....	\$107,600	\$166,500
No. at 6%.....	41	46
Amount.....	\$511,495	\$466,467
No. at 5½%.....	4	10
Amount.....	\$67,000	\$56,700
No. at 5%.....	11	14
Amount.....	\$161,450	\$174,220
Unusual rates.....	2	2
Amount.....	\$67,500	\$12,700
Interest not given.....	15	34
Amount.....	\$106,200	\$135,335

Mortgage Extensions.

	May 23 to 28	May 24 to 29
Total No.....	7	5
Amount.....	\$116,800	\$35,500
To Banks & Ins. Cos.....	.....	.....
Amount.....	.....	.....
	Jan. 1 to May 28	Jan. 1 to May 29
Total No.....	259	310
Amount.....	\$5,149,735	\$5,569,056
To Banks & Ins. Cos.....	60	60
Amount.....	\$1,572,250	\$1,743,000

Building Permits.

	May 23 to 28	May 25 to 31
New buildings.....	16	25
Cost.....	\$1,086,450	\$721,700
Alterations.....	\$27,100	\$8,725
Jan. 1 to May 28	Jan. 1 to May 31	
New buildings.....	466	602
Cost.....	\$12,764,041	\$15,466,920
Alterations.....	\$428,220	\$579,505

BROOKLYN.

Conveyances.

	1913 May 22 to 27	1912 May 23 to 28
Total No.....	366	383
No. with consideration..	44	29
Consideration.....	\$361,468	\$297,942
Jan. 1 to	May 27	Jan. 1 to May 28
Total No.....	10,148	10,296
No. with consideration..	828	642
Consideration.....	\$5,392,006	\$6,030,207

Mortgages.

	May 22 to 27	May 23 to 28
Total No.....	220	337
Amount.....	\$1,018,865	\$1,341,397
To Banks & Ins. Cos....	54	112
Amount.....	\$400,650	\$698,550
No. at 6%.....	99	176
Amount.....	\$363,865	\$595,002
No. at 5½%.....	48	39
Amount.....	\$220,155	\$140,010
No. at 5%.....	59	96
Amount.....	\$408,574	\$469,860
Unusual rates.....	.....	2
Amount.....	.....	\$67,500
Interest not given.....	14	24
Amount.....	\$26,271	\$69,025

Building Permits.

	May 23 to 28	May 23 to 28
New buildings.....	46	120
Cost.....	\$727,565	\$761,000
Alterations.....	\$43,693	\$100,695
Jan. 1 to May 28	Jan. 1 to May 28	
New buildings.....	1,615	2,675
Cost.....	\$13,739,934	\$19,409,193
Alterations.....	\$2,122,705	\$1,926,964

QUEENS.

Building Permits.

	May 23 to 28	May 24 to 29
New buildings.....	66	102
Cost.....	\$241,740	\$325,685
Alterations.....	\$14,847	\$11,260
Jan. 1 to May 28	Jan. 1 to May 29	
New buildings.....	2,034	2,030
Cost.....	\$6,785,848	\$7,298,584
Alterations.....	\$517,013	\$396,480

RICHMOND.

Building Permits.

	May 23 to 28	May 24 to 29
New buildings.....	15	8
Cost.....	\$11 615	\$163,150
Alterations.....	\$5,400	\$450
Jan. 1 to May 28	Jan. 1 to May 29	
New buildings.....	435	405
Cost.....	\$781 246	\$1,631,368
Alterations.....	\$105,398	\$145,954

BUILDING MATERIALS AND SUPPLIES

HOW REPRESENTATIVE MEN IN THE LOCAL MARKET VIEW THE TARIFF AND OTHER BUSINESS DISTURBING CONDITIONS.

Building Material Exchange Inaugurates
Its New Era by Reception to 300 Guests.

A WEEK of inactivity and gloom in the general building material market had at least one bright spot, wherein optimism strangled pessimism and commercial rivalry gave way to unrestrained friendliness under the potent influences of a feast of viands and good fellowship provided by the Building Material Exchange in its new quarters on the tenth floor of the Woolworth building.

The reception, coming as it did, at a time when building material interests throughout the entire Metropolitan district are somewhat at a loss to understand just why the West and South should be having a building boom while the East is in the doldrums of depression, gave a much needed opportunity for interchanging ideas on the tariff in particular and other disturbing elements in general and the three hundred guests, assembling as they did from all parts of the district, left with two distinct feelings; first, that the Building Material Exchange was going to exercise a still greater influence on the market from now on and, secondly, that the building material interests of the east demand nothing more of the Administration at this time than to act promptly on the tariff measure so that a prompt adjustment of business conditions can proceed before it is too late to amend any harmful effects that may already have been felt arising from the uncertainty regarding the ultimate outcome of the measure now before the Senate.

The first part of the week was dull as far as buying was concerned because of the inclemency of the weather. The latter part was affected by reason of the holiday and in consequence it was characterized as one of the lightest weeks, as far as sales were concerned, so far this year. Prices are holding firm in all lines, however, and hand to mouth buying continues to be the rule rather than the exception.

Some of the leading men in various departments of the market have given brief surveys of the business outlook. These contributions form the second part of a series of articles that will be published in this department by representative material and supply men.

THE OUTLOOK IN BRICK.

Shortage of Labor Greater Menace Than The Tariff to New York Producers.

By JOHN B. ROSE.

"I do not believe that the tariff talk has any direct influence on our business. Of course we all know that anything which causes retrenchment in the financial world will naturally reach through all the avenues of investment and indirectly affect our business as well as that of every other producer. We believe that the apparent falling off in the plans filed is caused by a feeling of uncertainty as to just what we may expect.

"Far-sighted business men are confident in the future of the great business enterprises of this country. We may have a temporary depression, but there will be a reaction and we will have a corresponding increase in business as soon as the minds of financiers have become more settled and confidence is restored. So far as the industry which I am particularly interested in is concerned, there appears to be no reason to expect any lower prices of our product.

"Manufacturers of brick who ship their product to this market for sale are dependent very largely upon foreigners for their labor: Hungarians, Roumanians, Italians, and lately a few Spaniards; together with negroes who are annually brought up from the south, make up our corps, there appears to be a fair proportion of the latter, but so far as the others are

concerned, with the possible exception of Italians, there is a very great scarcity; in fact, in my own case thirty families answering to the patriotic call of help from their native land, crossed to the other side and none have returned.

"We are also aware of the inability of many men in Austria, Bulgaria and Roumania to leave their country because of the law, which compels men over sixteen years of age to remain for military service. This has created such a condition that the average brick manufacturer to-day is running less than one-half of his plant. There is no doubt, however, of our ability to supply the present needs, and we are experimenting now with five different labor-saving devices which will place us in a position in the future, we hope, to proportionately at least make up for this increasing lack of men on the brick yards.

"When men, because of the nature of the business, are compelled to work at four or five in the morning, in order that the brick may have an opportunity of being exposed to the heat of the sun for a maximum length of time, can find labor in other industries, you can appreciate that ours will not be popular.

"I do not believe that under our present system you will ever see a return to the extreme prices which obtained a few years ago, but on the other hand we can see absolutely no reason for expecting lower prices on our commodity in the near future. There may be a slight advance, but not great enough to effect the consumer.

"Two weeks ago there was an available market of 79 cargoes of brick. To-day there are 19 cargoes, with sales for the past three days amounting to 39 cargoes. A year ago there were 12 cargoes in market and one cargo in market on the 16th of May, and there was not an accumulation of brick thereafter until the 6th day of August.

"The scarcity of labor on the brick yards this year confirm me in the belief that history will repeat itself and that those conditions which we found last year will obtain during the present season."

NO CAUSE FOR PESSIMISM.

Lower Prices Not Generally Expected to Follow Tariff Cuts.

By JOHN P. KANE.

"While the volume of business taken by this company since the first of the year does not compare favorably with that taken during the corresponding period of 1912, at the same time we feel that there is a fair amount of work in the Metropolitan District, and the many projects contemplated are not being closed out, due to the fact that the contractors believe the prices of commodities will be lower than the present market prices. In this we do not concur, in that there seems to be more than a fair volume of business in the outlying districts in the south and west, and further, we find that the manufacturers of building materials are short of labor, and consequently will be unable to run their plants to their full capacity.

"In summing up, would say that, while there seems to be a feeling of uncertainty in the building trade, we are a bull on the future, and we feel that by the fall of the year an optimistic feeling will prevail."

TOO MUCH ORATORY.

This a More Serious Menace Than Proposed Changes in Tariff.

By FRANCIS N. HOWLAND.

"We feel that the utterances of our present officials from the President down is doing much harm to business interests, so that we are going slowly in our purchases for the future, and only buying for present needs, and should judge that other dealers in our line were doing the same.

"It is quite difficult at this time to make any statement as to the future of the building material business under present conditions resulting from change in the administration, and business people not being assured as to what will result from the change in the tariff. There has been a slight increase in the prices since March 1st of most of the articles we deal in."

LIME MARKET CONTINUES FIRM. Business Ready to Discount Effective Tariff in Lime Market.

By C. J. CURTIN.

"The general market conditions in and around Greater New York have a tendency toward curtailment of building operations in every way. In the first place, you will note the large decrease in the building permits in the last six weeks.

"While we are very busy at the present time, I think this busy season will continue with us, and I am confident that conditions will be very much easier by July first.

"Prices have not decreased, but, on the contrary, have increased, due largely to the increased cost of labor. The general increased cost for labor from April 1 in the country manufacturing plants and May 1 in the city

here is about 10 per cent. The price of material has not been advanced in the same ratio.

"The tariff situation may have considerable effect upon the financial and business interests of the country and there does not seem to be any possibility of correcting this, as in my opinion the tariff bill is going through as mapped out by the President and tariff committee, but we business men want quick action, so that we can adjust our business to the new conditions. We want progress; not politics. The general building business throughout the country, and especially in Greater New York, may be affected by the change, but the quicker the suspense is removed the quicker we can take counteractive measures to prevent any possible depression."

POTTERIES NOT ALARMED.

Trenton Potteries Co. Does Not Fear Any Extensive Retrenchment.

By A. K. AITKIN, Advertising Manager.

"Naturally a company doing the extensive business this one does would feel any effect of depression almost immediately, inasmuch as our goods are called for as building material. While the buying has been in smaller quantities, due, we suppose, to a little uncertainty as to the outlook, it does not seem to have diminished to any extent. We look for a good season, and do not see any reason to fear extensive retrenchment."

CLAY PRODUCTS IN GOOD DEMAND.

Didier-March Co. Busier Than During Last Fall.

By GEO. A. BALZ, Manager.

"Thus far we cannot say that we have felt any effect from the contemplated tariff legislation. On the contrary, we are quite busy, and, in fact, considerably more so than we have been since last fall.

"We have noticed no marked change in the price of building materials other than those which might be expected as a result of the periodical fluctuation of the market."

PAINTING INTERESTS CONFIDENT.

Business Acumen Instead of Unworkable Theories the Greatest Present-Day Need.

By WILLIAM H. OLIVER.

"While I feel it is but natural that business generally should be timid in the face of tariff revision, I also feel that some of the depression in the building industry is the result of over-building.

"The summer and fall hold out some promise of activity, but this, in my opinion, cannot be made something real until academic reasoning and unworkable theories are brushed aside to make room for ordinary business acumen."

CHARLES A. BLOOMFIELD, president of the New Jersey Clay Products Co., at Metuchen, said that his company has all the business it possibly can attend to for some months ahead, and it does not look for any change for the worse this year, regardless of tariff legislation. Prices, he said, have practically been the same for the last eight months, and they are better than they were a year ago.

MATERIAL EXCHANGE RECEPTION.

300 Guests Entertained in the New Quar- ters in the Woolworth Building.

THE new era in the affairs of the Building Material Exchange of the City of New York was formally inaugurated at a reception given in the new Exchange rooms on the tenth floor of the Woolworth building on Wednesday afternoon from one to three. More than 300 prominent building material men of the Metropolitan district gathered as guests of the officers of the organization and partook of a buffet luncheon, provided by the Woolworth building's caterer.

The chairman of the arrangement committee was Orin F. Perry, assisted by Ernest Braun, D. J. Morrison and A. V. C. Genung, Jr., the new president. Each guest was received by a member of the committee and after being escorted through the new and very commodious rooms of the Exchange they were taken into a suite where luncheon was served and where everybody had an opportunity of meeting other men in their line on a social plane. It was a representative gathering of progressive building material men from all parts of the district from as far north as White Plains, west as New Brunswick, south as Coney Island, and east as Flushing. The chief topic of conversation during the reception was the condition of business and the general sentiment seemed to be the necessity of quickly dispensing with tariff uncertainties by prompt enactment of the new law so that business interests could get down to an understandable basis and offset at the earliest possible moment the feeling of procrastination that seems to be prevalent in the local building construction market.

It seemed also to be the consensus of opinion that a greater amount of good can be accomplished for the building material market at all times by a spirit of co-operation such as the Building Material Exchange gives daily opportunity for and this fact was proved by the acceptance of more than twelve new membership applications during the two hours that the reception was in progress.

Among the prominent personages present were General George Moore Smith, of the firm of Candee, Smith & Howland, and A. Wilfred Tuthill, former president, who was the "daddy" of the reception idea. Leading men from most of the big Portland and natural cement, lime, brick and other departments of the building material market were in attendance and it was in every respect an auspicious beginning of the larger scope of the Exchange, which has been in existence for 32 years and now has a balance of more than twelve thousand dollars in the treasury.

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THE WEEK'S REAL ESTATE NEWS

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

The West Side North of 42d St., Contributed Most of the Week's Business

Several big deals on the Upper West Side were features of the trading of "holiday week," viz., a Wadsworth avenue apartment house in trade for flats further downtown and the purchase of a large Riverside Drive plot as a site for an apartment house. Two dwellings in the same block on West 89th street were bought for occupancy.

The total number of sales in Manhattan this week was 19.

The number of sales south of 59th street was 5, against 7 last week and 24 a year ago.

The sales north of 59th street aggregated 14 compared with 19 last week and 13 a year ago.

From The Bronx 4 sales at private contract were reported, against 16 last week and 7 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$757,550, compared with \$1,483,580 last week, making a total since January 1 of \$24,590,521. The figure for the corresponding week last year was \$2,477,710, making the total since January 1, 1912, \$24,021,315.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BANK ST, 29, 2-sty dwelling, on lot 25x100, between 4th st and Greenwich av, sold for Walter Hart to a client of the Duross Co., who were the brokers in the sale. The sellers have occupied the house for over 40 years.

BROOME ST, 16, 6-sty tenement, on plot 50x75, sold for the Estate of Charles Wendt to the D. H. Jackson Co., by G. F. Giffing.

34TH ST, 114-120 West, known as the Herald Square Hotel, on plot 105x98.9, sold by Charles F. Wilsey, who built it, to Dudley Olcott, 2d, through Joseph P. Day, for a price said to be well over the assessed valuation of the property, which is \$950,000. Mr. Olcott bought the house for investment and gives back to Mr. Wilsey a ten years' lease on the property. The structure is separated from Broadway by the Savoy Theatre and Saks store. The greater part of the house is a 12-sty building, but the section at 114, added later, is an 8-sty building on a 25-foot lot, but connected with the larger structure. Mr. Olcott gave in part payment the estate of 500 acres known as Round Top, at Bernardsville, N. J., which was owned by his father, the late Frederick P. Olcott. Mr. Wilsey has no definite plans regarding his acreage.

53D ST, 331-33 West, two 4-sty flats, on plot 34.11x47, between 8th and 9th avs, sold by the Brown-Weiss Realities to the Plainfield Plumbing Supply Co., which gave in exchange 1344-50 West Front st, Plainfield, N. J., a 3-sty apartment, on plot 61x150.

LEXINGTON AV, 687-689, two 5-sty flat houses, on plot 49.6x100, sold for A. L. Everett to Adelberg & Berman, by Andrew F. Gilsey. The buyers hold title to a plot 37.6x100 on the south side of 57th st, 100 ft east of Lexington av. This parcel abuts the Lexington av property and gives them a plot of about 8,750 square feet. Exactly what kind of an improvement will be made on the site has not yet been decided upon.

Manhattan—North of 59th Street.

59TH ST, 335-341 West, 4 tenement houses on plot 100x100.5, sold for Matilda Minck by Phillip A. Payton, Jr. The buyer is said to have paid about \$1,750 a front foot.

64TH ST, 317 West, 5-sty tenement, located 150 ft west of West End av, sold by J. M. Finnerty to the New York Central Railroad. The adjoining property at 319-321, a 3-sty factory, located alongside the tracks of the railroad, was purchased about a year ago.

89TH ST, 57 West, 4-sty private dwelling, on lot 19.6x100.8, sold by Frances Baumann to Alfred L. Simon by Slawson & Hobbs.

89TH ST, 53 West, 4-sty private dwelling, on lot 21x100.88, sold by Rachel A. Friend and others to Leo L. Simon, for occupancy, by the M. Morgenthau, Jr., Co.

89TH ST, s s, 100 ft east of 5th av, lot 23x100.8, resold for Dr. Charles V. Paterno by L. J. Phillips & Co. The lot is in the rear of Benjamin N. Duke's house, and forming an L with the 5th av lot adjoining sold through Henry D. Winans & May last week.

113TH ST, 14 East, 5-sty single flat, on lot 18.9x100.11, sold for Mrs. Mary C. Maguire to an investor, by Thomas J. O'Reilly.

115TH ST, 605-607 West, 6-sty apartment house, on plot 50x100, sold for Emily A. Ryder to Mrs. Natalie Lefevre, by F. B. Robert and the Arthur Paddock Co. The buyer gave in part payment two out-of-town residences, one at Garden City, L. I., and the other at Pelhamwood, N. Y.

131ST ST, 53 West, 5-sty flat, on lot 25x99.11, sold for Donald Robertson to an investor, by L. J. Greenberger and Louis Block.

140TH ST, 318 West, 3-sty dwelling, on lot 15x99.11, sold for J. Romaine Brown to E. Johnson by John Pfunger.

AMSTERDAM AV, n w c 173d st, 6-sty apartment, 100x35, sold by Aaron Goodman to Z. M. Boyajian, who gave in part payment the northwest corner of Wooster and West 3d sts, improved with three 2 and 3-sty taxpayers, occupying a plot 14.11x42 ft. This corner probably will be resold by Mr. Goodman to a builder for re-improvement. The transaction was negotiated by Joseph Roder.

CONVENT AV, 383, 3-sty and basement dwelling, on lot 16x100, sold for Harriet Pinney to Mrs. C. A. Winch, for occupancy, by the Duff & Brown Co.

RIVERSIDE DRIVE, n s, 475 ft. west of Broadway and extending to 160th st, plot of 9 1/4 lots, 102x251x100x228, sold for the 161st st and Riverside Drive Corporation to Nathan Wilson, by the J. Romaine Brown Co. Mr. Wilson will improve the Riverside Drive frontage with a high class 12-sty apartment house which will be ready for occupancy in August, 1914. This plot and the two adjoining are the only Riverside Drive properties having a southerly exposure, all other drive property facing the west. The lots on 160th st will be resold to builders who will erect 6 or 9-sty apartment houses. Negotiations are pending for such resale. This property, which is on the turn of Riverside Drive, between 159th and 160th sts, was owned formerly by Henry Corn's Improved Property Holding Company. Last March it was transferred to the present sellers.

WADSWORTH AV, entire west block front from 184th to 185th sts, 6-sty elevator apartment known as the "Paul Jones," on plot 179x70, sold by the Arco Realty Co. to Louis Auerbach, through Philip Jeselson. The building was completed about 2 years ago at a cost of \$250,000. The Arco Co. bought it April 9 of this year, giving in trade 20 lots on Aqueduct av, facing Washington Bridge Plaza, Bronx. Louis Auerbach, the buyer, gives in part payment Nos. 104 and 106 West 116th st, two 4-sty and basement high-stoop houses on plot 40x100.11. The deal aggregates close to \$350,000.

5TH AV, 34 ft south of 89th st, lot 26x100, resold for Dr. Charles V. Paterno, by Henry D. Winans & May, to buyer, said to be V. Everit Macy. The lot immediately adjoins the residence of B. N. Duke and also adjoins the site secured through the same brokers by V. Everett Macy from the City Real Estate Company for a residence. Dr. Paterno recently secured the property from Benjamin N. Duke in exchange for the Marc Anthony and Prince Humbert apartment houses at 214 to 220 Cathedral parkway.

Bronx.

140TH ST, 492-494 East, two 3-sty brick dwellings, on plot 33.4x100, sold by the O'Gorman Estate to Catherine R. Meincke, through S. H. Frankenheim.

JEROME AV, e s, 50 ft. south of 179th st, plot of 3 lots, each 25x100, sold for Edmund Coffin to S. B. Steinmetz by B. H. Weisker. The buyer will immediately improve the property.

JEROME AV, w s, facing the plaza made by the intersection with Macombs road, a 2-sty, 21-room hotel, on plot 53x135, sold for E. Johnson to J. Romaine Brown, by John Pfunger. The property, well known as Johnson's Road House, and formerly famous in the days of racing in the state, has been principally patronized by pugilists who made it their training quarters.

MARMION AV, w s, 380 ft. north of 177th st, plot 66x150, sold for Dr. Bergman to the Diamond Construction Co. by Charles A. Weber. The buyers will improve the property with two 5-sty apartment houses.

Brooklyn.

HALSEY ST, 445, 3-sty dwelling, on plot 16.8x100, sold for A. H. Van Eiten by Everett Kuhn.

MADISON ST, 78, 3-sty dwelling, on lot 18.9x100, sold for Sarah R. Berry to James Judge, who will alter and occupy, by Henry Agar.

MCDONOUGH ST, 357, 3-sty dwelling, on lot 20x100, northwest corner of Stuyvesant av, sold for Arthur Taylor, by Everett Kuhn, to a client, for occupancy.

3D ST, 536, 3-sty and cellar, limestone and brick American basement house, on lot 20x100, sold for Lillian E. French to a client, for occupancy, by the McInerney-Klinck Realty Co.

52D ST, 1353, 2-family Queen Anne cottage, on plot 35x100, sold for Richard M. Meehan to M. Witte, of New York City, by Thomas Kilcoyne.

82D ST, s s, 100 ft east of 3d av, plot of 17 lots, 340x100, sold by the Estate of William McCormick to a New York company, who will erect 4-sty apartment houses. Broker, Samuel Galitzka Co.

BEDFORD AV, 478, 4-sty and basement dwelling, on lot 25x123, sold for the Charwyn Realty Co. (Charles Wynn, sec'y) to the Port Jervis Land & Improvement Co., by Sugarman & Kahn.

CARLTON AV, 578, 3-sty dwelling, on lot 20x100, sold for Patrick and Mary Feeley to Anne E. Marion, by De Poix & Von Glahn.

OCEAN AV, w s, 170 ft. south of Dorchester rd, Flatbush, plot 60x131, sold by the Estate of Olin G. Waibridge to Arthur H. Strong. The buyer will erect a Colonial dwelling at a cost of about \$30,000.

7TH AV, 4820, 3-sty and cellar brick store and tenement property, on plot 25x100, sold for the Sunrise Improvement Co. to Cornelius O'Donohue, for investment, by Tutino & Cerny.

19TH AV, w s, 10 lots between 83d and 84th sts, Bensonhurst, sold for the Courtney Estate to Peter Rinelli. The purchaser will erect a one-family brick and stone residence. Broker, Jes. R. Johnston.

Richmond.

TOMPKINSVILLE, S. I.—A tract of 180 lots in Tompkinsville, Staten Island, has just been purchased by Mayer Rosenholz and Henry F. Comtois from the Farmers' Loan and Trust Co., as trustees of the Ward estate. It includes the territory from a point on Richmond turnpike, nearly opposite Jersey st, and running along the turnpike to Cebra av; across Cebra av to Ward av, and along Ward av to a point about opposite the entrance to the home of Lewis Nixon, and thence across the hill to the turnpike. It is the largest sale of acreage property in the Tompkinsville district for many years, and the transaction was negotiated by Moffatt & Schwab, of that place. The new owners are planning to develop the property in an attractive manner for small home sites, and it will be known as Bay View Park.

Nearby Cities.

NEWARK, N. J.—Robert B. Stoutenburgh sold for the Newark Motor Co. to A. H. Smolian its building, on plot 100x100, southwest corner of Frelinghuysen av and Bigelow st, Newark.

Rural and Suburban.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to M. Crowley plot 40x100, Iris av and Clarence st; to E. J. Baxter plot 80x100, and to A. Murphy and L. Dickinson each a plot 40x100, Iris av; to G. H. Wassman plot 40x100, Plainfield av; to J. J. McNamara a plot 40x100, Willow st.

HEMPSTEAD, L. I.—The Windsor Land & Impt. Co. sold to P. Monahan, M. Kelly and J. T. Mulligan each a plot 40x100, Lawson st; to T. O'Connor plot 40x100, Miller st; to S. Caban plot 40x100, Botsford st; to I. H. Hemmer plot 20x120, Grand av; to M. O'Connor plot 40x100, Weir st; to P. Bradley plot 40x100 Bernhardt st; to P. J. Rooney plot 60x100, Stratford d.

MT. VERNON, N. Y.—Ennis & Sinnott purchased, through Joseph A. Stern, 280 Rich av, a 3-sty dwelling, on plot 100x100.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to J. W. Schmid and J. Hoffman each a plot 40x100, Hoke av; to H. L. Kile 2 plots 20x97, and to W. King plot 20x97, Lawson av; to C. Kahrs plot 160x100, Perkins av; to G. Glynn plot 60x100, Windsor Parkway; to J. Heins plot 40x100, Merrifield av; to W. Schrader plot 60x121, Anchor av.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to G. Seufert plot 80x100, and B. Leibinger plot 100x100, Dover st; to M. E. Eckhardt plot 40x100, Dover st and Grover av; to W. Lohmeyer plot 60x125, Rockaway parkway; to G. Wilkinson plot 40x100, Lambertson st; to E. McCusker a plot 40x100, Morris parkway; to H. and H. Spitz a plot 40x100, Euclid st.

WHITE PLAINS, N. Y.—Wolrest, the country estate of Henry R. Wolcott, of Denver, Colo., located on Purchase rd, has been sold to a client of Kenneth Ives & Co. The property was held at \$125,000. It consists of 56 acres, a large dwelling, stables, garage, greenhouses, garden, cottage, &c, and is in the immediate neighborhood of the estates of Whitelaw Reid, Harry S. Black, Herbert H. Lehman and William A. Read.

YONKERS, N. Y.—Elliott L. Brown, of the J. Romain Brown Company, purchased from the Van Cortlandt Realty Co. (R. L. Hoguet, pres.) the new 3-sty stone and stucco residence, on plot 50x100, at 100 Fanshaw av, for occupancy.

YONKERS, N. Y.—J. Romaine Brown has sold the detached stone dwelling, 59 Fanshaw av, Van Cortlandt Terrace South, to a Mrs. Van Syckle for occupancy.

LEASES.

Manhattan.

DOUGLAS L. ELLIMAN & CO., INC., as agents for the new building at 246 West End av, leased an apartment of 14 rooms and 4 baths to Mrs. James E. Moffett, widow of the former vice-president of the Standard Oil Co.; an adjoining apartment on the same floor of 13 rooms and 4 baths, to Harold O. Barker, who will soon marry Mrs. Moffett's daughter; also for Evans R. Dick, of Dick Bros., bankers, a 5-sty American basement house at 127 East 73d st, to a client for occupancy.

DOUGLAS L. ELLIMAN & CO., INC., leased for a term of years for Mrs. J. Newton Perkins, 59 East 52d st, a 3-sty brick dwelling on a lot 13.10x100, to George William Horsfield, who after making considerable improvements, will use it for his business of interior decorating. Mrs. Perkins recently purchased the adjoining house at 61 East 52d st for plotage.

HENRY BRADY leased for Harriet G. Coogan to Leonard C. and Gus T. Smith, the plot, 126x102, on north side of 155th st, 244 ft. east of 8th av. There is an old 1-sty brick factory on the plot, which will be improved and operated as an ice plant. The lease is for a term of 20 years. Values in this street underneath the viaduct have been a puzzle to real estate men and this is the first transaction that has been consummated in a great many years, which would throw any light on the value of lots in this street.

HEIL & STERN leased for the 33 East 33d Street Realty Co. in the new building to be erected at 33 to 43 East 33d st, the 10th and 11th lofts, containing 25,000 sq. ft. of space, to Drezweil Co. and Solomon & Metzler, of 114 West 17th st.

J. ARTHUR FISCHER leased for Anita G. Jerome and Francis C. Lyon, of Detroit, Mich., the 5-sty dwelling at 105 West 38th st for a term of years. The lessee, M. May, will make extensive alterations, installing stores and apartments. Mr. Fischer has been appointed sole agent for the property.

LOUIS SCHRAG leased for Edward P. Slevin the 6th loft in 9 West 20th st to William H. Rouse, for a term of years; for the Journal Waist Co., the 1st loft in 158 West 23d st to Traina Brothers; for Samuel K. Johnson, the 1st loft in 120 West 25th st, to the United Store & Office Fixture Co.; for Star Holding Co. (Frederick Potter, Pres.) store in 419 6th av to William Weiss.

HENRY BRADY rented the dwelling at 472 West 24th st to Kate Durkin, and the dwelling at 454 West 24th st to Mary Lynch.

THE DUROSS CO. leased the 3-sty house at 221 West 13th st for Herman F. Ziegel to William J. Mellor and the store in 112 West 15th st to Wagner Brothers & Dettiro.

HORACE S. ELY & CO. leased for Ruland & Whiting Co., agents, the store in 1448 Broadway to the Casperfeld & Cleveland Co., of 144 Bowery.

THE EQUITABLE BUILDING CORPORATION, T. Coleman Du Pont, president, rented for two years the 12th floor in 27 Pine st for use as offices during the construction of the proposed Equitable building. The lease was negotiated by John N. Golding and the Charles F. Noyes Co.

FOLEY & HUGHES leased for the N. Y. Consolidated Card Co., the 4-sty dwelling at 231 West 13th st to Elizabeth Widlake; also the southeast corner of 7th av and 13th st, a 4-sty dwelling, for the Real Estate Management Co., to Agnes Maher; also the southwest corner of 13th st and 7th av, a 3-sty dwelling for the Rhinelander Real Estate Co., to Marion Avery.

FREDERICK FOX & CO. leased for Charles Kaye, from the plans, the 15th and 16th lofts, containing 25,000 sq. ft. of space in the new 20-sty building he is erecting at 105 to 117 Madison av. The lessees are Turkel & Felstiner, large manufacturers of cloaks and suits, now located on West 21st st. The lease is for a long term of years at an aggregate rental of \$100,000. The same brokers have recently leased the store, basement and first loft in this building to L. & E. Stirn, importers, of Broome st. The firms of M. & J. Kashowitz, of 18 West 18th st, and George G. Wood & Co., large manufacturers of cloaks and suits, and M. I. Nathan, large manufacturer of costumes, have leased lofts in the building from the plans. This early renting is an indication that renting in the neighborhood of Madison av will be very brisk this season, as the firms above mentioned are each very prominent in their line; their removal to this section will undoubtedly be followed by many others.

M. & L. HESS leased the 4th loft in 42 West 15th st, to Koen Bros., of 35 West 4th st.

EDGAR A. MANNING in conjunction with Henry D. Winans & Mav, leased for the Pupke estate to Mrs. Edna E. Ackerson the 4-sty dwelling at 150 West 57th st, 25x100, for 5 years.

PEASE & ELLIMAN leased the dwelling at 3 East 53d st for the estate of William Scott Pyle to O'Sullivan, Inc.; also the 4-sty dwelling at 43 West 47th st, on a lot 25x100, for James E. Tallor to Rae Martin.

THE S. H. RAPHAEL CO. leased to Louis Gerstein, of 269 Canal st, the corner store and basement vaults at the southeast corner of 145th st and 8th av for a long term of years at an aggregate rental of about \$50,000.

THE ROCKY MOUNTAIN CLUB leased for a term of years from Mrs. A. H. Smith, of Geneva, N. Y., the property at 65 West 45th st, and will remodel the present building into a 3-sty clubhouse from plans by Frederick J. Sterner, at an estimated cost of \$10,000. The property adjoins the Algonquin Hotel.

FREDERICK FOX & CO. leased from the plans, for a long term of years, for the 33 East 33d St. Realty Co., the 9th loft in the new 12-sty mercantile building, which the 33 East 33d St. Realty Co. (George Barker, president) will erect on plot acquired by them at 33 to 43 East 33d st, which will be ready for occupancy about January 1st. The lessees are J. Wise Co., Inc., manufacturers of costumes. Solomon, Benedikt & Co., manufacturers of children's dresses, now on West 24th st, and Solomon & Metzler, manufacturers of waists, now on West 17th st, have leased the 10th and 11th lofts, respectively, in this building.

THE CROSS & BROWN CO. leased the western half of the ground floor of the building at 136 to 146 West 52d st to Federal Truck Co., of 704 7th av, and space on the 11th floor in the U. S. Rubber building at the southeast corner of Broadway and 58th st to Peteler Shock Absorber Co.

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Leases—Manhattan (Continued).

GEORGE W. BRETTELL leased for L. C. Mott to J. Miller for a term of ten years the 4-sty loft building 205 East 125th st. to be occupied as an auction and salesroom.

DOUGLAS L. ELLIMAN & CO., INC. leased a large apartment of 14 rooms and 4 baths, comprising an entire floor, in 635 Park av. to Samuel D. Brewster. This building is now over 50 per cent. rented, entirely from plans; also a corner apartment of 14 rooms and 4 baths in 246 West End av. to Santo C. Ceribelli, of G. Ceribelli & Co., importers.

LEO J. FISHEL leased about 10,000 sq. ft. of space in the Marbridge Building, at Broadway and 34th st to Cohn & Rosenberger, wholesale jewellers, of 536 Broadway, at an aggregate rental of \$100,000.

SAMUEL GOLDSTICKER leased the former home of the Fidelio Club, more recently known as the Plaza Assembly Rooms, at 110 and 112 East 59th st, adjoining the Arlon clubhouse at the southeast corner of Park av. The lessee is Harry K. Bimberg, who has taken the property for five years. Stores will be put in on the ground floor.

GOODWIN & GOODWIN rented for Dr. Maximilian Stern to Mrs. Mary E. Davis the private house at 80 West 114th st.

M. & L. HESS leased the 4th loft in 105 to 109 East 29th st to Kreeger Brothers; the 6th loft in 56 East 11th st to A. Alexander.

PAYSON McL. MERRILL rented for Mrs. James W. McLane to Miss Martha Farrell, 51 West 38th st, a 5-sty English basement dwelling.

THE CHARLES F. NOYES CO. leased for William H. Lee the store and basement of 108 East 23d st to Ernest Goldbacher, of 108 East 23d st; also a portion of the 12th floor at 71 West 23d st for the Masonic Trustees to the Gleason-Tiebout Glass Co., of 71 West 23d st; offices in the "Smith Gray Building," Broadway and Warren st, to Dunn & Desar and to H. Z. Schniewind, and a suite of offices in the Market & Fulton Bank building to Lincoln A. Bodwell.

PEASE & ELLIMAN leased for Marcus Jallen to a client, for a term of years, the store at the northeast corner of Delancey and Ludlow sts.

PEASE & ELLIMAN leased a store in 1256 Madison av for J. J. Campion to A. Lessin, of 126 East 118th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for a long term the front of the 2d floor in 3 Park Row to Philip Abramson, a barber, located for many years in the Astor House.

H. C. SENIOR & CO. leased for M. Louise Ewen, 23 West 86th st, a 4-sty dwelling, 25x 100, for a term of five years, to Marie McManus for occupancy.

THE WILLIAM S. ANDERSON CO. leased for Frank H. Zabriskie, executor, the 3-sty dwelling at 128 East 76th st to Sarah Condon.

GEORGE W. BRETTELL leased for Sarah A. Freeborn to Pincus Baron the 2-sty store and loft building at 2236 3d av for a term of five years; to B. Morris the store at 2310 3d av to William Truelson the 3-sty house at 2064 Madison av for a term of years.

THE McVICKAR GAILLARD REALTY CO. leased for H. M. Swetland to Jesse and Morris Froelich and Louis Mansbach property at 1739, 1743 and 1745 Broadway, 226 to 232 West 56th st and 237 to 241 West 55th st. Mr. Swetland held the parcels under lease from the Peter A. Hegeman and Peter A. H. Jackson estates. The lease has 13 years more to run, with the privilege of renewal for 21 years. The property leased has a frontage in Broadway of 79 ft. and measures 120 ft. in 56th st and 75 ft. in 55th st. Two stories will be added to the height of the present buildings. In 1905 Wycokoff, Church & Partridge acquired the property under lease from the Hegeman and Jackson estates at the annual rental of \$22,500 and taxes. About 6 months ago Mr. Swetland acquired the parcel under lease, and the brokers in the present deal report the new rental at \$53,000 and taxes a year. The Times Square Automobile Company occupies the store and basement in one of the buildings and will retain possession.

PEASE & ELLIMAN leased a loft in 50 West 46th st to Charvet & Co. of 50 West 46th st.; also the west store at 565 West 181st st to Miss Edith M. Bowers, a milliner.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Marie D. Bergh the 4-sty dwelling at 123 East 34th st to William H. Asprey for business purposes.

WM. H. WHITING & CO. leased for the Codrington Co. the 6-sty building at 113 Nassau st, extending through to Theatre Alley. The lease is for a period of 21 years, and is at a total rental of about \$200,000. The lessee is the John R. Thompson Co. of Chicago.

THE DUFF & BROWN CO. rented for Mark Ash to Josef B. Schenkel 460 West 144th st, a 4-sty dwelling.

Brooklyn.

CHARLES W. SEITZ leased the store in 30 Flatbush av for Realty Associates to John A. Erwin for a term of years; the store in 715 Fulton st through to Fort Greene pl for John F. Edwards to Morris Mayer for a term of years.

JES. R. JOHNSTON has leased in the Bensonhurst section, for J. Van Wart, the one-family cottage, 58 Bay 23d st; for the G. A. Johnson Building Co. 8809 23d av; for Brill Construction Co. 116 Bay 31st st; for G. J. Kohlbehn 1934, 1948 and 1950 79th st; for John Fede 8501 and 8503 New Utrecht av; for Wm. P. Johnston, 1937 83d st; for Cromwell Realty Co. 2127 83d st; for H. W. Schmitz 1701 84th st; for T. Trumph 8106 17th av; for E. Hasler, 1933 82d st, and for Gilbert Elliott 1645 83d st.

Queens.

THE LEWIS H. MAY CO. leased at Arverne, for B. Schatz, cottage 10 Vernam av to A. Fox; for S. R. Rosenberg cottage 12 South Atlantic av to A. Gerstenzang; for Max Ernst, cottage 101 Jerome av to Louis Frazin; for J. & L. Lewy, cottage on Storm av to S. Schlansky; at Rockaway Park, for Susan Brady, cottage 59 South 9th av to Nathan C. Solomon; for Tobin & Keenan, cottage 71 Newport av to I. Zimetbaum; at Belle Harbor, for E. Pierce, cottage on North Suffolk av to Emil Schaarz.

Suburban.

ALFRED E. SCHERMERHORN leased at Southampton for T. Markoe Robertson his cottage on the east side of Main st to Gifford A. Cochran; for William A. Putnam, his "Mid-fields" on the east side of Halsey's Neck lane to James B. Taylor; for Mrs. Stephen H. P. Pell, her "Cheriso" on the south side of Cow lane to Henry H. Rogers; for Colonel Samuel E. Tillman, his "Sound-o-Sea" on the north side of Halsey's Neck lane to Mrs. Anderson Fowler; for Mrs. N. Thayer Robb, her "East Knowle" on First Neck lane to Frederic M. Davies; for James C. Parrish, his "West Moor" on the east side of Cooper's Neck lane to Alonzo Potter; for Mrs. P. F. Collier, Mr. James L. Breesee's "Little Orchard" on the north side of Shinnecock rd to T. Morris Carnegie; for Goodhue Livingston, trustee, "The Dolphins" on the east side of First Neck lane to Morris W. Kellogg; for George H. Drew, his "South Cottage" on the east side of First Neck lane to Frank L. Schoonmaker; for Dr. John Hendley Barnhart, his "Sunnyside" on the south side of Ox Pasture rd to Dr. H. Holbrook Curtis.

ALFRED E. SCHERMERHORN leased at Southampton for Mrs. Henry Meyer Johnson her "South Cottage" on the west side of First Neck lane to J. Stevens Ulman; for George Barton French, Marshall Fry's "Wayside" on the north side of Shinnecock rd to Stephen H. Brown; for Stephen H. Brown, "Duneward" on the east side of Cooper's Neck lane to Lloyd C. Griscom; for Mrs. Sheldon Fuller, Mrs. E. C. Rushmore's cottage on the east side of Main st to Veryl Preston; for Miss Julia A. Wilson, her cottage on the west side of Main st to Oren Root; for Edward J. Corrigan, his cottage on the north side of Shinnecock rd to Arthur B. Lapsley; for Louis A. Ripley, the Duer cottage on the south side of Gin lane to George S. Patterson; for Mrs. I. D. Kirby, her "The Corners" on First Neck lane to Eli K. Robinson; in the Shinnecock Art Village for Miss Zelle de Milhau, her "Greencote" to Walter N. Kernan; on the Shinnecock Hills for Grosvenor Atterbury, his "Sugar Loaf House" to Reginald Brooks; at Watermill for Anceel H. Ball, his "High-Toytown" to Gen. James A. Buchanan; at Shelter Island for the Island Realty Co., cottage on Setauket av to Miss Mary A. Peck, and cottage on Patchogue av to Ralph C. Otis.

REAL ESTATE NOTES.

M. ZUARINO is the buyer of Nos. 438 to 444 East 116th st, sold by G. Tuoti & Co.

J. ARTHUR FISCHER has been appointed agent of No. 105 West 38th st.

PEASE & ELLIMAN have been appointed agents for 111 East 39th st by Mrs. F. A. Otis.

A. W. MILLER & CO. were the brokers in the re-sale of 899 9th av for James B. Lunn.

ALFRED S. REED, formerly with Gibbs & Kirby, is now with Douglas Elliman & Co. as manager of the agency department.

JOSHUA L. EVANS negotiated the lease of Nos. 218 and 220 West 46th st, to the Rehearsal Club, composed of theatrical women.

SAMUEL A. HERZOG is the purchaser of the dwelling 105 East 81st st, sold recently by the estate of Schuyler Hamilton.

HENRY BRADY has been appointed receiver of 322 East 102d st, pending foreclosure proceedings.

DUFF & BROWN CO. have been appointed agents of 3690-3692 Broadway, 6-sty apartments, by the Union Realty Co.

S. H. SCHEFFERS was the broker in the sale of 198 West 136th st, for Catherine Hickey to Ennis & Sinnott.

WILLIAM R. LOWE has taken an interest in the real estate business of B. H. Weisker and will hereafter be in charge of The Bronx office.

AT THE ANNUAL MEETING of the United States Realty & Improvement Company Franklin Murphy was elected a director to fill a vacancy.

GEORGE B. STEINBERGER, formerly with James E. Barry & Co., is now associated with the Nehring Co. as manager of its brokerage department.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for 3 East 12th st, a 5-sty store and loft building, by W. Irving Clark and Hobart J. Park, trustees.

PEASE & ELLIMAN have been appointed agents of 227-231 West 116th st, two 6-sty elevator apartment houses, for Mrs. Cuthbert Mills.

SHARP & CO. have been appointed agents for the new 9-sty apartment house at Nos. 102 to 106 West 69th st, arranged for small apartments, with maid service.

HARRY SCHUM has been appointed agent for the Katherine Schmuck Estate properties, comprising 10 houses on West 39th st, 1 on 9th av, 1 on West 44th st, and 2 on West 38th st.

HENRY H. PIERCE, a lawyer, is the purchaser of the dwelling 9 East 94th st, sold recently by Henry D. Winans & May for Rudolph J. Schaefer. Mr. Pierce will occupy the house.

N. ERIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed agents for The White Court, 203 West 107th st, a 9-sty apartment; also for 413 East 61st st, by the Estate of Fred'k Keppel.

MATT. J. WARD & CO., hotel brokers, have sold the furniture, lease and business of the Hotel Kingsborough, Gloversville, N. Y., for Mr. Timothy Murphy, to Mr. W. G. McCarthy, who is now in possession.

J. G. VENETOS, proprietor of the Mohawk Hotel, on Washington av, bet Greene and Lafayette avs, has bought the two 4-sty apartment houses adjoining the hotel at 369 and 373 Washington av, on plot 100x121.

THE A. ARENT CO. negotiated the recently recorded sale of the plot, 87.6x105, on the east side of Fox st, 150 ft. south of Barretto st for the Henry Morgenthau Co. to the 173d Street Improvement Co.

AT A RECENT MEETING of the directors of the Bond & Mortgage Guarantee Co., Harold W. Hoyt was elected assistant treasurer to succeed the late George W. Bailey, and Edgar I. Hillary was elected an assistant secretary.

JOHNSONS ROAD HOUSE, reported sold, in the news column, has been bought by J. Romaine Brown, who gave in exchange the 3-sty dwelling at 318 West 140th st, also reported sold, in the news column.

VAN WYCK THORNE and J. Arthur Fischer have placed two loans, one for \$53,000 at 4½% and \$10,000 second at 6% for Josephine Voelker and Rose Voelker, as Committee of the Estate of Louis Voelker on the premises 422 7th av, New York City.

WILLIAM R. DENNEMANN, Albert C. Friedman and Ernest Dennemann have formed a partnership for the transaction of a general real estate business under the title of Ernest Dennemann & Co., with offices in the Security Bank building at Lexington av and 25th st.

SCHINDLER & LIEBLER have been appointed agents for the 6-sty apartments occupying the block front on the west side of Broadway, between 133d and 134th sts, and the two 6-sty tenements at the northeast corner of 10th av and 26th st.

A. A. VANTINE & CO. are said to have leased the 7-sty structure at the southwest corner of 5th av and 39th st, from Michael Dreicer, for 21 years. Webster B. Mabie & Co. and Frank D. Veiller are reported to have been the brokers.

THE REPORTED SALE of the "Graham Court," the big apartment house at 7th av and 116th st, by William Waldorf Astor, was denied by a representative of the owner. The property has not been sold nor is there any intention of selling it.

SUIT has been brought in the Supreme Court by Felix M. Warburg and others as trustees of Alfred M. Heinsheimer against the Bijou Real Estate Co. and others to foreclose a mortgage for \$420,000 made by the company on June 9, 1909, on the Bijou Theatre property at 1237 and 1239 Broadway and 502 and 504 6th av.

THE M. MORGENTHAU, JR., CO. placed a first mortgage loan of \$34,000 at 5 per cent. for 3 years, for the Charles Bohland, Arthur Alkier and Samuel D. Davis Construction Co.,

on the northeast corner of West End av and 68th st, a 6-sty tenement on plot 40.5x100; also for the Emandess Holding Co. a first mortgage loan of \$46,000, at 5 per cent., for 5 years, on Nos. 64 and 66 East 97th st, a 6-sty apartment house, on plot 50x100.11.

INTERESTING among the various rumors in circulation was the revival of the old story to the effect that a deal was pending for the purchase of the New York Theatre property on the east side of Broadway, from 44th to 45th st, as a site for a skyscraper hotel. Charles P. Taft was reported to be financially interested in the transaction. No confirmation of the rumor could be obtained. It is confidently believed, however, by realty men that this particular property will eventually be improved with a big hotel.

FOLLOWING the incorporation of the Bronx Terminal Corporation, on Tuesday, with a capital stock of \$2,000,000, it was learned that the corporation is controlled by a syndicate in which C. K. G. Billings, Frederick Johnson and Anthony N. Brady are interested. The syndicate controls 2 acreage plots in the Hunt's Point section, one containing about 100 acres, in Hunt's Point av, with the water frontage, and the other 100 acres, adjoining, and known as the Spofford property. Both properties will be developed as water front terminals.

PRODUCTION OF ANTHRACITE COAL. 1912 Output of Hard Coal Exceeded 75,000,000 Long Tons.

The production of anthracite coal in Pennsylvania in 1912 was 75,310,049 long tons, valued at the mines at \$177,767,054, an average price of \$2.36 a ton, according to figures just compiled by Edward W. Parker, coal statistician of the United States Geological Survey. This is a smaller production than in 1911 by 5,461,439 tons, but the value is greater by \$2,814,619. The smaller production in 1912 was due entirely to the suspension of mining operations during April and part of May. Except for this the year's output would probably have been a record breaker. The shortage created by the suspension is estimated by Mr. Parker at about 10,500,000 tons. The new agreement reached with the miners provided for an advance of 10 per cent. on all wages over and above those established by the original Strike Commission and for the abolition of the sliding scale. To meet this advance and other expenses the operators advanced the prices of prepared sizes of coal 25 cents a ton, with the exception of chestnut coal, which had been advanced the previous year.

The average price at the mines for anthracite in 1912, as shown by the returns of the Geological Survey, was \$2.36 a long ton, compared with \$2.17 in 1911, \$2.12 in 1910, \$2.06 in 1909, and \$2.13 in 1908. The previous highest average price for anthracite in recent years was in 1903, when it was \$2.28 a long ton.

An interesting feature of Mr. Parker's statement is that there is at the present time a market for almost any grade of coal that will burn. No more coal goes to the culm piles except for temporary storage and subsequent recovery by washeries. The old culm banks themselves are contributing their share to the total production, and these unsightly monuments to former waste are rapidly disappearing. Even the waste from the culm-bank washeries is being made to serve a useful purpose by flushing into the mines, partly filling old workings, where it cements together and furnishes supports to the roof while the coal previously left for pillars is removed. This utilization of the waste prevents, too, the injury to farm lands in the valleys, a serious cause of complaint among the farmers when, as in earlier days, the waste from the washeries was spread over their lands in flood seasons. The recovery from the culm banks and the output of small sizes from freshly-mined coal constitute about 40 per cent. of the total quantity of anthracite sent to the market.

In this connection it is interesting to note the circular price for anthracite at the mines for the different sizes. Buckwheat, rice, and barley sizes, which were formerly thrown away, are now sold.

Circular Prices for Anthracite at the Mines in 1911 and 1912, per Long Ton.

Size	1911.	1912.
Lump	\$3.50	\$3.50
Steamboat	3.00	3.00
Broken (furnace)	3.50	3.50
Egg	3.75	3.75
Stove	3.75	4.00
Chestnut	4.00	4.15
Pea	2.00	2.50
Buckwheat	1.50	1.50
Rice .....	.538	.634
Barley .....	.339	.388

The figures presented by Mr. Parker indicate that the average value per ton for all sizes of anthracite in 1912 was \$2.36, or 29 cents above the mining cost, after the agreement for 10 per cent. increase in wages went into effect, while the average value per ton in 1911 was 23 cents above the mining cost.

The New West Side Pier.

The Sinking Fund Commission has approved plans submitted by Dock Commissioner R. A. C. Smith for the construction of a 1,000-foot pier, with slips 630 feet wide on each side, at the foot of 46th street and the North River.

This pier is intended to be the beginning of the improvement which the city has decided upon between 44th and 56th streets, to accommodate the great ocean express liners.

Upon the request of Commissioner Smith, the Sinking Fund Commission authorized the beginning of condemnation proceedings on May 21, when a public hearing will be given. The Dock Commissioner estimates the cost of the pier and a shed 1,200 feet long at \$2,735,000. The estimate of the cost of property to be taken is \$911,000; of excavation, \$600,000; of the construction of the pier, \$422,000, and of the shed, \$802,000.

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LUMBER AUCTION SALE.

The Holland Co. of New York, 2 Rector Street, will sell for the Pennsylvania Railroad Co. at public auction to the highest bidder on **THURSDAY, JUNE 5TH, 1913, AT 1:30 P. M.**, at the P. R. R. shed, piers and barges foot of Morgan Street, at Hudson River, Jersey City, 13 lots of Oak, Y. Pine, N. C. Pine and Maple lumber, various sizes amounting to about 210,410 B. M. and one carload of Box Shooks. 10% cash part payment down required. Terms of sale and list of lumber on application to Holland Company.

Near Henderson, Grove and Exchange Place stations of Hudson Tube R. R., and Penn., Erie, N. J. Central, Lackawanna ferries. Morgan Street is 2 blocks north of Exchange Place, Jersey City.

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We are entirely out of the New York Edition of the Record and Guide of March 1, 1913. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on June 3, 1913. Record & Guide Company, 119 West 40th Street, New York.

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BROOKLYN BRIDGE REPAIRS.

While Repaving Is Going on, One Roadway Is Closed to Slow Traffic.

Bridge Commissioner Arthur J. O'Keeffe has given notice that, owing to repairs to the pavements of the north roadway of the Brooklyn Bridge, consisting of relaying new granite block on concrete on the Brooklyn approach, the north roadway would be closed to all vehicular traffic, except passenger automobiles, for a period of about two weeks. Horse drawn and other slow-moving vehicles cannot be allowed on that roadway during repairs, as the only available space will be that used by trolley cars, and slow-moving vehicles would cause congestion and delay the movement of the cars. Signs have been posted stating that the roadway is closed to ordinary traffic. Emergency wagons or fire apparatus are allowed to use the bridge if necessary, but ordinary vehicular traffic going to Manhattan is being diverted over the Manhattan Bridge.

The present pavement at the Brooklyn end of the bridge has been in use for a great many years. It has been possible before to make the necessary complete replacements, owing to the immense volume of traffic which had to be taken care of. The existence of the Manhattan Bridge so close to the approach of the Brooklyn Bridge makes it possible now to divert vehicular traffic and complete necessary repairs in a thorough and workmanlike manner. Trolley traffic over the structure will not be interrupted.

Upon the completion of repairs to the north roadway, repairs will be made on the south roadway of the Brooklyn approach and that roadway will then be closed to vehicles coming from Manhattan. But one roadway, however, will be closed at a time.

Activities in South Ozone.

Coincident with the springtime activity in real estate in the town, South Ozone, Queens Borough, is being improved physically at a rapid pace. The Rockaway Boulevard has already been asphalted, a new moving picture and vaudeville theatre will be finished by July 1, and a little later the new town hall and clubhouse will be completed. Work on the new \$175,000 school building will soon be under way and by fall it is expected that the new trolley line from the village to 59th street, Manhattan, will be ready to carry passengers to that point for a five-cent fare.

Clifford B. Moore, chief engineer in charge of the Topographical Bureau of the Borough President's office of Queens, has announced that the field work necessary in connection with the preparation of the final map affecting South Ozone and vicinity has been completed. The office force is at present engaged in making the necessary computations which will permit of the actual drafting of the maps.

During the past week, representatives of the General Gas Light Company of No. 46 West Broadway, Manhattan, have been signing contracts with business men of the town for bright gas lights in front of their stores and inside of them. Almost all of the business men of the town have engaged lights.

In addition to the stores mentioned, the D. P. Leahy Realty Company has contracted for the erection of a four-light ornamental iron column at the corner of Lincoln avenue and Rockaway Boulevard and a two-light column in front of its office at Boss avenue and Rockaway Boulevard. It is the intention of the business men to make the boulevard a local Broadway in the matter of illumination.

The Refrigeration Show.

The Austrian Association of Refrigeration has been carrying on an active propaganda in order to secure a large representation at the third International Congress of Refrigeration to be held at Chicago in September. On behalf of the Austrian government, Herr K. K. Sectionchief, Dr. Sigmund Brosche and Herr K. K. Ministerial Secretary Dr. Alfred Grunberger will attend the Congress. On behalf of the state railways Ministerial Councillor Ladislaus Miller, Dr. Franz Dreschka, Chief Engineer Emil Cimoneetti and Imperial Councillor Engineer Franz Gerstner are named as Congress members. The marine section of the imperial war ministry will also be represented. On behalf of the Austria Lloyds, Chief Inspector Robert Dussich and Inspector Dr. Friedrich Pauger will take part in the Congress. It is probable also that the city of Vienna will send official delegates.

The Land Movement in Nassau County.

The most notable increase in assessed valuations in Nassau county, so far as homes for the middle class of population are concerned, is in its southern or level half. The reason for this circumstance is that the largest communities are in the territory, they are growing rapidly and closely together, busy trolley roads afford frequent intercommunication and the lines of the Long Island Railroad—the Main Line and the Montauk division—have materially improved the efficiency of their train service. Greater accessibility attracts new population and the two combined are the promoters of real estate values that are unassailable.

When the electrification of the Main Line of the railroad to Hempstead took place, five years ago, there was only a comparatively slight influx of newcomers to that old community. The place was primarily a home center for well-to-do New York business men who had plenty of time to travel between their homes and their places of business. The rapidity or slowness of railroad service was an inconsequential factor with them. As the Long Island Railroad Company determined on a plan of general improvement to its system, land operators saw in the Hempstead plains section an opportunity to expand the residential area of the village of Hempstead along modern lines; and, it is safe

to say that the great structural changes in Hempstead in recent years have been in its outlying sections.

The land movement has been and is now in the same areas. Illustrative of the fact is the large land development south of the old part of Hempstead and along the line of the trolley to Freeport, made by the Windsor Land and Improvement Co., and the extensive movement of vacant land between Hempstead and Garden City. Structural improvements have followed on the heels of land development and the circumstance tends still further to expand the residential area. Every improvement aids values proportionately. It is these conditions, taken as an entity, that caused the Long Island Railroad Co. to find it worth while to erect a spacious new station at Hempstead. For practically the same reasons the company erected a new station at Floral Park. The growth at Garden City, while along different lines than at either Hempstead or Floral Park, has been caused by the general expansion of Hempstead. The latter town is becoming less and less exclusive because its business center depends for trade and its increase on the middle class and because the railroad facilities have brought and are bringing that element of population. Where railroad facilities are fine exclusive communities are carved out of virgin territory and these draw new residents from older centers.

Fire Engineers' Exposition.

For the forty-first time the foremost fire-fighters of the United States and Canada, reinforced by many of their brethren from other countries, will meet in their annual convention, Monday, September 1, and throughout the week at the Grand Central Palace. The Metropolitan convention will be marked by the accompaniment of an exposition of all appliances, processes and auxiliaries for preventing and extinguishing fires and protecting property against them.

The International Association of Fire Engineers is composed of the fire chief of every large city in the United States and Canada; and the chiefs have voted to make the convention the most notable in the history of their association and so far as their ability goes to make their fire show so good that it could not be better. The president of the general committee and chairman of the exhibition and program committee is Fire Commissioner Joseph Johnson. Chief John Kenlon is vice-president of the general committee. To insure expert management, Messrs. Stephen M. Van Allen and William J. Poth, proprietors of New York's Annual Sportsman's Show and until recently managers of Madison Square Garden, have been retained to manage the exposition.

In the convention will be read interesting and valuable papers on every phase of fire-fighting and preventive precautions and there will be conferences participated in by the fire chiefs and commissioners, architects and construction engineers, the National Fire Protection Association and the National Board of Fire Underwriters. The exposition will be invested with action by contests and exhibitions, such as hitching, scaling with ladders, hose and life-net work, some of the performances to be spectacular. There will be exhibits of fire apparatus of other days, relics of the volunteer firemen and various educational exhibits.

New inventions, safety devices and fireproof houses for the suburbs and the country will form valuable phases of the show. The exhibits will include displays of fire engines, apparatus and supplies, fire alarms, fire pumps, wrought and cast-iron water pipe; iron, steel and concrete construction, fire insurance, horse shoes, fireproof building materials, asbestos, patent exit bolts, metal doors and windows, cement, concrete and hollow block fireproof garages, brick, iron shutters and doors, granite and other stone, harness, fire extinguishers, fireproof paint, fire hose, iron and fire-escapes, sprinklers, metal ceilings, wire glass, terra cotta, fire brick, fireproof wall paper and uniforms.

Taxpayers' Alliance Elects Officers.

The Taxpayers' Alliance of the Borough of the Bronx has elected the following officers for the ensuing year: President, George M. S. Schulz; vice-presidents, Harry Robitzek, James B. Powers, William W. Niles, A. C. Hottenroth, Charles W. Bogart, Louis F. Haffen, Col. Joseph A. Goulden, William S. Germain, and Max Just; treasurer, Carl W. Schmidtke; secretary, Philip J. McKinley.

Standing Committees.

Committee on Organization, Rules and Membership: P. J. McKinley, chairman; Arthur Aretander, Richard Wohlberg, Charles Forbach and James B. Powers.

Rapid Transit Committee: William J. Flynn, chairman; Max Just, F. J. Muhlfeld, James F. Donnelly and Oscar R. Meyer.

Committee on Legislation: Harry Robitzek, chairman; Charles L. Ullman, Sigmund Feust, L. H. Jelinek and George W. M. Clark.

Committee on Tenement House and Building Laws: Edward Polak, chairman; Harry Cokely, E. Schoonmaker, L. K. Peacock and Charles H. Baxter.

Committee on Taxes and Assessments: Otto T. Schmitt, chairman; Louis F. Haffen, J. W. Kavanaugh, Charles McRae and Chris. McRae.

Brooklyn "L" Improvement.

The first plans for elevated railroad improvement under the Dual System contracts have been submitted to the Public Service Commission by the Brooklyn Rapid Transit for the proposed connection of the existing Myrtle avenue and Broadway elevated lines in Brooklyn. The Public Service Commission for the First District approved the plans, on the condition that the company will invite competitive bids for the construction work. The plans call for the alteration of the existing structures and their connection so that trains may operate freely from one line to the other.

Fire Resistive Construction.

In presenting the report of the committee on fireproof construction, including concrete and reinforced concrete, to the annual convention of the National Fire Prevention Association, Prof. Ira H. Woolson, chairman of the committee, remarked the prevalence of the idea that there was no such thing as reliable fireproof construction and that it was a part of the work of the committee to endeavor to remove the doubt of the safety of fireproof construction that was worthy of being classified as such.

The committee requested that its title be changed to "committee on fire resistive construction" as the old title was cumbersome and inappropriate. The committee offered a definition of a standard building and specifications for its construction. The committee recommended that window openings exposed by other buildings "within 50 feet shall be protected by approved shutters or outside open sprinklers in addition to the wired-glass windows." This was strongly objected to and the committee was requested to reconsider that point.

Bids Invited for a New Subway Section.

The Public Service Commission for the First District has called for bids, to be opened June 24, for the construction of Section No. 4 of the Broadway-Fourth avenue rapid transit railroad. This railroad will be operated by the New York Municipal Railway Corporation (Brooklyn Rapid Transit) under the Dual System contracts. The Broadway subway is now under construction from Trinity place and Morris street to a point in Broadway midway between Houston and Bleeker streets. Section No. 4 extends from this point north under Broadway to a point 390 feet north of the southerly line of 14th street. It will be a four-track subway, and the section includes a local station at 8th street and half of the express station at Union Square. Working shafts will be located in Union Square, one in Broadway at Waverly place and one in Bond street just off Broadway. These locations are chosen to minimize the interference with traffic and general business during the construction of the subway. The contractors will bid for construction only, which will not include the laying of tracks, or the finish work in stations.

Supporting Party Walls.

Where once buildings stood upon foundations that extended only to the frost line, the insatiable greed for space has led to burrowing forty or fifty feet below the surface, through solid rock, water-bearing sand and what not. This adds to the distractions of the party wall. Excavation, whether by dynamiting, caisson work or in just plain picking and shoveling, is a risk to the wall of brick and mortar. At the very least, it must be supported by "needles" until its foundation is reinforced and the new wall built. Blasting is always a game of chance. No human mind can foresee whether a blast will send a bit of stone four blocks down the street and hit a man on the head, or a horse on the back, causing a runaway; whether it will crack the rock obliquely, running under the building next door and leave it astride a yawning chasm, necessitating a cantilever support. And then when the dynamite has done its best and its worst, there remains the filling in of the chinks in the bed rock with cement or brick to bring the perpendicular surfaces plumb to the very inch.

In many instances, perhaps a majority, it would pay the builder of a modern skyscraper to tear down entirely the party wall and rebuild it at his own expense; he might sometimes better tear down and rebuild the entire building, if he could gain his neighbors consent, which is not easy; and it has sometimes been found to pay to build the new wall entirely outside the old, thus forfeiting the space of half the party wall where every inch has a calculable and considerable value.

These are some of the problems and part of the price of building progress, but they only serve to emphasize the great improvement in the material and methods of this generation over those of the past. Asked to epitomize the improvement, builders answer with one accord—Portland cement.—This has made the steel frame possible, without which no skyscrapers. It has given brick a new lease of life, and increased the value of fireproof tile. In the construction of buildings of enormous cost everything which tends to greater permanency is of vital importance. It would be puerile to think that the last word has yet been spoken in construction methods, but the present generation has a right to considerable pride in its achievement—yet would it not be interesting to hear the comment and criticism of the next?—Melville McPherson in "Building Progress."

Standardizing Salaries of Municipal Engineers.

Last year the Board of Estimate and Apportionment of New York City appointed a committee to standardize the salaries and grades of the entire municipal engineering service. This committee, after preparing tentative gradings for engineering positions, forwarded the data to the Municipal Engineers of the City of New York—an organization of about 600 technical employees in the city's various engineering departments—and requested the society to criticize the gradations in each class and suggest amendments which would be helpful to the Board of Estimate's committee in standardizing engineering salaries. The Municipal Engineers appointed a committee, which issued a report on Dec. 23, 1912. This report was adopted by the society's board of directors and was recommended to the society for approval; then followed a long and animated discussion and finally, after several months of debate, the report was made the subject of a letter ballot. Before the ballot however, it was decided that if more than 100 members voted against the report it should be rejected. The negative votes numbered 112 and the affirmative 146. The report, therefore, was never submitted to the Board of Estimate.

The positions at present in the engineering service are graded by the Municipal Civil Service Commission according to limits of salaries; the limits are fixed as follows, the amount given in each case being the minimum annual salary for the grade: Grade A, \$300; grade B, \$600; grade C, \$1,200; grade D, \$1,800; grade E, \$2,400. Practically, grades A and B are useless, for no engineering positions are paid so small a salary as \$600.

MORRIS PARK SALE.

Begins at 10 This Morning—Auctioneers' Arrangements—Terms of Sale.

At 10 o'clock this (Saturday) morning, in the old Morris Park Clubhouse, Joseph P. Day and J. Clarence Davies will make the necessary preliminary announcements in connection with the auction sale of the famous race track property. A few minutes later, Mr. Day will shout, "How much?" for the first of the 3,019 lots to be sold, and the biggest realty selling event in the World's History will be under way. It is expected that the sale will continue for ten days. For succeeding days, beginning Monday, it is the plan to begin selling at 10 A. M. There will be a recess from 1 o'clock to 1.45, when the sale will be continued. After another recess, the evening session will last from about 7.45 to 10 o'clock.

While it has been the intention to suit as far as possible the convenience of those who will attend the sale, there has never been an offering of this magnitude which might serve as a precedent in this respect. If it becomes apparent that the convenience of a larger number would be suited by some readjustment of the hours of selling, this will be made and due notice will be given.

"As to the probable outcome of the sale," said Joseph P. Day and J. Clarence Davies yesterday, "Nothing has taken place to alter our belief that since the State Banking Department has authorized the sale of every one of these 3,019 lots, low prices must prevail."

"What might be regarded as a fair number of inquiries for an offering of ordinary proportions have been received, but it would be useless to try to gauge the volume of interest in a sale of more than 3,000 lots by the standards we have been accustomed to use in connection with offering of 300 or 400. There have been people up to look at the property. Yes, but with an area of 300 acres, accessible by half a dozen different routes, any estimate of their number would be nothing more than the wildest sort of a guess. There is only one logical prediction as to the result of the Morris Park sale, and that is that any attempt to sell 3,019 lots within a few days at the end of the dullest Spring season the real estate market has known in years is bound to yield bargains.

"Consider, also, in this connection the fact that 70% of the purchase price may remain on mortgage and it must be apparent to any one that this sale will afford an unparalleled opportunity for the small investor to realize handsome profits on a minimum cash outlay."

All is in readiness for the sale and it is believed that more satisfactory accommodations have been arranged for than for any similar event in the past. The ground floor of the old clubhouse makes a splendid salesroom for those who desire to attend the sale. Broad aisles will make entrance and exit easy, while plenty of space in other parts of the building has also made possible various other innovations, such as an information bureau, a special room for the signing of papers and the installation of numerous telephones for the use of those who may wish to keep in communication with their homes or offices.

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending May 29, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

Lispensard st, 60-2 (), ss, 140.5 w Bway, 49.6x90.4x48.6x87.8, 7-sty bk loft & str bldg; due, \$99,193.74; T&c, \$769.11; Lillius Grace et al. 85,000

*Washington st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xse38.1xse32.2 to beg, two 2-sty bk tn's & str's & 1-sty bk rear bldg; adj June 18.

*Water st, 264-6, ns, 103.3 e Peck slip, 48.2x130, 6-sty loft bldg; voluntary; adj sine die.

*53D st, 234 E, ss, 230 w 2 av, 20x100.5, 3-sty & b bk dwg; due, \$8,252.18; T&c, \$210.20; Ruth Johnstone. 9,400

101ST st, 55 E (), ns, 275 w Park av, 25x100.11, 5-sty bk tnt; due, \$16,947.60; T &c, \$1,879.98; Saml A Goldschmidt trste. 15,000

114TH st, 213 E (), ns, 210 e 3 av, 25x 100.11, 5-sty stn tnt; due, \$6,017.66; T&c, \$1,238.76; sub to a pr mtg of \$15,000; Meta Blohm trste. 16,850

123D st, 108 W (), ss, 139.10 w Lenox av, 20x100.11, 4-sty & b stn dwg; due, \$16,554.98; T&c, \$550; Emma A Marson. 15,500

124TH st, 327-9 E (), ns, 320 w 1 av, 40x100.11, two 3-sty & b stn dwgs; due, \$19,186.55; T&c, \$347.40; Andw Jackson. 12,000

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

130TH st, 53 W (), ns, 275 e 6 av, 20x 99.11, 4-sty & b stn dwg; due, \$12,783.06; T&c, \$330.25; Walter Longman. 10,000

*176TH st W, nwc Undercliff av, see Undercliff av, nwc 176.

*181ST st, 661 E, see Belmont av, 2130, on map 2128.

Av D, 123 (), ws, 70.5 s 9th, 23.6x93, vacant; due, \$15,927.15; T&c, \$113.35; S Sidney Smith, exr. 6,000

Belmont av, 2130 on map 2128 (), nec 181st (No 661), 80.8x51.1x80.1x41.2, 5-sty bk bldg; due, \$6,414.41; T&c, \$2,130; Mary J McDonald. 39,000

Bronxdale av (), nwc Matthews av, 132.6x125.7x5.7x143.5; due, \$1,290.90; T&c, \$249.56; Hudson Trust Co. 1,000

Bronxdale av (), ns, 31.11 e Matthews av, 31.11x118.2x—x98.3; due, \$1,527.74; T&c, \$158.78; Hudson Trust Co. 1,000

Bronxdale av (), ns, 32.7 w Matthews av, 28.8x111.6x25x125.7; due, \$1,409.33; T&c, \$206.86; Hudson Trust Co. 1,000

Bronxdale av (), ns, 61.3 w Matthews av, 28.8x97.5x25x111.6; due, \$1,409.33; T&c, \$157.85; Hudson Trust Co. 1,000

Bronxdale av (), ns, 118.7 w Matthews av, 27.10x69.4x25x108.5; due, \$1,290.90; T&c, \$161.65; Hudson Trust Co. 1,000

Bronxdale av (), ns, 146.6 w Matthews av, 26.10x111.7x25x121.4; due, \$1,290.90; T&c, \$145.24; Hudson Trust Co. 1,000

Bronxdale av (), ns, 173.4 w Matthews av, 26.10x151.10x25x161.7; due, \$1,527.66; T&c, \$191.76; Hudson Trust Co. 1,000

*Cathedral Pkway, 153, see 7 av, 1801-5.

*Grand blvd & concourse, sec Burnside av, 88x156x208, vacant; voluntary; bid in at \$16,000.

*Matthews av, nwc Bronxdale av, see av, 88x156x208, vacant; voluntary; bid in at \$16,000.

Muliner av (), ws, 176.4 n Bronxdale av, 25.1x110.9x—x111.7; due, \$1,172.48; T&c, \$117; Hudson Trust Co. 1,000

Muliner av (), ws, 201.4 n Bronxdale av, 25.1x109.11x—x110.9; due, \$1,172.48; T&c, \$117; Hudson Trust Co. 1,000

Muliner av (), es, 600 n Lydig av, 25x 100; due, \$1,875.83; T&c, \$159.34; Hudson Trust Co. 1,000

Muliner av (), es, 575 n Lydig av, 25x 100; due, \$1,640.40; T&c, \$159.34; Hudson Trust Co. 1,000

Muliner av (), es, 550 n Lydig av, 25x 100; due, \$1,521.77; T&c, \$159.34; Hudson Trust Co. 1,050

Muliner av (), es, 525 n Lydig av, 25x 100; due, \$1,403.10; T&c, \$159.34; Hudson Trust Co. 1,000

Muliner av (), es, 500 n Lydig av, 25x 100; due, \$1,403.10; T&c, \$159.34; Hudson Trust Co. 1,000

Muliner av (), es, 475 n Lydig av, 25x 100; due, \$1,403.10; T&c, \$159.34; Hudson Trust Co. 1,000

Muliner av (), es, 450 n Lydig av, 25x 100; due, \$1,403.10; T&c, \$159.34; Hudson Trust Co. 1,000

*Riverside dr, ws, at ne 155th, 370.3x 341.4x237.9, vacant; to be readvertised.

Undercliff av (), nwc 176th, 22.9x100x 55.5x105.2, vacant; due, \$2,098.26; T&c, \$947.50; Regent Realty Co. 2,000

3D av, 4413-17 (), ws, 56.6 n 181st, 75x 102.11, three 3-sty bk bldgs & str; due, \$40,485.62; T&c, \$3,030.43; Lawyers Title Ins & Trust Co. 17,100

7TH av, 1801-5 (), nec Cathedral pkway (No 153), 70.11x100, 1 & 3-sty bk bldg & 1-sty fr bldg; due, \$78,485.82; T&c, \$1,825; Jno S Cram, exr, &c. 80,000

HENRY BRADY.

*Bleecker st, 26-30, sec Mott (Nos 318-320), runs s90xe80.6x19.6xw12.2xw70xe69, 7-sty bk loft & str bldg; adj June 12. —

75TH st, 231 E (), ns, 230 w 2 av, 25x 102.2, 4-sty bk bldg; due, \$2,396.13; T&c, \$335.10; sub to 1st mtg \$11,000; Tini Linzer. 14,650

100TH st, 314-16 W (), ns, 200 w West End av, 80x100.11, 8-sty bk bldg; due, \$19,604.22; T&c, \$1,991; sub to two mtgs aggregating \$245,000; Isaac Simons et al. 268,500

*151ST st, 255-7 E, ns, 100 w Morris av, 50x118, 6-sty bk bldg & str; withdrawn.

171ST st, 498 E (), ss, 124 w 3 av, 16x 100, 2-sty fr dwg; due, \$2,307.71; T&c, \$222.92; Eliz L Golden. 3,300

210TH st E (), swc Pine av, 50x100; due, \$16,681.93; T&c, \$1,009.97; Wappinger Savings Bank. 6,000

Av A, 1425 (), ws, 76.7 n 75th, 25.6x100, 5-sty bk stable; due, \$16,127.25; T&c, \$393.44; City Real Estate Co. 15,000

Bathgate av, 2326 (), es, 25 n 184th, 25x95.7, 4-sty bk bldg; due, \$15,090.08; T&c, \$149.33; Eugene H Hatch. 12,000

*Pine av, swc 210th, see 210th E, swc Pine av.

SAMUEL GOLDSTICKER.

*Bedford st, 45, see Leroy, 40.

Leroy st, 40 (), swc Bedford (No 45), 18.9x50, 3 & 4-sty bk bldg & str; partition; Chester A Luff. 9,050

131ST st, 6 W (), ss, 163.2 w 5 av, 17.10 x94.11, 3-sty & b stn dwg; due, \$8,208.18; T&c, \$244.40; N Y Savings Bank. 8,500

131ST st, 4 W (), ss, 145.4 w 5 av, runs s99.11xw14.2x5xw3.8xw94.11xw17.10 to beg, 3-sty & b stn dwg; due, \$8,204.23; T&c, \$244.40; N Y Savings Bank. 8,500

HERBERT A. SHERMAN.

Pearl st, 362 (), es, 129.2 n Franklin sq, runs e87.8xw04xe47xw12.1xw122xs27 to beg, 5-sty bk bldg & str; due, \$18,076.24; T&c, \$2,137.02; U S Trust Co, NY. 20,000

*40TH st, 519 W, ns, 300 w 10 av, 25x98.9, 3-sty bk bldg & str & 2-sty bk rear stable; due, \$10,068.92; T&c, \$534.92; Michl O'Connell. 12,650

172D st W (), ns, 100 w St Nicholas av, 50x94.6, vacant; due, \$11,229.43; T&c, \$476.19; E Ormonde Power trste. 10,000

Courtlandt av, 585-97 (), ws, 84.2 n 150th, runs w75xw34.2xw25xw29.7xw100xs 63.9 to beg, 2-sty fr store & hall; due, \$11,451.25; T&c, \$911.30; sub to mtg \$10,000; J & M Haffen Brewing Co. 17,000

J. H. MAYERS.

Poplar st (), ss, 101.8 w Chauncey, 50.10x45.11x50x55.5; due, \$1,697.44; T&c, \$250; Wm F Kuntz et al. 900

Purdy st, 1318-20 (), es, 196 n Westchester av, 50x108; due, \$2,554.45; T&c, \$150; sub to mtg \$10,000; Jac Cooper. 11,600

BRYAN L. KENNELLY.

149TH st W (), ss, 145 w Bway, 50x 99.11, vacant; due, \$4,804.97; T&c, \$3,066.58; Chas A Briggs. 16,000

Total \$757,550
Corresponding week, 1912.... 2,477,710
Jan. 1st, 1913, to date..... 24,590,521
Corresponding week, 1912 ... 24,021,315

Brooklyn.

The following are the sales that have taken place during the week ending May 27, 1913, at the Brooklyn Salesrooms, 189 Montague street:

WM. H. SMITH.

BERGEN st (*), ns, 248.6 w Howard av, 27x107.2; Wm Forger. \$18,000

BERGEN st (*), ns, 221.6 w Howard av, 27x107.2; Wm Forger. 18,000

E 8TH st (*), nec Hinckley pl, 20x100; Kings Co Mtg Co. 6,000

W 8TH st (*), es, 136.2 n Av S, 49.4x82.5; Louise C Davis. 2,500

W 8TH st (*), es, 155.4 n Av S, 19.4x82.5; Louise C Davis. 2,500

W 8TH st (*), es, 174.10 n Av S, 19.4x82.5; Louise C Davis. 2,500

W 8TH st (*), es, 97.6 n Av S, 19.4x82.5; Willard G Reynolds. 2,500

W 8TH st (*), es, 213.6 n Av S, 19.4x82.5; Louise P McBee. 2,500

42D st, 161 E, ns, 170 w 2 av, 20x100, 2-sty & b fr dwg; voluntary; Francesco Filippo. 1,900

21ST st, ss, 260 e 6 av, 25x100.2; Alex Mackenzie. 1,000

78TH st, swc New Utrecht av, 95x100; Grace E Bucher. 7,700

94TH st, nes, 85 nw 3 av, 20x100; Walter Hammit. 4,570

AV O (*), ss, 66 w E 3d, 40x100; Philip S Campbell. 4,350

AV O (*), nwc E 3d, 53x100; Av O Impt Co. 4,850

AV O (*), nec E 2d, 53x100; Av O Impt Co. 4,850

AV O (*), sec E 3d, 40x100; Av O Impt Co. 4,850

AV O (*), ss, 120 e E 3d, 40x100; Av O Impt Co. 4,850

AV O (*), swc E 4th, 40x100; Av O Impt Co. 4,850

AV O (*), nwc E 4th, 40x100; Av O Impt Co. 4,850

LEFFERTS av (*), ss, 176.2 e Nostrand av, 20x102.6; Peter Burden. 4,000

3D av, 59, sec Pacific, 25x61.3, 3-sty bk bldg & str; voluntary; Harry Siegel. 7,850

3D av, nws, 60 ne 94th, 20x85; Walter Hammit. 5,410

8TH av, nws, 73.8 sw Windsor pl, 26.4x79.10; Lawyers Mtg Co. 7,000

PARCEL of land beg at cl of a ditch separating grant of Mary Vanderveer intersec cl Av V, runs s — to meadow lots of Vanderveer Clapp xsw — to Gerritsens creek, xsw351.6xw 82.6xne91.11xw — to cl Av V xne — to beg; A B Roberts. 44,778

CHARLES SHONGOOD.

COLUMBIA st, es, 39.4 s Irving, 40.10x100; W H Morrison. 10,000

GLEN st, ss, 48 w Crescent, 26x100; adj June 24.

HOOPER st, nws, 100 sw Bedford av, 89.4x 100; Leo J O'Donovan. 60,500

15TH st (*), sws, intersec nws 10 av, 19x 85; Prospect Park Realty Co. 9,000

WM. P. RAE.

ELTON st, ws, 124.5 n Liberty av, 25.7x90; A B Roberts. 2,300

19TH st (*), es, 175.8 n Vanderbilt av, 17.2 x85; Margt F Barnett. 2,000

19TH st (*), es, 192.10 n Vanderbilt av, 17.1 x80; Margt F Barnett. 2,000

54TH st, sws, 329.2 se 4 av, 19x100.2; Towbridge-Callaway. 6,590

BRYAN L. KENNELLY.

76TH st, ns, 100 w 3 av, 75x100.2, vacant; voluntary; C Thurseh. 5,400

76TH st, ns, 175 w 3 av, 80x100.2; vacant; voluntary; Jno J Kenny. 5,800

76TH st, ns, 255 w 3 av, 140x100.2; vacant; voluntary; Albt Janson. 10,325

Total \$286,073
Corresponding week, 1912..... \$222,260

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JUNE 4.

BRYAN L. KENNELLY.

ST NICHOLAS av, 844, es, 47.5 n 152d, runs n 21.5xe66.3xsl7xw—xs3.4xw67.7 to beg, 5-sty bk dwg.

Brooklyn.

JUNE 4.

WILLIAM P. RAE CO.

19TH st, 322 E, ws, 164.2 s Cortelyou rd, 40x100, 2-sty & a fr dwg.

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

MAY 30 & 31.

No Legal Sales advertised for these days.

JUNE 2.

HERKIMER pl, swc 235th, 95x25, vacant; also HERKIMER pl, ws, 95 s 235th, 25x90, vacant; Hugo Lehman—Bernhard Moral et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway; Julius J Frank (R); due, \$1,775.82; T&c, \$134.49; L J Phillips & Co.

HERKIMER pl, ws, 95 s 235th, see Herkimer pl, swc 235.

137TH st, 223 W, ns, 285 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Horoscope Realty Co et al; Dulon & Roe (A), 41 Park Row; Fredk C Gladden (R); due, \$14,843.82; T&c, \$259.80; Joseph P Day.

137TH st, 222 W, ns, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Danl J O'Connor—Lillie Weiner et al; Gannon, Seibert & Riggs (A), 2 Receptor; Paul T Davis (R); due, \$13,101.27; T&c, \$524.43; Herbert A Sherman.

137TH st, 225 W, ns, 303 w 7 av, 18x99.11, 3-sty & b stn dwg; Germania Life Ins Co—Picken & Lilly Constn Co et al; action 1; Dulon & Roe (A), 41 Park Row; Ernest L Hammer (R); due, \$14,830.87; T&c, \$127.13; Joseph P Day.

235TH st E, swc Herkimer pl, see Herkimer pl, swc 235th.

JEROME av, 2637-45, ws, 162.7 s Kingsbridge rd, 100x114.2x100x147, two 5-sty bk bldgs & str; Minnie Greenberg—Magda Operating Co et al; Saml Greenberg (A), 871 Brook av, Richd W Hill (R); due, \$3,894.63; T&c, \$589.36; sub to 3 mtgs aggregating \$87,903.14; mtg recorded Nov12'12; Joseph P Day.

JUNE 3.

43D st, 147-51 W, ns, 125 e Bway, 60x100.5, 6-sty bk hotel Metropole; Berghoff Brewing Association—Geo F Considine et al; Richd B Aldcroft, Jr (A), 165 Bway; Maurice J McCarthy (R); due, \$39,442.04; T&c, \$17,567.71; mtg recorded Aug4'09; Saml Marx.

225TH st E, ss, 100 e Paulding av, 22.7x109.6; Robt N Quinn—A Shatzkin & Sons, Inc et al; E Sweeney (A), 271 W 125; S Clinton Crane (R); due, \$681.26; T&c, \$120.11; Joseph P Day.

225TH st E, ss, 272.7 e Paulding av, 25x109.6; same—same; same (A); same (R); due, \$681.36; T&c, \$110.44; Joseph P Day.

226TH st E, ns, 325 w Paulding av, 25x74.10x 30.7x92.6; Robt N Quinn—A Shatzkin & Sons, Inc et al; Eugene Sweeney (A), 271 W 125; S Clinton Crane (A); due, \$624.36; T&c, \$74.55; Joseph P Day.

LEXINGTON av, 51-5, es, 39.6 s 25th, runs s 59.3xe94xw98.9 to 25th (No 136) xw22xs39.6xw 72 to beg, 12-sty bk loft & str bldg; Alfred M Heinsheimer—Frank Luger et al; Simpson & Cardozo (A), 111 Bway; Jno G Saxe (R); due, \$80,257.75; T&c, \$4,050; mtg recorded Dec14'09; Joseph P Day.

LEXINGTON av, 1727, es, 50.11 s 108th, 16.8x 65, 4-sty stn bldg; Gottlieb Maier et al—Pauline Ludwig individ & as admtrx et al; Geo M S Schulz (A), 38 Park row; Alex Rosenthal (R); due, \$1,317.75; T&c, \$200.37; sub to two mtgs aggregating \$5,000; Herbert A Sherman.

NEWBOLD av, 2022, ss, 230 e Pugsley av, 25x 108, Unionport; Fritz Doll et al—Eliz C Fonda et al; Action 1; Lewkowicz & Schaap (A), 73 Nassau; Jos S Rosalsky (R); due, \$1,898.08; T&c, \$264.69; sub to a mtg of \$6,000; Joseph P Day.

NEWBOLD av, 2024, ss, 255 e Pugsley av, 25 x108, Unionport; same—same; Action 2; same (A); same (R); due, \$1,009.08; T&c, \$225.39; sub to a first mtg of \$5,000 Joseph P Day.

NEWBOLD av, 2026, ss, 280 e Pugsley av, 25 x108, Unionport; same—same; Action 3; same (A); same (A); due, \$1,906.08; T&c, \$222.67; sub to a first mtg of \$222.67; Joseph P Day.

PLEASANT av, 308, es, 80 n 116th, 20.10x98, 3-sty bk bldg; Eliz F King et al exrs—Annie M Keenan et al; Action 1; Miller, King, Lane & Trafford (A), 80 Bway; Wm L Cahn (R); due, \$9,276.11; T&c, \$291.98; mtg recorded Aug6'09; Herbert A Sherman.

PLEASANT av, 310-12, es, 72.5 s 117th, 28.5x 98, 2-3-sty & b stn dwgs; same—same; Action 2; same (A); same (R); due, \$13,924.22; T&c, \$426.36; mtg recorded Aug6'09; Herbert A Sherman.

2D av, 2004, es, 50.5 n 103d, 25x74.7, 4-sty bk
tnt & str; New Church Board of Publication—
Anna Damico et al; Walter B Safford (A), 32
Nassau; Dean Nelson (R); due, \$14,543.07; T&c,
\$528.60; mtg recorded Apr 9 '07; Joseph P Day.

JUNE 4.

CLIFFORD pl, nwe Townsend av, 148.4x100x
156.2x100.4, vacant; Simeon M Barber—Mary E
McKinley et al; Harold Swain (A), 176 Bway;
Harold P Coffin (R); due, \$8,981.91; T&c,
\$947.99; Joseph P Day.

22D st, 263 W, ns, 243.9 e 8 av, 18.9x98.9, vac-
ant; Margt J Hall—Advance Realty & Constn
Co et al; Elisman, Levy, Corn & Lewine (A),
135 Bway; Saml Strasbourger (A); due, \$11,-
058.86; T&c, \$314.53; Saml Goldsticker.

119TH st, 311 W, ns, 145 e Manhattan av, 25x
100.11, 5-sty bk tnt; Amelia A Purdy—Revenue
Realty Co et al; Arthur Knox (A), 198 Bway;
Jno H Rogan (R); due, \$23,178.92; T&c, \$1,500;
Joseph P Day.

167TH st E, sec Hoe av, see Hoe av, nec
West Farms rd.

167TH st E, sec West Farms rd, see Hoe av,
nec West Farms rd.

234TH st E, ss, 349.11 w Kingsbridge rd, runs
s114.6xw50xw76.2xne49.11xe17.6 to beg; Louise
Schmidt—Wm A Riley et al; Peter Cook (A),
258 Bway; Saml S Slater (R); due, \$5,445.67;
T&c, \$225.34; Joseph P Day.

AV A, 1648, es, 48.10 s 87th, 15.7x81x14.10x81,
3-sty & b stn dwg; Jas Conway—Jacob D Lip-
kowitz et al; Webber & Webber (A), 7 Beek-
man; Geo E Weller (R); due, \$8,179.32; T&c,
\$510.55; Joseph P Day.

ANTHONY av, 2000, sec Burnside av, runs s
118x100x89.2xne102.7xw181.5xw58.6 to beg, 2-
sty fr dwg & vacant; Wm F Clare et al exrs—
Mary J Ryan et al; Jas L Clare (A), 135
Bway; Timothy Murray (R); due, \$14,351.32;
T&c, \$3,646; Bryan L Kennelly.

HOE av, nec West Farms rd, runs ne271.11
to 167th, xw148.1xs228.1 to beg, gore plot, vac-
ant; Mary F Martin—Alfred C Bachman et al;
Arnstein, Levy & Pfeiffer (A), 128 Bway; Tim-
othy Murray (R); due, \$9,699.22; T&c, \$949.06;
Henry Brady.

POST av, ns, intersec nws 10 av, runs e20x
ne6.1xn156.6xw25xsl60 to beg, vacant; Gustav
Sinn—Minnie Witte; Philip S Dean (A), 160
Bway; Walter Solinger (R); due, \$3,549.42; T&c
\$1,060.45; Joseph P Day.

WEST FARMS rd, nec Hoe av, see Hoe av,
nec West Farms rd.

2D av, 2451, ws, 74.11 n 125th, 25x74, 5-sty
stn tnt & str; Union Trust Co of NY gdn—
Herman Ziegen et al; Miller, King, Lane &
Trafford (A), 80 Bway; Fredk L Keating (R);
due, \$16,107.46; T&c, \$985.60; Herbert A Sher-
man.

7TH av, es, 400 s Walnut, 23.5x100x23.3x100,
vacant; Thos Sawyer—Katie Blute et al; Saml
Hellinger (A), 309 Bway; Jos Beihliff (R); due,
\$2,784; T&c, \$46.73; Joseph P Day.

10TH av, nws, at ns Post av, see Post av, ns,
intersec nws 10 av.

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Advertised Legal Sales, Manhattan and Bronx (Continued).

JUNE 5.

13TH st, 640 E, ss, 158 w Av C, 25x103.3, 5-sty bk tnt & str; Harry R Kohn—Jos Kreinik et al; Walter S Dryfoos (A), 30 Broad; Jno J Hynes (R); due, \$18,378.86; T&C, \$617.38; mtg recorded Mar 21 '07; Henry Brady.

INDEPENDENCE (Pallsade av), es, 154 s 254th, 182x347.5x150x387.7, 2-sty fr dwg & 1-sty fr stable; Merchants Exchange National Bank, City N Y—Geo D Eldridge et al; Seth B Robinson (A), 1 Liberty; A Leo Everett (R); due, \$773.50; T&C, \$1,250; sub to 1st mtg of \$30,000; Joseph P Day.

INWOOD av, 1315, on map 1305, ws, 234.8 n 169th, 50x90, 2-sty fr dwg, 1-sty fr stable; Matthew McLaughlin et al—Wm McLaughlin et al; Wm M Moore (A), 346 Fulton, Bklyn; Danl P Hays (R); partition; Joseph P Day.

UNION av, ws, 64.3 n 147th, 39.3x100, vacant; Peter Criscuolo—Throw Realty Co et al; Saml H Golding (A), 135 Bway; Edw T Hiscoc (R); due, \$1,432.06; T&C, \$628.05; sub to a first mtg of \$3,850; Herbert A Sherman.

JUNE 6.

BROAD st, 102-8, nwc Water av (Nos 16-20), runs w26x109.4 to Pearl (Nos 44-50) xnel13.1 xsl11.5 to beg, 6-5-sty bk loft & str bldgs; Myer Phillips—Lower Manhattan Realty Co et al; Hymes, Woytisek & Schaap (A), 65 Liberty; Phoenix Ingraham (R); due, \$22,865.93; T&C, \$2,909.57; sub three mtgs aggregating \$320,000. D Phoenix Ingraham.

MARKET st, 85, ws, 20.5 s Cherry, 20x51, 5-sty bk tnt & str; Nellie Orth—Israel Jacobson et al; Francis B Chedsey (A), 320 Bway; Edmund J Tinsdale (R); due, \$10,782.10; T&C, \$—; Henry Brady.

MITCHELL pl, 4, ns, 54 e 1 av, 18x80.10, 3-sty & b stn dwg; U S Trust Co of NY, comm—Eabetta Weil et al; Stewart & Shearer (A), 45 Wall; Leslie J Tompkins (R); due, \$7,943.11; T&C, \$330.19; Joseph P Day.

Pearl st, 44-50, see Broad, 102-8.

WATER st, 16-20, see Broad, 102-8.

CLAY av, 1064, es, 357 n 165th, 27x80, 3-sty & b bk dwg; Francis P Ranney et al exrs—Ernest Wenigmann et al; Sterling St John (A), 258 Bway; Dean Nelson (R); due, \$8,101.21; T&C, \$2,180.60; mtg recorded Mar 25 '03; Herbert A Sherman.

MATTHEWS av, es, 275 s Brady av, 100x100; Washington Savgs Bank et al—Edw Schmidt et al; Frank M Patterson (A), 66 Liberty; Francis A O'Neill (R); due, \$5,619.51; T&C, \$226.50; Joseph P Day.

5TH av, 2216, ws, 24.11 s 135th, 25x90, 5-sty bk tnt & str; Maria J Zayas y Gobel—Mary Hershfield et al; Julius L & A Lyons (A), 76 William; Henry M Goldfogle (R); due, \$18,940.21; T&C, \$1,280.20; Henry Brady.

JUNE 7.

No Legal Sales advertised for this day.

JUNE 9.

GRAND st, 534, ns, 50 w Cannon, 25x75, 5-sty bk tnt & str; Sigmund Ashner—Benj Rubenstein et al; Goldfogle, Cohn & Lind (A), 271 Bway; Henry A Forster (R); due, \$8,334.87; T&C, \$272; mtg recorded Mar 26 '08; Joseph P Day.

111TH st, 154 W, see 7 av, 1807-15.

156TH st, 1013 E, ns, 94.4 w Prospect av, 40x 130.6x40.1x128.10, vacant; Jno J Brennan—Abr Kassel et al; Gallert & Heilborn (A), 31 Liberty; Edw T Hiscoc (R); due, \$3,803.10; T&C, \$475; sub to first mtg \$4,000; mtg recorded Dec 21 '04; Joseph P Day.

7TH av, 1807-15, sec 111th (No 154), 100.11x 110, 6-sty bk tnt; Anton Larsen—Greene Court Bldg Co et al; Ferdinand E M Bullowa (A), 32 Nassau; Walbridge Taft (R); due, \$10,207.04; T&C, \$2,353; Joseph P Day.

Brooklyn.

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

MAY 30 & 31.

No Legal Sales advertised for these days.

JUNE 2.

49TH st, sws, 360 nw 15 av, 40x100; GLENMORE av, sec Thatford, 50x20; Sheriff's sale of all right, title, &c, which Jos Levin had on Jan 4 '13, or since; Chas B Law, sheriff; Wm P Rae.

DUMONT av, nwc Linwood av, 90x125; Peoples Trust Co—Morris F Maler et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); Wm H Smith.

JUNE 3.

ASHFORD st, es, 152 n Livonia av, 19x90; Hyman Freund—Barney Spatz et al; Nathan Cohen (A), 280 Bway, Manhattan; Jos J Schwartz (R); Wm H Smith.

OSBORN st, nec Glenmore av, 50x100; Abr Belanowsky—Jacob Silver et al; Abr Rockmore (A), 26 Court; Leon Sacks (R); Chas Shongood.

FULTON st, ss, 80 e New Jersey av, 20x100; Theresa Deisler et al—Contractors Realty Co et al; Isaac N Miller (A), 50 Church, Manhattan; Elmer G Sammis (R); Wm H Smith.

HUDSON st or av, es, 277 s Tillary, 28.1x100; Lena Ricci—Frank Tartaglia et al; Chas Clark (A), 16 Court; Edw R W Karutz (R); Wm P Rae.

McDONOUGH st, ns, 474 e Tompkins av, 21x 120; Edw McFarlan—Fredk W Carruthers et al; Wm H Good (A), 44 Court; Geo F Elliott (R); Wm P Rae Co.

PARK pl, ns, 90 e Rogers av, 30x127; Bella McGoldrick gdn—Luriel Constn Co et al; M F McGoldrick (A), 189 Montague; Horatio C King (R); Wm H Smith.

W 8TH st, ws, 75 n Av S, 20x100; Francis F Hill—Irenece A Burnum et al; Fredk W Block (A), 150 Nassau, Manhattan; Jno B Stephens (R); Wm P Rae.

19TH st, es, 90 n Vanderbilt, 17.1x80; Francis F Hill—Pruzin Bldg Co et al; Action 1; Fredk W Block (A), 150 Nassau, Manhattan; Jno B Stephen (R); Wm P Rae.

19TH st, es, 107.1 n Vanderbilt, 17.2x80; same—same; Action 2; same (A); same (R); Wm P Rae.

ATLANTIC av, nes, 150 se Smith, 25x90; Wm H Costigan—Monaton Realty Investing Corp et al; Wm J Pape (A), 189 Montague; Jos J Reiher (R); Wm H Smith.

PITKIN av, nec Shepherd av, 25x100; Chas Boehringer—Mathilda Lauer et al; Wm H Kinnear (A), 215 Montague; F S McDivitt (R); Wm H Smith.

ROCKAWAY av, ws, 20 s Marion, 16x50; Saml S Partridge—Irrving Portman et al; Action 1; I Newton Williams (A), 233 Bway, Manhattan; Jas L Bennett (R); Wm H Smith.

ROCKAWAY av, ws, 36 s Marion, 16x50; same—same; Action 2; same (A); same (R); Wm H Smith.

BUSHWICK av, nes, 80 se Granite, 20x95; Thos Parker Co—Philip Schmitt et al; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm H Smith.

VERNON av, sec Clinton, runs s849.8x611.3 to Clove, x644.3xw216.7x208.4 to Vernon av, xw 350.2 to beg, except parts released; also TILDEN av, sec E 35th, 100x23; Jas B Coombs et al—Esther Berkowitz et al; Andw F Van Thun (A), 189 Montague; Chas Y Van Doren (R); Wm H Smith.

JUNE 4.

MACON st, ss, 239 e Saratoga av, 19x100; Burroughs Bldg Material Co—Philip Schmitt et al; Caldwell & Holmes (A), 44 Court; Chas W Phillipsbar (R); Chas Shongood.

MACON st, ss, 277 e Saratoga av, 19x100; same—same; Action 2; same (A); Henry W Beer (R); Chas Shongood.

E 5TH st, ws, 135 s Av I, 125x100; Lillian B Hutchinson—Chas F DuBois et al; Harry L Thompson (A), 175 Remsen; Jno B Stephens (R); Wm P Rae.

E 40TH st, es, 297.6 n Foster av, 20x100; Mary D Allen—Catharine Phillips et al; Chas E Francis (A), 93 William, Manhattan; Leo J Curran (R); Wm H Smith.

E 39TH st, es, 277.6 s Av D, 60x100; Theo Wentz—Denise F Dugan et al; Boothby, Baldwin & Hardy (A), 42 Bway, Manhattan; Jno B Stephens (R); Wm H Smith.

94TH st, nes, intersec nws 3 av, 85x20; Title Guar & Trust Co—Sam Duckorewitz et al; Harry L Thompson (A), 175 Remsen; Louis E Pink (R); Wm P Rae.

GATES av, nws, 175 sw Central av, 25x100; Anthony Mayer—Mary Wiebel et al; Harrison C Glore (A), 391 Fulton; Milton Hertz (R); Chas Shongood.

JUNE 5.

3D st, ns, 210 w Bond, 15x90; Louise H Cryder—Hugh Lee et al; Harry L Thompson (A), 175 Remsen; Grover C Sniffen (R); Wm H Smith.

E 37TH st, es, 100 n Snyder av, 20x100; Sarah B Myrick—Rosa E Meyer et al; Edw G Nelson (A), 350 Fulton; Bernard J Becker (R); Wm H Smith.

GATES av, ss, 225 e Lewis av, 18.9x100; Jno Cassidy—Saml Lenkowsky et al; Action 1; Frank N Lang (A), 16 Court; Henry S Rasquin (R); Wm H Smith.

GATES av, ss, 243.9 e Lewis av, 18.9x100; same—same; Action 2; same (A); same (R); Wm H Smith.

GATES av, ss, 262.6 e Lewis av, 18.9x100; same—same; Action 3; same (A); same (R); Wm H Smith.

GATES av, ss, 281.3 e Lewis av, 18.9x100; same—same; Action 4; same (A); same (R); Wm H Smith.

GRAVESEND av, es, 423.6 s Av Q, 33.4x100; Giovanni Ronca—Fredk Musty et al; Saul H Immergluck (A), 128 Bway, Manhattan; Albt E Richardson (R); Wm P Rae.

WILLOUGHBY av, ss, 210.7 e Wyckoff av, 25 x100; also MYRTLE av, ss, 123.5 e Stockholm, 18.9x58; also COOK st, ns, 200 e White, 25x100; also VAN PELT av, nwc N Henry, 80x 26; also JOHNSON av, ns, 50 e Leonard, 25x 100; Louis Bossert et al—Le Shen Realty Co et al; J Stewart Ross (A), 44 Court; Ernest P Seelman (R); Wm H Smith.

JUNE 6.

PROSPECT pl, sws, 352 se Vanderbilt av, 18 x131; Manus Clancy—Emily Young et al; Jas W Redmond (A), 40 Court; Chas Y Van Doren (R); Wm H Smith.

JUNE 7.

No Legal Sales advertised for this day.

JUNE 9.

SIST st, nes, intersec ses, 21 av, 120x100; Louise Cook—Jas T Hickey et al; Henry S Cook (A), 38 Park row, Manhattan; Robt F Manning (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

MAY 24.

HALL pl, w s, 449.11 s 167th, 25x106.11; Jos Nordenschild—Bertha Wasserman et al; J J Lazore (A).

8TH st, ns; also 9TH st, ss easterly ½ lot 201 Henry Becker—Katherine Taylor et al; J T Hanlon (A).

113TH st, 74 E; Hannah Greenbaum—Etta Nast et al; Kurzman & Frankenheimer (A).

128TH st, 46 W; Wm A Martin—Harry C Williams et al; H T Fay (A).

BROADWAY, 1237-9; Felix M Warburg et al—Bijou Real Estate Co et al; Stroock & Stroock (A).

WEST END av, 50; Adele Kneeland—Union Constn Co et al; H L Bogert (A).

MAY 26.

ELM st, 190, & LAFAYETTE st, 204; Harris D Colt—Christiana T Richter et al; S P Savage (A).

124TH st, 513-5 W; Fredk Corell—Conservative Realty Co et al; James, Schell & Elkus (A).

WASHINGTON av, 1475; Hannah Greenebaum—Kenneth F Norton et al; Kurzman & Frankenheimer (A).

LOTS 254 to 270 and 309 to 325, map of Estate of Eliz R B King, Bronx; Norma A Duryea—Martin J Earley et al; J P Duff (A).

MAY 27.

RIVINGTON st, 5; Hannah Sullivan—Emanuel Raunheim et al; H J & F E Goldsmith (A).

4TH st, 166 W; Louisa M Stone—Theo B McCarthy et al; E Whitlock (A).

97TH st, 39 W; Jno Kean et al—Thos P McKenna et al; amended; Olin, Clark & Phelps. (A).

102D st, 16 W; Gottlob Sommer—Wm B Up- perman et al; L Wendel, Jr (A).

125TH st, ns, 370 w 5 av, 20x99.11; Cascade Realty & Constn Co—Jos B Zellman et al; W B Dressler (A).

CONVENT av, 328; Colonial Bank—Allie W Grant et al; J S Epstein (A).

OGDEN av, 1016; Theo L Chabot—Edw A Ahern et al; M J Sullivan (A).

TELLER av, sec, 199.1 ne 169th, 25x80.7; Amy B Upson—Isaac Brown et al; A C Fach (A).

WILLOW av, swc Bronx-Kills, Lot 71; Tax Lien Co of NY—Harlem River & Portchester R R Co et al; amended; W Lustgarten (A).

MAY 28.

ESSEX st, 27½; Alice E Sloane—Mary O'Neill et al; Mitchell & Mullan (A).

117TH st 5 E; Max Vogel—Isaac Gingold et al; M A Vogel (A).

117TH st, 140 E; Stephen H Jackson—Julius Friedman; S H Jackson (A).

AUDUBON av, nwc 183d, 25x74.11; Hudson Trust Co—Jno H Springer Realty Co; Holm, Whitlock & Scarff (A).

COLLEGE av, sec 168th, 200x100; Wm F A Kurz—Catootin Realty Co et al; amended; J F Frees (A).

McCOMES DAM rd, ws, 28.3 s 153d, 56.9x 86.6; Sarah H Corwith—Thos L Reynolds et al; amended; Davison & Underhill (A).

TIEBOUT av, nwc 180th, 25x100; Thornton Bros Co—Fannie Witenberg et al; Weier & Van Derveer (A).

MAY 29.

JOHN st, swc Bowne, 122.1x223.4; Henry Guion et al—Martin J Earley et al; J A Holz- apfel (A).

SILVER st, ss, 116.2 sw road leading from Westchester to Boston Post rd, 75x139.2xirreg; Margt Elgar—Wellman Finance & Realty Co et ad; C P Hallock (A).

WATER st, 630; also SCAMMEL st, 59; Her- bert Renville—Wendover Bronx Co et al; Weekes Bros (A).

24TH st, 30-32 W; Mary E Coleman—Julia H Boisse et al; Alexander & Green (A).

113TH st, ss, 177.6 e Lenox av, 26.3x100.11; Kate M Ladd—Henry Acker et al; W B & G F Chamberlin (A).

BARNES av, 1827; Mariane Ryan—Wm Worth; J J K O'Kennedy (A).

MORRIS av, es, 225 n 179th, 37.6x100; two actions; Jas C Green—Saml B Henderson et al; Clocke, Koch & Reidy (A).

OGDEN av, 1016; Theodore J Chabot—Edw A Ahern et al; M J Sullivan (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

MAY 22.

No Judgments in Foreclosure Suits filed this day.

MAY 23.

KELLY st, ws, 226 n Longwood av, 40x100; Sigmund Kraus—Kellwood Realty Co; Stras- bourger, Eschwege & Schallek (A); Jno G Dyer (R); due, \$7,849.48.

MAY 24.

No Judgments in Foreclosure Suits filed this day.

MAY 26.

80TH st, 219 W; Ormond Realty Co—Jno L Taylor et al; Adolph & Henry Bloch (A); Enos S Booth (R); due, \$112,648.68.

43D st, 305-9 E; Guardian Trust Co of N Y—American Mineral Water Machine Co; Bar- ber, McGuire & Ehlermann (A); Wm Klein (R); due, \$49,917.24.

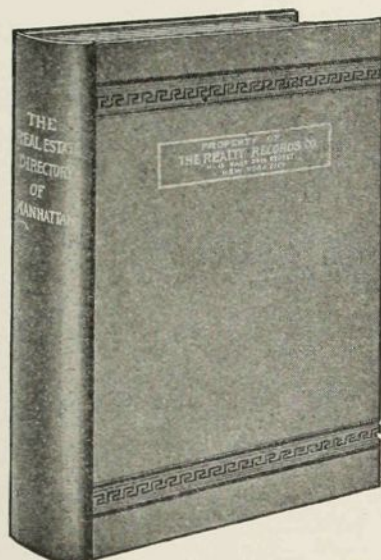
MAY 27.

BEEKMAN pl, ws, 57 s 50th, 19x90; also 87TH st, ns, 145 e Columbus av, 21x100.8; Meyer, Vesell—Wm H Davidow et al; Arnstein, Levy & Pfeiffer (A); Maurice Deiches (R); due \$16,524.37.

MAY 28.

No Judgments in Foreclosure Suits filed this day.

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LIS PENDENS.

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

Manhattan and Bronx.

MAY 24.

No Lis Pendens filed this day.

MAY 26.

6TH av, 783-5; also 45TH st, ss, 60 w 6 av, 21.6x75.5; also 45TH st, 104 W; Susie E Fitchett—Emily E Burns et al; partition; Blandly, Mooney & Shipman (A).

MAY 27.

19TH st, 239 W; Nathl E Conkling et al—Jno C F Conkling et al; partition; Rendich & Gardner. (A).
48TH st, 16 E; J S Hass, Inc—Julia W Martin et al; action to foreclose mechanics lien; W F Kimber (A).
113TH st, 77 E; Jno W Rothenberg—Sadie L Levy et al; action to foreclose mechanics lien; J Blumofe (A).

MAY 28.

KNOX st, swc Katonah av, 105x100; Harry Lippmann—Josie Bevens et al; foreclosure of tax lien; S H Schwarz (A).
121ST st, 222 W; Christopher Nally—Wm M Weil; action to foreclose mechanics lien; H N Steinert (A).

PARK row, 227-9; also NEW BOWERY, 66-8; Jacob R Casselberry—Adelheid Tietenberg; action to compel conveyance; J M Williams (A).

WEST END av, es, 50.5 n 98th, 14 inches x54; Peter J Brennan—M & L Holding Co; action to enjoin, &c; T C Ennever (A).

MAY 29.

No Lis Pendens filed this day.

Borough of Brooklyn.

MAY 22.

GUERNSEY st, ws, 220 s Norman av, runs w200x100x120x50x60x80x40 to beg; Wm G Miller—Wm E Smith et al; C & T Perry (A).

LINDEN st, ss, 207.2 e Wyckoff av, 40x100; also GRAHAM st, ws, 70.5 s Myrtle av, 25x108; also WILLOUGHBY av, nwc Clermont av, runs n22.7xw81.2x50.6x84.1 to beg; Sylvester G Nash—Thos Nash, Jr, et al; W W Butcher (A).

MONTAGUE ter, es, 113 s Montague, 26x103; Chas Vonhof—Lanoor Realty Co et al; Fredk F Elsemann (A).

POWERS st, ss, 100 w Manhattan av, 25x107; Eliza R Large—Danl A Vanderveer et al; W Dwight Teese (A).

WARREN st, ns, 75 e Hoyt, 25x100; Louis Goldblatt—Isidor Taub et al; Ralph B Ittelson (A).

35TH st, sws, 309.5 se Church av, 20x100.2; Daisy Sproule & ano as trstes & Jas Sproule—Jas Campbell; H A Ingraham (A).

35TH st, sws, 329.5 se Church av, 20x100.2; Lawyers Mtg Co—same; Cary & Carroll (A).

38TH st, sws, 100 se 12 av, 25x95.2; Edw Salt—Pauline Steinick et al; Thos F Redmond (A).

59TH st, ss, 180.2 e 7 av, 19.11x100.2; Frank X Dreher—Olaf Mansson et al; Carrington & Pierce (A).

BEDFORD av, es, 120 n Clarendon rd, 20x100; Jno R Murchison—Robt Kenning et al; Van Allen & Dyckman (A).

CANARSIE av, ss, at dividing line bet land hereby described & land Wm Krier, runs sw 667xw140.11xw165.1xw157.6 to Av D x620.10 xse361.5 to beg; also PLOT bounded n by land Jno Rensen, e & s by land Wm S Staats et al, w by road to Flatlands; also PLOT bounded n by land Jno Voorhees, e by land Danl B Ames, s by land of Wm M Williamson, w by road to Flatlands; also PLOT bounded n by land L I R R, e by land Asche, w by lands of Asche & land said R R Co, triangular piece, excepting certain portions thereof; Wm Potter—Unis Realty Co et al; J E Ruston (A).

PITKIN av, nec Watkins, runs n100x100x25x80x5xw20 to beg; Mollie Wiener—Jas Pappas et al; Geo Wiener (A).

RIVERDALE av, ssc Thattford av, runs s150 xw100x50x50x100x50 to beg; Title Guar & Trust Co—Jos Schwartzman et al; Thos F Redmond (A).

RIVERDALE av, sec Rockaway av, runs e 150.2x100x50x50xw100.2xw150 to beg; Hoagland Laboratory—Jos Schwartzman et al; Thos F Redmond (A).

ROCKAWAY av, ws, 330.6 s Pitkin av, 46x100; Jacob Meadow—Simon Shnapier et al; Kugel & Saxe (A).

ROCKAWAY av, nes, at int line bet Lots 1439 & 1440 on map heirs Nich Schenck, Jr, runs ne77.2 to land Bklyn & Rockaway Beach R R xs—xsw45.4 to av xnw80 to beg; Ida C W Husmann—Cyrus Shearon et al; H P Burr (A).

ROCKAWAY av, swc Lott av, 25x100; Wm V Burroughs Brick Co—Amico Realty Co of L I et al; Hurd & Grim (A).

ROCKAWAY av, nes, 80 se Lot 1440 on map heirs of Nich Schenck, Jr, runs ne45.4 to land Bklyn & Rockaway Beach R R xs— to av xnw— to beg; Ida C W Husmann—Cyrus Shearon et al; H P Burr (A).

SNEDIKER av, swc Blake av, 60x100; also DUMONT av, ss, 25 w Watkins, 25x100; Rosa Roth—Rachmiel Sohnen et al; Geo Wiener (A).

TOMPKINS av, nwc Floyd, 34.8x100; Binghampton Savgs Bank—David Kestlinger et al; Thos F Redmond (A).

Lots 1440-1441 on map of heirs of Nich Schenck, Jr; Ida C W Husmann—Cyrus Shearon et al; H P Burr (A).

LOTS 491 & 492 blk 6752 on map "The Linden"; also E 15TH st, ws, 420 s Av L, 40x100; also E 15TH st, swc Av I, 40x100; also E 15TH st, ws, 100 s Av I, 40x100; Sarah L Stephenson—United Stockholders Realty Corp & ano; C S Stephenson (A).

MAY 23.

JACKSON st, ns, 250 e Humboldt, runs n100 x24x25x25x20.6x26.6x26.6x48.6xw45 to beg; Eliza J O'Reilly—Danl J Carroll et al; Jas P Judge (A).

Kouwenhoven pl, es, 45.3 s Lot 3 on map of land heirs of Albt Emmons, 40.3x179x40x175.1; Cornelius S Williamson—Jno H Brown & wife; Davison & Underhill (A).

PACIFIC st, 447.4 e Rochester av, 16.8x107.2; Lillian L Canda—Gertrude N Phillips et al; Harry L Thompson (A).

PARK pl, sec Nostrand av, 33x127.9; Michl Schaffner—Allie L Sylvester et al as exrs & Lewis Sylvester (decd); specific performance; A G Schaffner (A).

E 15TH st, sec White, 136.11x—x—x—; Abner B Mills as trstes & Chas Park—Jno Luck et al; C C Suffren (A).

BAY 20TH st, ws, 280 s 86th, 40x96.8; Julia Stark—Chas E Weisz et al; C F Corner (A).

25TH st, sws, 325 nw 5 av, runs sw to land now or late of Clarence D Sackett xw—xw to 25th xse50 to beg; Anton J Lambul—Mary Janukatis et al; Caldwell & Holmes (A).

E 33D st, nec Av K, runs e47xne21.9xw232.9 x still nw45.9x278.9 to beg; contains 10,011 sq ft; Mechanics Bank—Thos G Carlin et al; Owens, Gray & Tomlin (A).

57TH st, ss, 260 w 11 av, 40x100.2; Nachon Eurstein—Lillian Edelman et al; Kheel & Orenstein (A).

WILLOUGHBY av, nec Spencer, 100x100; also WALWORTH st, ws, 150 n Willoughby av, 50x100; also WALWORTH st, ws, 100 n Willoughby av, 50x100; Herbert J Wallace & ano—Doty Schrimgeour & A Livermore (A).

LOT 190, map South Greenfield; Michl E Finnigan—Margt Forsyth et al; partition; L A Brown (A).

MAY 24.

HINSDALE st, swc Dumont av, 22x75; Grossman Bros & Rosenbaum—Greenberg & Schlicker et al; to create a trust; J Sapinsky (A).

LIVINGSTON st, ns, 105 w Elm pl, 20x75; Leo C Teller—Wm Bridge et al; S E Klein (A).

PROSPECT pl, sec Troy av, 175x127.10; Alonzo B See—Agnes I Maillie et al; Perkins & Butler (A).

RAYMOND st, es, 82 s land of Jno Galloway, runs s25x56x25.4xw61 to beg; Fred C Robbins & ano—Luigi De Luca et al; W E Buckley (A).

ST JOHNS pl, ns, 400 e Underhill av, 50x123.6; Florence Blume—Victor Holding Co et al; Howell, McChesney & Co (A).

GREENE av, ss, 290 w St Nicholas av, 20x100; Appollonia Girards—Ella H Rosecrans & ano; C Harwood (A).

PARK av, ss, 300 e Tompkins av, 25x100; Israel Bernstein et al—Saml Halpern et al; partition; B Flashnick (A).

ROCKAWAY av, es, 75 s Livonia av, 25x100.2; Max Lacher—Louis Cooper et al; C Tolleris (A).

LOTS 32 to 35 on map of pop Wm Van Dyck; Onslow W Messimer—Theo B Johnson & ano; to set aside deed; J M K Ewing (A).

MAY 26.

PACIFIC st, ss, 134.6 w 3 av, 13.6x100; Jno W Reid—Henry Klovig et al; C F Corner (A).

RUTLEDGE st, nws, 60.8 sw Marcy av, 20x60; Wilhelmine Clauss—Max Manes et al; New, Gilchrist & S (A).

WYCKOFF st, ns, 175 w Smith, 25x101.8; Investing Associates—Catharine Kehoe & ano; foreclosure tax lien; R W Kenyon (A).

W 17TH st, ws, 409 n Neptune av, 25x100; Jane E Williamson as extrx Eliz Hart et al; R T Griggs (A).

W 17TH st, ws, 434 n Neptune av, 26x100; Huntington Page—Eliz Hart et al; R T Griggs (A).

W 17TH st, ws, 384 n Neptune av, 25x100; Jane E Williamson—Eliz Hart et al; R T Griggs (A).

E 29TH st, ws, 640 n Av F, 100.6x100.6x96.6 x100; Magdalena Schoenig—Hab Bldg Co et al; Adam Christmann Jr (A).

E 34TH st, ws, 207.4 s Linden av, 22.10x100; Title Guar & Trust Co—Stephen McDermott et al; T F Redmond (A).

46TH st, 1240; Wm Shaw—Anna M Atkins et al; L Karasik (A).

FOUNTAIN av, es, 75 s Glenmore av, 25x100; Emil Reineking—Nathan Drucker et al; Kiendl, Smyth & G (A).

GEORGIA av, es, 624.8 n Hegeman av, 20.4x100; Empire Keystone Imp Co—Georgia Bldg Co et al; D V P Reiley (A).

LINDEN av, ns, 297.3 e Flatbush av, 75.1x199.1x75x199.7; Anna M Bronson—Georgia M Bronson et al; partition; T P Mulligan (A).

NEW UTRECHT av, ws, 89 ne 66th, 22.3x68.7x20x78.5; Hamilton Trust Co—Pietro Malomo et al; T F Redmond (A).

NOSTRAND av, ws, 22.6 n Robinson av, 60x92.6; SNYDER av, ss, 50 e Lawrence, 50x113.2; LINDEN st, ses, 568 ne Knickerbocker av, 19.6 x78.8x19.6x78.3; Anna R Scholle—Edw A Schooley et al; partition; Davis & Rippe (A).

ROCKAWAY av, es, 140 n Atlantic av, 27x98; N Y Investors Corp—Sophie Schmidt et al; T F Redmond (A).

ROCKAWAY av, ws, at int ns land Jno Cowenhoven, runs w34.7xw272.6x25x100xw25x35.5 x219.7xse213.2x173.2 to beg; plot begins swc premises above described, runs w214.9xw15.10x143.6x100xne47.4xse27.8xw307.11 to beg; PLOT begins ns land formerly of Garret Wyckoff

574.5 w Rockaway av, 109.6x414x109.2x415.6; Rose Reis—Lena Stolz et al; Armstrong & Brown (A).

STONE av, es, 155 n Liberty av, 25x100; The Williamsburgh Savings Bank—The Claris Realty Co et al; S M & D E Meeker (A).

VERNON av, ns, 160 w Tompkins av, 20x100; Title Guar & Trust Co—Rose Rosenberg et al; T F Redmond (A).

LOTS 1355-7, block 7112, map Third Addition to Homecrest; Arthur R Mackenzie—Andw Rorvig & ano; Reed & Pallister (A).

MAY 27.

HART st, ns, 185 w Throop av, 20x100; Chas H Smith—Israel Goldklang et al; R H Koehler (A).

MALTA st, sec New Lots av, 97.6x100x98.11x100; also NEW LOTS av, ss, 20 w Alabama av, 40x74.6x40x75.2; Minnie Bartholme & ano—Georgia Bldg Co et al; M Hertz (A).

QUINCY st, ss, 100 w Tompkins av, 20x100; Chapin Home for Aged & Infirm—Albt Rosenbluth et al; T F Redmond (A).

SEDGWICK st, nec Van Brunt, 25x100; Jno T Willoughby—Peter D Fagan & wife; partition; A J Romagna (A).

WATKINS st, es, 200 s Dumont av, 25x100; Mary C Bates—Celia Jacobs et al; T F Redmond (A).

WATKINS st, es, 175 n Riverdale av, 25x100; Title Guar & Trust Co—Harris Friedman et al; T F Redmond (A).

S 2D st, ns, 99.10 e 7th, 50x100; Fannie Levy—Israel Cohen et al; I L Rosensohn (A).

E 18TH st, es, 140 s Av Q, 40x100; Title Guar & Trust Co—Sadie J Black et al; T F Redmond (A).

47TH st, 541; Sigmund Levine—Jno E Sullivan Co et al; R Stone (A).

47TH st, 535; Sigmund Levine—Jno E Sullivan Co et al; R Stone (A).

47TH st, 533; Sigmund Levine—Jno E Sullivan Co et al; R Stone (A).

48TH st, nes, 120 nw 6 av, 20x100.2; Pauline F Fargis—Celia Galitzka et al; T F Redmond (A).

FRANKLIN av, es, 218.4 s Fulton, 20x100; Meth Epis Hospital—Otto Singer et al; T F Redmond (A).

SUTTER av, swc Cleveland, 20x90; M Belle DeWitt—Becky Kotimsky et al; H Egginton (A).

12TH av, es, 60 n 48th, 40.2x100; Wm F Ham—Eliz G Peyser; Reeves & Todd (A).

MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 24.

128TH st, 58 W; Worns & Kemp—Louis J Rosendorf (137). 28.06

AUDUBON av, 369; Baker & Fox—West 184th St Construction Co & Fredk K Burghard; renewal; (136). 90.00

MAY 26.

135TH st, 499 W; Jas Caldi et al—Monaton Realty Investing Co (139). 23.05

183D st, 536-44 E; Constantino Laudadio Constn Co&Asaro Realty Co, Inc (138). 6,000.00

183D st, ss, 55 e Bathgate av, 120.6x94; Colwell Lead Co—Asaro Realty Co & S Geo Arnone (142). 2,600.00

DECATUR av, 2977; Simon Josephsohn—Mary Von der Linden (145). 94.00

GRAND boulevard, sec Fordham rd, 230x125; Salvatore Naccarato—Jno Doe & Kramer Contracting Co (144). 90.00

HOE av, es, 75 s 179th, 50x100; Tony Curi—Harriett Canning (140). 1,694.00

LEXINGTON av, 51-5; 25TH st, 136 W; M F Westergren, Inc—51 to 55 Lexington Avenue Co & Fleischmann Bros Co (141). 2,700.00

MAPES av, nwc 181st, 150x50; Guerino Baldi et al—Regina Constn Co & Jno Cullo & Bro (143). 360.00

4TH av, 440; Monarch Metal Mfg Co—Four Hundred and Forty Fourth Street Co & P C Stuart Co (146). 1,828.18

MAY 27.

84TH st, 216 W; Adolf Weisz—Henry G K Heath & Enoch Elfin & Co (149). \$126.00

103D st, 222 E; Saml Karger—Jno Kessler & Ehrlich & Meyer (153). 95.00

124TH st, 157-9 W; Bruno Steinel—Jumal Realty Co (151). 300.00

183D st, 535-44 E; Tozzini & Co—Asaro Realty Co (150). 724.50

183D st, ss, 55 e Bathgate av, 120.6x95; Harlem River Lumber & Wood Working Co—Asaro Realty Co & Vincent Buscemi (147). 3,416.64

183D st, 536-44 E; Chas Kausen—Asaro Realty Co (148). 3,300.00

AUDUBON av, es, 74.11 n 183d, 20.7x70; Saml Miller—West 184th St Constn Co & Fred Burghard (renewal) (152). 59.00

MAY 28.

CARMINE st, 76; Louis Newman—Emil Blumenthal (157). 9.93

183D st, 536-44 E; Chas Shapiro—Asaro Realty Co & Vincent Buscemi (160). 291.35

183D st, 536-44 E; Nich Rossario—Asaro Realty Co & Vincent Buscemi (154). 425.00

SAME prop; Peter Cerra—Asaro Realty Co Vincent Buscemi & Jno M Sussex (155). 1,970.00

AUDUBON av, es, 74.11 n 183d, 20.7x70; Berger Mfg Co—West 184th St Constn Co (renewal) (156). 85.00

WEEB av, ws, 750 s Kingsbridge rd, —x—; W L Fleisher & Co—Roman Catholic Orphan Asylum in the City of NY & F D Gheen & Co (158). 1,592.80

10TH av, 295; Jos Shulman—Francis Markham & Michl O'Neil (159). 315.00

MAY 29.

47TH st, 156-70 W; also BROADWAY, 1564-1568; Tuttle & Bailey Mfg Co—Geo H Earle Jr, Lawyers Title Ins & Trust Co, Palace Theatre & Realty Co & Milliken Bros (165). 2,683.00

161ST st, 558 W; Wm P Schimpf—J H Springer (163). 113.76

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MAPES av, nwc 181st, 46.2x100; Henry G Silleck, Jr—Regina Constn Co (161). 1,435.61
 OGDEN av, ws, 164.1 s 168th, 27.2x95; Jackson Bros—Carr Bldg Co (164). 175.00
 VYSE av, 2064-S; also 179TH st, 963 E; Abr Weingarten—Jacob Streifer Co (162). 197.75

Borough of Brooklyn.

MAY 22.

MARION st, 143; Chas Wuttke—Wm Loughlin & Georgianna L & F W Le Baron. 140.00
 DOWNING st, nwc Putnam av, 53x150; Harry Marcus Iron Works—Absol Constn Co. 1,950.00
 58TH st, ns, 140 e 12 av, 20x100; Chas E Robertson—Wm Smith & Robt Smith. 397.10
 SNEDIKER av, es, 210 n Hegeman av, 80x100; M Yudelowitz & ano—Harry Greenberg, Isidor Rosenstein, Max Rosenberg & Harris Chesanowitz. 72.00

MAY 23.

GOLD st, es, at foot East River, 50x100; Fredk Stair Contracting Co—Edison Ill Co & H D Best Co. 728.36
 HIMROD st, 59-63; Henry Rebmann—Catherine & Henry Loeich. 256.00
 UNION st, swc New York av, 77.3x100; Terker Iron Works (Inc)—Bedford Development Co & Lefferts Constn Co. 1,620.00
 63D st, swc New Utrecht av, —x—; Isador Fader & ano—Frank & Elizabeth Pasqualina & D Cosenna. 25.00
 GRAVESEND av, ws, 40 s Webster av, 30x85; Northrop Coburn & Dodge Co—Rosedon Realty Co. 240.00
 NEPTUNE av, nwc W 2d, 41.1x100x40x100; Carmel Mazzary—Burt G Lewis. 130.00
 UTICA av, es, 100 s Union, 55.7x100; Jno McCloskey—Van Brunt Bldg Co. 500.00
 WYCKOFF av, 269; Isaac Feldman—Frank M & Anna Muller & Christian Bauer, Jr. 155.32

MAY 24.

No Mechanics' Liens filed this day.

MAY 26.

86TH st, 2235-7; Geo P Peltyn—Estate of Patk Flynn & A Davis as agent Acme Metal Ceiling Co. 269.00
 UTICA av, es, 100 s Union, 50x100; Cohen & Grau—Van Brunt Bldg Co. 433.00

MAY 27.

LORIMER st, swc Johnson av, 25x100; Robt Feinstein—D Baker & Bklyn Iron Works (Inc). 30.00
 WEST st, es, 180 n Av C, 270x100; Cora O'Connor—Bristol Bldg Co. 125.00
 56TH st, 1232; Kalman Nemes—Irene Van Nagy. 179.50
 E 4TH st, ws, 320 s Av M, 90x105; Wm Schurmeister & Wm G Crosby—Geo W Gregory. 450.00
 SNEDIKER av, ws, 60 s Blake av, 100x100; Denis Gelfant & Meyer Kinourtz—Snediker Construction Co. 1,535.00
 SUTTER av, nwc Barrett, 100x100; Turner Constn & Imp Co (Inc)—Barrett Constn Co (Inc). 450.00

SATISFIED MECHANICS' LIENS.

First names that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan and Bronx.

MAY 23.

BROADWAY, nec 146th, 99.11x225x irreg to 147th, x50; Deane Steam Pump Co—Florence A Alker & Pollack & O'Neill, Inc. (May 20-13, omitted from last issue by error. 632.75

MAY 24.

BROADWAY, swc 42d; Duffy & Collin—Estate of Chas A Coe et al; Dec21'12. 603.35
 S BOULEVARD, 949-77; Carl Froh—Jas F Meehan et al; May22'13. 109.00
 6TH av, 787; Krefets Realty & Constn Co—Mary W P Haggerty et al; Apr18'12. 900.00

MAY 26.

BROADWAY, swc 42d; Duffy & Collin—Estate of Chas A Coe et al; Feb17'13. 623.35
 HOE av, swc 165th; Albt Oliver—Fox Square Building Co et al; May19'13. 95.90
 35TH av, 548; Empire City Gerard Co—Andw Alexander et al; Feb7'12. 805.25
 SAME prop; Dunbar Box & Lumber Co—Isabelle A Robey et al; Feb7'12. 294.32
 SAME prop; Candee, Smith & Howland Co—same; Feb8'12. 16.50
 SAME prop; Saml Abraham—Andw Alexander et al; Feb8'12. 391.15
 SAME prop; Yale & Towne Mfg Co—Matilda Alexander et al; Feb10'12. 130.77
 SAME prop; Jos Tino & Co—Isabelle A Robey et al; Feb10'12. 46.23
 SAME prop; A A Sash, Door & Blind Co—same; Feb13'12. 120.00
 SAME prop; J L Mott Iron Works—same; Mar8'12. 694.69
 SAME prop; Harris, Silvers, Baker Co—Andw Alexander et al; Feb6'12. 1,365.55
 SAME prop; Chas Burkelman—same; Feb6'12. 288.61
 SAME prop; Alonzo B See—Isabelle A Robey et al; Feb6'12. 2,425.54
 SAME prop; Manhattan Fireproof Door Co—Andw Alexander et al; Feb6'12. 841.40
 SAME prop; Michl Power—same; Feb7'12. 645.35
 SAME prop; Geo H Morris—same; Feb7'12. 716.00
 SAME prop; Jas McCullagh—I A Robey et al; Feb7'12. 804.95
 SAME prop; Edwin Shuttleworth Co—A Alexander et al; Feb7'12. 1,154.00
 SAME prop; D & A Christie—same; Feb7'12. 105.00
 SAME prop; Hasbrouck Flooring Co—same; Feb7'12. 80.00

SAME prop; Sutphen & Myer—I A Robey et al; Feb8'12. 227.75
 SAME prop; White Fireproof Constn Co—A Alexander et al; Feb8'12. 182.80
 SAME prop; S H Pomeroy Co, Inc—Isabelle A Robey; Feb9'12. 95.40
 SAME prop; Tiffany Studios—same; Feb9'12. 1,050.50
 SAME prop; A Lincoln Cooper—M Alexander et al; Feb23'12. 65.00
 SAME prop; same—Andw Alexander et al; Feb26'12. 65.00
 SAME prop; Wallace R Clarke—I A Robey et al; Mar6'12. 76.20
 SAME prop; Miles Roberts—I A Robey et al; Mar22'12. 149.15
 SAME prop; Edw J Nevins—A Alexander et al; Feb6'12. 575.00
 SAME prop; Jos Garry & Son—same; Feb8'12. 86.00
 SAME prop; Henry Lepke—same; Mar1'12. 72.50
 SAME prop; Geo E Meek—same; Mar1'12. 95.00
 SAME prop; Geo H Robertson—M Alexander et al; Mar2'12. 509.16
 SAME prop; Edgar W Hazazer—A Alexander et al; Feb13'12. 726.90
 SAME prop; Dahlstrom Metallic Door Co—same; Feb16'12. 799.00
 SAME prop; General Kompolite Co—I A Robey et al; Feb9'12. 99.83

MAY 27.

32D st, ss, 325 w 5 av; Herrmann & Grace Co—Midwest Realty Co et al; May16'13 2,828.00
 68TH st, 222-8 W; Candee, Smith & Howland—Jas Butler, Inc, et al; Apr15'13. 237.67
 BROADWAY, 498-500; Jas Roddy—Lee G Lawrence et al; May14'13. 170.00

MAY 28.

HESTER st, 53; Louis Greenberg—Benj Doblin et al; Jan29'13. 175.00
 LUDLOW st, 96-8; Wolf Gelband—Chas Karg et al; July24'12. 42.50
 22D st, 22-6 W; Grassi Bros Inc—Midwest Realty Co et al; May23'13. 1,070.00
 22D st, 22-6 W; Pittsburgh Plate Glass Co—Midwest Realty Co et al; May17'13. 2,611.80
 106TH st, 213 E; Jos Lashinsky et al—Philip Berman et al; Nov21'12. 100.00
 210TH st, STEUBEN av, E GUN HILL rd & BAINBRIDGE av, block; Nadham Co—Montefiore Home et al; May6'13. 109.45
 3ANTHONY av, es, 149.5 n 181st; Mitchell Bernstein—Sarah Taub et al; Aug26'12. 600.00
 BELMONT av, 248; Chas Shapiro—Geo Ringler & Co et al; Mar17'13. 343.00
 SOUTHERN blvd, sec Aldus; Michl O'Connell—Eberhardt & Bodgar Co et al; June5'12. 22.37
 SAME prop; Jacob Reith—same; June5'12. 50.00

MAY 29.

VAN BUREN st, 1604; Abr Docteroff—Theresa B Rezzano et al; Aug5'12. 18.54
 30TH st, 7-9 W; Jones & Laughlin Steel Co—West 30th St Constn Co et al; May23'13. 2,969.09
 53D st, 121-9 E; Jones & Laughlin Steel Co—118 East 54th St Co et al; May6'13. 1,672.60
 73D st, 301 E; Andw B Brown—Schwartz Estate et al; May10'13. 54.20
 AMSTERDAM av, nec 120th; Jones & Laughlin Steel Co—Edmund Francis Realty Co et al; May23'13. 479.17
 ARTHUR av, sec Oak Tree pl; Chas Shapiro—Rogers & Gallagher Constn Co et al; May2'13. 138.00
 BROADWAY, 2094; Interborough Marble Co—Archibald D Russell et al; Mar6'13. 306.10
 PARK av, sec 153d; Supreme Bldg Co et al—Meyer Friedlander et al; May22'13. 13,890.71
 WHITE PLAINS av, 4137; Danl Nathanson—Nunzia Valentino et al; Nov27'12. 160.00

Borough of Brooklyn.

MAY 22.

49TH st, ss, 220 e 15 av, 40x100.2; Thos E Egan & Sons—Anna Rapini & Stephen Wilcox; May7'13. 133.00

MAY 23.

MYRTLE av, ec Gates av, 106.6x75.10; Louis Bosset & ano—Frieda Hoepfner & Jno Gerathwohl; Feb21'13. 133.50

MAY 24.

VAN BUREN st, 101; Isaiah Schoffer—Le Vine Bldg & Constn Co & Title Guarantee & Trust Co; May13'13. 1,500.00
 18TH av, nws, 100 sw 66th, 40x95.10x40x95; Adolph Kreindler—Carl O Carlson; Oct31'12. 50.00

MAY 26.

14TH st, swc 9 av, 60x100; Frank White—Hyman Alexander, Abr Levy, Rose Horowitz & Jos Horowitz; Apr12'13. 31.95
 GATES av, 1321; Louis Gallin—Jno Feldman; May15'13. 673.00
 NEW YORK av, ws, cor Union, 77x100; Danziger Lippman Painting Co—Robt Griffith Co; Apr28'13. 800.00
 NEW YORK av, swc Union, 78x100; Sargent & Co—Lefferts Constn Co, Bedford Devel Co & Henry Hetkin; Apr14'13. 542.37

MAY 27.

JACKSON pl, 19; Meyer Davidhoff—Abram & Libby Frunkin; Jan11'12. 350.00
 PARK av, 533; Morris Glass—Pasquale & Salvina De Menna, Jacob & Abr Levy & Levy & Co; Apr24'13. 121.88
 UTICA av, es, 100 s Union, 55.7x100; Jno McCloskey—Van Brunt Bldg Co (Inc); May23'13. 500.00
 Discharged by deposit.
 Discharged by order of Court.
 Discharged by bond.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan and Bronx.

MAY 22.

Glendenning, Fredk W; Saml Shapiro; \$3,000; D L Podell.

MAY 23, 24, 26, 27 & 28.

No Attachments filed these days.

CHattel MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

MAY 23, 24, 26, 27, 28 & 29.

Emmay Realty Co. Pinehurst av, nec 180th, —x—, Otis Elevator Co. Elevator. \$2,400
 Evelyn Bldg Co. Webster av, nwc 197th, —x—, Hudson Mantel & Mirror Co. Ice Boxes. 209
 Same. Same prop. same. Consols. 440
 Margulies & Schwartz. 512 E 17th. Torsten Mathisen. Hand Rubber Bed. Bill of Sale. 600
 M J B Constn Co. Hoe av, nwc Aldus st, —x—, Central Chandelier Co. Chandeliers. 1,050
 Weidhorn, I A. 109 W 23d. Fairbanks Co. Machinery. 287.50

Brooklyn.

MAY 22, 23, 24, 26, 27 & 28.

Commonwealth Impt Co. Sterling pl nr Saratoga av. Louis Greenberg. Bath Tubs, &c. \$1,700
 Crystal Constn Co. Milford st nr Belmont av. A Weinstock. Consols. 62
 Zitelli Bldg Co. 74th st nr 10th av. Wm Kerby. (R) 456

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan and Bronx.

MAY 24.

TELLER av, nwc 166th, 193.5x100.1; City Mtg Co loans O J Schwarzer Co. 89,500

MAY 26.

WOODYCREST av, nec 166th, 112.6x100.9; City Mtg Co loans Thos D Malcolm Constn Co to erect a 6-sty apartment; 2 payments. 6,000

MAY 27.

No Building Loan Contracts filed this day.

MAY 28.

FORT WASHINGTON av, sec 161st, 102.2x 145.11; Albt Jarmulowsky, Meyer Jarmulowsky, Louis Jarmulowsky & Max Markel exrs &c loan Friedman Constn Co to erect a 6-sty apartment; 6 payments. 100,000
 GIFFORD av, ns, 330.8 e Balcom av 75x100; Central Mtg Co loans Rudolf Hall to erect a — sty bldg; — payments. 10,500
 WADSWORTH av, nec 191st, 212.6x100; Henry Morgenthau Co loans 191st St Constn Co to erect three 5-sty apartments; 3 payments. 146,000
 TINTON av, swc 166th, 100x66.8; Manhattan Mtg Co loans Ann Bldg Corpn to erect a 5-sty apartment; 11 payments. 55,000

MAY 29.

CHRYSTIE st, 87; Hugo E Distelhurst loans Nathan Harrison Realities to erect a — sty bldg; — payments. 2,000

FOX st, es, 100.6 n 163d, 120x—; also SIMPSON st, ws, 100.7 n 163d, 128.2x—City Mtg Co loans Podgur Realty Co to erect six 5-sty apartments; 4 payments. 30,000

190TH st, ns, 120 w St Nicholas av, 80x100; City Mtg Co loans Weber Turek Bldg Co to erect a 5-sty apartment; 11 payments. 60,000

215TH st, ss, 275.1 e Bronxwood av, 25x100; Wm L & Bertha M Schaaf loans Michele Colonna to erect a 2-sty dwelling; — payments. 3,500

ORDERS.

Borough of Brooklyn.

MAY 22.

PROSPECT pl, ns, 264 w Ralph av, 164x 127; Miller Bldg Co on Title Ins Co to pay Thompson & Fuller. 200.00

SACKMAN st, nwc Riverdale av, 100x100; M Martey (Inc) on Title Guar & Trust Co to pay Block & Greenberg Lumber Co. 1,100.00

ATLANTIC av, ss, 300 w Hopkinson av, 50x 100; M & J Constn Co on Title Ins Co, NY to pay Simon Gasner & Sons Co. 400.00
 SAME prop; same on same to pay same. 1,900.00

OCEAN av, es, 200 n Albemarle rd, —x—; Richd Tomlinson on C F Bond Co to pay Ernest C Schortemeier. 263.14

MAY 23.

WYONA st, nec Belmont av, 90x100; Rachel Melnick & ano on Reliance Mtg Co to pay Klein Material Co. 400

74TH st, sws, 120 nw 17 av, 40x100; Jacob S Sulsky on N Y Mtg & Security Co to pay I Sulsky. 250.00

LOTT av, ss, 40 w Amboy, 20x100; Annie Weissman on Max Goldstein to pay Hyman Lurio. 100.00

SNEDIKER av, ws, 60 s Blake av, 100x100; Snediker Constn Co on NY Mtg & Security Co to pay Klein Material Co. 800

MAY 24, 26 & 27.

No Orders filed these days.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

A--	Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B--	" Fire Escape.
C--	" Fireproofing and Structural Alteration.
D--	" Fire Alarm and Electrical Installation.
E--	" Obstruction of Exit.
F--	" Exit and Exit Sign.
G--	" Fireproof Receptacles and Rubbish.
H--	" No Smoking.
I--	" Diagrams on Program and Miscellaneous.
J--	" Discontinue use of premises.
K--	" Volatile, Inflammable Oil and Explosive.
L--	" Certificates and Miscellaneous.
M--	" Dangerous condition of heating or power plant.
O--	" Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Canal st, 34-8	Hyman Hogg.....C
Canal st, 54-8	Avassy Ganis.....C
Church st, 315-7	Barish & Schwartz.....G
Crosby st, 59	R Pratenza.....L
Eldridge st, 87	Am Mfg Supply Co.....A
Grand st, 64	Max Klein.....D-C-A-E
Greene st, 47-9	De Voursney Est.....A
Greene st, 145-51	Wm Astor Est.....A
Hall pl, 4-5	Hyman Feit.....L
Henry st, 211	Crippled Children's School...D
Lafayette st, 112-6	Ruth A Bruce-Brown...D
Lispensard st, 13-5	J Edgar Leaycraft.....B-E
Maiden la, 101	N Delia & Co.....L
Monroe st, 129-33	Aaron Feingold.....C
Park Row, 231	Adelherd Tietenberg.....D-C
Prince st, 116	Chas Harft.....B
Prince st, 62-4	Rocco Morosco.....B-E
Suffolk st, 30	Jos Jotlock.....C-A
Suffolk st, 30	David Stern.....C

Numbered Streets.

12th st, 36-8 E	Chas A M Greer.....A
12th st, 62 E	Mary Allen.....B
13th st, 30-2 W	N Y Imp R E Co.....B-C
14th st, 142-6 W	Elite Button Co.....A-L-O-G
14th st, 122 E	Fair Amust Co.....C
14th st & Irving pl	New England Theatre Co., A-C

18th st, 4 W	Mamie Palmer.....A-F
18th st, 4 W	Minnie Palmer.....A-F
18th st, 4 W	Mark Federson.....A-F-G
19th st, 220-30 W	Hygrade Button Works...G
21st, 132-4 W	Louis Finkelstein.....D
21st st, 23-5 E	Jac Fiedelbaum.....D-G
21st st, 23-5 E	Nat'l Cigar Stand Co.....F-D
21st st, 23-5 E	Elmer A Darling.....F
22d st, 56-8 W	Nathl Michaels.....E
22d st, 56-8 W	Harry Baron.....D-A-C-G
22d st, 56-8 W	Isidore W Cohen.....D-A-C-E
22d st, 56-8 W	Sam Gladstone.....D-G-C-A
22d st, 56-8 W	Israel Siegel.....D-A-C-G-E
22d st, 56-8 W	Paul Wolf.....D-G-E
22d st, 56-8 W	Cohen Lewis.....D-G-C
22d st, 56-8 W	Morris Bernstein.....D-G
24th st, 118 E	Minnie A Hasbrook.....C-A
24th st, 118 E	Edw Crosby.....E-C-B
24th st, 127-9 W	Consolidated Gas Co.....C
24th st, 127-9 W	Henry Guttman.....E-F-C-G
24th st, 127-9 W	Albt Hyde.....A-C
25th st, 240 E	Robt P Greene.....E
27th st, 132-8 W	James McDonald.....G
27th st, 132-8 W	Frank E Grady.....G
28th st, 13-5 W	Robt Hoe Est.....D
28th st, 131-3 W	Columbia Furniture Co., H-G-F-A-C-G

28th st, 131-3 W	Siegmund Hirsch, H-G-F-A-C-G
28th st, 131-3 W	Lippa Baronoff...F-A-C-G-E
28th st, 131-3 W	Traendly & Schenck, G-H-F-A-C

28th st, 13-5 W	Alex Deutsch.....D-G-E
28th st, 13-5 W	Flora Stephan Co.....D
28th st, 13-5 W	Abr Schmerzler.....D-A
28th st, 13-5 W	Flora Stephan Co.....G-E
28th st, 13-5 W	Sam Berry.....C-E
28th st, 13-5 W	H & J Engel.....E
28th st, 13-5 W	Scharles & Deutsch...F-E
28th st, 13-5 W	Antique Furniture Ex...G-E
28th st, 131-3 W	Imperial Tucking Co., H-G-F-A-C

28th st, 131-3 W	Louis Goldberg, G-H-F-A-C
28th st, 131-3 W	Walter T Sheridan, G-H-F-A-C

28th st, 131-3 W	Sampson Rubenstein, F-A-C-G-H
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28th st, 131-3 W	Chas J Fishel Co., F-A-C-G-H
30th st, 106 W	Utility Car Co.....K-L
32d st, 9 W	Margt I Hoyt.....C-O
32d st, 12 E	Leon J Newmann.....B-E-D-A
32d st, 12 E	Henry Newman.....F-A-D
32d st, 12 E	Julius Berman, Inc.....F-C-D
32d st, 12 E	Myriad Mfg Co.....D
34th st, 152-4 W	Adelaide B Fitch.....G-D
34th st, 152-4 W	Edw C Balch.....A-F-E-D
34th st, 152-4 W	Schwartz Art Leather Co., D-F-E

34th st, 152-4 W	Fred Fisher.....C-A-G
34th st, 152-4 W	Mamie & Co.....D
34th st, 152-4 W	Julian L Franck.....E-D
37th st, 6-8 W	Albt F Jammass.....B
38th st, 25 W	Lane Bryant.....D

38th st, 25 W	Rosa L Barzaghi.....A-F-D-B
39th st, 613-29 W	Jos Stern.....C-I
41st st, 4 E	Martin F Schrenkeisen.....G
47th st, 228 W	Morgan Bros.....C
55th st, 139 W	Thevenet & Russo.....L-K
56th st, 106 W	Great Northern Hotel Co...G
62d st, 252 W	Albt Fassaio.....K
63d st, 146-50 W	Universal Truck Co of N Y, A-G-L-K

66th st, 69 W	Francis L Slade.....A
70th st, 336 W	Edward W C Arnold...L-A-G
127th st, 287 W	Frank J Goodsell.....I

Amsterdam av, 345	T J McLaughlins Sons...K
Bowery, 272	Diugaseh & Co.....G-D-L-A
Bowery, 165-9	Est H C Miner, Inc.....C-A-J
Bowery, 165-9	Ideal Theatre Co.....A
Broadway, 1723	Ford Motor Co.....L-G-K-C
Broadway, 1187-9	F F Procter.....A-J
Broadway, 1396-1400	Robt Walton Goelet...B
Broadway, 1404	S S & L Shubert, Inc...B-G
Madison av, 783	Russell Sage Est.....C
Madison av & 27th st	F & D Co.....A-E

1st av, 894	Henry Elias Bwy Co.....C
5th av, 85	Louis E Remington, Inc...G
6th av, 482	Jas Cleithorne.....F-A
7th av, 265	Embroidery Mfg Co.....F
7th av, 265	Chas B Flugge.....F-A
7th av, 265	Harry Mandell.....F-A-G
7th av, 265	Wilbur C Goodale.....C-A
8th av, 261-9	23d St Opera House Co...A
8th av, 261-9	Gould Est.....C-F
8th av, 310-4	Est H C Miner, Inc.....A-C
8th av, 555	Island City Amust Co...I-C
8th av, 605	Peter Hauck.....I-A
11th av, 2	Saml Gelinsky.....C
11th av, 2	Deidrich O Haaran.....C

BROOKLYN ORDERS SERVED.

Named Streets.

Columbia st, 529-35	Thos Sealy.....A
Duffield st, 225	Jos Gottlieb & Morris Tendler.....G
Hall st, 216	Frank Bailey.....A-G-K
Kosciusko st, 24-6	D M Hasbrouck...L-K-I
Middagh st, 12	Abr Noden.....K-C-A
Powell st, 28	Bernard Alpert.....C-G
Vermont st, 296	Henry Making.....A-G-C-M

Numbered Streets.

5th st, swc	Surf av—Wm Johnson...D-F-A-G
34th st, 33	Middletown Chemical Co...G-E
34th st, 33	W C Ritchie & Co.....G
41st st, 272	Thos McFeely.....C-G
60th st, 312	Herman Neeker.....M
71st st, 1440	Felice Scalise.....M

Bedford av, 1001	Jos C Rouk.....K-C
Carlton av, 578	Patk Feeley.....G
Crook av, 4	H S Salt.....I
De Kalb av, 687	Lizzie Hovkmeyer.....C-M
Flatbush av, 597	Robt Leferts.....M-G
Greenpoint av, 344	Jas F Kelly.....K
Jefferson av, 102-4	Geo W Fortier...L-K-C
Kingston av, 269	Mitchell Kane.....A
Liberty av, 612	Jos Alooses.....C
Pitkins av, 2147	Joe Klemann.....C-A-G
Surf av, nr Culver Depot	Geo & Henry Stubbman.....D-F-C
Surf av, bet 10th st & Jones Walk	Chas & Albt Feltman.....D
Willoughby av, 754½	Harry Bleendes.....M

6th av, bet 59th & 60th sts	St Alphonsus Parochial School.....C
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QUEENS ORDERS SERVED.

Named Streets.

Percy st, 216 (Flushing)	Jas L Hutchison, A-K-C-G-D
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Numbered Streets.

14th st, 57	Walter R Taylor.....A-K-E-C
Bowne av, 24 (Flushing)	J Vipond Davies...G-K
Bway, 220 (Flushing)	Mrs Jas R Willets, A-G-K-C
Maple av, 84 (Flushing)	Sam A Salvage...A-K

BRONX ORDERS SERVED.

Numbered Streets.

138th st & 4th av	Church E Gates & Co....A
Bailey av, 3320	Aheneman & Younkeers, Inc. ....G-C-E

Fresh Air Inlets.

(Bulletin No. 14, 1913.)—Hereafter the fresh air inlet required by section 79 of the Plumbing and Drainage Regulations may terminate in the front wall of the building near the sidewalk level when the inlet is protected with a metal screen, the openings in which have an aggregate area equal to the area of the fresh air inlet. This arrangement will be deemed an adequate substitute for the return bend mentioned in the Regulations. RUDOLPH P. MILLER, Superintendent of Buildings.

Dated, New York, May 26, 1913.

Bulletin No. 13, 1913.

(Bulletin No. 22, 1910.)—Modifications have been issued similar to those reported in previous bulletins, as indicated below:

Application No. 118, new buildings, 1913; premises, 440 East 64th street, 1171-1181 Avenue A.

Application No. 343, new buildings, 1912; premises, 126-132 West 46th street.

Application No. 125, new buildings, 1913; premises, 6-8 West 32d street.

Application No. 64, new buildings, 1913; premises, 205-207 East 64th street.

Application No. 591, alterations, 1913; premises, 43 East 67th street.

Application No. 463, alterations, 1913; premises, 107 East 82d street.

Application No. 88, new buildings, 1913; premises, 105-107 West 57th street.

Application No. 136, new buildings, 1913; premises, 156-160 West 81st street.

Application No. 523, alterations, 1913; premises, 47-51 West 34th street, 66-74 West 35th street, 1302-1328 Broadway.

(Bulletin No. 26, 1910.)

Application No. 812, alterations, 1913; premises, 306 West 48th street.

Application No. 468, alterations, 1913; premises, 131-135 East 28th street, 119 Lexington avenue.

Application No. 436, alterations, 1913; premises, 56 West 125th street.

Application No. 782, alterations, 1913; premises, 278 East Houston street.

Application No. 552, alterations, 1913; premises, 47 Franklin street.

Application No. 661, alterations, 1913; premises, 45 West 46th street.

Application No. 652, alterations, 1913; premises, 2307 Broadway.

Application No. 707, alterations, 1913; premises, 1439 Third avenue.

Application No. 460, alterations, 1913; premises, 48 West 46th street.

Application No. 845, alterations, 1913; premises, 32 West street.

(Bulletin No. 62, 1910.)

Application No. 8, new buildings, 1913; premises, 561 Fifth avenue.

Application No. 352, alterations, 1913; premises, 4 West 54th street.

(Bulletin No. 7, 1912.)

Application No. 540, new buildings, 1912; premises, 41 Broad street.

(Bulletin No. 56, 1912.)

Application No. 120, elevator, 1913; premises, west side Lexington avenue, between 68th and 69th streets.

Application No. 141, elevators, 1913; premises, 472 Greenwich street.

Application No. 135, elevators, 1913; premises, 735 Water street.

(Bulletin No. 10, 1913.)

Application No. 619, alterations, 1913; premises, 16-18 Jay street.

(Bulletin No. 11, 1913.)

Application No. 353, new buildings, 1913 (P. & D.); premises, 221-233 West 44th street.

Application No. 109, new buildings, 1913; premises, 29-33 Wall street, 3-9 Broad street, southeast corner.

RUDOLPH P. MILLER,

Superintendent of Buildings.

Dated, May 2, 1913.

Information Useful to Property Owners.

(Republished, with amendments, by request.)

Questions submitted to Borough President Miller and Answers thereto relating to Removal of Encroachments on Third, Tremont and Washington Avenues.

1. Will owners be notified personally of any violations affecting encroachments on their property?

A. Yes.

2. Will existing cellar entrances outside building lines be permitted, if covered?

A. Existing entrances to cellars beyond building lines will be permitted, if covered by iron doors, or gratings, level with sidewalk, not exceeding three feet by four feet in area, and if existing steps or stairs outside the building line leading to basement or cellar are removed and straight iron engineers' ladders substituted to afford access to basement or cellar.

3. Will ornamental pilasters, columns, water tables, sills or lintels be permitted beyond building line less than ten feet above curb level, which if removed would destroy the architectural effect of buildings?

A. The following projections beyond building line will be permitted for ornamental projections less than ten feet above curb level. Four inches for pilasters or ornamental columns of doorways; six inches for bases of such pilasters or columns; two inches for water tables, sills, lintels and ornamental courses. These projections do not include any steps above or below curb level. The projections permitted beyond building lines on Third, Tremont and Washington avenues in front of existing buildings will be of the same dimension, character and materials as are now permitted by the regulations governing projections outside building lines in front of new buildings on all streets in this Borough.

4. Will show windows or drop awnings be permitted?

A. No projections of show windows beyond building lines will be permitted. All permanent awnings or marquees of iron and glass must be not less than ten feet above sidewalk.

5. Will retaining walls built by the City outside building line be required to be removed and replaced at building line at the expense of the property owners?

A. The opinion of the Corporation Counsel will be obtained upon this question and the property owners notified thereof.

6. Will all kinds of signs or building projections over ten feet above sidewalk be permitted?

A. All signs over ten feet above sidewalk complying with provisions of ordinances will be permitted. Porticos or hoods over doorways, cornices over store fronts, and roof cornices, hand courses, sills, lintels and other ornamental projections will be permitted over ten feet above sidewalk.

7. Will projections of vault roofs, steps, cellar entrances and area coverings above sidewalk level be ordered lowered to conform to ordinance governing pitch of sidewalk from building line to curb?

A. The usual rule will be that vault roofs, steps, cellar entrances and area coverings must be lowered to conform to sidewalk level.

8. Will doors outside building line over entrances to basements and cellars be allowed to be kept open and obstruct the sidewalk, referring particularly to the use of basements and cellars by icemen and others; the courts have held that they can be kept open if protected during use thereof, usually meaning a considerable part of the day?

A. As all steps to cellars and basements outside building line are prohibited and must be removed (see answer to question No. 2) the doors to cellars and basements permitted outside building line must be kept closed except when actually in use for access to cellar or basement by tenants of stores on ground floors by means of engineers' ladders. When closed, these doors being constructed of iron and set flush with sidewalk will cause no obstruction to sidewalk.

(Signed) CYRUS C. MILLER,

President of the Borough of The Bronx.

Dated May 28, 1913.

CURRENT BUILDING OPERATIONS

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

Samuel W. Peck & Co. to Build.

Samuel W. Peck & Company, 806 Broadway, Manhattan, will soon start the erection of a six-story brick factory for the manufacture of clothing, on Roebing street, between North Sixth and North 7th streets, Brooklyn, Frank J. Helmle, 190 Montague street, has been selected architect.

Hotel for West 13th Street.

Henry A. Koelble, 114 East 28th street, is preparing plans for remodelling the three-story loft and dwelling at 100-102 West 13th street, for Mrs. Elizabeth Hawthorne, of 187 Sixth avenue. The structure will be converted into a hotel, at a cost of about \$20,000.

Rumor of Hotel on Broadway.

It is again rumored that the New York Theatre property on the east side of Broadway, from 44th to 45th streets, will eventually be improved with a large hotel. The name of Charles P. Taft has been mentioned as financially interested in the enterprise, but no confirmation of the report could be obtained. About two years ago there was some talk of replacing the present building with a hotel but was apparently dropped.

PERSONAL AND TRADE NOTES.

GEO. F. HILL, consulting refrigerating engineer, has moved his offices from 150 Fifth av to 15 East 40th st.

RAISLER HEATING CO. has moved its offices and shops to its new building at 129-131 Amsterdam av, at 66th st.

BANNISTER & SCHELL, architects, have moved their offices from the 6th floor to larger offices on the 1st floor of 69 Wall st.

DANIEL E. MORAN, C. E., has been engaged by Architect Lowell to make a sub-surface investigation of the site for the new court house by means of borings.

DONN BARBER, architect, of 25 East 26th st, will move his offices on June 1 to the Architects Building, 101 Park av, northeast corner 40th st. Telephone, Murray Hill 3195.

PAUL MERTENS, architect, who was recently appointed School Architect by the Board of Education of Rahway, N. J., has opened offices in the First National Bank Building, Rahway.

HENRY T. THUM, painter, decorator and contractor, has opened an office at 331 East 88th st. Mr. Thum was recently of the firm of Ludwig & Thum, of 87 Centre st, which has recently been dissolved.

PLUTON MFG. CO. has filed incorporation papers at Albany to manufacture and deal in wrought and ornamented metals in Manhattan with Abel Maquie, Louis Schmerzler and Sam. Blank, all of 257 Lafayette st, N. Y. C., as directors. The attorney is Morris Friedberg, 148 Nassau st.

TANNEY BRICK CO. has been incorporated at Albany to manufacture and deal in brick, pottery, tiles, stone and building, at Haverstraw, with Thos. F. Tanney, John Clark and Wm. H. Bennett, all of Haverstraw, as directors. The attorney is Harvey DeBaun, Haverstraw, N. Y.

HURWITZ CONTRACTING CO. has been incorporated at Albany to do a general painting and contracting business in Manhattan with Meyer Hurwitz and Malka Hurwitz, of 148 East 7th st, and Daniel Handler, 35 Nassau st, as directors. Lurie & Hoffman, 35 Nassau st, are the attorneys.

C. M. JOHNSON has filed incorporation papers at Albany as architects and designers to practice in Albany with J. Proctor Cowles, 602 44th st, Brooklyn, James J. Finn, 1714 Av K, Brooklyn, and W. M. Blum, 186 Remsen st, Brooklyn, as directors. The attorney is F. C. Vaughan, 16 Court st, Brooklyn.

IRVING PLUMBING CO. has been incorporated at Albany to do a general plumbing and heating work, realty, etc., in Manhattan, with Louis Siegelbaum and Ida Siegelbaum of 960 Tinton av, and Harry Applebaum, 150 Suffolk st, as directors. The attorney is S. N. Tuckman, 520 Broadway.

J. & E. J. EPSTEIN CO. has been incorporated to do general contracting and building, etc., in Manhattan, with Jos. Epstein, 1336

53d st, and Edwin J. Epstein, same address, and Nathan Steinbach, 1976 Bergen st, all of Brooklyn, as directors. The attorney is S. H. Eisler, 261 Broadway, N. Y. C.

MODERN GENERAL CONTRACTING COMPANY has been incorporated to do general contracting and building in Brooklyn with Israel Druse, 51 Rockaway av, Samuel Landress and Julius Swerloff, of 122 Chauncey st, all of Brooklyn, as directors. The attorney is Samuel Weinstein, 60 Graham av, Brooklyn.

THE McCALLIFF-CROWLEY CO. has been incorporated at Albany to do a general contracting business in Brooklyn with Daniel McCauliff, of 634 Marcy av, Brooklyn, Chas. Crowley, 381 Willoughby av, and Daniel Crowley, 479 East 137th st, N. Y. C., as directors. The attorney is Albert W. Linton, 44 Court st, N. Y. C.

THE ELECTRICAL EXPERIMENT COMPANY has filed incorporation papers at Albany as electricians, mechanical engineers, etc., with E. Mortimer Boyle, 2719 Heath av, Alfred W. Haywood, Jr., 210 West 107th st, and Edward G. S. Hudson, 183 Decatur av, Brooklyn, as directors. The attorneys are Nicoll, Anable Lindsay & Fuller, 31 Nassau st.

C. W. HUNT COMPANY has filed incorporation papers to manufacture and deal in machinery and appliances for handling coal, broken stone, etc., hoisting machinery, in Manhattan, with Jno. W. Hiltman and Theron S. Atwater, of 45 Wall st, and William Lee, West New Brighton, S. I., and four others, as directors. The attorneys are Redding, Greeley & Goodlett, 38 Park row.

FRANK H. TYLER, of Brooklyn, who was elected secretary of the Taxpayers' movement, says: "Economy and capable administration is what we want in our city government. If a business concern were conducted according to the methods that prevail in some of the departments of our city, bankruptcy would be its finish in short time," he declared.

THE UNITED STATES CIVIL SERVICE COMMISSION announces an open competitive examination for laboratory assistant in engineering, for men only, on July 2, to fill vacancies as they may occur in the position of laboratory assistant qualified in engineering, at salaries ranging from \$900 to \$1,200 per annum in the Bureau of Standards, Department of Commerce. Persons who desire this examination should at once apply to the United States Civil Service Commission, Washington, D. C.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS.—The annual convention of the American Institute of Electrical Engineers will be held at Cooperstown, N. Y., during the week of June 23. The headquarters of the convention will be at the O-te-sa-ga, a new hotel thoroughly modern in its appointments and containing accommodations for 350 guests. Cooperstown is located at the foot of Otsego Lake and is 92 miles from Albany on the Delaware & Hudson Railroad. It is noted as the home of James Fenimore Cooper, and the beauty of the lake and the surrounding hills has been immortalized in his "Leather Stocking" tales.

THOMAS HASTINGS of the firm of Carrere & Hastings, New York, delivered a lecture on modern architecture at the Royal Institute of British Architects on May 27. He said that in America they were often confronted with the fact that they had not an architecture of their own and throughout his address he emphasized the need of a style of architecture which would express the spirit of the age. Mr. Hastings prophesied that the time must come when architects of necessity would be educated in the style of their own time and expressed the belief that we should one day rejoice in the dawn of a modern renaissance, in which we should see the architect solving new problems and adapting his art to the honest and natural treatment of new material and conditions.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

CARTERET, N. J.—The Virginia-Carolina Chemical Co., care of S. W. Travers, president, Richmond, Va., contemplates the erection of a factory building here on property which it recently purchased. No architect has been retained.

JAMESTOWN, N. Y.—The Chautauqua Panel & Veneer Co., A. J. Setter, president, Joseph Setter, manager, contemplates the erection of a 2-story brick and steel factory and office building, 150x65 ft, in Allen st. No architect or engineer have been selected. Cost, about \$75,000.

WATERFORD, N. Y.—The First Presbyterian Church, Rev. Robert S. Wrightman, 5 Division st, George H. Page, 140 Saratoga av, chairman of Special Committee, contemplates remodeling the 1-sty stone and brick church in Division st, or the erection of a new building. A meeting will be held June 4.

PITTSFORD, N. Y.—The Pittsford Grange No. 424, of this place, contemplates the erection of a Grange Hall in Church st, for which no architect has been selected. It is expected that definite action will be taken about June 10th. Cost, about \$5,000.

POUGHKEEPSIE, N. Y.—The Benedictine Sisters, Rev. Father Thos. L. Mahoney, 17 North Clover st, pastor, contemplates the erection of a 2-sty hospital on Innis av. Architect will be selected about June 1. Cost, about \$100,000.

AMSTERDAM, N. Y.—The Y. M. C. A. of Amsterdam, Wm. McCleary, chairman of Building Committee, contemplates the erection of a Y. M. C. A. building here. It is expected that a site and architect will soon be selected. Cost, about \$100,000.

ARLINGTON, N. Y.—The Board of Trustees of the Board of Education of Arlington contemplate the erection of a new school or an addition to the College Av School. No architect has been retained. Action will be taken at a meeting in June.

WATERVLIET, N. Y.—The English Lutheran Church, care of D. G. Roberts, 1017 23d st, contemplates the erection of a church, for which no site has been selected, and no architect retained.

JAMESTOWN, N. Y.—The B. P. O. E. Lodge of Jamestown, corner of Main and 3d sts, Arthur C. Wade, chairman of Building Committee, contemplates the erection of a 4-sty brick and steel lodge and office building, 50x120 ft, for which no site or architect have been selected. Cost, about \$100,000.

YONKERS, N. Y.—The Yonkers Cold Storage & Ice Manufacturing Co. contemplates the erection of a cold storage warehouse and an additional ice plant here. No architect has been retained.

WHITE PLAINS, N. Y.—Frederick Cobb, 14 Court st, and Edward Barrett have been selected as committee to retain an architect for the erection of a fire house at the corner of Hamilton and Lexington avs, for the Village of White Plains, Louis Platt, president, and George Cox, secretary. No architect has been selected. Cost, about \$15,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Michael Ginto, 1951 Lexington av, is taking bids on subs and materials for a 5-sty brick tenement, 50x68 ft., to be erected on the east side of Stebbins av, 188 ft. south of 165th st, from plans by John Hauser, 360 West 125th st, architect. Cost about \$35,000.

BRONX.—The Martin Tully Construction Co., 810 East 173d st, Martin Tully, president, Maria Tully, secretary, are taking bids on subs and materials for a 5-sty tenement, 37x69 ft., to be erected on Anthony av, running through to Carter av, 104 ft. south of 174th st, from plans by Harry T. Howell, 3d av and 149th st, architect.

BROOKLYN.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty brick tenements, 40x90 ft., to be erected on the south side of Park pl., 220 ft. east of Howard av, for D. Isaacowitz, 316 Hopkinson av, owner, who is taking bids on subs. Cost about \$20,000 each.

BRONX.—Ludwig Sikora, 8 9th av, L. I. City, owner, is taking bids on subs and materials for three 6-sty brick tenements, 51x82 ft. and 41x85 ft., to be erected on the east side of Clay av, 104 ft. north of 169th st, from plans by John H. Friend, 148 Alexander av, architect. Cost, \$125,000.

BRONX.—Margherita Galotta, 2289 1st st, owner, is taking bids on subs and materials for a 5-sty brick tenement, 36x96 ft., to be erected on the east side of Belmont av, 39 ft. north of 181st st, from plans by the Kreymborg Architectural Co., 163d st and Hunts Point rd, architects. Cost, \$30,000.

MANHATTAN.—Rouse & Goldstone and Jos. L. Steinam, associated architects, 38-40 West 32d st, are taking bids for alterations to the apartment at 130 East 67th st, for the East 67th St. Apartment Building, 130 East 67th st, owner.

BROOKLYN.—Chas. A. Chase, 479 Franklin av, owner, is taking bids on all subs for a 4-sty brick flat, 50x121 ft., to be erected on the east side of Ocean av, 415 ft. north of Parkside av, from plans by Snee & Bryson, 154 Montague st, architects. Cost, about \$45,000.

BROOKLYN.—S. Millman & Son, 1780 Pitkin av, architects, are taking bids on all subs for alterations to the 4-sty brick tenement on Pitkin av, from Saratoga av to Barrett st, for the Collective Holding Co., Morris Ginsburg, 1783 Pitkin av, owner. Cost, about \$20,000.

CHURCHES.

BROOKLYN.—Louis A. Shelnart, 194 Bowery, has completed plans and is ready for figuring for a 1-sty brick synagogue, to be erected

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on the north side of Av R, between East 16th and East 17th sts, Brooklyn, costing about \$3,500.

DWELLINGS.

NEW ROCHELLE, N. Y.—H. Burchall, of this place, has completed plans for a 2½-sty frame and stucco residence, 30x29 ft., for J. M. Thompson, 121 Church st. owner. Cost about \$4,000. Owner is taking bids on subs.

BROOKLYN.—Moses Ginsburg, care of Max Kober, 1783 Pitkin av, owner, is taking bids on all subs for the 2-sty brick residence, 22x65 ft., to be erected on the north side of Eastern parkway, near Utica av, from plans by Cohn Bros., 361 Stone av, architects. Cost about \$12,000.

BROOKLYN.—Parfitt Bros., 26 Court st. architects, are taking bids on the general contract for alterations and extensions to the residence at the southwest corner of Union and Hoyt sts for Dr. Louis M. Dusseldorf, care of architects, owner; cost, about \$10,000.

MUNICIPAL WORK.

RUTHERFORD, N. J.—Bids are being received until 8 p. m., June 13, by the Borough Council, Frank A. Stedman, Borough Clerk, for paving Station sq. and Park av, from Station sq to Rutherford av, with vitrified paving block. The work consists of 25,800 sq. yds. for the Borough, and 12,400 sq. yds. for the street railway company.

STORES, OFFICES AND LOFTS.

BROOKLYN.—Bannister & Schell, 69 Wall st, N. Y. C., architects, are taking bids on a brick and limestone store and loft building to be erected on Fulton, Graham and Putnam avs for J. E. Burns, owner.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Louis A. Sheinart, 194 Bowery, is preparing plans for a 6-sty tenement, to be erected by the Citizens' Investing Co., costing about \$45,000. The location is withheld.

CHRYSTIE ST.—Frank Straub, 25 West 42d st, is preparing plans for a 6-sty tenement, with stores, to be erected at 67 Chrystie st for H. M. Greenberg, 127 Delancy st, owner.

HALLS AND CLUBS.

44TH ST.—F. J. Sterner, 139 East 19th st, has plans for converting the 2-sty brick residence at 65 West 44th st into a club house for Mrs. Andrew H. Smith, Geneva, N. Y. Cost about \$10,000.

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STABLES AND GARAGES.

WATER ST.—Louis A. Sheinart, 194 Bowery, has started plans for a 3-sty stable, 22x56 ft., at 590 Water st, for the Kauffman & Lewenthal Realty Co.

20TH ST.—Geo. Spellman, care of McKim, Mead & White, 101 Park av, is preparing plans for a 3-sty brick stable, 40x100 ft., to be erected at 414-416 East 20th st, for Thos. Farley, 441 East 19th st, owner. Hellman Construction Co., 160 East 66th st, has the general contract. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

CANAL ST.—C. C. Haight, 452 5th av, has prepared plans for an 8-sty loft building, 30x

60 ft., to be erected at the northwest corner of Canal and Sullivan sts, for the Trinity Corporation, 187 Fulton st, owner. Peter A. Frasse Co., on premises, is lessee. Cost about \$40,000.

86TH ST.—Thomas W. Lamb, 644 8th av, is preparing plans for alterations to the department store at the northeast corner of 86th st and 3d av for McNebb & Blumenthal, on premises, owners.

42D ST.—Alexander M. Johnson, 44 Pinehurst av, has completed plans for alterations to the loft at 141 West 42d st, for Peter Delancy, 129 West 42d st, owner. Cost, about \$12,000.

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Contemplated Construction (Continued).

46TH ST.—Cantor & Levingson, 39 West 38th st., are preparing plans for alterations to the residence, 53 West 46th st., for store and bachelor apartments, and will take estimates on the general contract about June 1.

THEATRES.

3D AV.—Gronenberg & Leuchtig, 303 5th av., are preparing plans for a 1-sty brick and terra cotta moving picture theatre, 25x130 ft., to be erected at 1081 3d av., for the D. Lettin Realty Holding Co., David Lettin, 68 Lenox av., owner. Cost, about \$10,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

172D ST.—M. W. Del Gaudio, 401 East Tremont av., is preparing plans for five 5-sty flats, 40x88 ft., to be erected in the west side of 172d st., 150 ft. south of Boston rd., for the Sole Realty Co., 641 East 183d st., owner. Cost about \$200,000.

CLAY AV.—John H. Friend, 148 Alexander av., has completed plans for three 6-sty brick tenements to be erected on the east side of Clay av., 104 ft. north of 169th st., for Ludwig Sikora, 8 9th av., L. I. City, owner. Cost about \$125,000.

181ST ST.—The Tremont Architectural Co., 401 East Tremont av., has completed plans for two 5-sty tenements, 50x97 ft. and 50x80 ft., to be erected in the north side of 181st st., 221 ft. east of Crotona av., for Sarah Browning, 2286 Beaumont av., owner. Cost about \$90,000.

STEBBINS AV.—Maximilian Zipkes, 220 5th av., has completed plans for two 5-sty apartment houses, 71x100 ft., and 53x100 ft., to be erected at the northeast corner of Stebbins av. and Freeman st. for Louis E. Kleban, 1116 Jackson av., owner. Cost about \$120,000.

CHURCHES.

NEWBOLD AV.—Fred Hammond, 391 East 149th st., has prepared plans for a 2-sty brick extension to the church on the south side of Newbold av., 405 ft. west of Castle Hill av., for the Evangelical St. Paul's Congregation, at site. Cost about \$7,500.

FACTORIES AND WAREHOUSES.

169TH ST.—Fred Hammond, 391 East 149th st., is preparing plans for a 1-sty brick embroidery factory, with stores, to be erected in the north side of 169th st., 100 ft. east of Boston rd., for Ferdinand Hecht, care of architect, owner. Cost about \$8,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HAWTHORNE ST.—Chas. Infanger & Son, 2634 Atlantic av., are preparing plans for a 4-sty brick apartment, 60x100 ft., to be erected in the north side of Hawthorne st., 80 ft. east of Flatbush av., for William J. Runeking, 128 Rutland rd., owner. Cost about \$40,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av., are preparing plans for three 4-sty brick tenements, 41x100 ft., to be erected on the north side of St. Johns pl., near Howard av., for Abraham Koeppel, 608 Stone av., owner. Cost about \$25,000.

CHURCHES.

9TH ST.—Eugene Schoen, 25 West 42d st., N. Y. C., is preparing plans for a 1-sty limestone or marble and brick synagogue, 60x80 ft., to be erected in 9th st., between 6th and 7th avs., for the Bnai Scholem Congregation, S. Lehman, president, 179 9th av., and will take bids on the general contract about June 15. Cost about \$25,000.

DWELLINGS.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av., are preparing plans for a 2-sty brick residence, 22x65 ft., to be erected on the north side of Eastern parkway, near Utica av., for Moses Ginsburg, care of Max Kobers, 1783 Pitkin av., owner. Cost about \$12,000.

FACTORIES AND WAREHOUSES.

3D AV.—Voss & Lauritzen, 65 DeKalb av., have completed plans for a 3-sty brick extension to the factory, 40x49 ft., at the southwest corner of 3d av. and Douglass st., for the Manifold Supply Co., on premises. The contract will be awarded without competition. Cost about \$12,000.

ROEBLING ST.—Frank J. Helmle, 190 Montague st., has been selected architect to prepare plans for a 6-sty brick and stone factory to be erected in Roebbling st., between North 6th and North 7th sts., for Samuel W. Peck & Co., 806 Broadway, N. Y. C., owner. Samuel W. Peck, president, and Henry C. Peck, treasurer.

BROOKLYN.—The plant of the Crooke Smelting & Refining Co., a subsidiary of the National Lead Co., was destroyed by fire at a loss of \$100,000.

STORES, OFFICES AND LOFTS.

WILLOUGHBY ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., have been commissioned to prepare plans for an addition to the telephone building in Willoughby st. for the New York Telephone Co., 15 Dey st., N. Y. C.

HOYT ST.—Wrecking is under way for the 3-sty brick stores and residence, 19x50 ft., to be erected in the west side of Hoyt st., 63 ft. north of Schermerhorn st., for George L. Baur, 1318 Fulton st., owner. William Debus, 86 Cedar st., is architect. Peter Guthy, Inc., 926 Broadway, has the mason work. Cost, about \$11,000.

THEATRES.

7TH AV.—A. C. Lupprian, 478 Main st., New Rochelle, N. Y., is preparing plans for alterations to the residence at 7th av. and 17th st. into a moving picture theatre for the Henry Welsh Estate, 465 Greenwich st., N. Y. C.

Queens.

DWELLINGS.

FOREST HILLS, L. I.—Eugene Schoen, 25 West 42d st., N. Y. C., is preparing plans for a 2½-sty terra cotta block residence, 22x77 ft., for Robert M. Lloyd, care of the Sage Foundation Homes Co., 47 West 34th st., N. Y. C., owner. Cost about \$18,000.

FACTORIES AND WAREHOUSES.

OZONE PARK, L. I.—Chas. Infanger & Son, 2634 Atlantic av., Brooklyn, have prepared plans for a 2-sty brick factory, 200x75 ft., to be erected on the east side of Woodhaven av., 160 ft. north of Byrne pl., for L. & M. Bruckheimer, 100 Hendrix st., Brooklyn, owner. Cost about \$40,000.

LONG ISLAND CITY.—Toch Brothers, 320 5th av., manufacturers of paints and varnishes, with an extensive plant on 8th and 9th sts., Long Island City, have purchased through John Welden, of Long Island City, as broker, three lots adjoining their present plant on 8th st. They intend to improve the new holdings within a short time by the erection of a storehouse.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Alfred Busselle, 132 Madison av., N. Y. C., is preparing plans for repairs to the 2½-sty residence for Frank Dickerson, 52 Broadway, N. Y. C., owner. John J. Hoey, Potters la, Great Neck, has the general contract.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—Chas. Lupprian, Main st., has completed plans for three 2½-sty frame residences, 35x40 ft., to be erected at Sutton Manor for the Sutton Manor Real Estate Co., George W. Sutton, president, North av., owner. Cost about \$9,000.

CONTRACTS AWARDED.

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

BANKS.

COURT ST.—J. H. Parker Co., 315 4th av., N. Y. C., has received the general contract to erect the 12-sty bank and office building, at the southwest corner of Court and Joralemon sts., Brooklyn, for the Weinbro Real Estate Co., Inc., 47 West 34th st., N. Y. C., owner. The directors are David Oscar & Levi Weingarten. William E. Lehman, 738 Broad st., Newark, N. J., is architect. Cost, about \$500,000. The Nassau National Bank has leased a part of the building.

DWELLINGS.

AMSTERDAM AV.—George L. Hiltl Co., 114 East 28th st., has received the general contract for alterations to the 3-sty brick and stone store and residence at 1821-1823 Amsterdam av. for George Ehret, 235 East 92d st., owner. Charles Stegmayer, 168 East 91st st., is architect. The Stehlin-Miller-Henes Co., 103 Park av., has the heating and wiring work. Cost about \$15,000.

ENGLEWOOD, N. J.—C. J. Stagg, of this place, has received the general contract to erect a 2½-sty stucco residence, 35x45 ft., for Alfred D. Childs, Dana pl., owner. Edward King, Frank J. Forster & Gustave Caretto, 42d st. and Madison av. Building, N. Y. C., are the architects.

MORNINGSIDE DRIVE.—The Murphy Construction Co., 50 Church st., has received the general contract to erect the 4-sty stone rectory at the northwest corner of Morningside Drive & 114th st., for the Church of Notre Dame. Cross & Cross, 10 East 42d st., are the architects. Estimated cost is \$65,000.

FACTORIES AND WAREHOUSES.

BALTIMORE, MD.—(Sub.) The Raymond Concrete Pile Co. of 140 Cedar st., N. Y. C., and Chicago, has received the contract for placing standard Raymond concrete piles for the foundation of a new warehouse for S. J. Van Lill Co., Baltimore, Md.

STAMFORD, CONN.—H. Wales Lines Co., Meriden, Conn., has received the general contract to erect a 3-sty steel and brick addition, 50x200 ft., to the 6-sty factory for the Yale & Towne Manufacturing Co., 9 Murray st., N. Y. C., and 548 Pacific st., Stamford, A. J. Horne, superintendent. Chas. T. Main, 201 Devonshire st., Boston, Mass., is architect.

HOSPITALS AND ASYLUMS.

RANDALL'S ISLAND, N. Y.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st., New York and Chicago, has received the contract for placing standard Raymond concrete piles for the foundation of the new boiler house and laundry building on Randall's Island. Frank J. Helmle, architect.

MUNICIPAL WORK.

MILLVILLE, N. J.—The Oswego Bridge Co., Oswego, N. Y., has received the contract for a new drawbridge across the Maurice River, at \$27,096.

POWER HOUSES.

SIoux CITY, IOWA.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st., N. Y. C., and Chicago, has received the contract for placing standard Raymond concrete piles for the foundation of a power house for Armour & Co. of this place, owner. R. C. Clark, is architect.

SCHENECTADY, N. Y.—The Bartlett-Hayward Co., 100 Broadway, N. Y. C., has received the general contract to erect a brick gas plant and tank for the Mohawk Gas Co., Henry W. Peck, general manager, 509 State st., owner. R. M. Searle, 35 Brunswick st., Rochester, is engineer. Cost about \$100,000.

STABLES AND GARAGES.

53D ST.—F. N. Goble, 1 East 42d st, has received the general contract to erect a 3-sty brick and marble private garage, 25x50 ft., at 146 East 53d st for J. W. Aitken, 28 West 54th st, owner. H. M. Peck, 25 East 26th st, is architect. Cost about \$20,000.

STORES, OFFICES AND LOFTS.

CARTERET, N. J.—Soren Koed, of this place, has received the general contract to erect a 2½-sty frame and stucco office building, 43x43 ft., for the American Agricultural Chemical Works, G. Nickerson, owner. Cost, \$8,000.

THEATRES.

97TH ST.—The Libman Contracting Co., 107 West 46th st, has received the mason work for the 2-sty theatre and store building, 98x175 ft., to be erected at 246-254 West 97th st and 2571-2579 Broadway for the 97th St. and Broadway Realty Co., William Fox, president, and William Long, secretary and treasurer, 116 East 14th st owner. Thomas W. Lamb, 644 8th av, is architect. A. de Cafelli, 2159 Belmont av, is contractor. Cost about \$150,000.

CROTONA PARKWAY.—The Defender Construction Co., 35 Nassau st, has received the general contract for a 2-sty brick and terra cotta theatre, office and store building, 110x206 ft., to be erected at the southeast corner of Crotona Parkway and Elsmere pl for the Crotona Parkway Amusement Co., Albert E. Hartcorn, 20 Nassau st, owner. Shampian & Shampian, 72 Broadway, Brooklyn, are architects. Cost about \$400,000.

MISCELLANEOUS.

KANSAS CITY MO.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for placing Raymond concrete piles for the foundation of the train sheds for the new Union Passenger Station of this city. Jarvis Hunt is architect. The George A. Fuller Construction Co., 115 Broadway, N. Y. C., is general contractor.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

183D ST, n s, 100 e Audubon av, two 5-sty brick tenements, 85x62; cost, \$100,000; owner, Placid Realty Co., John Katzman, Pres., 35 Nassau sq; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 275.

WADSWORTH AV, w s, 60 n of 185th st, three 5-sty brick tenements, 45x102; cost, \$180,000; owner, Comfort Realty Co., Barnet House, Pres., 10 West 40th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 278.

DWELLINGS.

70TH ST, 132 East, 5-sty brick dwelling, 20x100; cost, \$35,000; owner, Julius Goldman, 132 East 70th st; architect, Herbert M. Baer, 685 5th av. Plan No. 284.

PARK AV, 787, 5-sty brick dwelling, 28x65; cost, \$70,000; owner, Arthur Ryle, 75 East 56th st; architect, Arthur C. Jackson, 246 4th av. Plan No. 285.

FABRICATIONS AND WAREHOUSES.

100TH ST, 235 East, 1-sty brick storage, 10 x55; cost, \$1,000; owner, Leonhard Weill, 128 Broadway; architect, Geo. Dress, 1436 Lexington av. Plan No. 282.

STORES, OFFICES AND LOFTS.

45TH ST, 9 East, 6-sty brick lofts, 25x82; cost, \$50,000; owner, Chas. Burnham Squier, 521 Park av; architect, Albert Morton Gray, 1402 Broadway; builders, Moran & Jones, 481 5th av. Plan No. 279.

THEATRES.

BROADWAY, e s, 33 n of 94th st, 2-sty brick moving picture theatre, 42x140; cost, \$25,000; owner, Eugene Higgins, 1 Madison av; lessees, Alwood Realty Co., 111 Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 277.

177TH ST & AMSTERDAM AV, n w cor, 1-sty brick stores and moving picture theatre, 84x90; cost, \$40,000; owner, Chas. M. Rosenthal, 160 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 283.

MISCELLANEOUS.

60TH ST & WEST END AV, s w cor, frame fence, 75x130; cost, \$200; owners, N. Y., N. H. & H. R. R. Co., 42d st and Madison av; architects, Sterling Archtl. Co., 13 Park row. Plan No. 274.

68TH ST, 156 East, 1-sty frame sprinkler test house, 19x19; cost, \$1,200; owner, City of New York, City Hall; Hon. Joseph Johnson, Fire Commissioner, 157-9 East 67th st; architect, James P. Riehl, 157-9 East 67th st. Plan No. 276.

HIGHBRIDGE PARK, bet Edgecombe av and Speedway, concrete stairs; cost, \$900; owner, Dept. of Parks, N. Y. C.; architect, Frank Ring, 525 West 24th st; builder, Jas. Foster, 200 5th av. Plan No. 279.

EAST BUILDING LINE, Park av, 161 e and 27 s of north building line of 49th st, 1-sty brick interlocking station, 30x11; cost, \$3,800; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architects, Warren & Wetmore, 70 East 45th st; builders, John Pierce Co., 70 East 45th st. Plan No. 280.

PARK ROW, 33, 3-sty brick restaurant, 23x86; cost, \$50,000; owner, Frances Hustace, 33 Park Row; architects, H. R. Wilson & Co., Mark Solomon, representative, 1259 Broadway. Plan No. 281.

174TH ST, n s, 100 e of Audubon av, 1-sty frame storage shed, 31x43; cost, \$500; owner, Aronzo Colasanno, 313 East 119th st; architect, Otto Reissmann, 30 1st st. Plan No. 286.

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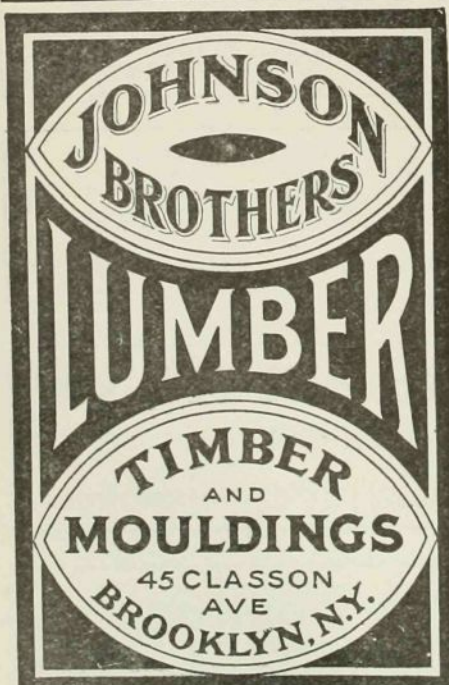


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Plans Filed, New Buildings, Bronx (Cont.)

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ALDUS ST., n s, from Faile st to Bryant av, four 5-sty brick tenements, slag roof, 50x90, 50x88; cost, \$230,000; owners, M. J. B. Const. Co., Meyer Solomon, 1029 East 163d st. Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 251.

STEBBINS AV., n w cor 170th st, four 6-sty brick stores and tenements, tin roof, 40x90, 53.4x86; cost, \$200,000; owner, Bernhard Mayer, 41 East 72d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 347.

STEBBINS AV., e s, 188.72 s 165th st, 5-sty brick tenement, slag roof, 50x68; cost, \$35,000; owner, Michael Giuto, 1951 Lexington av; architect, John Hauser, 360 West 125th st. Plan No. 348.

SOUTHERN BOULEVARD, w s, 57.85 n 176th st, 5-sty brick tenement, slag roof, 50.4x104.7; cost, \$50,000; owner, P. J. Dwyer Bldg Co., P. J. Dwyer, 176th st and Trafalgar pl. Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 350.

VYSE AV., w s, 150 n Jennings st, 5-sty brick tenement, slag roof, 50x88; cost, \$35,000; owner, Harrington Bldg. Co., Adela Harrington, 1478 Vyse av. Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 349.

HOME ST., s s, 51.31 e Simpson st, 5-sty brick tenement, plastic slate roof, 50x97; cost, \$55,000; owners, Keilbert Construction Co., Francis X. Keil, 535 East 166th st, president; architects, Moore & Landsiedel, 3d av and 149th st. Plan No. 357.

DWELLINGS.

225TH ST., s s, 182.30 e Bronxwood av, 2-sty frame dwellings, tin roof, 21x42; cost, \$5,000; owners, Guiseppe & Giovanni Raus, 2480 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 354.

NEWTON AV., w s, 256.45 n 256th st, 2-sty and attic frame dwelling, shingle roof, 21x52; cost, \$5,000; owner, Jos. P. Mink, 21 Jumel pl; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 359.

STABLES AND GARAGES.

KING AV., w s, 50 s Bowne st, 1-sty frame garage, 10x16; cost, \$300; owner, Catherine J. Stumpf, 1209 Hoe av; architects, Talberg & Son, 1167 Fox st. Plan No. 355.

STORES, OFFICES AND LOFTS.

FORDHAM RD., n s, 126.77 e Jerome av, 1-sty brick stores, ball court and theatre, slag roof, 75.3x167.11; cost, \$50,000; owner, H. N. Singhi, 121 West Kingsbridge rd; architect, J. C. Cocker, 2017 5th av. Plan No. 356.

THEATRES.

3D AV., w s, 94 s 183d st, open air theatre, 36x120; cost, \$1,000; owner, Sanphy Amusement Co., A. A. Sanna, 3d av and 149th st. Pres.; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 352.

CROTONA PARKWAY, s e cor Elmsere pl, 1-sty brick theatre, slag roof, 81.4x139.7; cost, \$400,000; owners, Crotona Parkway Amusement Co., Albert E. Hotcorn, 20 Nassau st, president; architects, Shampian & Shampian, 772 Broadway, Brooklyn. Plan No. 358.

MISCELLANEOUS.

EVANS AV., e s, 100 n Balton av, 1-sty frame camp, 12x48; cost, \$150; owner and architect, Chas. Weber, Ferris lane. Plan No. 353.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HOWARD AV., s w cor Dean st, 4-sty brick tenement, 26.2x81, — roof, 10 families; cost, \$16,000; owner, Jacob Sommer, 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2947.

HOWARD AV., w s, 26.2 s Dean st, 4-sty brick tenement, 40.6x79, slag roof, 20 families; cost, \$26,000; owner, Jacob Sommer, 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2946.

ATLANTIC AV., n e cor Nostrand av, 4-sty brick tenement, 42.6x90, gravel roof, 12 families; cost, \$45,000; owner, C. F. Reynolds, 1359 Union st; architects, Koch & Wagner, 26 Court st. Plan No. 2952.

60TH ST., n s, 70.1 w Ft. Hamilton av, four 4-sty brick tenements, 25x72, gravel roof, 8 families each; total cost, \$40,000; owner, I. J. Rosenstein, 589 3d av; architects, Eisenla & Carlson, 16 Court st. Plan No. 2958.

78TH ST., COR 4TH AV., 3-sty brick tenement, 42x100, slag roof, 12 families; cost, \$40,000; owner, Jacob Keiser, 2027 Bath av; architect, D. Wortman, 114 East 28th st. Plan No. 3004.

77TH ST., s e cor 14th av, 3-sty brick tenement, 36.3x100, slag roof, 12 families; cost, \$40,000; owner, Jacob Keiser, 2027 Bath av; architect, D. Wortman, 114 East 28th st. Plan No. 3003.

CHURCHES.

7TH AV., n e cor 49th st, 4-sty brick church, 80.8x119, slag roof; cost, \$20,000; owner, Rt. Rev. C. E. McDonald, 367 Clermont av; architects, Reiley & Steinback, 411 5th av, N. Y. Plan No. 2931.

AV R., n s, 90 w E 17th, 1-sty brick synagogue, 25x87, shingle roof; cost, \$40,000; owner, Cong. Ahawath Sholam, Coney Island av & Av M; architect, Louis A. Sheinert, 194 Bowery, N. Y. C. Plan No. 2989.

DWELLINGS.

JEROME ST., e s, 165 s Hegeman av, 2-sty brick dwelling, 15x25, gravel roof, 1 family; cost, \$1,000; owner, Rocco Renna, 613 Degraw st; architect, W. J. Conway, 400 Union st. Plan No. 2907.

WEST 32D ST., w s, 130 n Mermaid av, three 1-sty frame dwellings, 14x28, tar and gravel roof, 1 family each; total cost, \$900; owner, Ignario Giaccone, 42 Bremen st; architect, C. P. Cannella, 60 Graham av. Plan No. 2935.

HOMECREST AV., e s, 85 s Av T, 2-sty frame dwelling, 21x34, shingle roof, 1 family; cost, \$3,500; owner and architect, Michael Foley, 2247 Homecrest av. Plan No. 2942.

MALTA ST., e s, 315 s Hegeman av, 2-sty brick dwelling, 20x44, slag roof, 2 families; cost, \$3,000; owner, Kalman Florn, 355 Christopher av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 2948.

FORBELL AV., w s, 180 n Magenta st, nine 2-sty brick dwellings, 18.3x32, tin roof, 1 family each; total cost, \$18,000; owner, Magenta Development Co., 909 Forbell av; architect, H. Rockmore, 1531 48th st, Brooklyn; corrects error in issue April 26, in architect's name. Plan No. 2160.

FULTON ST., s e cor Jerome st, three 2-sty brick dwellings, 20x40, gravel roof, 1 family each; cost, \$12,000; owner, Merchants Lloyd Realty Co., 44 Court st; architect, Jacob S. Glaser, 75 73d st. Plan No. 2979.

LORIMER ST., s w cor Skillman st, 3-sty brick dwelling, 29x18, gravel roof, 2 families; cost, \$7,000; owner, Antonio Trofa 37 Skillman av; architect, C. P. Cannella, 60 Graham av. Plan No. 2960.

SNEDIKER AV., e s, 175 s Hegeman av, 1-sty frame dwelling, 17x30, gravel roof, 1 family; cost, \$700; owner, Sam'l Klein, 721 Snediker av; architect, Louis Dananacher, 7 Glenmore av. Plan No. 2976.

WAREHOUSE AV., s w cor 25th av, 1-sty frame bungalow; cost, \$100; owner, Hy Line-meyer, 532 Hamburg av; architects, Hendrick Construction Co., 1180 Halsey st. Plan No. 2973.

CLARENDON RD., n s, 80 w Brooklyn av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$3,500; owner, Jacob Stachler, 1355 Putnam av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2997.

FACTORIES AND WAREHOUSES.

11TH ST., n s, 350 w 3d av, 2-sty brick factory, 40x80, gravel roof; cost, \$6,000; owners, Eclipse White Land Co., 109 8th st; architect, W. H. Wueth, 358 17th st. Plan No. 2933.

STABLES AND GARAGES.

COLUMBIA HEIGHTS, e s, 75.11 n Pineapple st, 2-sty brick garage, 25.3x13.4, gravel roof; cost, \$270; owner, Morris Goldman, 338 Gates av; architect, Jas. McKillop, 154 India st. Plan No. 2916.

PROSPECT AV., n s, 65 e 3d av, 1-sty brick wagon shed, 21x24, felt roof; cost, \$370; owner, Joseph Kryzanowski, 192 20th st; architect, E. Dennis, 241 Schenck av. Plan No. 2891.

WALDORF CT., n s, 100 e Rugby rd, 1-sty frame garage, 12x18, shingle roof; cost, \$325; owner, A. Horstman, 15 Waldorf ct; architect, Holmes V. B. Dittmas, 2601 Av G. Plan No. 2940.

BENTON ST., s s, 71 e Kingsland av, 3-sty brick garage and morgue, 87.8x38.2, tile roof; cost, \$45,000; owner, City N. Y.; architect, Frank Helme, 190 Montague st. Plan No. 2968.

STORES AND DWELLINGS.

GRAND ST., n w cor Bushwick av, 4-sty brick store and dwelling, 81.1x61.8, gravel roof, 12 families; cost, \$19,000; owner, Central Bwg. Co., 68th st, East River, N. Y.; architect, C. B. White, 189 Montague st. Plan No. 2920.

CONEY ISLAND AV., w s, 82 s Cortelyou rd, 3-sty brick store and dwelling, 20x55, — roof, 2 families; cost, \$4,500; owner, Rocco Giovaniello, 750 Coney Island av; architect, Rocco Mega, 2857 West 5th st. Plan No. 2937.

STORES, OFFICES AND LOFTS.

GRAND AV., junction Putnam av and Fulton st, 2-sty brick stores, 21.1x46.11, slag roof; cost, \$3,500; owner, John E. Burns, on premises; architects, Bannister & Schell, 69 Wall st, N. Y. Plan No. 2903.

SEIGEL ST., n s, 100 w Bushwick av, 6-sty brick loft, 49x24.4, slag roof; cost, \$30,000; owner, Marx Berger, 27 Morrell st; architects, Nash & Springsteen, 21 West 45th st, N. Y. Plan No. 2980.

THEATRES.

9TH ST., n s, 175 e 5th av, 4-sty brick theatre, 125.1x180, gravel roof; cost, \$200,000; owner, B. F. Keith, 1495 Broadway, N. Y.; architect, W. H. McElpatrick, 701 7th av. Plan No. 2987.

MISCELLANEOUS.

WEST 25TH ST., w s, 225 s Surf av, 1-sty frame bath house, 66x35.6, gravel roof; cost, \$1,500; owner, E. P. Skelly, 25th st and Surf av; architect, Jas. A. McDonald, Surf av and 24th st. Plan No. 2898.

5TH AV., e s, 200 n 68th st, new frame grandstand, 40x11.5; cost, \$150; owner and architect, A. R. Miner, 550 67th st. Plan No. 2914.

13TH AV., n w cor 72d st, 2-sty brick moving picture booth, 9x8.4, cement roof; cost, \$800; owner, Vincent Ambrose, 1609 Gravesend av; architect, C. P. Cannella, 60 Graham av. Plan No. 2912.

SCHOLEY ST., n s, 175 e Waterbury st, 1-sty frame shop, 30x70, gravel roof; cost, \$3,000; owner, Philip Staab, 1596 Myrtle av; architect, Louis Allmendinger, 926 Broadway. Plan No. 2927.

5TH AV, n w cor 44th st, two 2-sty brick ticket office and booth, 25.6x9, gravel roof; total cost, \$4,000; owner, R. S. Marvin as president, 270 Riverside Drive, N. Y.; architects, Van Buren & Velle, 507 5th av. Plan No. 2934.

86TH ST, n s, 300 e 22d av, 1-sty frame booth, &c, moving picture show, 60x97 (lot); cost, \$1,000; owner, May Flynn, 2246 85th st; architect, Max Hirsch, 391 Fulton st. Plan No. 2939.

BENTON ST, s w cor Debevoise st, 3-sty brick dormitory, 104.8x38.2; cost, \$50,000; owner, City N. Y.; architect, Frank Helmle, 190 Montague st. Plan No. 2966.

BENTON ST, s s, 188.8 e Kingsland av, 3-sty brick laundry, 96x41.8, tile roof; cost, \$45,000; owner, City N. Y.; architect, Frank Helmle, 190 Montague st. Plan No. 2969.

KINGSLAND AV, s e cor Benton st, 3-sty brick dormitory, 104.8x38.2, tile roof; cost, \$50,000; owner, City N. Y.; architect, Frank Helmle, 190 Montague st. Plan No. 2970.

LINCOLN PL, n s, 40 w 6th av, 1-sty iron shed, 25x11, — roof; cost, \$200; owner, Hugo Wilhelm, 249 5th av; architect, A. Ullrich, 371 Fulton st. Plan No. 2994.

VESTA AV, e s, 80 n Belmont av, 2-sty frame shed, 38x16, tar roof; cost, \$250; owner, Jos Levin, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 2999.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Norman st, s s, 141 w Seneca av, four 3-sty brick tenements, 20x55, tin roof, 3 families; cost, \$20,000; owner Christian Doecke, 216 Washington av, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 1707-8.

LONG ISLAND CITY.—Steinway av, e s, 500 n Broadway, 4-sty brick store and tenement, 25x74, slag roof, 7 families; cost, \$12,000; owner, Rubin Krugar, 89 1st av, N. Y. C.; architect, Gustave Erda, 826 Manhattan av. Plan No. 1730.

DWELLINGS.

MIDDLE VILLAGE.—Furnam av, w s, 300 n Carhardt pl, two 2-sty frame dwellings, 20x47, felt and slag roof, 2 families; cost, \$6,000; owner, John A. Hoerning, 51 Furnam av, Middle Village; architect, John H. Vandervegt, 47 Butler st, Evergreen. Plan No. 1685.

CORONA.—French pl, n s, 100 e 51st st, 2-sty frame dwelling, 17x36, tin roof, 1 family; cost, \$2,800; owner J. Callan 107 51st st, Corona; architect, A. Magnoin, 112 50th st, Corona. Plan No. 1703.

FAR ROCKAWAY.—Seaview av, n s, 254 w Willow pl, four 2-sty brick dwellings, 19x35, gravel roof, 1 family; cost, \$12,000; owners, Mulhern Realty & Construction Co., 172 St. James pl, Brooklyn; architect, Herman Funk, 1084 Jamaica av, Union Course. Plan No. 1699.

FOREST HILLS.—Groton st, s s, 160 w Continental av, 2½-sty brick dwelling, 76x30, tile roof, 1 family; cost, \$15,000; owner, R. M. Lloyd, 25 West 42d st, N. Y. C.; architect, Eugene Schoen, 25 West 42d st, N. Y. C. Plan No. 1701.

JAMAICA.—Larrimore av, s s, 25 e Harvard av, 2½-sty brick dwelling, 22x48, shingle roof, 2 families; cost, \$5,000; owners, Emily Addison and Ada L. Larsen, 15 Pulasky st, Brooklyn; architect, E. E. Robertson, Madison av, Jamaica. Plan No. 1706.

MASPETH.—Johnson av, n s, 221 e Maiden la, two 1-sty frame dwellings, 17x32, gravel roof, 1 family; cost, \$1,200; owner, John Haffman, 333 Stockton st, Brooklyn; architect, William Debus, 86 Cedar st, Brooklyn. Plan Nos. 1695-6.

RICHMOND HILL.—Chestnut st, e s, 400 s Concord st, 2½-sty frame dwelling, 18x40, shingle roof, 1 family; cost, \$2,800; owner, Wm. Koenig, 1029 Jackson av, Bronx; architect, Lyman J. Fisher, 1226 Vine st, Richmond Hill. Plan No. 1691.

SOUTH OZONE PARK.—Pressberger av, w s, 272 s Helen av, 2-sty brick dwelling, 18x30, shingle roof, 1 family; cost, \$2,000; owner, A. Harrison, 114 Pressberger av, South Ozone Park; architect, D. J. Evans, 3 Harriman av, Jamaica. Plan No. 1692.

UNION COURSE.—Lezget av, n e cor Emma pl, four 2-sty frame dwellings, 18x55, tin roof, 2 families; cost, \$14,000; owner, William Sim, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 1704-5.

WOODHAVEN.—Fulton st, n s, n w cor Canal st, seven 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$14,000; owners, Lerner Realty Co., 744 Oceanview av, Woodhaven; architect, C. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1717 to 1723.

WOODHAVEN.—Oceanview av, e s, 260 n Ferris st, three 2-sty frame dwellings, 16x36, tin roof, 1 family; cost, \$6,000; owner, Frank Gload, 21 Rueby rd, Brooklyn; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan Nos. 1714-15-16.

JAMAICA.—South st, n s, 100 w Wyckoff av, four 2½-sty frame dwellings, 18x34, shingle roof, 1 family; cost, \$12,000; owner, Ignitz Wohl, 27 North Washington st, Jamaica; architect, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan Nos. 1739-40-41-42.

ARVERNE.—Gaston av, e s, 100 n Morris av, 2½-sty frame dwellings, 23x40, shingle roof, 2 families; cost, \$5,000; owner, Meyer Cohen, 1115 Broadway, Brooklyn; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 1728.

ARVERNE.—Elizabeth av, n s, 260 e Wavecrest av, 2-sty frame dwelling, 23x33, shingle roof, 1 family; cost, \$2,500. Owner and architect, A. Jorgenson, 19 Dodge av, Rockaway Beach. Plan No. 1746.

ELMHURST.—Suydam pl, s s, 180 w Hanover av, 2-sty frame dwelling, 14x35, shingle roof, 1 family; cost, \$2,500; owner, Adam Valer, 912 Cook av, Elmhurst; architect, I. P. Card, Corona. Plan No. 1736.



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Telephone, 1895 Hunters Point

Plans Filed—Queens (Continued).

JAMAICA.—Magnolia av, s s, 400 w Prospect av, 2½-sty frame dwelling, 22x24, shingle roof, 1 family; cost, \$3,500; owner, Frank Zuch, 45 Waterbury av, Richmond Hill; architect, Andrew J. Reis, Richmond Hill. Plan No. 1743.

JAMAICA.—Madison av, w s, 22 s Hillside av, 2½-sty brick dwelling, 16x37, shingle roof, 1 family; cost, \$2,500; owner, Josephine Robertson, Madison av, Jamaica; architect, E. W. Robertson, Jamaica. Plan No. 1738.

MASPETH.—Juniper av, w s, 1500 s Johnson av, 2½-sty frame dwellings, 32x52, shingle roof, 1 family; cost, \$5,500; owner, John Lappe, Juniper av, Maspeth; architect, Charles Hendry, Baxter av, Elmhurst. Plan No. 1747.

LONG ISLAND CITY.—Hamilton av, s e s, 55 s Sanford av, 2-sty frame dwelling, 24x26, shingle roof, 2 families; cost, \$1,800; owner, Gaetano Cavicche, 642 Hamilton st, L. I. C.; architect, P. Vecchelli, 9 Graham av, L. I. City. Plan No. 1726.

SPRINGFIELD GARDENS.—Fairfield av, e s, 66 n Higbie av, 2-sty frame dwelling, 32x21, shingle roof, 1 family; cost, \$2,950; owner, Miss Carolyn Granden, Liberty & Nassau sts, N. Y. C.; architect, James F. Smith, 607 3d av, N. Y. C. Plan No. 1729.

WOODHAVEN.—Hopkington av, w s, 120 s Grafton av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$4,800; two houses; owner, Peter J. Busch, 185 University pl, Woodhaven; architect, Wm. A. Blecher, 4420 Belmont av, Richmond Hill. Plan No. 1744.

RICHMOND HILL.—Napier av, e s, 180 s Pitkin pl, five 2-sty frame dwellings, 16x36, tar and gravel roof, 1 family; cost, \$14,000; owner, W. J. Schwarz, Richmond Hill; architect, Chas. W. Vanderbeck, Richmond Hill. Plan Nos. 1731 to 1735.

SCHOOLS AND COLLEGES.

JAMAICA SOUTH.—Maple st, e s, 96 n School av, 2-sty brick public school, 128x54, slag roof; cost, \$68,000; owner and architect, City of New York, Park av and 59th st, N. Y. Plan No. 1688.

STABLES AND GARAGES.

ROCKAWAY BEACH.—Grove av, e s, 28 s Boulevard, 1-sty frame garage, 10x18, shingle roof; cost, \$75; owner, W. H. Ryder, on premises. Plan No. 1689.

MIDDLE VILLAGE.—Furman av, s e cor Furmanville rd, 2-sty frame cow barn, 77x56, tar and gravel roof; cost, \$4,000; owner, Louis Gottesman, 530 Bushwick av, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1694.

JAMAICA.—Liberty av, s s, 100 e Elm st, 1-sty brick stable, 24x56, tar and gravel roof; cost, \$1,800; owner, Jacob Drogan, 216 Liberty av, Jamaica; architect, Wm. A. Finn, 258 Fulton st, Jamaica. Plan No. 1724.

ROCKAWAY BEACH.—Pleasant av, s e cor R. R. tracks, 1-sty frame garage, 50x80, shingle roof; cost, \$1,000; owner and architect, Herman Sierick, premises. Plan No. 1727.

STORES AND DWELLINGS.

MIDDLE VILLAGE.—Main av, e s, 150 s Pulaski st, 2-sty frame store and dwelling, 18x40, tin roof, 1 family; cost, \$2,000; owner, Sadie Rasdow, 16 Lafayette st, Glendale; architects, L. Berger & Co., Myrtle av, Ridgewood. Plan No. 1709.

RICHMOND HILL CIRCLE.—Bergen Landing rd, e s, 70 s Mott st, 1-sty frame store and dwelling, 28x26, tar and gravel roof, 1 family; cost, \$500; owner and architect, Gustave Konecke, Richmond Hill Circle. Plan No. 1698.

STORES, OFFICES AND LOFTS.

CORONA.—47th st, w s, 230 s Jackson av, 1-sty frame store, 27x30, tin roof; cost, \$800; owner, Pasquale Torio, 25 47th st, Corona; architect, A. Magnonin, 112 50th st, Corona. Plan No. 1684.

MISCELLANEOUS.

LONG ISLAND CITY.—Thompson av, Manlev st and Mott av, erect frame sign board, 11x44; cost, \$300; owner, Degnon Realty Co., 60 Wall st, N. Y. C. Plan No. 1686.

OZONE PARK.—Woodhaven av, e s, 160 n Byrne pl, 2-sty brick shop, 200x75, slag roof; cost, \$32,000; owners, L. & W. Druckman, 100 Hendrix st, Brooklyn; architect, Chas. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 1687.

BAYSIDE.—2d st, n s, 353 s Montauk av, 1-sty frame freight house, 25x75, tar and gravel roof; cost, \$2,600; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1690.

LONG ISLAND CITY.—Davis st, w s, 103 s Jackson av, 1-sty brick foundry, 123x100, tar and gravel roof; cost, \$18,000; owner, Neptune Meter Co., premises; architect, owner. Plan No. 1711.

MIDDLE VILLAGE.—Furman av, e s, s e cor Furmanville rd, 1-sty frame milk house, 24x16, tin roof; cost, \$400; owner, Louis Gottesman, 530 Bushwick av, Brooklyn; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1693.

RICHMOND HILL.—Stewart av, n s, 25 w Spruce st, erect frame coal pocket, 32x56; cost, \$8,000; owner, Home Coal Co., premises; architect, Otto E. Barene, 4201 7th av, Brooklyn. Plan No. 1702.

RIDGEWOOD.—Covert st, n s, 150 w Wyckoff av, 1-sty frame dry kiln, 21x88, felt and slag roof; cost, \$1,500; owner, National Concrete Co., premises; architect, Th. Engelhardt, 905 Broadway, Brooklyn. Plan No. 1710.

ROCKAWAY BEACH.—Waverly av, w s, 200 n L. I. R. R. 1-sty frame shed, 110x100, slag roof; cost, \$750; owner, J. Jamieson, Bond av, Rockaway Beach; architect, E. F. Cojean, Park av, Arverne. Plan No. 1712.

WOODHAVEN.—Gherardi av, 616, 1-sty frame shed, 15x35, paper roof; cost, \$15; owner, A. B. Benson, premises. Plan No. 1700.

JAMAICA.—Rockaway rd, e s, 185 s Johnson av, 1-sty brick switch tower, 11x23, tar and gravel roof; cost, \$12,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 1731.

Richmond.

DWELLINGS.

BROADWAY, 37, South Beach, 1-sty frame bungalow, 14x28; cost, \$150; owner, Earl Cooley, Brooklyn, N. Y.; builder, A. T. Nichol, West New Brighton. Plan No. 385.

DANUBE AV, n s, 100 e Clove av, Stapleton, 2-sty frame dwelling, 29x27; cost, \$4,500; owner, Pauline Dunschmidt, Stapleton; architect, Jos. Whitford, St. George; builder, E. K. Whitford, Port Richmond. Plan No. 387.

DICKSON AV, n s, 425 w Morningstar rd, Graniteville, 2-sty frame dwelling, 20x28; cost, \$1,500; owner, J. W. F. Bowles, Port Richmond; architect, J. W. F. Bowles, Port Richmond; builder, R. W. Teadley, Port Richmond. Plan No. 389.

OLD TURNPIKE RD, n s, 134 e Madison av, Arrochar, 2-sty brick dwelling and store, 22x35; cost, \$3,000; owner, Nicola Neaucini, Arrochar; architect and builder, Jos. De Rose, Arrochar. Plan No. 395.

SOUTHSIDE BOULEVARD, 30 s Burgher av, South Beach, two 1-sty frame bungalows, 14x20; cost, \$75; owner, A. W. Hutchinson, South Beach; builder, A. W. Hutchinson, South Beach. Plan No. 381.

WATERSIDE ST, w s, 100 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 28x14; cost, \$455; owner, Mrs. Francis Oster, 379 East 158th st, N. Y. C.; builder, Robt. Seelin, Midland Beach. Plan No. 283.

WOODLAND BEACH, 250 s Lincoln av, Grant City, 1-sty bungalows, 10x15; cost, \$360; owner and builder, H. W. Putnam, New Dorp. Plan No. 393.

7TH ST, n s, 260 e Midland av, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$500; owner, Wm. E. Hose, Prospect av, N. Y. C.; builder, Chas. E. Lockwood, Midland Beach. Plan No. 386.

9TH ST, n s, 180 e Midland av, Midland Beach, 1-sty frame bungalow, 34x14; cost, \$325; owner, Chris. McGee, Midland Beach; builders, McCort Bros., South Beach. Plan No. 394.

10TH ST, s s, 80 n Lincoln av, Grant City, 1-sty frame bungalow, 28x16; cost, \$300; owner, C. J. Chambers, Grant City, builder, C. J. Chambers, Grant City. Plan No. 391.

STABLES AND GARAGES.

ELM AV, w s, 100 n Jewett av, West New Brighton, 1-sty frame garage, 12x16; cost, \$150; owner, Mrs. N. Ferguson, 113 West 63d st, N. Y. C.; builder, A. Michel, West New Brighton. Plan No. 384.

OAKLAND AV, e s, 200 n Forest av, West New Brighton, 1-sty frame garage, 12x16; cost, \$150; owner, Ernest Heath, West New Brighton; builder, Wm. T. Lynch, West New Brighton. Plan No. 390.

SHORE RD, n s, 200 e Rossville av, Rossville, 1-sty frame barn, 4x21; cost, \$150; owner, J. Winant, Rossville; builders, F. Klein & Co., Huguenot. Plan No. 392.

MISCELLANEOUS.

CHELSEA AV e s, 300 s Cleremont av, Tottenville, 1-sty frame storage, 10x16; cost, \$50; owner, August Elchele, Tottenville; builder, W. J. O'Brien, 5407 5th av, Brooklyn, N. Y. Plan No. 388.

PLANS FILED FOR
ALTERATIONS.

Manhattan.

BEAVER ST, 48-54, reset store fronts to 4-sty brick stores and offices; cost, \$3,500; owner, Andrew C. Zabriskie, 52 Beaver st; architects, Hoppin & Koen, 244 5th av. Plan No. 1512.

BROAD ST, 20-22, new stairs to 16-sty brick offices; cost, \$450; owner, Commercial Cable Bldg. Co., 20 Broad st; architect, Arthur A. B. Ward, 103 Park av. Plan No. 1463.

CHRYSTIE ST, 53, masonry to 6-sty brick stable and loft; cost, \$1,200; owner, Michael Ingersoll, 43 West 37th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1494.

EAST BROADWAY, 191-197, masonry, new trim and fire-escapes to 5-sty brick school; cost, \$1,900; owner, Educational Alliance, Samuel Greenbaum, vice-pres., 197 East Broadway; architect, Alfred Freeman, 29 West 34th st. Plan No. 1459.

ELDRIDGE ST, 133, masonry and new plumbing to 5-sty brick theatre, loft and dwelling; cost, \$350; owner, Frederick Straus, Bayside, L. I.; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1462.

ESSEX ST, 9½, new metal store front to 5-sty brick stores and tenement; cost, \$200; owner, Rachel Rosenberg, 9½ Essex st; architect, Wm. B. Schulman, 202-204 East 6th st. Plan No. 1460.

FULTON ST, 10, alterations to 4-sty brick stores and lofts; cost, \$170; owner, John Irving, 141 Broadway; architect, Alois Weismuller, 506 Grand st, Brooklyn. Plan No. 1491.

GOLD ST, 33 to 43, New stairs and windows to 7 and 6-sty brick power house; cost, \$1,500; owners, The New York Edison Co., Nicholas F. Brady, president, 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 1515.

GREENE ST, 171-173, new stairs to 6-sty brick storage and lofts; cost, \$500; owner, Estate of Lena Bernheimer, Wm. I. Walter, trustee, 52 Broadway; architect, Otto Reissmann, 30 1st st. Plan No. 1469.

HUDSON ST., 67-73, side extension to 5-sty brick hospital; cost, \$500; owner, The Society of the New York Hospital, Pres., Geo. L. Reeves, 8 West 16th st.; architect, Wm. E. Boyd, 202 West 14th st. Plan No. 1468.

MAIDEN LANE, 57 masonry, steel and new skylight to 4-sty brick offices; cost, \$3,500; owners, Alfred L. White and Seth S. Terry, 62 Cedar st.; architect, Frank H. Quinby, 99 Nassau st. Plan No. 1480.

MERCER ST., 151, removal of encroachments to 3-sty brick loft; cost, \$300; owner, Isaac Feigel, 22 West 94th st.; architect, Geo. J. Casazza, 1133 Broadway. Plan No. 1467.

MURRAY ST., 9 & 15, alterations to 12-sty brick store and offices; cost, \$2,000; owner, Franklin Bldg. Co., 54 Wall st.; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1456.

PEARL ST., 409 to 415, new tanks and pent house to 12-sty brick loft; cost, \$1,200; owner, Nettie Brown, 409-15 Pearl st.; architect, Royal J. Mansfield, 35 William st.; builders, Tippet & Wood, 135 William st. Plan No. 1479.

PITT ST., 101, new partitions, F. P. doors and plumbing to 7-sty brick lofts and storage; cost, \$1,200; owner, John Lubbert, 323 East 27th st.; architect, Otto Reissmann, 30 1st st. Plan No. 1500.

WALL ST., 38, masonry, steel, new stairs and partitions to 5-sty brick offices; cost, \$5,000; owners, Geo. B. Post, Jr., et al, Bernardsville, N. J.; architects, Geo. B. Post & Sons, 101 Park av. Plan No. 1511.

WASHINGTON PL., East, 25 to 29, new partitions and fireproof doors to 10-sty brick lofts; cost, \$350; owner, Joseph J. Asch, South Norwalk, Conn.; architect, Louis V. Spinapout, 68 Bedford st. Plan No. 1501.

WILLIAM ST., 80-82, reset walls with new steel to 13-sty brick offices; cost, \$1,000; owner, The Liverpool & London & Globe Ins. Co., Geo. W. Haydt, deputy manager, 82 William st.; architect, Walter E. Truesdell, 5 Beekman st. Plan No. 1470.

WILLIAM ST., 56-60, enlarge elevator shaft to 7-sty brick offices; cost, \$1,500; owners, Commercial Union Assurance Co., Ltd., 60 William st.; architect, Christian J. Wolfe, 528 58th st, Brooklyn. Plan No. 1484.

4TH ST., 167 East, reset store front to 5-sty brick saloon and hotel; cost, \$200; owner, Thos. Windmiller St. Albans, L. I.; architect, John Sullivan, 245 East 80th st. Plan No. 1483.

8TH ST., 2 and 4 West, masonry and new stairs to 2, 4 and 3-sty brick residence and garage; cost, \$1,000; owner, Mrs. Pierre Mali, 8 5th av.; architect, James B. Baker, 156 5th av.; builders, Chas. T. Wills, Inc., 286 5th av. Plan No. 1482.

14TH ST., 610 East, new partitions and plumbing to 2, 4 and 5-sty brick tenements; cost, \$2,500; owner, Bernhard A. Gauter, 190 Amsterdam av.; architect, Henry Regelmann, 133 7th st. Plan No. 1509.

19TH ST., 241 East, masonry and new partitions to 4-sty brick dwelling; cost, \$150; owner, Auguste Cranzet, 304 East 30th st.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1451.

22D ST., 150-154 West, new partitions and fireproof doors to 12-sty brick stores and lofts; cost, \$90; owner, Joseph J. Steindler, 8 West 38th st.; architect and builder, John P. Mahoney, 475 4th av. Plan No. 1498.

27TH ST., 12 to 16 West, rear extension to 12-sty brick stores and lofts; cost, \$200; owner, Chas. Kaye, 1133 Broadway; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 1449.

28TH ST., 3-5 East, new partitions and hand-power elevator to 12-sty brick lofts; cost, \$200; owner, Three & Five Co., Isaac M. Getsky, Pres., Hotel Ansonia, 73d st and Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1466.

29TH ST., 114 West, smoke-stack to 4-sty brick laundry; cost, \$375; owner, Mrs. Jennie K. Stafford, Hotel Imperial, 32d st and Broadway; architect, Lionel Moses, 101 Park av. Plan No. 1503.

30TH ST., 115-125 West, 2 signs to 12-sty brick store and lofts; cost, \$375; owners, S. & L. Building Co., Harry Lindreheim, president, 45 West 34th st.; lessees, S. G. Sterne & Co., 545 West 21st st.; architect, Sidney R. Lash, 306 West 44th st. Plan No. 1487.

34TH ST., 40 West, masonry, new store front and partitions to 6-sty brick stores and lofts; cost, \$1,500; owner, Mary W. Sheper, 40 West 34th st.; architect, Lee Samenfeld, 741 MacDougal st, Brooklyn. Plan No. 1461.

34TH ST., 33 & 39 West, fireproofing to 11-sty brick store and lofts; cost, \$1,450; owner, Isaac D. Levy, Cedarhurst, L. I.; architect, Wm. L. Irving, 1123 Broadway. Plan No. 1492.

37TH ST., 149 West, new door to 2-sty brick storage; cost, \$25; owner, Robt. M. Evans, 221 West 37th st.; architect, Adolph Balschun, 483 Willis av. Plan No. 1446.

38TH ST., 105 West, new store front to 5-sty brick stores and dwelling; cost, \$800; owner, Samuel May, 65 West 37th st.; architect, Wm. J. Russell, 1476 Bway. Plan No. 1516.

42D ST., 101-103 West, new show windows and stairs to 4-sty brick stores and offices; cost, \$2,000; owner, Walter J. Salomon, 17 West 42d st.; architect, Eugene Schoen, 25 West 42d st. Plan No. 1453.

42D ST., 141 West, extensive alterations to 4-sty brick lofts; cost, \$12,000; owner, Peter Delancey, 129 West 42d st.; architect, Alexander M. Johnson, 44 Pinehurst av. Plan No. 1465.

46TH ST., 20 West, 1-sty extension to 5-sty brick store and loft; cost, \$600; owner, Blanche S. Weed, Stamford, Conn.; architect, Henry C. Pelton, 8 West 38th st. Plan No. 1474.

47TH ST., 2 to 6 West, masonry to 12-sty brick stores and offices; cost, \$175; owners, Interstate Land Holding Co., John Larkin, president, 24 Wall st.; architect, William M. Leonard, 162 West 20th st. Plan No. 1517.

48TH ST., 138-46 West, fireproofing to 2-sty brick and stone theatre; cost, \$300; owner, Edward B. Carey, 35 West 30th st.; architect, William Keegan, 108 Wilton st, Brooklyn. Plan No. 1475.

52D ST., 24-26 West, alterations to two 4-sty dwellings; cost, \$9,500; owner, Henry M. Tilford, 24 West 52d st.; architects, Hiss & Weekes, 452 5th av. Plan No. 1476.

58TH ST., 32 West, extensive alterations to 5-sty brick dwellings and stores; cost, \$26,000; owner, Wm. H. Chesborough, 115 Broadway; architect, Henry W. Wilkinson, 15 West 38th st. Plan No. 1478.

59TH ST., 400-70 West, alterations to 1-sty brick hospital; cost, \$2,000; owners, Roosevelt Hospital, 400-70 West 59th st.; architect, W. Dana Bigelow, 45 East 42d st. Plan No. 1455.

61ST ST., 35 East, rear extension to 5-sty brick dwelling; cost, \$1,000; owner, Moses S. Kakels, M.D., 35 East 61st st.; Ernest Lowenbein, 586 5th av. Plan No. 1510.

68TH ST., 37 East, rear extension to 4-sty brick residence; cost, \$15,000; owner, Marshall J. Dodge, 40 Wall st.; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1457.

76TH ST., 250-254 West, extensive alterations to 10-sty brick and stone hotel; cost, \$95,000; owner, The Hagues Co., 100 William st.; architects, Howells & Stokes, 100 William st. Plan No. 1507.

86TH ST., 255-259 West, new bathrooms, partitions to 14-sty brick tenement; cost, \$1,800; owner, 86th St. Studios Co., 257 West 86th st.; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1445.

105TH ST., 105 West, wooden tank to 5-sty brick tenement; cost, \$100; owner, Rudolph Einbiglin, 316 West 113th st.; architect, Chas. Sheres, 882 Kelly st. Plan No. 1472.

108TH ST., 218 East, new cellar wall to 4-sty brick tenement and stores; cost, \$150; owner, Salvatore Castello, 218 East 108th st.; architect, Frank Hausle, 81 East 125th st. Plan No. 1496.

110TH ST., 134-6 East, reset show windows to 6-sty brick stores and tenements; cost, \$1,000; owner, Nathan Kirsh, 133 Chrystie st.; architects, Horenberger & Bardes, 122 Bowery. Plan No. 1493.

121ST ST., 21 West, alterations to 4-sty brick dwelling; cost, \$150; owners, The Farmers' Loan & Trust Co., 22 William st.; architect, Robt. Teichman, 22 William st. Plan No. 1508.

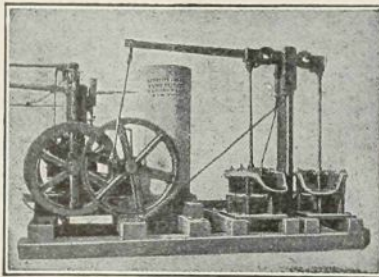
AMSTERDAM AV., 345, rear extension to 2-sty brick office and garage; cost, \$500; owners, T. J. McLaughlin & Sons, 345 Amsterdam av.; architect, Clement B. Brun, 1 Madison av. Plan No. 1481.

AMSTERDAM AV., 629, masonry, new store front and partitions to 5-sty brick tenement and store; cost, \$300; owner, Chas. Kohlhepp, 61 West 91st st.; architect, John J. Lawlor, 360 West 23d st. Plan No. 1489.

BOWERY, 73, masonry, new stairs, plumbing and partitions to 5-sty brick loft and store; cost, \$2,000; owner, Edward D. Farrell, 158 West 125th st.; architects, Neville & Bagge, 217 West 125th st. Plan No. 1514.

BROADWAY & 106TH ST., swc, new balcony to 7-sty brick stores and apartments; cost, \$500; owner, Samuel MacMillan, 936 West End av.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 1513.

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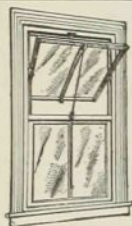
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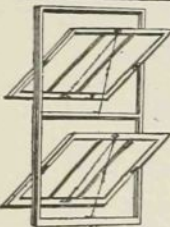
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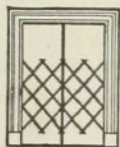
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FIREPROOF WIRE-GLASS WINDOWS

Plans Filed—Alterations, Manhattan (Cont.).

BROADWAY, 150, new store fronts and partitions to 8-sty brick stores and offices; cost, \$350; owner, John G. Wendel, 175 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1479.

BROADWAY, 175, alterations to 5-sty brick stores; cost, \$900; owner, Ella Vor E. Wendell, 256 Broadway; architect, Albert Gottschling, 1426 Front st, Philadelphia, Pa. Plan No. 1477.

CATHEDRAL PARKWAY, 3, 5 and 7 (rear), masonry and steel to 1-sty brick Emergency House; owners, Interborough Rapid Transit Co., Theo. P. Shonts, president, 165 Broadway; architect, Geo. H. Pegram, 223 Vose av, South Orange, N. J. Plan No. 1485.

CENTRAL PARK WEST, 327, partitions, new flooring and plumbing to 7-sty brick tenement; cost, \$600; owner, Estate of Joseph Bookman, Sam Bookman, exr., 46 East 82d st; architect, John Brandt, 271 West 125th st. Plan No. 1452.

LEXINGTON AV, 1786, masonry, new show windows and plumbing to 5-sty brick tenement and stores; cost, \$1,000; owner, H. B. Skely, 660 1st av; architects, Jno. B. Snooks' Sons, 261 Broadway. Plan No. 1447.

LEXINGTON AV, 161-63, alterations to 12-sty brick hotel and store; cost, \$2,000; owner, Michael Bennicasa, 462 East 115th st; architect, Robt. E. Rogers, 5 East 12th st. Plan No. 1490.

MADISON AV, 185-189, new partitions to 16-sty brick offices and lofts; cost, \$500; owner, John S. Cameron, 185 Madison av; architect, John P. Mahoney, 475 4th av. Plan No. 1499.

MADISON AV, 56 to 60, F. P. mezzanine floor to 12-sty brick offices; cost, \$1,500; owners, Neptune Realty Co., Columbus Iselin, president, 23-25 East 26th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1504.

MANHATTAN AV, 84 to 110, masonry, new partitions and iron stairs to 2-sty brick laundry and hospital; cost, \$2,000; owners, The Society for Relief of Half Orphan and Destitute Children, Stephen Baker, president, 110 Manhattan av. Plan No. 1495.

PARK AV, 890, interior alterations to 4-sty brick residence and store; cost, \$3,350; owner, David Keppel, 4 East 39th st; architects, Hewitt & Bottomley, 527 5th av. Plan No. 1486.

1ST AV, 1353, masonry and plumbing to 4-sty brick stores and tenement; cost, \$500; owner, Herman Mandelbaum, Far Rockaway, N. Y.; architect, Otto Spannhake, 233 East 78th st. Plan No. 1458.

2D AV, 2172, new plumbing to 4-sty brick tenement and store; cost, \$500; owner, Marcy Otten, 211 East 61st st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1502.

3D AV, 2291, masonry and steel to 4 and 5-sty brick store and lodging house; cost, \$325; owner, Wendolin J. Nauss, 2291 3d av; architect, B. & J. P. Walther, 147 East 125th st. Plan No. 1450.

3D AV, 1633 to 37, side extension and 3-sty addition to two 4 and 5-sty brick beer storage; cost, \$120,000; owner, Jacob Ruppert, 1116 5th av; architect, Louis E. Dell, 1133 Broadway. Plan No. 1471.

5TH AV, 153, alterations to 6-sty brick offices; cost, \$1,000; owners, Chas. & Arthur Scribner, 597-99 5th av; architect, Ernest Flagg, 109 Broad st. Plan No. 1506.

5TH AV, 1449, new show windows to 4-sty brick store and tenement; cost, \$200; owner, Richard M. Farraley, 268 West 86th st; architect, Alex. S. Hedman, 371 Fulton st, Brooklyn. Plan No. 1488.

6TH AV, 600, alterations to 4-sty brick restaurant; cost, \$800; owner, Robt. A. Whitt- haus, 2039 Broadway; architect, Carl P. Johnson, 30 East 42d st. Plan No. 1454.

6TH AV, 806, alterations to 3-sty brick stores and apartments; cost, \$129; owner, Cyrill Carrean, 796 6th av; architect, Chas. Sandhop, 771 Lexington av. Plan No. 1464.

6TH AV, 214, reset show window to 4-sty brick lofts and store; cost, \$150; owner, Peter Korn, 20 East 14th st; architect, Samuel Cohen, 500 West 176th st. Plan No. 1448.

7TH AV, 845-847, new pulpit, choir stalls and organ to 1-sty brick church; cost, \$800; owner, Collegiate Reformed Church Corporation, Edward B. Coe, Pres., 42 West 52d st; architect, S. Edson Gage, 340 Madison av. Plan No. 1473.

6TH AV, 222, reset show windows to 5-sty brick dwelling and store; cost, \$150; owners, Estate of Frank E. Wittenauer, Chas. E. Wittenauer, Executor, 321 West 21st st; architect, Morris Schwartz, 194 Bowery. Plan No. 1505.

Bronx.

237TH ST, s w cor Independence av, 2-sty frame extension, 12x26, to 2-sty frame dwelling; cost, \$600; owner, Jas. Douglas, Spuven Duyvil; architects, Ahneman & Younkeere, 3320 Bailey av. Plan No. 228.

ARTHUR AV, 2398, 1-sty frame extension, 4.3x2.10, new store front, new partitions to 3-sty frame store and dwelling; cost, \$2,000; owner, Salvatore De Fiore, on premises; architect, Richard Rohl, 128 Bible House. Plan No. 234.

BRONX PARK AV, w s, 50 n Wyatt st, new doors, new partitions, &c, to 2-sty frame dwelling; cost, \$1,500; owner, Jos. Diamond, 1139 Wyatt av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 232.

BROOK AV, 531, new store front, new mar- quise to 5-sty brick store and tenement; cost, \$500; owners, J. & M. Haffen Brew Co., 631 Melrose av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 229.

SOUTHERN BOULEVARD, e s, 100 s West- chester av, 1-sty brick extension, 34.1x10.6, to 1-sty brick stores and amusement hall; cost, \$3,000; owner, David Rosing, 61 West 113th st; architect, John C. Watson, 271 West 125th st. Plan No. 227.

TREMONT AV, n s, 159 e Park av, new store front to 1-sty frame stores; cost, \$3,000; owner, Mary E. Garnis, 1931 Bathgate av; archi- tect, Albert E. Parfitt, 233 Broadway. Plan No. 233.

WYATT ST, s e cor Bronx Park av, raise to grade 2-sty frame dwelling; cost, \$500; owner, Henry Breslau, 30 Bleecker st; architect, Morris Schwartz, 194 Bowery. Plan No. 230.

VAN COURTLANDT PARK, south end, 1,000 e Broadway, 1-sty brick extension, 48x21.2, to 2-sty and attic stone dwelling; cost, \$16,000; owner, City of New York; architects, Hoppin & Koen, 244 5th av. Plan No. 231.

Brooklyn.

BERGEN ST, s s, 100 w Smith st, plumbing to 4-sty tenement; cost, \$200; owner, J. T. Donovan, 219 Schermerhorn st; architect, Wm. F. Muller, 173 Court st. Plan No. 2909.

CRESCENT ST, n e cor Magenta st, interior alterations to open arldrome; cost, \$100; owner, Chas. Dargent, 360 Crescent st; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 2982.

DELMONICO PL, e s, 80 n Park av, exterior and interior alterations to 4-sty store and tenement; cost, \$400; owner, Rachel Lerner, 490 Kosciusko st; architects, Glucroft & Glucroft, 2634 Atlantic av. Plan No. 2983.

DELMONICO PL, e s, 66 s Ellery st, exterior and interior alterations to 3-sty dwelling; cost, \$300; owner, Israel Kalzen, on premises; archi- tect, Tobias Goldstone, 49 Graham av. Plan No. 2964.

DELAYAN ST, n w cor Dwight st, plumbing to 2-sty shed; cost, \$200; owners, Burgess Bros., on premises; architect, M. A. Dooley, 335 Columbia st. Plan No. 2899.

DIAMOND ST, e s, 133.4 w Nassau av, ex- terior and interior alterations to 3-sty dwell- ing; cost, \$300; owner, Hy. Liebowitz, 231 Rus- sell st; architect, E. J. Messinger, 394 Graham av. Plan No. 2894.

MONROE ST, n s, 125 w Gates av, 1-sty brick extension, 25x13.4, to storage; cost, \$270; owner, Morris Goldman, 338 Gates av; archi- tect, Jas. McKillop, 154 India st. Plan No. 2917.

MOORE ST, n s, 375 e Bushwick av, exterior alterations to 5-sty tenement; cost, \$400; owner, Fannie Lipshitz, 434 East 9th st, N. Y. C.; architect, Tobias Goldstone, 49 Graham av. Plan No. 2974.

NORTH HENRY ST, w s, 160 n Norman av, 2-sty brick extension, 61x3 to factory; cost, \$6,000; owner, U. S. Malt Co., 259 North Henry st; architect, Hy E. Sholl, 377 10th av, N. Y. Plan No. 2936.

PEARL ST, s w cor Johnson st, exterior and interior alterations to 3-sty store and dwelling; cost, \$2,200; owner, Mary Quinlan, 386 Pacific st; architect, Hy Entlich, 29 Montrose av. Plan No. 2965.

REMSEN ST, s s, 402 w Hicks st, exterior alterations and plumbing to 4-sty dwelling; cost, \$2,500; owner, F. B. Campbell, 54 Wall st, N. Y.; architect, W. B. Tubby, 81 Fulton st, N. Y. Plan No. 2926.

SOUTH ELLIOTT PL, e s, 90 s Hanson pl, ex- tension to 4-sty dwelling; cost, \$500; owner, M. A. Miller, 293 Warren st; architect, A. Ulrich, 371 Fulton st. Plan No. 2987.

STARR ST, n s, 300 e Central av, exterior and interior alterations to 4-sty store and tenement; cost, \$100; owner, Maria Gulotta, 231 Troutman st; architect, Harry Bunet, 282 Himrod st. Plan No. 2938.

SULLIVAN ST, s s, 140 w Nostrand av, ex- tension to 3-sty dwelling; cost, \$800; owner, Wm. Robbert, 251 Nostrand av; architect, Alex McLean, 883 35th st. Plan No. 2954.

SULLIVAN ST, w s, 276 e Richards st, ex- terior alterations and plumbing to 3-sty dwell- ing; cost, \$200; owner, John Elia, 23 Sullivan st; architect, C. P. Cannella, 60 Graham av. Plan No. 2971.

UNION ST, s s, 450 e 8th av, interior altera- tions to club house; cost, \$3,000; owner, Ger- mania Club, 26 Court st; architect, A. Ulrich, 371 Fulton st. Plan No. 2988.

UNION ST, n w cor Hoyt st, extension to 3- sty dwelling; cost, \$1,750; owner, Louis Dussel- dorf, 392 Union st; architects, Parfitt Bros., 26 Court st. Plan No. 2904.

WASHINGTON ST, s w cor York st, exterior and interior alterations to 3-sty dwelling; cost, \$4,000; owner, Daniel McMonigal, 82 Washing- ton st; architects, Shampman & Shampman, 772 Broadway. Plan No. 2945.

WILLOUGHBY ST, s e cor Navy st, ex- terior and interior alterations to 2-sty garage; cost, \$1,000; owner, C. A. Cole Estate, 69 Wall st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 2901.

EAST 2D ST, w s, 140 s Av M, plumbing to 3-sty dwelling; cost, \$120; owner, Sanford Purey, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 2962.

NORTH 6TH ST, n s, 100 e Roebling st, plumbing to 5-sty store and tenement; cost, \$300; owner, Raffalla Larre, 235 North 6th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 2915.

9TH ST, n s, 80 e 5th st, exterior and in- terior alterations to 2-sty store and dwelling; cost, \$1,000; owner, C. E. Schnakedsen, 387 2d st; architect, Louis Allmendinger, 926 Broad- way. Plan No. 2928.

WEST 15TH ST, w s, 327 s Canal av, exten- sion to 3-sty dwelling; cost, \$1,000; owner, Frank Orso, 2710 West 15th st; architect, W. J. Conway, 400 Union st. Plan No. 2906.

17TH ST, s s, 325 e 3d av, plumbing to 3-sty dwelling; cost, \$160; owner, Lena Cole, on premises; architect, Hy Leslie, 113 7th av. Plan No. 2951.

BAY 22D ST, w s, 225 n Bath av, extension to 2-sty garage; cost, \$500; owner, Ignaz Schwarz, on premises; architect, G. I. Prowler, 569 DeKalb av. Plan No. 2908.

EAST 35TH ST, e s, 416 s Av L, plumbing installed to three 2-sty dwellings; cost, \$90; owner, L. B. Waters, 1339 East 35th st; architect, Louis Seinsoth, 1556 Fulton st. Plan No. 2918.

67TH ST, s s, 100 w 11th av, plumbing to 3-sty dwelling; cost, \$225; owner, Jos. Borkonsky, 1172 67th st; architect, Gustave Heike, 508 55th st. Plan No. 2923.

BROADWAY, w s, 100 n Flushing av, extension to 2-sty store and dwelling; cost, \$400; owner, Chas. Koch, 728 Broadway; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 2950.

CLINTON AV, w s, 166.11 s Myrtle av, plumbing to 4-sty dwelling; cost, \$500; owner, Mrs. W. Beard, on premises; architect, Eugene Lambert, 184 DeKalb av. Plan No. 2910.

EUCLID AV, e s, 240 s Jamaica av, plumbing to 3-sty dwelling; cost, \$350; owner, J. N. Anderson, on premises; architect, Jos. C. Pisasia, Woodhaven, L. I. Plan No. 2943.

EVERGREEN AV, n s, 50 e Putnam av, extension to 2-sty store and dwelling; cost, \$1,000; owner, Wm. Raupp, 1212 Putnam av; architect, F. J. Dassau, 1373 Broadway. Plan No. 2900.

GLENMORE AV, s s, 25 w Snediker av, extension to 3-sty dwelling; cost, \$700; owner, Morris Greenfast, 238 Glenmore av; architects, S. Milman & Son, 1780 Pitkin av. Plan No. 2895.

HUDSON AV, n s, 130.10 w Myrtle av, interior alterations to 3-sty dwelling; cost, \$1,500; owner, I. H. Cary, 200 Fulton st; architect, F. H. Hilton, 103 Park av, N. Y. Plan No. 2959.

MCKINLEY AV, s e cor Sheridan av, exterior and interior alterations to 4-sty store and tenement; cost, \$400; owner, Martin Pfeiffer, 176 Sheridan av; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 2956.

METROPOLITAN AV, s s, 125 w Leonard st, exterior and interior alterations to 3-sty store and dwelling; cost, \$125; owner, S. Blech, 606 Metropolitan av; architect, Max Cohen, 280 Bedford av. Plan No. 2929.

MYRTLE AV, n e cor Marcy av, exterior and interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Hy Meyer, 147 Maple st; architect, Hy Holder, Jr., 242 Franklin av. Plan No. 2955.

NOSTRAND AV, s e cor Sterling pl, extension to 3-sty store and dwelling; cost, \$1,000; owner, Frank L. Downes, 838 Sterling pl; architects, P. Tillion & Son, 381 Fulton st. Plan No. 2949.

SCHENECTADY AV, w s, 80 n Rutland rd, plumbing to 3-sty dwelling; cost, \$200; owner, Henrietta Presendorfer, 321 Schenectady av; architect, Louis Danancher, 7 Glenmore av. Plan No. 2975.

SNYDER AV, s s, 25 e New York av, interior alterations and plumbing to 3-sty dwelling; cost, \$250; owner, John Ryan, 3306 Snyder av; architects, D. Daisley & Son, 88 St. Felix st. Plan No. 2893.

SOUTH PORTLAND AV, e s, 92.7 n Fulton st, plumbing to 3-sty dwelling; cost, \$100; owner and architect, Eugene Lambert, 184 De Kalb av. Plan No. 2911.

SURF AV, n w cor West 30th st, new electric sign; cost, \$300; owner, Peter Butz, on premises; architect, Robt. Geilinger, 229 West 42d st, N. Y. Plan No. 2905.

TOMPKINS AV, e s, 82 n Putnam st, plumbing to 3-sty dwelling; cost, \$250; owner, Emma Sleight, 458 West 151st st, N. Y.; architect, R. T. Hulsart, 312 Tompkins av. Plan No. 2953.

WYTHE AV, w s, 60 s Rutledge st, exterior alterations and plumbing to factory; cost, \$5,000; owner, S. J. Strausfeld, 114 Rutledge st; architect, Wm. H. Tiedman, 475 North st. Plan No. 2957.

2D AV, e s, 80 n 13th st, exterior alterations and plumbing to 2-sty office and dwelling; cost, \$300; owner, M. F. Hickey, 644 10th st; architect, J. Martin, 48 Coney Island av. Plan No. 2892.

5TH AV, w s, 60 s 10th st, 1-sty brick extension, 40x20.3 to store; cost, \$1,000; owner, Isaac Tarsbis, on premises; architect, B. F. Hudson, 319 9th st. Plan No. 2962.

18TH AV, n w cor 86th st, extension to 2-sty stores; cost, \$1,500; owner, Louis Hirsch, as president, 29 Gold st, N. Y.; architects, Slee & Bryson, 154 Montague st. Plan No. 2897.

Queens.

CHESTER PARK.—Welling st, w s, 125 n Jerome av, install new plumbing in dwelling; cost, \$45; owner, W. Flaxington, on premises. Plan No. 943.

CORONA.—Warren st, e s, 125 s Pope st, erect new foundation under dwelling; cost, \$320; owner, Martin Day, on premises. Plan No. 960.

CORONA.—Park av, n s, 40 w Baisley st, erect new foundation under dwelling; cost, \$300; owner, W. K. Banton, 37 Clinton av, Corona. Plan No. 954.

CORONA.—Randal av, w s, 100 s Washington pl, 2½-sty frame extension, 20x14, on rear dwelling, shingle roof, new plumbing; cost, \$900; owner, Leon C. Billharz, on premises; architect, Robt. W. Johnson, 60 Grove st, Corona. Plan No. 933.

CORONA.—Junction av, e s, 125 s Washington pl, erect new foundation under dwelling; cost, \$510; owner, H. Hazeldine, 96 Junction av, Corona. Plan No. 961.

FLUSHING.—Percy st, e s, 50 s Elm st, 1-sty frame extension on garage, 12x22, shingle roof; cost, \$100; owner, F. H. Bates, on premises. Plan No. 934.

FLUSHING.—Sandford av, s e cor Union st, interior alteration to church; cost, \$1,200; owner, First Baptist Church of Flushing, Flushing; architect, Clarence L. Seferit, 110 West 40th st, N. Y. C. Plan No. 938.

JAMAICA.—Brown av, w s, 175 s Atlantic av, install gasfitting in dwelling; cost, \$25; owner, P. Dietz, on premises. Plan No. 932.

JAMAICA.—Fulton st, 371, 1-sty frame extension, 8x16, on rear dwelling, tin roof; cost, \$200; owner, James McBete, Jamaica. Plan No. 936.

JAMAICA.—Humboldt boulevard, n s, 125 e Allen st, 1-sty frame extension, 5x8, on rear dwelling, tin roof, new plumbing; cost, \$150; owner, Mr. Blumberg, Allen st, Jamaica. Plan No. 937.

JAMAICA.—Douglas st, s s, 300 w Brenton av, install new plumbing in garage; cost, \$400; owner, Shelton Bread Co., 26 Beaver st, N. Y. C. Plan No. 941.

JAMAICA.—Fulton st, n e cor Eastwood pl, 2-sty frame extension, 25x8, on rear 3-sty store and dwelling, interior alterations; cost, \$1,000; owner, Henry D. Langling, premises; architect, Chas. R. Peck, 2802 Jamaica av, Richmond Hill. Plan No. 962.

LONG ISLAND CITY.—Hulst st, 14, install new piping for gas in dwelling; cost, \$50; owner, C. Brazil, on premises. Plan No. 956.

LONG ISLAND CITY.—1st av, w s, 125 s Freeman av, install new gas piping in dwelling; cost, \$12; owner, John Tilman, on premises. Plan No. 946.

LONG ISLAND CITY.—Fulton av, 9, install new gas piping in dwelling; cost, \$20; owner, Wm. H. Scherer, on premises. Plan No. 931.

LONG ISLAND CITY.—Academy st, 45, install new gas fixtures in dwelling; cost, \$30; owner, Mr. Smith, premises. Plan No. 964.

LONG ISLAND CITY.—Radde st, No. 186, 2-sty frame extension, 8x10, on rear 2-sty frame dwelling, new plumbing, tin roof; cost, \$900; owner, Mr. Schaefer, 171 Lake st, Corona. Plan No. 963.

LONG ISLAND CITY.—Review av, 151, install new gas piping in dwelling; cost, \$60; owner, Mrs. E. Schooch, 827 Lincoln pl, Bklyn. Plan No. 966.

MASPETH.—Fresh Pond rd, e s, 100 n Mt. Olivey av, repair dwelling; cost, \$200; owners, Alden Sampson & Sons, Maspeth, L. I. Plan No. 935.

OZONE PARK.—Grafton av, n s, 75 e Drake pl, 2-sty frame extension, 6x15, on rear 2½-sty frame dwelling, tin roof, new plumbing; cost, \$650; owner and architect, Chas. F. Hendry, 182 Winthrop st, Brooklyn. Plan No. 939.

RICHMOND HILL.—Jamaica av, 3203, install new plumbing in dwelling; cost, \$75; owner, H. Buckwalter, Oak st, Richmond Hill. Plan Nos. 950-951.

RICHMOND HILL.—Jamaica av, 3217, install new plumbing in dwelling; cost, \$75; owner, H. Harsted, 35 Spruce st, Richmond Hill. Plan No. 952.

RICHMOND HILL.—Jamaica av, 3309-11-13, install new plumbing in dwelling; cost, \$225; owner, W. Wade, Elm st, Richmond Hill. Plan Nos. 947-948-949.

RICHMOND HILL.—Jamaica av, 3406, install new plumbing in dwelling; cost, \$75; owner, J. Harsh, on premises. Plan Nos. 957-958. Two houses, cost, \$150.

RICHMOND HILL.—Jamaica av, 3301, install new plumbing in dwelling; cost, \$75; owner, Henry Schroeder, Elm st, Richmond Hill. Plan No. 953.

RICHMOND HILL.—Garden st, n s, n e cor Curtis av, two stys added to shop, tin roof; cost, \$6,000; owner, Arthur H. Hotts, on premises; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 955.

RICHMOND HILL.—Chichester av, s e cor Cedar av, erect new dormer window; cost, \$300; owner, Wm. McLean, on premises. Plan No. 940.

ROCKAWAY BEACH.—Boulevard, s s, 70 w Wainwright pl, repairs to frame storage; cost, \$25; owner, Mrs. J. Mulhern, on premises. Plan No. 959.

ROCKAWAY BEACH.—Ocean av, n s, 125 w Wainwright pl, general repairs to stand; cost, \$25; owner, Henry McCullough, on premises. Plan No. 945.

ROCKAWAY BEACH.—Boardwalk, junction of Ocean av, repair frame stand; cost, \$25. Owner, G. A. Appleton, premises. Plan No. 965.

WHITESTONE.—22d st, s s, 125 w, 55, install new plumbing in dwelling; cost, \$150; owner, Jos. Verbeck, premises. Plan No. 967.

WHITESTONE.—11th av, e s, 125 s 19th st, install plumbing in dwelling; cost, \$175; owner, Hattie Williams, 23d st, Whitestone. Plan No. 944.

WOODSIDE.—3d st, w s, 300 s Riker av, erect new foundation under dwelling; cost, \$550; owner, Henry Walter, 65 5th st, Woodside. Plan No. 942.

Richmond.

ANN ST, 52, Port Richmond, alterations to frame dwelling; cost, \$200; owner, John Waters, Port Richmond; builder, O. H. Lee, Port Richmond. Plan No. 191.

AMBOY RD, n s, 500 e Broadway, Hugenot, alterations to frame dwelling; cost, \$200; owner, J. Post, Hugenot; builders, Klein & Co., Hugenot. Plan No. 193.

CASTLETON AV, s s, 75 e Caroline st, West New Brighton, alterations to frame toilet; cost, \$125; owner, Thos. Collin, West New Brighton; builder, Alfred Deppe, West New Brighton. Plan No. 186.

EGBERT AV, e s, 400 n Richmond rd, New Dorp, general repairs to frame saloon; cost, \$250; owners, Eckstein Br. Co., New Dorp; builder, F. H. Skerritt, Port Richmond. Plan No. 183.

GRIFFIN ST, w s, 30 s Turnpike, Tompkinsville, partitions and skylight to brick tenement; cost, \$200; owner, Emma C. W. Ferris, Tompkinsville; architect, C. B. Heweker, Tompkinsville. Plan No. 184.

HILLSIDE AV, n w, 125 n Van Duzer, 199, Stapleton, addition (1-sty) to frame dwelling; cost, \$200; owner, Frank Fabry, Stapleton; builder, M. Gottschaldt, Stapleton. Plan No. 182.

KNOX ST, w s, 60 n Henderson av, West New Brighton, alterations to frame dwelling; cost, \$400; owner, Sarah Campbell, West New Brighton; builder, Jas. F. Campbell, West New Brighton. Plan No. 188.

MANHATTAN ST, e s, 300 n Surf av, Tottenville, alterations to frame dwelling; cost, \$500; owner, M. J. Tulle, Tottenville; builder, J. E. Burgess, Tottenville. Plan No. 187.

SLEIGHT AV, w s, 460 n George st, Tottenville, alterations to frame dwelling; cost, \$500; owner, Mattie Leavitt, Tottenville; builder, Chris Peterson, Tottenville. Plan No. 185.

SEASIDE BOULEVARD, n s, 300 e Surf av, Great Kills, alterations to frame dwelling; cost, \$125; owner, Mrs. C. Ottini, South Beach; builder, Jos. C. Frey, South Beach. Plan No. 192.

UNION ST, s s, cor Knox st, West New Brighton, alterations to frame dwelling; cost, \$500; owner, Sarah Campbell, West New Brighton; builder, Jas. F. Campbell, West New Brighton. Plan No. 189.

WYMAN AV, s s, 200 — Seaside boulevard, Great Kills, alterations to frame dwelling; cost, \$200; owner, P. Begly, Great Kills; builder, Alex Lundgren, Great Kills. Plan No. 194.

WATER ST, n s, 25 e Wright st, Stapleton, alterations to brick shop; cost, \$2,000; owner, Chas. Ricker, Stapleton; architect and builder, Philip Nolf & Son, Stapleton. Plan No. 190.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

CONTRACTORS

BIDS OPENED JUNE 24, 1913

for the construction of Section No. 4 of the Broadway-Fourth Avenue Rapid Transit Railroad of New York City.

A four-track subway under Broadway from a point between Houston and Bleecker Streets to a point 390 feet north of the southerly building line of Fourteenth Street, with stations at Eighth Street and Union Square.

Write or call concerning form of contract, plans and specifications.

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Cor. Morrell Street BROOKLYN, N. Y.

NEW JERSEY NEWS.

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

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending May 24:

WEST NEW YORK.—William Walser, n w cor 16th st and Harrison av, one 5-sty brick, \$42,000; William Walser, w side Bergenline av, near 15th st, two 5-sty brick, \$140,000; Gabriel Schwane, s w cor 17th st and Park av, one 3-sty brick, \$12,000; Eugene Brunner, n side 9th st, 75 e of Boulevard, one 2-sty brick, \$6,000.

IRVINGTON.—Nicholas Weber, s side Prospect av, near 38th st, one 3-sty frame, \$5,000.

NEWARK.—Mathias Hiltgen, e side South 19th st, 100 ft. s of 19th av, one 3-sty frame, \$5,000; Donato Di Giacomo and Camelia Minichiello, 70-72 Prospect pl, two 4-sty brick, \$30,000; Otto Bernz, 436 and 440 South 14th st, two 3-sty frame, \$13,000; Herman Rose, 45-47 Hobson st, two 3-sty frame, \$10,000; John Moriello, 204 Malvern st, one 3-sty frame alteration, \$500; Carl Lukasko, 437 Avon av, one 3-sty frame, \$5,000; Mathias Hiltgen, 720, 722, 724, 726, 728, 730, 732, 734, 736 South 19th st, nine 3-sty frame, \$45,000; Mathias Hiltgen, 718 South 19th st, one 3-sty frame, \$5,000; J. A. Taetzch, 421-423 South 18th st, two 3-sty frame, \$14,000; Moses Collander, 453 South 18th st, one 3-sty frame, \$8,000; Louis Susskind, 633 Springfield av, one 3-sty frame, \$8,000.

BAYONNE.—Cohen, Choskay & Abrahams, 1190 Broadway, one 3-sty frame, \$6,000.

ATLANTIC CITY.—William and Anna M. Orr, 309 Atlantic av, one 3-sty brick, \$35,000.

GUTTENBERG.—Dominick Stora, 220 26th st, one 3-sty brick, \$8,000.

JERSEY CITY.—Julius Leventhal, 303 Van Horn st, one 3-sty frame alteration, \$600; Morris Moskowitz, 153 Pine st, one 3-sty frame alteration, \$300.

MONTCLAIR.—Giuseppe D'Alessandro, 5 Grant st, one 3-sty frame alteration, \$2,000.

PATERSON.—Arthur Collier and Henry Stein, 149-155 VanHouten st, one 5-sty brick, \$80,000.

PASSAIC.—Samuel Goldberg, n side 4th st, 75 ft. west of Bergen st, two 3-sty brick, \$10,000.

TOWN OF UNION.—Anna Thomas, 527 Jefferson st, one 3-sty brick, \$14,000.

ORANGE.—Giacomo Casiero, 109 Mechanic st, one 3-sty brick, \$8,000.

HOBOKEN.—Max Hulosch, 413 1st st, one 4-sty brick alteration, \$500.

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—A. Ginsburg, 225 Main av, has completed plans for a 3-sty brick and limestone apartment house, 61x57 ft., to be erected in Henry st for Salvatore Mason, 63 Myrtle st. Cost about \$15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Roberts Rubber Co., manufacturers of rubber goods, contemplates erecting a 4-sty brick factory, 106x50 ft., at 51 Colden st. Estimated cost, \$82,000.

CAMDEN, N. J.—Ballinger & Perrot, 1211 Arch st, Philadelphia, Pa., are preparing plans for a 4-sty reinforced concrete and brick factory, 70x20 ft., for Ronalds & Johnson.

HALLS AND CLUBS.

PERTH AMBOY, N. J.—Contractors are figuring revised plans for the new Y. M. C. A. building to be erected here. Bids will be opened on June 2 by the Chairman of the Building Committee.

MUNICIPAL WORK.

SECAUCUS, N. J.—Bids will be opened by the Borough Council, Adrian Post, Borough Clerk, June 3, for constructing a sanitary sewer system.

NEWARK, N. J.—F. A. Howard, 50 Church st, N. Y. C., engineer, has prepared plans for the construction of a new bridge across the Passaic River at 4th av for the Erie R. R. Co. and has applied to the War Department for permission.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Board of Education of Newark, Chas. P. Taylor, president, contemplates the erection of an addition to the public school in Oliver st, from plans by E. F. Guilbert, City Hall, school architect, and George W. Knight City Hall, school engineer. Cost about \$50,000.

NEWARK, N. J.—An appropriation of about \$100,000 will probably be granted some time this summer for the erection of the West Side Public School in South 17th st for the Board of Education of Newark, Chas. P. Taylor, president. E. F. Guilbert, City Hall, is school architect, and George W. Knight, Newark, school engineer.

MEDFORD, N. J.—The State Board of Education has notified the Medford Board of Education that the present school building does not meet the requirements of the law, and that a new school must be erected. The estimated cost is \$40,000.

ORANGE, N. J.—Cornelius Kevitt, Inc., of Glen Ridge, have submitted the lowest bid at \$46,985, for an addition and alterations to the Park av school. The bids were referred to the committee on operation and maintenance.

JERSEY CITY, N. J.—Supervising Architect John T. Rowland, 15 Exchange pl, Jersey City, is preparing plans and specifications for P. S.

24 to be erected on Virginia av, to replace the old building recently burned. No estimates have yet been made.

THEATRES.

PLAINFIELD, N. J.—Louis A. Sheinart, 194 Bowery, N. Y. C., has completed plans for a moving picture theatre, 50x210 ft, fireproof, seating capacity 800; to be built in West 2d st, running through to Front st, Plainfield, N. J., costing about \$35,000.

Other Cities.

FACTORIES AND WAREHOUSES.

PLEASANT VALLEY, N. Y.—The American Giant Portland Cement Co. contemplates the erection of a plant here on the line of the Poughkeepsie & Eastern Railroad. Attorney E. E. Perkins, Poughkeepsie, is local representative.

MUNICIPAL WORK.

HERKIMER, N. Y.—The Town of Herkimer contemplates building a bridge across the West Canada Creek. It has been decided to submit the question to the voters as soon as the Town Attorney, Edward M. Brown, can prepare the necessary notices.

POWER HOUSES.

PROVIDENCE, R. I.—The time of closing bids for installing the proposed 30,000,000-gal. pumping station has been extended by the Board of Contract and Supply from May 21 to June 18.

SCHOOLS AND COLLEGES.

HARTFORD, CONN.—Bids are being received by Whiton & McMahon, architects, 49 Pearl st, until 11 a. m., June 2, for the construction of a school for the Northeast School District, Westland st. Separate bids are asked for mason work, carpenter work, plumbing, heating, ventilating and tile work.

STORES, OFFICES AND LOFTS.

CORNING, N. Y.—C. H. Newcomb, Bridge st, contemplates the erection of a 2-sty brick building in Bridge st this summer.

Government Work.

BOSTON, MASS.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until 11 o'clock a. m., June 14, for reconstruction of building No. 24 at the navy yard, Boston, Mass. Amount available, \$62,500. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named. William M. Smith, acting chief of bureau.

TRENTON, N. J.—Sealed proposals for dredging channel in Delaware River, from Lalor st to upper railroad bridge, Trenton, N. J., a length of about 4,500 ft., and requiring the removal of about 450,000 cubic yards of material, will be received here until 12 o'clock noon, June 9. Information on application. Joseph E. Kuhn, lt. col., engrs.

BALTIMORE, MD.—Sealed proposals will be received until June 19 for a drinking-water system in the U. S. post office and court house, Baltimore, Md. O. Wenderoth, supervising architect.

WATERVLIET, N. Y.—Sealed proposals in triplicate, will be received until 1 p. m., June 9, for furnishing steel, hardware, forage, fuel, oils, etc., during year ending June 30, 1914. Information furnished on application. Col. W. W. Gibson, commanding.

NEWPORT, R. I.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 7, for one concrete float for government landing, Newport, R. I. William M. Smith, acting chief of bureau.

JERSEY CITY, N. J.—Sealed proposals will be received until June 16, for one electric elevator and one hydraulic lift in the U. S. post office, Jersey City, in accordance with specification prepared by the supervising architect, O. Wenderoth, Wash., D. C.

FORT PORTER, N. Y.—Sealed proposals, in triplicate, for filtration plant and remodeling water distributing system at Fort Porter, N. Y., will be received until 10 a. m., June 14. Information furnished on application to quartermaster.

Dock Improvements.

The Commissioners of the Sinking Fund will hold a public hearing at 11 a. m., Wednesday, June 11, relative to an amended plan for the improvement of the waterfront in the vicinity of Piers (new) 37 and (new) 38, East River, providing for lateral inshore extension to the westerly and easterly sides of Pier (new) 37 and the westerly side of Pier (new) 38, made and adopted by the Commissioner of Docks February 25, 1913; relative to an amended plan for the improvement of the waterfront, between Gouverneur slip and Jackson st, East River, to provide for lateral inshore extension to the westerly side of Pier 41, the westerly side of Pier 42, made and adopted by the Commissioner of Docks February 25, 1913; relative to an amended new plan layout for the improvement of the waterfront in the vicinity of Cheever pl, Harlem River, made and adopted by the Commissioner of Docks May 7, 1913, and relative to new plan layout for the improvement of the waterfront between the southerly side of West 209th st and the northerly side of West 210th st, Harlem River, made and adopted by the Commissioner of Docks May 7, 1913. The plan as adopted by the Commissioner of Docks is open to inspection at any time during business hours at the office of the Comptroller, 280 Broadway.

BUSINESS NEWS

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

A New Fenestra Catalog.

The Detroit Steel Products Co., of Detroit, announces that it has ready for distribution on application a copy of its new catalog "V" for 1913. The book is undoubtedly a master-piece of its kind and it should be in every architect's office. The company has gone to considerable expense in the matter of producing very high grade working blueprints, showing the construction of its improved sash and giving tables that the architect will find very handy for reference purposes. In addition the book contains very excellent photographic and text descriptions of installations it has made in which some of the most difficult lighting and ventilating problems have been solved by the use of Fenestra sash. Copies of this book may be obtained by addressing the company at 1 Madison avenue.

How Natural Cement is Made.

Natural cement is a pure hydraulic cement manufactured principally in the County of Ulster, New York, and notably in the towns of Rosendale where large quantities of magnesian limestone or cement rock is found. All this information and a great deal more concerning this building commodity is contained in a new booklet just issued by the Rosendale Natural Cement Co., of 50 Church street.

The booklet has for its object a desire to give architects some definite information regarding natural hydraulic cement, and particularly the different virtues of the "Brooklyn Bridge," "Norton" and "Hoffman" brands and shows the analysis of same. In reference to the argument frequently used to the effect that natural cement does not attain a high tensile strength as quickly as Portland, the booklet says that while this is true, the manufacturers claim that this is an advantage rather than a detriment, in that it admits of more elasticity, hence less tendency to crack, and also results in a steady, unbroken and prolonged hardening, which has without doubt a continuance for many years and which is a far greater factor of safety than an early high set. Using 29 per cent. of water, the initial set for neat cement is 20 minutes and the final set 40 minutes.

Space does not permit of extensive quotation of the facts contained in the booklet, but it is full of such valuable information and such fine photographic reproductions of buildings in which this cement has been used that it is commended to the attention of architects, owners and builders for their perusal.

Model Country Homes.

A. L. A. Himmelwright, M. Am. Soc. C. E., etc., for 14 years general manager of the Roebeling Construction Co., is issuing through the Neale Publishing Co., New York, one of the most practical books on modern fireproof houses and country homes which has come to our attention. The book is divided into many classifications, the author speaking as a consulting engineer to his client in the spirit of giving practical advice. The first part deals with location, water supply, drainage, excavating and grading. Under the caption "The Plans" are these headings, general construction, cellar story, first story, second story and third story. Under the heading "Practical Suggestions" are to be found items concerning building materials, work to be done by contract and manner of carrying on the work. Next comes a description of a model sixteen-room building, divided into cellar plan, ground floor plan, second floor plan, third floor plan, detail plans, special features, schedule of quantities and costs, and the garage.

Regarding the specifications the author divides the subject into general conditions, mason work, carpenter work, roofing, plumbing, painting, notes on structural steel and notes on fireproof construction. When it comes to construction schedules of materials the author gives a memorandum of furring blocks required, a list of pipe sizes, door and window sills, door bucks, window frames, glass required, approximate sizes of frame shutters and blind openings, a memorandum of doors required and names and addresses of reliable concerns who furnish materials for these model buildings. The book also contains practical suggestions for buildings of the kind Mr. Himmelwright describes.

In presenting his book Mr. Himmelwright makes this statement in a foreword: "This volume is not a compilation nor the exposition of any pet ideas or theories which are often found wanting when put in practice; but the presentation of such facts, details and methods as are applicable to buildings of the character referred to and which have been found practical and economical during a long experience in the construction of fireproof buildings."

Copies of this book may be obtained by addressing Mr. Himmelwright at his home at Stockholm, N. J., or by addressing the Neale Company, at 31 East 17th street, New York City.

New Badger Catalog.

E. B. Badger & Sons Co., 75 Pitts street, Boston, Mass., is issuing its new catalog on copper hot water boilers and pantry sinks. The current catalog while emphasizing Badger quality describes very graphically the latest improvements in hot water boilers, pressure boilers, tank pressure boilers, standards, and sinks. It contains tables showing prices for use of architects and owners in specifying. Emphasis is made of the special types of sinks made by this company to fit in special places which has long been an important feature of this company's business.

THE INCOME TAX BILL.

HITS EFFICIENCY THEORIES.

BREAKS ALL CEMENT RECORDS.

Official Summary of the Sections Relating to the Tax on Individuals.

The income tax bill pending in the U. S. Congress imposes a tax of one per cent. per annum upon the incomes of individuals when the net amount in each case exceeds four thousand dollars; one per cent. additional on net incomes of over \$20,000 and not over \$50,000 per annum; 2 per cent. per annum upon the amount of net income over \$50,000 and not over \$100,000; 3 per cent. per annum upon the amount of net income over \$100,000.

The following paragraphs are taken from an official summary of the sections of the bill relating to the tax on individual incomes:

Net Income Includes.—All gains, profits and income derived from salaries, wages or compensation for personal services of any kind and however paid; professions or vocations; business, trade or commerce; sales or dealings in property, real or personal, growing out of the ownership or use of, or interest in property, real or personal; interest, rent, dividends or securities; transaction of any lawful business carried on for gain or profit; gains or profits or income derived from any source whatever; income, but not the value, of property acquired by bequest, devise or descent; income, but not proceeds, of life insurance policies paid upon death.

Bad Debts Deducted

Deductions Allowed.—Necessary expenses actually incurred in carrying on any business; all interest accrued and payable within the year on indebtedness; all national, state, county, school and municipal taxes; losses actually sustained during the year, not compensated by insurance or otherwise, arising from fire, storm or shipwreck; debts actually ascertained to be worthless and charged off during the year; a reasonable allowance for the exhaustion or wear and tear of property arising out of its use or employment in business; all income the tax upon which has been paid at the source; amounts received as dividends upon the stock of any corporation, etc., which is taxed upon its net income; interest upon bonds and securities guaranteed free from taxation.

Deductions Not Allowed.—All personal, living or family expenses; taxes assessed against local benefits; all expense of restoring property or making good the exhaustion thereof for which an allowance has been made; amounts paid for new buildings, permanent improvements or betterments made to increase the value of any property or estate.

Exemptions.—Interest upon the obligations of a state or any political subdivision thereof; interest upon the obligations of the United States the principal and interest of which are now exempt from federal taxation; the compensation of the present president during the term for which he has been elected; the compensation of the judges of the Supreme and inferior courts of the United States now in office; the compensation of all officers and employees of a state or any political subdivision thereof.

Amount of Income Exempt.—Four thousand dollars shall be deducted from the net annual income, as above ascertained, of each person; only one deduction of \$4,000 shall be made from the aggregate income of all members of a family.

Family Consists Of.—One or both parents and one or more minor children or of husband and wife.

Exceptions.—A wife living permanently apart from her husband; guardians are allowed to make deductions in favor of each and every ward when same are not comprised in one family having joint property interests.

Time of Going Into Effect.—The tax shall be computed upon the remainder of the said net income for the year ending Dec. 31 and for each calendar year thereafter.

Returns Under Oath.

Return of Income.—A true and accurate return of all net incomes of \$3,500 or more shall be made under oath or affirmation; it must be made to the collector of internal revenue for the district in which said person resides or has his principal place of business in the United States.

Form of Return.—The form shall be prescribed by the commissioner of internal revenue, with the approval of the secretary of the treasury; shall set forth specifically the gross amount of income from all separate sources; from this total shall be deducted the aggregate items of expenses and allowances above authorized.

Time of Return.—The return must be made on or before March 1, 1914, and on or before March 1 of each year thereafter.

Persons Required to Make Returns.—First, each taxable person of lawful age for himself; second, guardians, trustees, executors, shall make and render a return of the net income coming into their custody or control of the person for whom they act; third, all persons, firms, companies, copartnerships, corporations, etc., having the control, receipt, disposal or payment of fixed or determinable annual gains, profits or income of another person subject to tax arising from an annual business relationship shall in behalf of such other person render a separate and distinct return for each person upon which the normal tax is paid at the source.

Exceptions to Returns.—No return of income not exceeding \$3,500 is required; persons liable for the normal tax only or their own or another's account shall not be required to make returns of the income derived from dividends on capital stock of corporations taxable upon their net incomes.

Duty of the Collector of Internal Revenue.—The collector or deputy shall require each list to be verified by oath or affirmation of the party rendering it; the collector may increase the amount of any return if he has reason to believe that the same is understated; no such increase shall be made except after due notice to such party and upon proof of the amount understated.

A Municipal Engineer's Sharp Reply to a Lecturer's Argument.

At a discussion before the Brooklyn Engineers Club the subject was "Efficiency in the Design of Commercial Organizations," and an efficiency engineer, H. F. Stimson was making the usual theoretical points for "efficiency" engineering.

He analyzed the organization of any business concern and pointed out that the general manager's is the important position in the organization, and that many organizations are going to the wall because of inefficiency in this office; in other words, that the organizations are dying of heart failure. There is great need in this country, at the present time, for institutions that will educate men to be managers; to study man and his forces and then to instruct individuals how to direct these forces of men toward certain definite ends. This field, he said, is completely neglected in our present scheme of education.

A lengthy and animated discussion followed. Charles R. Ward, chief engineer of the Brooklyn Topographical Bureau, said:

"This country has gone wild over this new theory of efficiency. It seems to me that this subject is advocated in many instances simply to distract the attention of the public from inefficient officials. In this city we have the Commissioners of Accounts' office, which is supposed to be a body of experts who oversee and criticize the various departments. This bureau costs the taxpayers of this city over \$100,000 for examining the office of one Borough President, and to my knowledge no good result has been obtained from their examination. Not one of their recommendations has been put in practice. Their policy seems to be destructive instead of constructive. It is easy to criticize others, but it is a different matter to work out practicable methods whereby the city business may be conducted economically.

"We have also the Bureau of Municipal Investigation and Statistics. This bureau reports upon all applications for city money and they are trying to do good work. A new Bureau of Efficiency has just been established by the city and the first official work accomplished by this bureau has been the increasing of the salaries of the men at the head of this bureau 100 per cent. This is a sample of efficiency generally produced by our experts.

"We have also a new bureau established, called the Committee on Standardization of Salaries. This committee expects, by the use of various civil service records, to standardize the pay and work of about 40,000 city employees. This committee will probably cost the taxpayers many thousands of dollars, and as this administration is rapidly drawing to a close, it is safe to assume that the next administration will discard the work done by this committee.

"It is ludicrous for a construction engineer to watch the frantic efforts of our efficiency experts in their endeavor to standardize the cost of cleaning catchbasins throughout the city. We have also witnessed the elaborate theory enunciated by the experts as to the proper number of scrub-women required to clean the municipal buildings, irrespective of the character and use made of the buildings. Their minds appear to dwell upon the minutest detail, and they seem to forget the big things which are constantly being adopted and will eventually bankrupt our city. All the cost data and time cards in the world could not save the city the amount of money which the new issue of \$45,000,000 corporate stock, at 4½ per cent., will saddle the city with; it is the greatest interest paid by the city since the panic, and the added interest of one-fourth per cent. over the previous issuance will cost the city over \$5,600,000. A slight increase in the interest received by the city for the millions of dollars on deposit in our sinking fund account would pay the salaries of hundreds of efficiency experts.

Says City Squanders Thousands on Expert Advice.

"During the last few years the city has squandered thousands of dollars upon the advice of experts, for new typewriting machines, new time cards, new cost data cards, etc. Dozens of additional clerks have been employed to take care of this new system and what has the city gained by it? Has any use been made of the cost data, or has it resulted in making clerks out of a large number of laborers? There is plenty of opportunity for the proper kind of efficiency in all large cities. Take for example, the East River bridges, which cost many millions of dollars, and remained idle for years. Efficient management could have saved the taxpayers enormous sums in this case alone.

"Our Brooklyn subway loop, which cost the city \$10,000,000, has remained idle for years. The South Brooklyn dock property, which cost over \$10,000,000; the Eighth Ward Market, which cost \$1,000,000, and dozens of other cases which can be mentioned, demonstrate why I say we need efficient elected officials instead of efficiency experts."

Charles A. Sommer, an engineer in the Municipal Ferry, agreed with Mr. Ward that efficiency experts, especially those that are to be met in city departments, are not of much value, and he gave several personal experiences to prove his point.

Henry B. Seaman, former chief engineer of the Public Service Commission, found fault with the system of efficiency engineering, which title he said is a misnomer anyway, because it makes man a mere machine, entirely disregarding his spiritual side. He was of the opinion that more and better work would be obtained from a body of men who were happy and contented with their work than would be obtained from these men if they were dissatisfied, no matter how efficient the organizations under which they were working. The greater co-operation, he said, will be obtained in the organization in which the men are most happy and contented with their work.

Production in 1912 Greatest in History.

The total quantity of Portland, natural, and puzzolan cements produced in the United States in 1912 was 83,351,191 barrels, valued at \$67,461,513, compared with 79,547,958 barrels, valued at \$66,705,136, in 1911, according to an advance statement by Ernest F. Burchard, of the U. S. Geological Survey just issued. This represents an increase in quantity of 3,803,233 barrels, or 4.78 per cent., and in value of \$756,377, or 1.13 per cent.

The distribution of the total production among the three main classes of cement in 1912 is as follows: Portland, 82,438,096 barrels, valued at \$67,016,928; natural, 821,231 barrels, valued at \$367,222; puzzolan, 91,864 barrels, valued at \$77,363.

Production of Portland Cement.

The total production of Portland cement in the United States in 1912, as reported to the United States Geological Survey, was 82,438,096 barrels, valued at \$67,016,928, compared with 78,528,637 barrels, valued at \$66,248,817, in 1911. The output for 1912 represents an increase in quantity of 3,909,459 barrels, or nearly 4.98 per cent., and in value of \$768,111, or 1.13 per cent.

The shipments of Portland cement from the mills in the United States in 1912 are, according to reports received by the Survey, 85,012,556 barrels, valued at \$69,109,800, compared with 75,547,829 barrels, valued at \$63,762,638, shipped in 1911. The shipments therefore represent an increase in quantity of 9,464,727 barrels, or 12.52 per cent., and in value of \$5,347,162, or 8.38 per cent. The average price per barrel in 1912, according to these figures, was a trifle less than 81.3 cents, compared with 84.4 cents in 1911. This represents the value of cement in bulk at the mills, including labor and cost of packing, but not the value of the sacks or barrels. The average price per barrel for the country is about 13.9 cents higher than the average price received for Portland cement in the Lehigh district, where it was sold at the cheapest rate, and is near the average price received in the Iowa-Missouri district, but it falls 54.5 cents below the average price received on the Pacific coast, where Portland cement brought the highest figure during the year.

Stocks on Hand.

Reports were received from nearly all the mills in the United States that shipped any Portland cement in 1912, giving stocks of finished cement on hand December 31, 1912. For the very few mills which did not report this information an estimate, believed to be very close, has been made. The apparent stock on hand at the end of 1912 amounted to 7,811,329 barrels, compared with 10,385,789 barrels on hand at the close of 1911, according to reports and revised estimates, thus indicating a reduction in stock of more than 2,500,000 barrels during 1912.

Imports of Foreign Cement.

The imports and exports of cement are reported to the Survey by the Bureau of Foreign and Domestic Commerce. The statements include all hydraulic cements, also the weights of sacks or barrels. Portland cement probably makes up at least 95 per cent. of the total in each year.

The imports of hydraulic cement in 1912 were approximately 68,503 barrels, valued at \$93,558, or about \$1.37 a barrel, compared with 164,670 barrels, valued at \$242,722, or \$1.47 a barrel, in 1911. This decrease in the quantity of cement imported was to be expected in view of the large excess domestic stocks that were marketed at low prices during the year.

Exports Only Small Share of Output.

The United States has a comparatively small export trade in cement. In 1912 the quantity exported was only 4,215,532 barrels, most of which was Portland cement, valued at \$6,160,341, or approximately \$1.46 a barrel, compared with 3,135,409 barrels, valued at \$4,632,215, or about \$1.47 a barrel, in 1911. The quantity exported in 1912 was slightly more than 5 per cent. of the total production of hydraulic cements in 1912. The exports in 1910, 1911 and 1912 have shown increases of 135, 27, and 26 per cent., respectively, over those of the preceding year.

Usurpation of Streets.

Instances of the usurpation of streets for business purposes are being disclosed daily, and it is the determination of the Comptroller that in all such cases the streets shall be restored to the use of the public.

An investigation has disclosed conditions which may prove much more far-reaching in effect than anything that has yet developed. These relate to land held under grants from the State of New York. These grants for the most part are of two kinds, one known as commerce grants and the other as beneficial enjoyment grants. Under the former it is not permissible to erect other than docks or similar structures upon the land under water, and such a grant does not license the holder to build factories, stores or dwellings.

In other words, the grant is made strictly for the subservience of commerce by the building of docks alone. Notwithstanding this, several cases have come to the attention of the Comptroller, where large factories and other structures used wholly for business purposes have been erected on land acquired under commerce grants. The erection of these buildings was undoubtedly a violation of the terms of the grants, rendering them subject to cancellation and annulment. These cases will be brought to the attention of Attorney General Carmody, and it is not unlikely that action will be taken in the near future, which will result in the cancellation of the grants in question and the consequent removal of the buildings illegally erected thereon.

Classified List of Advertisers

Boilers

H. B. Smith Co., 39 East Houston st.

Brick

Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittpenn, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Protenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Material (Masons')

Bullders Brick & Supply Co., Inc., 172d st.
& West Farms rd.
Candee, Smith & Howland Co., Foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.

Building Reports

Dodge Co., F. W., 11 East 24th st.

Carpenter.

C. Sandhop, 771 Lexington av.

Cement

Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Lehigh Portland Cement Co., 261 Broadway.
Thelle, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.

Cement Work

Harrison & Meyer, 1182 Broadway.
Taylor, Ronald, 520 East 20th st.

Concrete Construction (Reinforced)

Turner Construction Co., 11 Broadway.

Contractors' Bonds

Ritch-Hughes Co., 1123 Broadway.

Contractors (General)

Cauldwell-Wingate Co., 381 4th ave.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L. & Co., 131-133 East 23d st.
Libman Contracting Co., 107 West 46th st.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.

Consulting Engineers

Charles E. Knox, 101 Park Avenue.

Cornices and Skylights

Hayes, Geo., 71 8th ave.

Cypress

Southern Cypress Mfr. Assoc., 1213 Wibernia Bank Bldg., New Orleans, La.

Doors and Sashes

Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.

Dumb Waiters

Murtaugh Elevator Co., 237 E. 41st st.

Electrical Contractors

Brussel, D. G., 39 W. 38th st.

Electrical Service

N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)

Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.

Fire Extinguishers

The Safety Fire Extinguisher Co., 291 7th ave.

Fireproofing

Eastern F. P. Sash, Door & Cornice Co., 100 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 110th st.

Glass

Werbelovsky, J. H., 93 Meserole st., Bklyn.

Granite

Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer.

Vorndran's Sons, C., 412 E. 147th st.

Insurance

Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork

Empire City-Gerard Co., 40 E. 22d st.

Iron Grille Work

Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)

Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Norton Co., Alfred E., 105 W. 40th st.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave. & E. 151st.

Lime

Farnam Cheshire Lime Co., 39 Cortlandt st.

Lumber

Finch & Co., Chas. H., Coney Island ave.
& Ave. H., Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.

Marble

Klaber & Son, A., 211 Vernon ave., L. I. City

Metal Bars for Store Fronts

Werbelovsky, J. H., 93 Meserole st., Bklyn.

Metal Ceilings

Berger Mfg. Co., 11th ave. & 22d st.
Garry Iron & Steel Co., 521-523 W. 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.

Metal and Metal Covered Work

Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 30 East 42d st.
Westergren, Inc., M. F., 213 East 144th st.

Mortgages

Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.
McVickar, Gaillard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.

Paint

Lucas & Co., John, 521 Washington st.
Toeh Bros., 320 5th ave.

Painting

Oliver, W. H., 57 Fifth ave.

Plaster

King & Co., J. B., 17 State st.

Pumps (Electric)

George & Co., E., 194 Front st.

Radiators

H. B. Smith Co., 39 East Houston st.

Real Estate (Manhattan and The Bronx)

American Real Estate Co., 537 5th ave.
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Beckmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co. J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltears & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d st.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Eckerson, J. C. R., 35 W. 30th st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.
Harft, Chas., 58 E. 8th st.
Kennelly, B. L., 156 Broadway.
Klirwan, J. P., 188 W. 42d st.
Kohler, C. S., 904 Columbus ave.
Leaycraft & Co., J. E., 30 E. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.

McNally, G. V., 47 W. 34th st.
Manning, E. A., 489 6th ave.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Pollizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bergen & Son, J. D. H., 63 Lafayette ave.
Brimley, James L., 189 Montague st.
Bulkey & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor So Oxford.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague st.
Morrissey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 201 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.

Real Estate Operators

Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Red Gum

Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.

Reports (Building)

Dodge Co., F. W., 11 East 24th st.

Skylights

Superior Cornice & Skylight Works, 214 E. 127th st.

Slate

Johnson, E. J., 38 Park Row.

Stone Renovating

Fordham Stone Renovating Co., 413 E. 34th st.

Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.
New York Title Insurance Co., 135 Broadway.
Title Guarantee & Trust Co., 176 Broadway.
United States Title Guaranty Co., 32 Court St., Brooklyn.

Trucking

Atlanta Contracting Co., 230 E. 42d st.

Vault Lights

Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.
"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI

No. 2359

New York, May 31, 1913

(48)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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Chambers st, 99, 154.	15th st, 625-7 E.	84th st, 126 E.	129th st, 209-11, 222 W.	3402-567-8.
Clinton st, 240-2.	18th st, 126-36 E.	87th st, 6 W.	131st st, 16 E.	Nagle av (e s), 2171-18.
Fulton st, 35, 57.	23d st, 106-8 E.	88th st, 259-61 W.	132d st, 234 W.	Park av, 1505.
King st, 60-2.	28th st, 28 E.	94th st, 9, 231-3 E.	136th st, 108 W.	Riverside dr, 292.
Madison st, 93, 181.	34th st, 114-20 W.	99th st, 78-80 E.	138th st, 308 W.	Riverside dr (w s),
Mangin st, 65.	35th st, 439 W.	101st st, 217 E.	141st st, 239-41 W.	2135-92, 120, 139.
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Nassau st, 79-81.	46th st, 337 E.	102d st, 159 W.	156th st, 541 W.	West End av, 870.
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Pearl st, 244-6, 309.	48th st E (s s), 1359-pt	106th st, 107 W.	125 & pt lts 120, 130,	2d av, 389, 850-2, 2340-2.
Rivington st, 235.	lts 30-31 & 26-20	108th st, 101, 122-4 E.	162.	3d av, 71, 1025-7.
Sheriff st, 80, 81.	49th st, 553-5 W.	109th st, 73 E.	173d st, 556 W.	5th av, 2159.
Spring st, 206.	51st st, 340 W.	112th st, 124 W.	Av B, 219.	7th av, 911-7.
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Sullivan st, 213 & 214-8.	54th st, 333-5 E.	115th st, 81, 460 E.	Amsterdam av (w s),	2.
Union Sq W, 29.	54th st, 432 W.	116th st, 245 E.	2156-pt lt 83.	WILLS.
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Warren st, 41-3, 89-91.	58th st, 421-3, 429-35 E.	119th st, 307 E.	Broadway, 313-5,, 459-	75th st, 155 W.
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West st, 406.	61st st, 228-30 W.	121st st, 128 W.	Edgecombe av, 38.	Broadway, 2733-7.
William st, 103-5.	64th st, 317 W.	122d st, 203 W.	Lexington av, 165, 1486.	St Nicholas av, 54.
1st st, 19-21 E.	67th st, 229 W.	123d st, 103 E.	Madison av, 169-71, 712,	7th av, 1845-55.
3d st, 1156-62.	70th st, 320-6 E.	124th st, 63 W.	1877, 1889.	
4th st, 78, 279 E.	72d st, 8 & 301 W.	125th st, 324-6 E.		
9th st, 17 W.	75th st, 422 E.			
12th st, 225-7, 504, 634-	77th st, 50-8 W.			
8 E.				

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 1:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or con-

veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
admr—administrator.
admtrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitt—consideration omitted.
corpn—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indivd—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 23, 24, 26, 27 & 28.

Attorney st, 98 on map 96 (2:343-9), es, 150 s Rivington, 25x75, 5-sty bk tnt & str; Kalman Rosenbluth to Michl Rosenbluth, 559 Fox, & Tobias Rosenbluth, 101 Attorney; mtg \$23,000; Feb4; May28'13; A \$15,500-25,000. O C & 100

Chambers st, 99 (1:149-14), nec Church (Nos 159-67), 25.2x100.5x25.6x100.6, 5-sty stn loft & str bldg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May 14; May28'13; A \$119,000-130,000. 138,750

Chambers st, 99; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 3,153.41

Chambers st, 99; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Chambers st, 99, see Pearl, 244.

Chambers st, 154 (1:137-29), ss, 200.4 w West Bway, 23.7x75, 5-sty stn loft & str bldg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A \$28,000-39,000. 45,000

Chambers st, 154; Mary A Duer & ano EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 1,022.73

Chambers st, 154; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Chambers st, 154, see Pearl, 244.

Charles st, 169-71, see West, 406.

Church st, 159-67, see Chambers, 99.

Church st, 159-67, see Pearl, 244.

Clinton st, 240-2 (1:258-37), es, 100.10 n Cherry, 40.4x71.10x39.11x72, 6-sty bk tnt & str; Jennie & Etta Ginsburg to Hyman Safr, 240 Clinton; mtg \$43,400; May26'13; A \$21,000-48,000. O C & 100

Doyers st, 2, see Bowery, 2.

Doyers st, 2, see Pearl, 244.

Ferry st, 4-6, see Pearl, 244.

Ferry st, 54-6, see Pearl, 309.

Fulton st, 35 (1:95-13), ns, 73.5 e Pearl, runs n75.5xw5.11xw18.3x40.10 to st xe 24.1 to beg, 5-sty bk loft & str bldg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), 99 Franklin; May14; May28'13; A \$16,000-19,000. 18,750

Fulton st, 35; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 426.14

Fulton st, 35; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Fulton st, 35, see Pearl, 244.

Fulton st, 57 (1:94-5), ns, 48.8 w Cliff, runs e26.10xw61.9xw26.10x68.1 to beg, 4-sty bk loft & str bldg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A \$28,000-30,000. 33,750

Fulton st, 57; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 767.04

Fulton st, 57; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Fulton st, 57, see Pearl, 244.

Goerck st, 110-16, see Stanton, 321-3.

Grand st, 115-9, see Bway, 459-61.

Grand st, 115-9, see Pearl, 244.

Irving pl, 58 & 62-4, see 72d, 301 W.

King st, 60-2, see Lex av, 1486.

Lafayette st (1:233), ws, 114.1 n Howard, a strip, runs w93.7xw3.0xw93.6 to st xn 0.1 to beg; Aberdeen Realty Co to The Bradstreet Co, a corp, 346 Bway; B&S; Apr29; May28'13. O C & 100

Madison st, 93 (1:277-10), ns, abt 320 w Market, 25x100, 6-sty bk tnt & str; Isidor Lerman to Rosa Lerman, his wife, 1526 Eastern Pkway, Bklyn; AT; AL; Feb19; May27'13; A \$17,000-34,000. nom

Madison st, 181 (1:273-12), ns, 289.11 e Pike, 24.6x100, 5-sty bk tnt & str; Sarah Kriegel to Sarah Ashman, 989 Prospect av; mtg \$31,000; May27; May28'13; A \$18,500-32,000. O C & 100

Mangin st, 65 (2:323-22), ws, 150 s Rivington, 25x99, 5-sty bk tnt & str; Ray Hebold to Lazar Furman, 188 Forsyth; AL; May24'13; \$9,000-23,000. nom

Monroe st, 16 (1:253-100), ss, abt 225 e Cath, 25x49x25x46.10, es, 6-sty bk loft & str bldg; Mary E Sandford to Jas P Malone, 72 E 124; mtg \$12,000; May23; May 26'13; A \$10,000-16,000. O C & 100

Nassau st, 79 (1:79-5), ws, abt 105 n John, 25.7x106.6x24x105.3, ss, 6-sty bk loft & str bldg; mtg \$85,000; A \$165,000-175,000; also NASSAU ST, 81 (1:79-4), ws, abt 130 n John, 25.8x106.6x24x108, ns, 6-sty bk office & str bldg; mtg \$45,000; Eliza L Edgar indivd et al EXRS Wm Edgar to Mary E Gallwey at San Mateo, Cal; Lucile R Edgar at [25 Old Back rd], Newport, RI; & Herman Le Roy Edgar at Dobbs Ferry, NY, being heirs & of Wm Edgar & Wm Edgar, Jr., decd; May1; May26'13; A \$170,000-180,000. nom

Nassau st, 81, see Nassau, 79.

Norfolk st, 181 (2:355-21), nws, 125 s Houston, 25x100, 5-sty bk tnt & str; Rose Goldberg to Sarah Rappaport, 334 E 4; 1/2 pt; AL; May26; May27'13; A \$22,000-31,000. nom

Pearl st, 244 (1:75-14), es, 45.3 n Burling sl, 20x69.7x19.10x72.2, 4-sty bk loft & str bldg; A \$13,000-17,000; also PEARL ST, 246 (1:75-15), es, 85.4 n Burling sl, runs e 77.10xsl6.10xw10.8xs2.4xw69.7 to st xn 20.1 to beg, 4-sty bk loft & str bldg; A \$13,500-18,000; also PEARL ST, 309 (1:98-38), swc Ferry (Nos 4-6), 25.2x90x29.10x90, 5-sty bk hotel; A \$25,000-34,000; also FULTON ST, 35 (1:95-13), ns, 73.5 e Pearl, runs n37.5xw 5.11xw18.3x40.10 to st xe24.1 to beg, 5-sty bk loft & str bldg; A \$16,000-19,000; also FULTON ST, 57 (1:94-5), ns, 48.8 w Cliff, runs e26.10xw61.9xw26.10x68.1 to beg, 4-sty bk loft & str bldg; A \$28,000-30,000; also WARREN ST, 41-3 (1:133-26), ss, 100.6 w Church, 49.9x75.9x50x75.9, 5-sty stone loft & str bldg; A \$75,000-105,000; also CHAMBERS ST, 99 (1:149-14), nec Church (Nos 159-67), 25.2x100.5x25.6x100.6, 5-sty stn loft & str bldg; A \$119,000-130,000; also CHAMBERS ST, 154 (1:137-29), ss, 200.4 w West Bway, 23.7x75, 5-sty stn loft & str bldg; A \$28,000-39,000; also BOWERY, 2 (1:162-61), nwc Doyers (No 2), runs w29.2 & 48.9xne75xe71.6 to Bowery xs29.11 to beg, 5-sty bk tnt & str; A \$24,000-33,000; also BROADWAY, 313-5 (1:151-29), ws, 25.1 s Thomas, 39.7x104.10 x39.8x104.10, 5-sty stn loft & str bldg; A \$210,000-230,000; also BROADWAY, 459-61 (1:231-30), swc Grand (Nos 115-9), 47.4x 112.8x47.4x112.6, 5-sty stn bldg; A \$195,000-215,000; also 12TH ST, 225 E (2:468-49), n s, 235 w 2 av, 25x103.3, 4-sty & b bk dwg; A \$16,000-23,000; also 12TH ST, 227 E (2:468-48), ns, 210 w 2 av, 25x103.3, 4-sty & b bk dwg; A \$16,000-23,000; Agnes S Tailor a daughter of Thos Suffern to Estate of Thos Suffern Inc, a corp, 99 Franklin; AT; B&S; May14; May28'13. O C & 100

Pearl st, 244 (1:75-14), es, 45.3 n Burling sl, 20x69.7x19.10x72.2, 4-sty bk loft & str bldg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A \$13,000-17,000. 17,000

Pearl st, 244; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 386.36

Pearl st, 244; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Pearl st, 246 (1:75-15), es, 85.4 n Burling sl, runs e77.10xsl6.10xw10.8xs2.4xe-xw 69.7 to st at pt 65.3 n of Burling sl xn20.1 to beg, 4-sty bk loft & str bldg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A \$13,500-18,000. 18,750

Pearl st, 246; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 426.14

Pearl st, 246; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

Pearl st, 246, see Pearl st, 244.

Pearl st, 309 (1:98-38), swc Ferry (Nos 54-6), 25.2x90x29.10x90, 5-sty bk hotel; Mary A Duer & ano, EXRS & Thos S Hamilton, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; AT; May14; May28'13; A \$25,000-34,000. 784.09

Pearl st, 309; Edw N Tailor & ano, EXRS & Thos Suffern, to same; May14; May28'13. 34,500

Pearl st, 309; Mary A Duer et al heirs & Thos Suffern, to same; AT; B & S; May 14; May28'13. O C & 100

Pearl st, 309, see Pearl, 244.

Pitt st (2:337), es, 150 s Delancey, 3.6x 100; Jacob M Mandelbaum to Nathan Mandelbaum, 99 2 av; AL; Nov1'11; May 28'13. nom

Pitt st (2:337), same prop; Nathan Mandelbaum to Pauline Springer, 37 W 21; A L; May27; May28'13. nom

Rivington st, 235 (2:338-52), ss, 25 e Willett, 20x70, 3-sty bk tnt & str; Mary Weiser to Saml Weiser, 1101 1 av; 1/2 pt; AT; mtg \$15,000; May22; May26'13; A \$13,500-15,000. nom

Sheriff st, 80 (2:334-3), es, 100 n Rivington, runs e75xs25xe25xw5xw10 to st xs30 to beg, 5-sty bk tnt & str & 4-sty bk rear tnt; Bernard Ehrlich to Bessie Goldfarb, 338 E Houston; mtg \$25,000; May22; May 28'13; A \$25,000-35,000. O C & 100

Sheriff st, 81 (2:339-67), ws, 125 n Rivington, 25x100, 5-sty bk tnt & str, 3-sty bk rear tnt; Thos E Faulkner to Julie G Wolff, 26 W 87; B&S; AL; May23; May26'13; A \$19,000-31,000. nom

Spring st, 206 (2:490-23), ss, abt 50 w Sullivan, 25x100, 5-sty bk loft & str bldg; Louis Marchesini to Jno Fantini, 137 McDougal & Beniamino Latorraca, 17 Gar-side, Newark, NJ [both at 206 Spring]; A T; May14; May27'13; A \$17,000-30,000. nom

Stanton st, 247 (2:339-55), ss, 75 e Willett, 25x75, 5-sty bk tnt & str & 4-sty bk rear tnt; Leon Luft Realty Corp to Bklyn & Queens House & Home Corp, both at 5 Beekman; mtg \$19,500; Mar20; May24'13; A \$18,000-22,500. O C & 100

Stanton st, 321-3 (2:324-11), see Goerck (Nos 110-16), 30x81.4, 6-sty bk tnt & str; Mary Weiser to Saml Weiser, 1101 1 av; 1/2 pt AT; mtg \$35,000; May22; May26'13; A \$22,000-45,000. nom

Sullivan st, 213 (2:539-3), es, 175 n Bleeker, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; Teresa Cordano to Eugene Cordano, 213 Sullivan; AT; mtg \$20,000; May22; May24'13; A \$16,000-22,000. nom

Sullivan st, 214-18, see Lex av, 1486.

Union sq, 29 (3:843-29), swc 16th, 32.6x 141.10, 5-sty bk office & str bldg; Wm D Sporbroad ref to N Y Trust Co, a corp, 26 Broad; mtg \$215,000 & AL; FORECLOS May22; May27'13; A \$285,000-360,000. 35,000

Walker st, 9-13 (1:191-22), ss, 100 e West Bway, 60x106, with all R, T & I to strip on rear, 60x1.6, 7-sty bk loft & str bldg; Cordon Realty Co to Eliza Guggenheimer, 923 5 av; B&S; AL; May21. May23'13; A \$60,000-105,000. O C & 1,000

Warren st, 41-3 (1:133-26), ss, 100.6 w Church, 49.9x75.9x50x75.9, 5-sty stn loft & str bldg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May 28'13; A \$75,000-105,000. 116,250

Warren st, 41-3; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 2,642.05

Warren st, 41-3; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May14; May28'13. O C & 100

Warren st, 41-3, see Pearl, 244.

Warren st, 89-91 (1:132-19), ss, 51 e Greenwich, 47x25, 5-sty stn loft & str bldg; Jno J McBride to Ogden Brower [312 S 4], Mt Vernon, NY & Howard E White [Boston rd], Rye, NY TRSTES Jno L Brower, decd; CaG; mtg \$10,000; May 23; May26'13; A \$23,000-30,000. 15,000

Washington pl, 124, see Lex av, 1486.

West st, 406 (2:637-1), nec Charles (Nos 169-71), 20.11x86.5x20.3x92, 4-sty bk tnt & str; Geo J Humphrys to S H W Realty Co, Inc, a corp, 1 Liberty; AL; May23; May26'13; A \$22,000-29,000. O C & 100

William st, 103-5 (1:67-2), ws, 27.2 s John, runs w54.7 & 24.4xsl8.1 & 18.1xe18.5 & 58.9 to st xn41.9 to beg, 6-sty bk office & str bldg; W & J Realty Co to The William St Offices, a corp, 95 William; AL; May 20; May28'13; A \$180,000-195,000. O C & 100

1ST st, 19 E (2:456-23), ss, 85.9 w 2 av, 18.2x46.7x18.1x45.7, 2-sty fr tnt & str; A \$6,200-6,700; also 1ST ST, 21 E (2:456-24), ss, 68.8 w 2 av, 17.1x45.7x17.1x44.8, 2-sty fr tnt & str; Jno A Eagleson to N Y City Church Extension & Missionary Soc of the M E Church, a corp, 150 5 av; mtg \$10,000 & AL; Mar31'11; May27'13; A \$5,800-6,300. O C & 100

1ST st, 21 E, see 1st, 19 E.

4TH st, 78 E (2:459-25), ss, abt 100 w 2 av, 25x112.5, 4-sty bk tnt & str; Max Lubman to Sarah Lubman, 78 E 4; mtg \$21,000 & AL; May26; May27'13; A \$20,000-27,000. O C & 100

4TH st, 279 E (2:387-47), ns, 238.7 w Av C, 24.9x96.3, 6-sty bk tnt & str; Pauline Ryshpan to Bertha Ryshpan, 108 W 111; AT; AL; May26; May28'13; A \$17,000-36,000. O C & 100

4TH st, 181 W, see Lex av, 1486.

9TH st, 17 W (2:573-53), ns, 282.8 w 5 av, 26.2x82.3, 4-sty & b bk dwg; Clendenin J Ryan to Ellisdale Co Inc, a corp, 66 Libert; B&S; AL; May24; May27'13; A \$24,500-31,500. nom

12TH st, 225 E (2:468-49), ns, 235 w 2 av, 25x103.3, 4-sty & b bk dwg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A \$16,000-23,000. 23,750

12TH st, 225 E; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 539.77

12TH st, 225 E; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

12TH st, 225-7 E, see Pearl, 244.

12TH st, 227 E (2:468-48), ns, 210 w 2 av, 25x103.3, 4-sty & b bk dwg; Edw N Tailor & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A \$16,000-23,000. 23,750

12TH st, 227 E; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. 539.77

12TH st, 227 E; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May 14; May28'13. O C & 100

12TH st, 504 E (2:405-10), ss, 95.6 e Av A, 37.6x103.3, 6-sty bk tnt & str; Benj Faden to Josef Feirstein, 154 Allen & Hyman Katz, 256 E Houston; QC; mtg \$52,600 & AL; Mar19; May27'13; A \$28,000-55,000. nom

12TH st, 634-8 E (2:394-26-28), ss, 233 w Av C, 75x103.3, 2-4-sty bk tnts & str, 4 & 5-sty bk loft bldg; Jonas Weil et al to Fredk A Cox, 98 Weetuhah, Newark, NJ; AL; May20; May23'13; A \$44,500-52,000. nom

14TH st, 516 E (2:407-16), ss, 246 e Av A, 25x103.3, 5-sty bk tnt & str & 5-sty bk rear tnt; A \$15,000-23,000; also 14TH ST, 518 E (2:407-17), ss, 271 e Av A, 25x 103.3, 5-sty bk tnt & str & 5-sty bk rear tnt; A \$15,000-23,000; also 1ST AV, 854 (5:1359-49), es, 50.4 s 48th, 25x75, 5-sty bk tnt & str; A \$10,000-20,000; Robt J Mahon to Herrmann D Most & Kath, his wife, 1187 Madison, Bklyn, tenants by entirety; AL; May27; May28'13. nom

14TH st, 516 E (2:407-16), ss, 246 e Av A, 25x103.3, 5-sty bk tnt & str & 5-sty bk rear tnt; A \$15,000-23,000; also 14TH ST, 518 E (2:407-17), ss, 271 e Av A, 25x 103.3, 5-sty bk tnt & str, 5-sty bk rear tnt; Herrmann D Most to Robt J Mahon, 229 W 138; AL; May27'13; A \$15,000-23,000. nom

14TH st, 518 E, see 14th, 516 E.

14TH st, 518 E, see 14th, 516 E.

15TH st, 625-7 E (3:983-17), ns, 288 w Av C, runs nel03.3xw50xsw103.3 to st x sw (?) 50 to beg; probable error, two sw courses, 3 & 4-sty bk storage bldg; Horatio A Allen to Horatio P Allen, both at Fulton, Oswego Co, NY; Sept24'08; May23'13; A \$14,000-

16TH st, E, swc Union sq, see Union sq, 29.

18TH st, 126-36 E, see 72d, 301 W.

23D st, 106 E (3:878-73), ss, 75 e 4 av, 25x98.9, 4-sty stn loft & str bldg; Dallas Flannagan, ref, to United Charities, a corp, 105 E 22; mtg \$17,000; FORECLOS Apr24; May23; May24'13; A\$95,000-115,000.

106,000

23D st, 108 E (3:878-71), ss, 100 e 4 av, 25x98.9, 4-sty stn loft & str bldg; Mary L Catlin et al to United Charities, a corp, 105 E 22; May19; May28'13; A\$80,000-88,000.

110,000

28TH st, 28 E (3:857-56), ss, 125 e Mad av, 25x98.9, 6-sty bk tnt; Willmont Co to De Mont Thompson Buildings, Inc, a corp, 43 W 27; mtg \$60,000; May26; May27'13; A\$55,000-89,000.

nom

33D st, 29 E, see Madison av, 169-71.

34TH st, 114-20 W (3:899-53-7), ss, 520 e 7 av, 105x98.9, 8 & 12-sty bk hotel (Herald Sq); Chas F Wilkey to Mary E Olcott, at Bernardsville, NJ; Edith O Von Gerbig, at New Canaan, Conn, & Dudley Olcott, at [Normandy Parkway], Morris-town, NJ; mtg \$905,000; May23; May24'13; A\$550,000-950,000.

O C & 100

35TH st, 439 W (3:733-14), ns, 470 w 9 av, 25x98.9, 5-sty stn tnt; Emma Rochefort individ, EXTRX & of Jane E Rochefort to West Side Holding Co, a corp, 140 Nassau; mtg \$18,000; May17; May23'13; A\$10,000-24,500.

19,500

35TH st, 439 W; West Side Holding Co to Rudolph Federroll, 91 Maple av, Clifton, SI [434 W 35]; mtg \$18,000 & AL; May22; May23'13.

O C & 100

43D st, 326 E, see 2 av, 850-2.

46TH st, 337 E (5:1339-18), ns, 200 w 1 av, 25x73.1, 5-sty bk tnt; Donnelly & Ricci Inc, a corp, to Jno Donnelly, Riverview Manor, Hastings-on-Hudson, NY; mtg \$22,000; May24; May26'13; A\$9,000-15,000.

O C & 100

47TH st, 240 E, see 2 av, 850-2.

48TH st E (5:1359-pt lts 30-31 & 20-21), ss, 530 e 1 av, & at East River, runs w55xs 167.5 to East River x— to beg, with all RT&I to land under water & water rights s & e of above lying bet ns 47th & ss 48th sts & extgd into East River; vacant; A\$—; also 48TH ST E (5:1359-pt lts 26 & 22), ss, 530 e 1 av, runs e54 to cl of platform xs— to ns 47th xw68xn33.5xe along original line of high water to beg, being land under water, with bldgs, wharves & platforms; also all RT & I to water right & land under water & water privileges east of above & lying bet ns 47th & ss 48th, extgd into East River; vacant; Angel J Simpson to Sarahette Realty Co, a corp, 111 Bway; B&S; mtg \$60,000 & AL; Oct20'11; May28'13; A\$—.

O C & 100

49TH st, 553-5 W (4:1078-1½), ns, 60 e 11 av, 40x50, 3-sty bk stable; August Herrmann to August M Herrmann, at Englewood Cliffs, Bergen Co, NJ; AL; May26; May28'13; A\$9,500-13,000.

nom

51ST st, 340 W (4:1041-51), ss, 463.6 w 8 av, 20.6x100.5, 5-sty bk tnt; Ensign Realty Co to Cath Hickey, 111 W 11; mtg \$20,000; May27; May28'13; A\$13,500-27,500.

O C & 100

52D st, 426 W (4:1061-46), ss, 325 w 9 av, 25x100.5, 5-sty bk tnt & str; Geo Reichard to Otto Kaufmann, 285 Central Park W; mtg \$22,500; May7; May28'13; A\$12,000-24,500.

nom

52D st, 428 W (4:1061-47), ss, 350 w 9 av, 25x100.5, 5-sty bk tnt & str; Geo Reichard to Otto Kaufmann, 285 Central Park W; mtg \$22,500; May7; May28'13; A\$12,000-24,500.

nom

54TH st, 333 E (5:1347-15½), ns, 264 w 1 av, 19.6x100.5, 5-sty bk tnt & str; Bertha Gluck to Wm Hoffmann, 25 W 81; mtg \$12,000; May24; May28'13; A\$8,000-15,500.

nom

54TH st, 335 E (5:1347-16), ns, 244 w 1 av, 20x100.5x19.6x100.5, 4-sty bk tnt & str & 3-sty fr rear tnt; Elias Waldman to Wm Hoffmann, 25 W 81; mtg \$10,000; May23; May28'13; A\$8,000-13,500.

nom

54TH st, 432 W (4:1063-49), ss, 383.4 e 10 av, 16.8x53.6x16.8x52.3, 1-sty fr bk ft str; Wm H Malcolm to Edw A Hayes, 150 Lincoln av, Newark, NJ; mtg \$6,500; Aug22'11. May23'13; A\$5,000-5,000.

nom

55TH st, 237-43 E (5:1329-17-20), ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; Jos Doelger et al to Ambrose Realty Co, a corp, 135 Bway; mtg \$60,000; May19; May23'13; A\$44,000-84,000.

O C & 100

58TH st, 421 E (5:1370-10), ns, 358.1 w Av A, 18.1x100.4, 3-sty & b stn dwg; Geo J Gillespie to City Real Estate Co, a corporation, 176 Bway; B&S & CaG; mtg \$6,000 & AL; May26'13; A\$6,500-9,000.

nom

58TH st, 423 E (5:1370-10½), ns, 340.1 w Av A, 18x100.4, 3-sty & b stn dwg; Jno Mullen to N Y Orthopaedic Dispensary & Hospital, a corp, 126 E 59; mtg \$6,700; May22; May23'13; A\$6,500-9,000.

O C & 100

58TH st, 429 E (5:1370-13), ns, 285.10 w Av A, 18.1x100.4, 3-sty & b stn dwg; Mary A O'Brien to NY Orthopaedic Dispensary & Hospital, a corp, 126 E 59; mtg \$7,000; May22; May23'13; A\$6,500-9,000.

O C & 100

58TH st, 431 E (5:1370-14), ns, 267.8 w Av A, 18.1x100.4, 3-sty & b stn dwg; El-frieda Haidingsfelder et al heirs & Jno C Heidingsfelder to NY Orthopaedic Dispensary & Hospital, a corp, 126 E 59; B&S & CaG; May22; May23'13; A\$6,500-9,000.

O C & 100

58TH st, 433 E (5:1370-14½), ns, 249.7 w Av A, 18.1x100.4, 3-sty & b stn dwg; Mat-hilde W Epstein et al to NY Orthopaedic Dispensary & Hospital, a corp, 126 E 59; May22; May23'13; A\$6,500-9,000.

O C & 100

58TH st, 435 E (5:1370-15), ns, 231.5 w Av A, 18.1x100.4, 3-sty & b stn dwg; Morris Rollnick to N Y Orthopaedic Dispensary & Hospital, a corp, 126 E 59; mtg \$7,000; May26; May27'13; A\$6,500-9,000.

O C & 100

58TH st, 174 W, see 7 av, 911-17.

59TH st, 424-6 E (5:1370-35-36), ss, 256.6 w Av A, 50x100.5, 2-4-sty bk tnts & str; Saml Heyman et al to NY Orthopaedic Dispensary & Hospital, a corp, 126 E 59; May22; May23'13; A\$20,000-28,000.

O C & 100

59TH st, 426 E (5:1370-35), ss, 256.6 w Av A, 50x100.5, 4-sty bk tnt & str; Moses Heyman to NY Orthopaedic Dispensary & Hospital, a corp, 126 E 59; QC; release annuity &c. May23'13; A\$10,000-14,000.

O C & 100

59TH st E (5:1370), ss, 306.4 w Av A, a strip 0.2x100.5; N Y Life Ins & Trust Co, TRSTE Harriet N Pond, to Saml Heyman, 285 Central Park W, & Louis Lowenstein, 42 E 74; QC; May16; May28'13.

25

61ST st, 228-30 W (4:1152-49-50), ss, 400 w Ams av, 50x100.5, 2-5-sty stn tnts; Fanny Gruen to Bertha Kaufmann, 1767 3 av; AL; May15; May23'13; A\$12,000-29,000.

O C & 100

64TH st W, see Bway, see Bway, 1914-1916.

64TH st, 317 W (4:1176-26), ns, 150 w West End av, 25x100.5, 5-sty bk stable; Jno J Finnerty to N Y State Realty & Terminal Co, a corp, 452 Lex av; Apr21; May27'13; A\$5,500-15,500.

nom

67TH st, 229 W (4:1159-17), ns, 400 w Ams av, 25x100.5, 5-sty bk tnt; Ramya Realty Co to Arnold Davidson, 269 Macon, Bklyn [71 Wall]; mtg \$21,000; May26; May27'13; A\$9,000-19,000.

O C & 100

70TH st, 320-6 E (5:1444-36-39), ss, 244 w 1 av, 100x100.4, 4 4-sty stn tnts & str; Virginia Danziger & ano, EXRS Max Danziger, to Mary A Thornton, 500 W 143; May14; May28'13; A\$36,000-68,000.

O C & 100

72D st, 8 W, see 72d, 301 W.

72D st, 301 W (4:1184-10-12), nwc West End av (Nos 261-5), 115x61, 3 4-sty & b stn dwgs; A\$146,500-208,000; also 72D ST, 8 W (4:1124-40), ss, 175 w Central Park W, 25x102.2, 4-sty & b stn dwg; A\$50,000-70,000; also 18TH ST, 126-36 E (3:873-48 & 19 & 53), see Irving pl (Nos 58, 62 & 64), runs e207.3xs92.2xw100.5x13xw107.3 to es Irving pl xn26x107.3xn26xw107.3 to es Irving pl xn53 to beg, 6 & 10-sty bk factory & 5-sty bk tnt; A\$258,500-641,500; Frank De K Huyler et al to Gramercy Investing Co, a corp, 64 Irving pl [1 Madison av]; mtg \$900,000; Jan30; May27'13.

O C & 100

75TH st, 422 E (5:1469-38), ss, 253 e 1 av, 27.9x102.2, 5-sty bk tnt & str; Caroline Krejci to Jos Krejci, 422 E 75; AL; Feb25 '09; May23'13; A\$9,000-26,000.

nom

77TH st, 50-8 W (4:1129-59), ss, 50 e Col av, 100x102.2, 12-sty bk hotel (Manhattan Sq); Improved Prop Holding Co of NY to Morose Bond & Realty Co, 50 W 77; mtg 77; B&S; mtg \$650,000 & AL; May21; May23'13; A\$175,000-650,000.

O C & 100

77TH st, 50-8 W; Silas W Howland as RECVR of Improved Prop Holding Co of NY to same, QC; mtg \$650,000 & AL; May21; May23'13.

O C & 100

82D st, 55 W (4:1196-7), ns, 157 e Col av, 18x102.2, 4-sty & b stn dwg; Sarah W Peck to Alice P Camerden & Bertha C Recknagel, both at 121 W 78, joints tenants; Feb14; May28'13; A\$13,500-21,500.

nom

84TH st, 126 E (5:1512-59), ss, 67.2 w Lex av, 25.6x102.2, 5-sty bk tnt; Peter & Jos Schaeffer, EXRS, &c, Peter Schaeffer to Markwin Realty Corp, 29 W 42; mtg \$15,000; May27'13; A\$15,000-24,000.

26,000

87TH st, 6 W (4:1200-37), ss, 108 w Central Park W, 22x100.8, 5-sty & b bk dwg; Frances Hein to Harry Stone, 439 Manhattan av; QC; May22; May26'13; A\$16,500-34,000.

nom

88TH st, 259-61 W (4:1236-6½-7), ns, 154 w Bway, 36x100.8, 2 3-sty & b stn dwgs; Gertrude A Vanderbeck to Harris Mandelbaum, 12 W 87; correction deed; mtg \$33,200; May26; May28'13; A\$25,000-40,000.

O C & 100

94TH st, 9 E (5:1506-8½), ns, 192.2 e 5 av, 20x100.8, 4-sty & b stn dwg; Rudolph J Schaeffer to Henry H Pierce, 421 W 21; mtg \$20,000 & AL; May22; May27'13; A\$40,000-47,500.

O C & 100

94TH st, 231-3 E (5:1540-14-15), ns, 234.1 w 2 av, 51.5x100.8, 2 5-sty bk tnts; Meyer Goldberg et al to Goldberg & Greenberg (Inc), a corp, 134 W 26; AL; Feb18; May28'13; A\$16,000-34,000.

100

96TH st, 138 E, see Lex av, 1486.

99TH st, 78-80 on map 78 E (6:1604-38), swc Park av (No 1294), 30x100.11, 6-sty bk tnt & str; Fanny Gruen to Bertha Kaufmann, 1767 3 av; AL; May15; May24'13; A\$20,000-50,000.

O C & 100

101ST st, 217 E (6:1651-11), ns, 260 e 3 av, 25x100.11, 4-sty bk tnt & str; Geo W Collins, ref, to Harriet B Morse, 170 W 73, & Marie E H Pierce, 13 Bay State rd, Boston, Mass; FORECLOS Apr22; May25; May27'13; A\$9,000-14,000.

13,900

102D st, 320 E (6:1673-39), ss, 300 w 1 av, 25x100.11, 5-sty bk tnt; Ernesta Castellano to Herman & Jno Ahrens, 138 3 av; B&S; AL; May22; May24'13; A\$8,000-19,500.

O C & 100

102D st, 159 W (7:1857-19), ns, 333.8 w Col av, 25x100.11, 5-sty stn tnt; Eva M Gussenrode to Emma Kammerer, 768 Ams av [160 W 98]; mtg \$20,500; Feb13'11; May27'13; A\$15,000-25,000.

nom

104TH st, 54 E (6:1609-48), ss, 145 e Mad av 25x100.11, 4-sty stn tnt; Lena Horwitz to Anna wive Jno G Weber, 1058 Clay av; mtg \$16,000; May26'13; A\$11,000-17,000.

125

106TH st, 107 W (7:1861-28), ns, 100 w Col av, 25x100.11, 5-sty bk tnt; Robt R Greason to Saml Greason, [care Robt R Greason, Mutual Bank, 49-51 W 33]; mtg \$12,000; Nov21'02; May21'13; A\$17,000-27,000. Corrects error in last issue when address was omitted.

O C & 100

108TH st, 101 E (6:1636-1), nec Park av (Nos 1481-3), 27x74, 4-sty bk tnt & str & 1-sty bk str; Many Fred to Cornelia Fredricks, 60 St Nicholas av; mtg \$15,500; May27; May28'13; A\$14,000-18,000.

O C & 100

108TH st, 122 E (6:1635-61), ss, 125 w Lex av, 25x100.11, 5-sty bk tnt; Equitable Trust Co of NY as TRSTE to Theresa Lemmon, 319 W 94; May26; May27'13; A\$11,000-22,000.

16,000

108TH st, 122 E; Theresa Lemmon to Leonard Weill, 155 W 103; mtg \$12,000; May27'13.

nom

108TH st, 124 E (6:1635-60), ss, 100 w Lex av, 25x100.11, 5-sty bk tnt; Equitable Trust Co of NY as TRSTE to Herman J Sonnenberg, 2094 3 av; mtg \$14,000; May26'13; A\$11,000-22,000.

17,200

109TH st, 73 E (6:1615-32), ns, 109.4 w Park av, 28.10x100.11, 5-sty bk tnt; Bradford Constn Co to Dennis McEvoy, 317 W 47; QC; AL; May20; May24'13; A\$12,500-23,000.

nom

109TH st, 73 E; Sarah Levenberg & Louis Garf to same; B&S & C a G; AL; May20; May24'13.

nom

112TH st, 124 W (7:1821-50), ss, 320 e 7 av, 30x100.11, 5-sty bk tnt; Wm C B Kemp, trste Wm Kemp, to Ensign Realty Co, 55 Liberty; mtg \$20,000; May23; May24'13; A\$19,200-34,000.

37,000

113TH st, 74 E (6:1618-44), ss, 155 w Park av, 25x100.11, 5-sty bk tnt & str; Etta Nast to Hannah Greenebaum, 911 Park av; mtg \$18,500; May27'13; A\$11,000-21,000.

O C & 250

113TH st, 349-53 E (6:1685-23), ns, 100 w 1 av, 50x100.11, 6-sty bk tnt & str; Wm C Moore, ref, to Alice H Sturges, Shelter Island, NY, [56 Liberty]; mtg \$50,000; FORECLOS May22; May27; May28'13; A\$17,000-51,000.

500

113TH st, 301 W, see 8 av, 2095.

115TH st, 81 E (6:1621-35), nwc Park av (No 1626), 26x76.5, 5-sty bk tnt & str; Sarah Lese to Isaac Deutsch, 1339 5 av; mtg \$22,750; May27; May28'13; A\$15,500-24,500.

O C & 100

115TH st, 460 E (6:1708-28½), ss, 74 w Pleasant av, 20x100.11, 4-sty bk tnt; Irene N Collord to Mary A Thornton, 500 W 143; mtg \$6,500 & AL; May20; May23'13; A\$6,500-12,500.

O C & 100

116TH st, 245 E (6:1666-19), ns, 110 w 2 av, 16.8x100.11, 3-sty & b stn dwg; Albina Miele to Louis J Castellano, 39 Atlantic av, Bklyn; mtg \$9,700 & AL; May6; May23'13; A exempt-exempt.

O C & 100

118TH st, 73 W (6:1717-9), ns, 185 e Lenox av, 20.6x100.11, 5-sty bk tnt; Fulson Realty Co to Johanna R Ernst, 503 E 165; mtg \$16,000; May23; May24'13; A\$11,500-20,500.

nom

119TH st, 307 E (6:1796-6), ns, 94.3 e 2 av, 18.9x100.11, 4-sty stn tnt; Geo T Young, Sr, to Vito Contessa Realty Co, a corp, 311 E 119; mtg \$8,500; May26; May27'13; A\$5,500-9,000.

nom

119TH st, 74 W (6:1717-65), ss, 169 e Lenox av, 16x100.11, 3-sty & b stn dwg

125TH st, 324-6 E (6:1801-38), ss, 300 e 2 av, 37.6x100.11, 6-sty bk tnt & str; Edw D Dowling ref to Jno B Harrison at [31 Woodland av], New Rochelle, NY & U S Trust Co of NY, 45 Wall as TRSTES Andrews Soher. FORECLOS; May20; May22; May23'13; A\$16,000-46,000. **35,000**

127TH st, 167 E (6:1776-31), ns, 138.6 w 3 av, 21.6x100, 3-sty & b bk dwg; Danl S Doran to Eleanor M Stewart, 167 E 127; mtg \$5,000; May22; May27'13; A\$8,500-9,500. **O C & 100**

129TH st, 209 W (7:1935-26), ns, 125 w 7 av, 18.9x99.11, 3-sty & b stn club house; A\$8,300-12,000; also 129TH ST, 211 W (7:1935-25), ns, 143.9 w 7 av, 18.9x99.11, 3-sty & b stn dispensary; Louis M Fulton to David Huyler, 2370 Bway; B&S; mtg \$20,000; May24; May27'13; A\$8,300-12,000. **O C & 100**

129TH st, 211 W, see 129th st, 209 W.

129TH st, 222 W (7:1934-43), ss, 234 w 7 av, 17.9x99.11, 3-sty & b stn dwg; Carrie E Chivvis to Rowland E Cocks, 34 S Oxford, Bklyn; B&S; mtg \$8,500; May14; May23'13; A\$7,500-11,000. **nom**

131ST st, 16 E (6:1755-64), ss, 200.11 w Mad av, 18.2x99.11, 3-sty & b stn dwg; Stephen McCormick to Henrietta Schwartzwald, 7 Harvard, Dorchester, Mass; mtg \$6,500. Mar15; May23'13; A\$6,000-7,500. **nom**

132D st, 2 E, see 5 av, 2159.

132D st, 234 W (7:1937-46), ss, 455 e 8 av, 15.9x99.11, 3-sty & b stn dwg; Henrietta Davis to Empire Investment Co, a corp, 37 Wall; mtg \$8,500 & AL; May26'13; A\$5,400-7,500. **O C & 100**

136TH st, 108 W (7:1920-39), ss, 125 w Lenox av, 16.9x99.11, 3-sty & b stn dwg; Wm Duncan to Cath Hickey, 111 W 11; mtg \$7,500 & AL; Oct3'12; May28'13; A\$6,400-9,000. **nom**

136TH st, 108 W; Cath Hickey to Eliphalet L Davis, 249 W 22; mtg \$5,500; May27; May28'13. **nom**

136TH st, 108 W; Eliphalet L Davis to Ensign Realty Co, a corp, 55 Liberty; mtg \$5,500 & AL; May27; May28'13. **O C & 100**

138TH st, 308 W (7:2041-25), ss, 151 w 8 av, 16.9x99.11, 3-sty bk dwg; Dembar Realty Co to Fannie Kahn, 416 17th, Bklyn; mtg \$8,000; May27; May28'13; A\$6,400-11,000. **nom**

141ST st, 239-41 on map 239 W (7:2027-9), ns, 200.4 e 8 av, 49.8x99.11, 6-sty bk tnt; Max J Klein et al to Inter-City Land & Securities Co, a corp, 115 Bway; mtg \$50,000 & AL; Apr19; May23'13; A\$23,000-65,000. **O C & 100**

151ST st, 454 W (7:2065-55), ss, 228 e Ams av, 26.9x99.11, 5-sty bk tnt; Levy Loewenstein to Philip C Arras, 445 E 85; mtg \$15,000; May26; May27'13; A\$10,400-21,000. **O C & 100**

153D st, 299 W, see 8 av, 2890-2.

156TH st, 541 W (8:2115-57), ns, 457 w Ams av, 39.3x99.11, 5-sty bk tnt; Moritz Safran to Adele Safran, his wife, 3 E 27; AL; May22; May28'13; A\$19,000-44,500. **nom**

160TH st W, ns, at ws Riverside dr, see Riverside dr, ws, at ns 160th.

160TH st W, nwc Riverside dr, see Riverside dr, nwc 160th.

161ST st W (8:2135-125 & pt lts 120 & 162), ns, 185 w Riverside dr, runs n100xw22.8x n65.2xe79.8xs65.2xw7xs100 to st xw50 to beg, vacant; North Riverside Drive Impf Co to Jno D Beals at Beechmont, New Rochelle, NY [1 Madison av]; 5-6 pts; Jan8; Jan27'13; A\$—\$. **nom**

161ST st W (8:2135-125 & pt lts 130 & 162), ns, 185 w Riverside dr, runs n100xw22.8x n65.2xe79.8xs65.2xw7xs100 to st xw50 to beg, vacant; North Riverside Drive Impf Co to Walter R Comfort, 2350 Bway; 1-6 pt; Jan8; May27'13; A\$—\$. **nom**

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

173D st, 556 W (8:2129-154), ss, 50 w Audubon av, 16.6x50, 4-sty bk dwg; Jessie M Colton to Roy E Moore, 2247 7 av; mtg \$6,000; May27; May28'13; A\$4,100-9,300. **O C & 100**

156TH st, 501 W, see Ams av, 2540.

187TH st, 500 W, see Ams av, swc 187.

191ST st W, nec Wadsworth av, see Wadsworth av, nec 191.

192D st W, sec Wadsworth av, see Wadsworth av, nec 191.

Av B, 219 (2:396-3), es, 49.9 n 13th, 22x 88, 5-sty bk tnt & str; Wm Klein, ref, to Anna Klinger, 763 Jefferson av, Bklyn; Chas Klinger, 325 Cooper av, Glendale, LI, & Jeannette Schmidt, 21 Bleeker, Bklyn; given to confirm deed recorded May19'13; PARTITION Apr16; May27; May28'13; A\$12,000-17,000. **8,000**

Amsterdam av, 2540 (8:2156-pt Lt 83), nwc 186th (No 501), 107.4x100, vacant; Hyman Sarnar to Johanna Realty Co, Inc, a corp, 54 Canal; mtg \$20,000 & AL; May20; May23'13; A\$—\$. **O C & 100**

Amsterdam av (8:2156-pt Lt 83), swc 187th (No 500) 107.5x100, vacant; Hyman Sarnar to Johanna Realty Co, Inc, a corp, 54 Canal; mtg \$20,000 & AL; May20; May23'13; A\$—\$. **O C & 100**

Bolton rd (8:2256), cl adj land now or formerly Elisha Riggs, runs s124.7xw411 to cl 14 av xnl15.7xe442 to beg; Elsa Muschenheim et al to Carl Voelcker, at 216th & Bolton rd; QC; May1; May28'13. **nom**

Bolton rd (8:2256); same prop; Clara Voelcker et al, EXRS Anna Unger, to same; May1; May28'13. **20,000**

Bowery, 2 (1:162-61), nwc Doyers (No 2), runs w29.2 & 48.9xne7.5xe71.6 to Bowery xs29.11 to beg, 5-sty bk tnt & str; Edw N Tailer & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A\$24,000-33,000. **36,000**

Bowery, 2; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. **818.18**

Bowery, 2; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May14; May28'13. **O C & 100**

Bowery, 2, see Pearl, 244.

Broadway, 313-5 (1:151-29), ws, 25.1 s Thomas, 39.7x104.10x39.8x104.10, 5-sty stn loft & str bldg; Edw N Tailer & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A\$210,000-230,000. **190,000**

Broadway, 313-5; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. **4,313.18**

Broadway, 313-5; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May14; May28'13. **O C & 100**

Broadway, 313-5, see Pearl, 244.

Broadway, 459-61 (1:231-30), swc Grand (Nos 115-9), 47.4x112.8x47.4x112.6, 5-sty stn loft & str bldg; Edw N Tailer & ano, EXRS & Thos Suffern, to Estate of Thos Suffern (Inc), a corp, 99 Franklin; May14; May28'13; A\$195,000-215,000. **235,000**

Broadway, 459-61; Mary A Duer & ano, EXRS & Thos S Hamilton, to same; AT; May14; May28'13. **5,340.91**

Broadway, 459-61; Mary A Duer et al, heirs & Thos Suffern, to same; AT; B&S; May14; May28'13. **O C & 100**

Broadway, 459-61, see Pearl, 244.

Broadway, 1914-16 (4:1116-59), sec 64th, 58.4x20.8x50.5x50, 3-sty bk office & str bldg; Junction Realty Co to Louise M Stevens, 63 Grand, Arverne, LI; mtg \$85,000; May23; May26'13; \$100,000-108,000. **O C & 100**

Broadway, 1914-16; Louise M Stevens to Marguerite D Hellman, 471 West End av; mtg \$85,000; May23; May26'13. **O C & 100**

Broadway, 1914-16; Marguerite D Hellman to Henry K Brent, 44 W 44; mtg \$85,000; May24; May26'13. **O C & 100**

Edgecombe av, 38 (7:1960-67), es, 72.4 s 137th, 17.6x90, 3-sty bk dwg; Aaron D Thompson Jr to Plainfield Land & Bldg Co, 141 Bway; mtg \$8,000; May23; May24'13; A\$10,200-15,000. **nom**

Edgecombe av, 38; Plainfield Land & Bldg Co to Augustus C Bechstein [Davenport Neck], New Rochelle, NY; mtg \$8,000; May23; May24'13. **nom**

Lexington av, 165 (3:886-28), es, 43.10 n 30th, 21.11x100, 3-sty & b stn dwg; Paul W Lyon to Mary E Duncan, Chas & Russell D Burchard, all at 417 W 146 & Anna E Fry, 18th & Cropsey av, Bklyn; QC; May24; May26'13; A\$24,000-28,000. **nom**

Lexington av, 1486 (5:1524-56), swc 96th (No 138), 100.8x36, 5-sty bk tnt & str; mtg \$64,500 & AL A\$46,000-67,000; also KING ST, 60-2 (2:519-8), ss, 50 e Varick, 41.9x75, 6-sty bk tnt; mtg \$50,000 & AL; A\$18,000-45,000; also WASHINGTON PL, 124 (2:592-7 & 37), sws, 100.4 se Barrow, 20x100.2 to nes 4th (No 181), x21.9x91.7, 2-3-sty & b bk dwgs; mtg \$14,000 & AL; A\$11,000-14,000; also SULLIVAN ST, 214-18 (2:540-30), ws, 175 n Bleeker, 85x100, 6-sty bk factory; mtg \$96,000 & A\$60,000-112,000; Eugene Gerbereux to Gerbereux Co, a corp, 369 S Bway, Yonkers, NY; Mar1; May23'13. **nom**

Madison av, 169-71 (3:863-26-27), nec 33d (No 29), 49.4x100, 4-sty stn bldg & str & 4-sty & b stn dwg; Hubbard Holding Co to Burrell Realty Corp, 17 Mad av; C A G; AL; Feb24; May27'13; A\$290,000-307,500. **nom**

Madison av, 712 (5:1378-14½), ws, 20 n 63d, 20x70, 4-sty stn tnt & str; Geo J Humphrys to S H W Realty Co, Inc, a corp, 1 Liberty; AL; May23; May26'13; A\$40,000-48,000. **O C & 100**

Madison av, 1877 (6:1747-74), es, 37 s 122d, 18x100, 3-sty & b stn dwg; Stanislaus A Fischer, NY, to Rachel L Fischer, 424 Cross, Malden, Mass; AL; May28'13; A\$12,000-16,000. **nom**

Madison av, 1889 (6:1748-3), es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Urban Securities Co to Martha Aronson, 1875 Mad av; mtg \$15,000; May27; May28'13; A\$13,500-17,500. **O C & 100**

Marble Hill (Kingsbridge) av (13:3402-567-568), es, 236.2 sw 228th (Terrace View av), 50x100, vacant; Harry H Holbert to Danl E Seybel at Portchester, NY, [41 Park row]; mtg \$7,000 & AL; May24; May27'13; A\$8,000-8,000. **O C & 100**

Naegle av (8:2171-18), cl, 330 sw from cl Elwood, runs se250xsw50xw250 to cl Naegle av xne50 to beg, except pt for av, vacant; Irving H Tiftt ref to Danl E Seybel at [Ridge], Portchester, NY; FORECLOS Apr24; May23'13; A\$10,000-10,000. **9,000**

Park av, 1294, see 99th st, 78-80 on map 78 E.

Park av, 1481-3, see 108th, 101 E.

Park av, 1505 (6:1637-72), es, 75.8 s 110th, runs se25.2xe155xw25xw75xw80 to beg, 1 & 2-sty bk stable; Aaron Rosner to Martha Friedman, 50 Liberty av, Bklyn; ½ pt; May15; May27'13; A\$11,000-14,000. **nom**

Park av, 1626, see 115th, 81 E.

Riverside dr, 292 (7:1889-42), es, 52.2 n 101st, 24.6x96.7x24x101.9, 4-sty & b bk dwg; Ida C wife Abram S Post to Louise G Crabbe, 291 Riverside dr; May23; May26'13; A\$37,000-60,000. **nom**

Riverside dr, 292; Louise G Crabbe to Abram S Post & Ida C his wife at Quogue LI [81 Fulton, NY]; May23; May26'13. **nom**

Riverside dr (8:2135-92 & 139, ws, at ns 160th if extended west, runs w278.4xnl101.9 xe260.1 to dr xs107.2 to beg, vacant; North Riverside Dr Impt Co to Jno D Beals, Beechmont, New Rochelle, NY [1 Madison av]; 5-6 pts; Jan8; May27'13; A\$15,500-15,500. **nom**

Riverside dr (8:2135), same prop; same to Walter R Comfort, 2350 Bway; 1-6 pt; Jan8; May27'13. **nom**

Riverside dr (8:2135-120), ws, 106.1 ne on curve from nwc Riverside dr & 161st, runs w184.5xnl65.2xe185.2xs8.3xse25 to dr xsw56.10 to beg, vacant; Heights Garage & Storage Co to North Riverside Dr Impt Co, [1 Mad av]; Jan8; May27'13; A\$25,000-25,000. **nom**

Riverside dr (8:2135), same prop; North Riverside Drive Impt Co to Cath Pilkington, 2377 Sedgwick av; ½ pt; Jan8; May27'13. **nom**

Riverside dr (8:2135), same prop; same to Jno D Beals, Beechmont, New Rochelle, NY, [1 Mad av]; ½ pt; Jan8; May27'13. **nom**

Riverside dr (8:2135), same prop; same to Walter R Comfort, 2350 Bway; 1-6 pt; Jan8; May27'13. **nom**

Riverside dr (8:2135-92), nwc 160th if extended, 107.2x100x—x100, vacant; Walter R Comfort to North Riverside Drive Impt Co, a corp [1 Mad av]; Jan8; May27'13; A\$40,000-40,000. **nom**

St Nicholas av, 1064-74 (8:2121-13-19), sec 164th, 149.3x97.4x139.10x149.6, 2-2-sty & b bk dwgs & vacant; Walter R Herrick ref to Jas Butler, 230 W 72. FORECLOS May9; May22; May23'13; A\$99,000-100,000. **90,000**

Wadsworth av (8:2169-9), nec 191st, runs e100xnl100xe25xnl100 to ss 192d xw 63.7 to av xs212.5 to beg, 6-sty bk tnt being erected; Henry Morgenthau Co to 191st St Constn Co, a corp, 35 Nassau; B&S; May27; May28'13; A\$70,000—\$. **nom**

Wadsworth av, sec 192d, see Wadsworth av, nec 191st.

West End av, 261-5, see 72d st, 301 W.

West End av, 870 (7:1874-64½), es, 80.11 s 103d, 20x100, 3-sty & b stn dwg; City Real Estate Co to Geo A Rowell, 527 W 150; B&S; May26'13; A\$18,500-25,000. **O C & 100**

West End av, 870; Geo A Rowell to City Real Estate Co, 176 Bway. B&S & Cag; mtg \$18,000; May26'13. **O C & 100**

1ST av, 854 (5:1359-49), es, 50.4 s 48th, 25x75, 5-sty bk tnt & str; Hermann D Most to Robt J Mahon, 229 W 138; AL; May27'13; A\$10,000-20,000. **nom**

1ST av, 854, see 14th, 516 E.

2D av, 389 (3:903-31), ws, 78.9 s 23d, runs s19.6xw49xs0.6xw29xw20xe78 to beg, 4-sty bk tnt & str; Louis Voelker by Josephine & Rose Voelker, his committee to Jos Rothfeld, 1051 2 av; mtg \$12,000; May26; May27'13; A\$16,500-18,500. **15,000**

2D av, 850-2 (5:1338-3-4), es, 50.5 n 45th, 50x100, 2 5-sty bk tnts & str & 1-sty bk rear bldg; A\$30,000-47,500; also 47TH ST, 240 E (5:1320-29½), ss, 73 w 2 av, 27x75.5, 5-sty bk tnt & str; A\$10,000-19,000; also 43D ST, 326 E (5:1335-41½), ss, abt 270 e 2 av, —, 3-sty & b bk dwg; A\$6,000-8,000; John C Eldt & Katie, his wife, as heirs, & C Jacob Eldt Jr to Margt Eldt, 326 E 43, widow Jacob Eldt Jr; undivided R T & I; B&S; May1'11; May27'13. **nom**

2D av, 2340-2 (6:1797-1), nec 120th (No 301), 40.11x80, 6-sty bk tnt & str; Theo B Richter, ref, to Louis B Schram, 27 W 75; mtg \$50,000; FORECLOS May8; May28'13; A\$20,000-48,000. **5,000**

3D av, 71 (2:467-3), es, 50.7 n 11th, 25x— to alley, 4-sty bk tnt & str; Jno S Sheppard, Jr, ref, to Josephine Zimmerman, 767 5 av; PARTITION Apr15; May27; May28'13; A\$19,000-26,000. **15,000**

3D av, 1025, see 3 av, 1027.

3D av, 1027 (5:1415-45½), es, 21.5 s 61st, 19.5x70, 5-sty stn tnt & str; A\$13,500-21,500; also 3D AV, 1025 (5:1415-46), es, 40.11 s 61st, 19.5x70, 5-sty stn tnt & str; Ernestine Weill to Manzanola Realty Co, Inc, 128 E 74; mtg \$42,500 & AL; May26'13; A\$13,000-21,000. **O C & 100**

3D av, 1156-62 (5:1402-36-39), ws, 25.5 s 68th, 100x100, 4 5-sty bk tnts & str; Alex Herzog to Bella Glaser, 2309 Creston av, & Mendel Herzog, 944 Park av; AT; AL; Apr29; May24'13; A\$84,000-150,000. **O C & 10,000**

5TH av, 2159 (6:1756-69), sec 132d (No 2), 25x99, 5-sty bk tnt & str; Ripin Realty Co et al to Maurice B Ripin, 1855 7 av & Adolf Gluck, 244 Riverside dr; confirmation deed; AL; May16; May23'13; A\$21,000-38,000. **nom**

7TH av, 911-17 (4:1010-61), sec 58th (No 174), runs s100xe83.4xs0.5xe41.8xnl100.5 to ss 58th xw125 to beg, 12-sty bk tnt; Improved Property Holding Co, of NY, to 58th St & 7th Av Co, a corp, 182 W 58; B&S; mtg \$1,500,000 & AL; May21; May23'13; A\$375,000-1,000,000. **O C & 100**

7TH av, 911-17; Silas W Howland as receiver of Improved Prop Holding Co of NY to same; QC; mtg \$1,500,000 & AL; May21; May23'13. **O C & 100**

8TH av, 899 (4:1044-32), ws, 75.5 n 53d, 25x100, 4-sty bk tnt & str, 1-sty ext; Jas W B Lunn to Jno J Maloney, 850 8 av; mtg \$30,000; May19; May27'13; A\$38,000-44,000. **O C & 100**

8TH av, 2095 (7:1847-53), nwc 113th (No 301), 25.11x100, 5-sty bk tnt & str; Ensign Realty Co, a corp, to Wm C B Kemp, 1116 Ams av, TRSTE Wm Kemp; mtg \$35,000; May23; May24'13; A\$36,000-55,000. **O C & 62,000**

Bulkhead N R (1:57), begins 250 w from es West at ss Pier 16 (old 25) NR, opposite foot Barclay, runs n from ss of said pier along bulkhead 137 ft; also **BULK HEAD N R** (1:128-129-130), begins 250 w from es West at ns Pier 18 (old 28), N R, opposite foot Murray, runs s from ns said pier along bulkhead 156 ft; with all rights to said piers & bulkhead, wharfage, cranes, &c; Wm C Renwick et al EXRS & Wm R Renwick to Helen S Dixon, 174 Franklin pl, Flushing, B of Q; 251-72,000 int being a 1-20 pt of all R. T & I, sub to leases, agmts &c; May1; May23'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Walker st, 51, see 93d, 21 W.
33D st, 36 W (3:834-66), ss, 502.6 w 5 av, 17.6x98.9, 4-sty bk lft & str bldg, 1-sty ext; CONTRACT; Agnes C Geoghegan to Emily B Hopkins, 1 E 56; mtg \$70,000; May23; May27'13; A\$88,000-105,000. 80,000

42D st, 9 E (5:1277-10), ns, 233 e 5 av, 22x100.5, 6-sty bk office & str bldg; order of court reforming deed recorded July7 '09 & same as reformed being decreed a valid deed; Wm W Caswell plff vs Geo E Watson & ano TRSTES of deed of trust dated Feb17'08, defts; May23; May28'13; A \$150,000-175,000. judgment & court order

55TH st, 237-43 E (5:1329-17-20), ns, 100 w 2 av, 100x100.5, 4-5-sty bk tnts; re mtg; Hudson Mtg Co to Jos Doelger, 306 E 67; Louise Doelger, 452 W 142. Chas A Doelger, 228 E 54, & Carrie D Kramer, 58 W 120; QC; May9; May26'13; A\$44,000-84,000. O C & 1,000

55TH st, 237-43 E (5:1329), ns, 100 w 2 av, 100x100.5; asn rents to secure payment of \$3,500; Ambrose Realty Co to Emily M Roemer, 494 Greene av, Bklyn; mtg \$72,000; May24; May26'13. 3,500

58TH st, 174 W, see 7 av, 911-17.

68TH st, 49 E, see Park av, 680.

68TH st E, nwc Park av, see Park av, 680.

77TH st, 50-8 W (4:1129-59), ss, 50 e Col av, 100x102.2, 12-sty bk hotel (Manhattan Sq); agmt as to re mtg; NY Trust Co to Montrose Bond & Realty Co, 50 W 77; mtg \$650,000; May21; May23'13; A\$175,000-650,000. nom

93D st, 21 W (4:1207), ns, 268 w Central Park W, 20x100.8; also 9TH av (8:2196), see 216th, 49.11x100; also **WALKER ST, 51**, NY; also PROPERTY in Bklyn; court order canceling mortgage recorded in NY Oct10'10, also asnt of rents, bonds, notes, &c; Adolf Landeker, of Plainfield, NJ, plff vs Property Security Co, 180 Bway, NY, & Abr Eisenstein defts; June 8'12; May26'13. court order

120TH st, 228 E (6:1784-36), ss, 285 w 2 av, 25x100.11, 4-sty bk tnt & str; re dower to 1-3 int held by party 2d pt; Matilda Merklen to Florence A Stevens, 370 Montgomery, Bklyn; QC; May19; May26'13; A\$10,000-14,500. nom

120TH st, 228 E (6:1784-36), ss, 285 w 2 av, 25x100.11, 4-sty bk tnt & str; re dower to 1-3 pt held by party 2d pt; Matilda Merklen to Estelle B Gottsch, 1340 Bergen, Bklyn; QC; May19; May23'13; A \$10,000-14,500. nom

120TH st, 230 E (6:1784-35), ss, 260 w 2 av, 25x100.11, 4-sty bk tnt & str; re dower to 1-3 int held by party 2d pt; Matilda Merklen wid to Florence A Stevens, 370 Montgomery, Bklyn; QC; May19; May26'13; A\$10,000-14,500. nom

120TH st, 230 E (6:1784-35), ss, 260 w 2 av, 25x100.11, 4-sty bk tnt & str; re dower to 1-3 pt held by party 2d pt; Matilda Merklen wid to Estelle B Gottsch, 1340 Bergen, Bklyn; QC; May19; May23'13; A\$10,000-14,500. nom

128TH st, 419 W (7:1968), ns, 75.1 e Convent av, 60.6x99.10; agmt as to conditions &c for re of mtg; Manchester Constn Co to Metropolitan Life Ins Co, a corp'n, 1 Mad av, May23'13; nom

128TH st, 419 W (7:1968-33), ns, 75.1 e Convent av, 60.6x99.10, 5-sty bk tnt; re mtg; Metropolitan Life Ins Co to Manchester Constn Co, 223 Wooster; May23'13; A\$22,000-\$. nom

130TH st, 507-11 W (7:1985), two bldgs; asn rents to secure notes for \$4,000; Nestor Holding Co to Sender Jarmulowsky, 16 E 93; Nov27'12; May28'13. O C & 100

131ST st, 16 E (6:1755-64), ss, 200.11 w Mad av, 18.2x99.11, 3-sty & b stn dwg; re mtg; Grace L Horton to Stephen McCormick, 45 E 134; QC; Apr4; May23'13; A\$6,000-7,500. nom

131ST st, 16 E; re mtg; same to same; QC; Apr15; May23'13. nom

131ST st, 16 E; re mtg; Lamont Realty Co to same. QC; Mar28; May23'13. nom

141ST st, 239-41 W (7:2027-9), ns, 200.4 e 8 av, 49.8x99.11; asn rents to secure \$4,400; Inter-City Land & Securities Co to Estates Mtg Securities Co, a corp'n, 160 Bway; May22; May23'13; A\$23,000-65,000. nom

216TH st W, sec 9 av, see 93d st, 21 W.

Buena Vista av (8:2139), land in bed of said av from its junction with Haven av, at 171st to 176th, known as damage parcel 5; re mtg; Clyde Realty Co to City of NY; QC; Mar7; May26'13; nom

Park av, 680 (5:1333), nwc 68th, 77.5x100; owned by party 1st pt; also 68TH ST, 49 E (5:1333), ns, 100 w Park av, 25x100.5; owned by party 2d pt; boundary line agmt; Percy R Pyne with Margaretta C Clark, both at Bernardsville, NJ; Mar26; May23'13. nom

3D av, 1499 (5:1530), es, 76.7 s 85th, 25.6x100; re all claims as to station platform extension; Bertha Zabinski to Interborough Rapid Transit Co & NY Elevated R R Co & Manhattan Railway Co, all at 165 Bway; Apr2; May23'13. 240

7TH av, 911-17 (4:1010-61), sec 58th (No 174), runs s100xe83.4xs0.5xe41.8xn100.5 to st xw125 to beg; agmt as to re mtg, 12-sty bk tnt; N Y Trust Co to 58th St & 7th Av Co, 182 W 58; mtg \$1,500,000; May21; May23'13; A\$375,000-1,000,000. nom

9TH av, sec 216, see 93d, 21 W.

Power of atty (PA); Arabella S Sutton to Benj J Allen of Allston, Mass; May15. May26'13.

Power of atty (PA); Frida de Liagre & ano to Elsa Muschenheim, 218 W 45; May6; May28'13.

Power of atty (PA); Linda Kretschmer to Elsa Muschenheim, 218 W 45; Jan8; May25'12; May23'13.

Power of atty (PA); Benj M Holzman to Asher Holzman, 26 Exch pl; May28'09; May28'13.

Power of atty (misc); Phebe A Underhill to Howard Willets at New Marlboro, Mass; Feb12'12; May27'13.

Power of atty (misc); Archibald A Skillman to Mary J Skillman, his wife, 3349 Olinville av; May17; May27'13.

Power of atty (PA); J Macy Willets to Howard Willets of New Marlboro, Mass; May25; May23'13.

WILLS

Borough of Manhattan.

65TH st, 16 E (5:1379-62), ss, 138 w Mad av, 20x100.5, 4-sty & b stn ft dwg; Lucia J Meigs Est, F J Meigs, EXR, Tupper Lake, Franklin Co, NY; atty, H A Cushing, 43 Cedar; A\$68,000-77,000; Will filed May26'13.

75TH st, 155 W (4:1147-7½), ns, 159 e Ams av, 20x102.2, 4-sty & b stn ft dwg; Ernest Bunzl Est, Richd C Bunzl, EXR, 155 W 75, atty, Richd C Bunzl, 115 Bway; A\$16,000-29,000; Will filed May26'13.

80TH st, 165 E (5:1509-26), ns, 151.3 e Lex av, 18.9x100, 3-sty & b stn ft dwg; Andw Brice Est, Andw T Brice, EXR, 165 E 80; atty, T F Sullivan, 51 Chambers; A \$10,000-15,000; Will filed May26'13.

105TH st W, swe Bway, see Bway, 2733-7.

112TH st W, nec St Nich av, see St Nich av, 54.

113TH st W, sec St Nich av, see St Nich av, 54.

113TH st W, nec St Nich av, see St Nich av, 54.

Broadway, 2733-7 (7:1876-58), swe 105th (No 248), runs s73.8xw92.1xn68.1lxw67.5 to beg, 6-sty bk tnt & str; Wm Lesley Sheaffer est Lesley G & Clinton W Sheaffer, EXRS, Pottsville, Pa; atty, Thos Hooker, 309 Bway; A\$110,000-165,000; Will filed May20'13.

St Nicholas av, 54 (7:1822-42), sec 113th, runs s76.3xe55.6xn65xw95.5 to beg, 5-sty bk & stn ft tnt; A\$50,000-77,000; also 7TH AV, 1845-51 (7:1822-1 & 61), nec 112th, to sec 113th, 261.10x100, 2-6-sty bk tnts; A \$210,000-460,000; also 7TH AV, 1853-5 (7:1823-1), nec 113th, 100x100, 6-sty bk tnt; A\$105,000-230,000; Isidor Friedlander Est, Lena Friedlander, EXR, 1851 7 av; atty, Lewis A Abrams, 135 Bway; Will filed May24'13.

7TH av, 1845-55, see St Nich av, 54.

CONVEYANCES.

Borough of the Bronx.

Barretto st, swe Southern blvd, see Southern blvd, swe Barretto.

Beck st, nwc Leggett av, see Leggett av, 960.

Beck st, nwc Leggett av, see Leggett av, 960.

Dorsey st, 2424 (*), lot 193, map (398), sec 2, St Raymond's Park, except pt for st; Jos McGovern to Bessie Block at Vineland, NJ; mtg \$4,250; May21; May23'13. omitted

Elsmere pl, 869 (11:2960), ns, 210.9 w So blvd, 35x100, 4-sty bk tnt; Ella Weyman to Bertha Garry; B&S; mtg \$22,750; Apr23'09; May28'13. nom

Graham st (*), es, 106.9 n Morris Park av, 25x95; Jos Katz to Mary E Farrelly, 1808 Graham; mtg \$3,250; Mar1; May23'13. O C & 100

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100; vacant; Wm Sinnott Co to Francis X Keil Co, a corp'n, 1010 Kelly; mtg \$4,000 & AL; May23; May24'13. O C & 100

Lorillard pl, 2385 (11:3055), ws, 83.10 s 187th, 41.9x90, 4-sty bk tnt; Peter Freess to Emil H Kosmak, 23 E 93; ½ R T & I; mtg \$20,000; May17; May26'13. O C & 100

Lorillard pl, 2385; Emil H Kosmak to Geo W Kosmak, 23 E 93, all; mtg \$20,000; May26'13. O C & 100

Lorillard pl, 2389 (11:3055), ws, 42 s 187th, 41.10x90, 4-sty bk tnt; Emil H Kosmak to Peter Freess, 1148 Park av; ½ R T & I; mtg \$20,000; May17; May26'13. O C & 100

Melrose st (9:2378), ns, 100.8 w Washington av, a strip, runs s0.1 to ns 156th x w50xn0.1xe50 to beg; Jno A Foley assignee in bankruptcy of Francis J Barretto to Jas Bain, 429 E 156; AT; QC; May16; May26'13. 139

Melrose st, same prop; Henry L Morris et al EXRS, &c; Arthur R Morris to same; AT; QC; May12; May26'13. 48.61

Overing st (*), ns, at es Public rd or Walker av, being parts 64-67, partition map of Wm Adea at Westchester, begins ns lot 64, runs s66 along av xne94.11xnw12.6 to ss Walker av xw88.2 to ns lot 65 xsw 27.9 to beg; Mary A Howell to W D Howell Co Inc, a corp'n, 1541 Overing; AL; May20; May28'13. O C & 100

Simpson st, 1069 (10:2726), ws, 360 n Westchester av, 37.6x100, 5-sty bk tnt; Emil H Kosmak to Peter Freess, 1148 Park av; ½ R T & I; mtg \$30,000; May17; May26'13. O C & 100

Washington pl (*), ns, 198.6 nw Washington, runs w44.6xne70.5xs83.3 to beg, gore, being 103 map Daly Estate; Hudson P Rose Co to Katie Cunningham, at Seawaren, NJ; AL; June2'08; May28'13. nom

134TH st, 531 E (9:2262), ns, 150 e Brook av, 28.4x100, 5-sty bk tnt; Henrietta Schwartzwald to Stephen McCormick, 45 E 134; mtg \$17,000; Mar15; May23'13. O C & 100

134TH st, 585 E (10:2547), ns, 165 e St Anns av, 17x100, 2-sty & b bk dwg; Henry Jaburg to Caroline J Schaeue, 585 E 134; B&S; Apr30; May26'13. nom

134TH st, 726 E (10:2562), ss, 329 w Willow av, 17.7x103.5, 2-sty & b fr dwg; Jno M Schott & Mary E, his wife, to Fredk A Lane, 3 Crescent ter, Norwalk, Conn; mtg \$4,000; May22; May23'13. O C & 100

136TH st, 425 E (9:2281), ns, 233.4 e Willis av, 16.8x100, 3-sty & b bk dwg; Lena Seitz to Marie Neumann, her daughter, 405 E 204; May16; May26'13. nom

138TH st, 597 E (10:2552 & 2551), ns, 282.1 e St Anns av, 39.3x100, 6-sty bk tnt & str; Jacob Moersfelder to Elise F Klenke, 14 Mt Hope pl; mtg \$35,000; May22; May28'13. O C & 100

141ST st, 598-600 E (10:2552), ss, 406.9 e St Anns av, 50x95, 5-sty bk tnt & str; Utility Realty Co to Henry Morgenthau Co, a corp'n, 30 E 42; B&S; May27; May28'13. nom

147TH st E (9:2273), ss, 100 e Brook av, 25x100; vacant; David Coleman to Mary, wife Jno Coleman, NY; Jan15'90; May26'13. nom

148TH st, 367 E (9:2327), ns, 100 e Courtlandt av, 25x105.3, 6-sty bk tnt & str; Gustav A Frietsche to Leopold Menkes, at Hillsdale, NJ; mtg \$27,000; May26; May28'13. O C & 100

153D st, 254-8 E (9:2442), ss, 100 w Morris av, 50x100, 2-sty fr bldg; American Exchange Realty Co to Julius Liberman, 1245 Mad av; May7; May24'13. nom

156TH st E, ns, 100.8 w Washington av, see Melrose, ns, 100.8 w Washington av.

160TH st, 380-4 E, see 121st, 225 E, Manhattan.

167TH st, 465 E (9:2389), nwc Washington av (Nos 1159-61), 90x50, 5-sty bk tnt; Bernard Ratkovsky to Julius Samuels at Mt Vernon, NY; B&S; AL; May22; May23'13. nom

172D st E (*), es, 106.2 s Westchester av, 50x100; Owen Morgan to Jas T Boyle, 1433 Boone av; Apr30; May27'13. nom

174TH st E (11:2899), ns, 110.5 e Webster av, 40.2x99.5x47x100.8; vacant; Ely Rosenberg, ref, to Tremont Mills, a corp'n, 4063 Park av; FORECLOS transfer tax lien Apr30; May28'13. 4,050

175TH st, 498 E, see Bathgate av, swe 175th.

176TH st, 457 E (11:2909), ns, 100 w Washington av, 50x108, 2-sty fr dwg; Herman Auskulat to Jno D Hallock, 118 Mt Hope pl; mtg \$4,000; May26'13. O C & 100

178TH st E, nwc Monterey av, see 178th E, ns, 113.9 e 3 av.

178TH st E (11:3061), ns, 113.9 e 3 av, 75 to Monterey av x105; vacant; Geo F Moore (Inc), a corporation, to Monterey Bldg Co (Inc), a corp'n, 170 Bway; QC; Mar27; Mar26'13. nom

179TH st, 450 E (11:3035), ss, 83 e Park av, 33x85, 4-sty bk tnt; Louis H Giraud to Gaines-Roberts Co, a corp'n, 2414 Aqueeduct av; mtg \$12,000; May26; May28'13. O C & 100

179TH st, 450 E; Gaines-Roberts Co to Christian Krimmel & Mary, his wife; mtg \$12,000; May27; May28'13. O C & 100

181ST st E, nec Arthur av, see Arthur av, 2130.

183D st E (11:3051), ss, 135.6 e Bathgate av, 40x94, 1-sty fr str & vacant; Asaro Realty Co (Inc) to Jno M Susser, 547 E 183; mtr \$27,500; May23; May24'13. O C & 100

184TH st E, swe Bassford av, see Bassford av, swe 184th.

188TH st, 518 E (11:3057), swe Bathgate av (No 2423), 32x89.4, 5-sty bk tnt & str; Lillian Stimelsky to Amelia Neumeyer, 1144 Jackson av; mtg \$34,250 & AL; May26; May28'13. O C & 100

213TH st E, sec Park av, see Park av, sec 213th.

215TH st E, swe Barnes av, see Barnes av, swe 215th.

217TH st E (*), ss, 175 e Paulding av, 50x109.4; also 217TH ST E (*), ss, 150 e Paulding av, 25x109.4; Stephanie Jossier to Emelie Hohwiller, 444 W 42; mtg \$2,000; May23; May24'13. nom

217TH st E, ss, 150 e Paulding av, see 217th st E, ss, 175 e Paulding av.

233D st E (19th) (*), ss, 105 e Bronxwood av (5th av), 25x64; Mary E Hamill to Mary Faber, 9 E 43; AL; May26; May27'13. nom

233D st E (19th) (*), ss, 130 e Bronx-
wood av (5 av), 25x64; Patk J Dwyer to
Mary Faber, 9 E 43; May26; May27'13.
nom

238TH st E, nwe Verio av, see 121st, 225
E, Manhattan.

Alexander av, 130-2 (9:2295), es, 41.6 s
134th, 39x89.6x38.6x89.6, 2 4-sty bk tnts &
strs; Jos Bierhoff to Henry M Greenberg,
34 W 119; mtg \$14,000 & AL; May27; May
28'13. O C & 100

Amsterdam av (*), ws, 219.3 s Liberty,
125x100; Pauline Rosenmeier to Jacob H
Greenbaum, 2120 Vyse av; QC & correc-
tion deed; May26; May27'13. nom

Arthur av, 2130 (11:3070), nec 181st,
46.8x90x70x93; vacant; Lena Manassa to
Chas A Corby, 2280 Beaumont av; mtg
\$9,800; re-recorded from Apr30'13; May
26'13. O C & 100

Aqueduct av, 2418 (11:3213), es, 344 s
188th, 43x155.1x43.6x161.9, 5-sty bk tnt;
Gaines-Roberts Co to Louis H Giraud,
1001 Faile; mtg \$30,000; May26; May27'13;
O C & 100

Barnes av (*), swe 215th, 25.5x74.5x25
x69.6; Benj Tuska, ref, to Robt A B Dwyer,
128 W 11, GDN of Geo A Parsons;
FORECLOS May12; May22; May23'13.
4,500

Bassford av (11:3053), swe 184th, 34.1x
97.8x25.6x100; vacant; Robt J Moorehead
to Moorehead Realty & Constn Co, 415 E
140; AL; May21; May26'13. O C & 100

Bathgate av (Madison av) (11:2916),
ws, 270 s 175th, late Fitch as on
map Upper Morrisania, runs w 120x
s41x61.4x89x76.6x22x28 to Mad av xn28
to beg, except pt for Bathgate av; Elise
F Klenke to Jacob Moersfelder, 1128
Jackson av; mtg \$3,500; May27; May28'13.
O C & 100

Bathgate av (11:2916), swe 175th (No
498), 103.4x34.5, 3-sty fr dwg; Mollie, wife
Saml G Katzen, to Alex Bonanno, 228 8
av; May28'13. O C & 100

Bathgate av, 1750-2 (11:2922), es, 191.2
n 174th, 41x110, 5-sty bk tnt; Abr Harris
to Clara Fischer, 162 W 87; mtg \$40,100;
Mar22; May26'13. nom

Bathgate av, 2423, see 188th, 518 E.

Beach av, es, 203 s McGraw av, see 121st,
225 E, Manhattan.

Boston rd, 1603-5, see Boston rd, ns,
194.5 e Suburban pl.

Boston rd (11:2939), ns, 194.5 e Suburban
pl, runs n129.10x20.5x20.9x21.1x13.4
to rd xw48.7 to beg; vacant; also BOSTON
RD, 1603-5 (11:2929), ns, 145.0 e Suburban
pl, 48.7x129.10x40.8x130.8, 2-sty fr dwg, 2-
sty fr stable & vacant; Geo Haas, ref, to
Marie Casey, 600 W 142; PARTITION Apr
23; May26'13.

1st parcel 11,700, 2d parcel 13,900

Briggs av, 2873 (12:3302), nws, 377.4 ne
198th, 25x100, 4-sty bk tnt; Wm J Hamil-
ton to Chas Stolle, 106 W 125; mtg \$14,250;
May22; May26'13. O C & 100

Bronx & Pelham Pkwy (*), ss, at ws
N Y, N H & H R R Co, runs w475.9x100x
w150x100 to ss said pkwy xw— to
Westchester or Mill Creek xse— to land
Simon Paul x— to R R xne— to beg,
with all title to land in said pkwy &
creek; also all R T & I to land conveyed
to Kath J Nagle by Wm J Hyland; re-
corded Sept12'01, except strip as follows:
BRONX & PELHAM PKWAY, ss, at nws
said R R, runs sw along R R, 381.11xw
15.1x1379.2 to pkwy xel9 to beg; Jos
Kaufmann, ref, to Annie M Harrison, 31
Woodland av, New Rochelle, NY; mtg
\$12,500, taxes, &c; FORECLOS MAY21;
May22; May23'12. 3,000

Brook av, 1500 (11:2895), es, 50 s 171st,
25x100.9 to NY & H R R, 4-sty bk tnt;
David Appel to Wm G Ehrlich, 2169 Ar-
thur av, AL; May26; May27'13. nom

Cambreling av, 2482 (11:3091), es, 568.9
nw 188th (Bayard), 18.9x107, 2-sty fr
dwg; Smith Williamson to Angelo Fierro,
363 3 av; mtg \$2,500 & AL; May20; May
23'13. O C & 100

Carpenter av (*), ws, 1,215 s 10 av, 25x
105; Jas S Foley, ref, to Conservative
Realty Corp, 99 Nassau; FORECLOS Apr
28; May28'13. 4,000

Castle Hill av (*), swe Quimby av (4th),
108x205, Unionport; Florence E Zimmer-
man to Florence M Dow, at Washington,
DC; 1-6 pt; B&S; May15; May26'13.
O C & 100

Cauldwell av (10:2629), ws, 247.3 n
156th, 39.2x100; vacant; Lewis S Davis
to Lewis S Davis Electrical Constn Mainte-
nance & Supply Co, 227 W 116; AL; Nov26
'12; May28'13. O C & 100

Cauldwell av (10:2626), ws, 248 n 158th,
50.3x130x50.2x130, vacant; Israel Glick to
G & E Constn Co, Inc, a corpn, 661 Tin-
ton av; mtg \$9,500; May26; May27'13.
O C & 100

Clinton av (11:3095), ws, 75 s Oakland
pl, 25x100, vacant; also PROSPECT AV
(11:3094), ws, 100 n 179th, 25x100, va-
cant; Mary E Tuttle to Annie E Walsh,
2395 Valentine av; B&S; May27'13. nom

Clinton av; also PROSPECT AV, same
prop; Anna E Walsh to Annie M & Mary
E Tuttle, both at 716 Oakland pl as joint
tenants; B&S; May27'13. nom

Clinton av, 1822-8 (11:2949), es, 190.8 s
176th, 77.7x90.2, 4 3-sty bk dwgs; Inter-
City Land & Securities Co to Max J Klein,
22 Mt Morris Park West & Ignatz Roth,
102 W 121; mtg \$33,500 & AL; May22;
May23'13. O C & 100

Clinton av, ws, 119.11 s 183d, see Cro-
tona av, es, 119.11 s 183d.

Crosby av, see Westchester av, see
Westchester av, see Crosby av.

Crotona av (11:3101), es, 119.11 s 183d,
24.2x42 to ws Clinton av, x24x41.2, with
rights to cl of Clinton av, vacant; Edw L
Norton indivd & TRSTE Allen T Norton
to Carrie V Lohnes, 15 W 65; April; May
23'13. O C & 100

DeKalb av, 3530 (12:3328), ses, 382.2 ne
Gun Hill rd, 25x91.5x25.2x94.10, 2-sty fr
dwg; Lottie E Welch to Wm G Willis, 582
Broome; May15; May24'13. nom

Edwards av (*), es, abt 204.8 s Marlin;
Harriet Niner to Sarah R Niner; mtg \$555;
Aug29'10; May27'13. nom

Forest av, 884 (10:2658), es, 132.6 n
161st, 27x135, 2-sty & a fr dwg; Rosa Mc-
Cormick to Margt Carolan, 59 E 79; mtg
\$3,100; Apr24; May26'13. O C & 100

Fulton av, 1360 (11:2931), es, 230.1 s
170th (8th), 25x211, except pt for av, 2-sty
fr dwg; Jno H Will to Annie G Will, his
wife, 1362 Fulton av; May21; May26'13.
gift

Halperin av (*), nwe Pilgrim av, runs
n along Pilgrim av, 80.8 to Westchester
av xsw102.10 to Halperin av, x63.9 to
beg; Wm J Hyland to Mary E Colford,
143 Wadsworth av, Bronx (?); mtg \$8,000;
May22; May23'13. O C & 100

Hughes av, 2130 (11:3082), es, 86.2 n
181st, 16.5x85.5x16.5x85.3, 2-sty fr dwg;
Jno M Susser to Asaro Realty Co (Inc),
2299 Bathgate av; mtg \$4,000; May23; May
24'13. O C & 100

Hughes av, 2308 (11:3087), ses, 150 ne
183d, 25x100, 4-sty bk tnt; Chas A Hickey,
ref, to Lizzie Van Riper, 207 W 111;
FORECLOS May14; May23'13. 15,300

Jackson av, 1041 (10:2640), ws, 215.2 n
165th, 19x85, 2-sty fr dwg; Herman Stein-
meyer to Chas L Steinmeyer, 1041 Jackson
av; AT; mtg \$3,000; May24; May26'13.
nom

Jackson av (10:2557), ws, 400 s Lexing-
ton st, 25x144.5x25x147.8, 2-sty fr dwg;
Elizabetha Palmieri to Rose Venezia, 314
E 116; QC; Dec3'13; May28'13. O C & 100

Leggett av, 960 (10:2685), nwe Beck, 50x
107.5; vacant; Jacob Harris to Rae Realty
Co (Inc), a corpn, 928 Bway; AL; May22;
May24'13. nom

Leggett av, 960 (10:2685), nwe Beck, 50
x107.5; vacant; Jacob Bluestein to Jacob
Harris, 101 Av B; AL; May8; May23'13.
nom

Longfellow av, 1421 (11:2999), ws, 200
n Freeman, 25x100, 2-sty fr dwg; Law-
rence S Greenbaum ref to Helen O'Connor,
1482 Bryant av; mtg \$4,500 & AL FORE-
CLOS May14; May27'13. 5,500

Monaghan av (*), ws, 250 n Jefferson av,
25x100; Land Co "A" of Edenwald to Sam
Lachovsky, 245 E 81; AL; May15; May28
'13. nom

Monterey av, nwe 178th, see 178th E, ns,
113.9 e 3 av.

Morris av, 2306 (11:3172), es, 115.9 n
183d, 18.9x117.6, 3-sty bk dwg; Ester
Brown to Hugo Helburn, 971 Kelly; mtg
\$8,000 & AL; Apr30; May27'13. nom

North Oak dr (*), ss, 72.1 w line bet 51
& 52, 25x103.1x25x103.2, part lot 50, Bronx
Wood Park; Margt J T Cannon to Jos E
Trefzger, 480 E 183; mtg \$3,200; May27;
May28'13. O C & 100

North Oak dr (*), ss, bet Hickory &
Elm sts & 35.8 w line bet lots 51 & 52,
runs w36.5x103.2x37.6x99.10 to beg, pt
lots 50 & 51, amended map (1038) of
Bronxwood Park, with all title to strip
on e, 1.5x99.10; Margt J T Cannon to Eliz
Trefzger, 150 2d; mtg \$3,900; May27; May
28'13. O C & 100

Old Hunts Pt rd (10:2768), all that pt
lying w of cl thereof & within block
bounded by Spofford & Randall avs & Cos-
ter & Manida sts & s of line 475 n of Ran-
dall av & e of line 100 e Manida; also
OLD HUNTS PT RD (10:2768), that pt
lying w of cl thereof in block bounded
by Spofford & Randall avs, Faile & Coster
sts; also OLD HUNTS PT RD (10:2768),
that pt lying w of cl thereof, bet sl of
Randall av & line bet lands of Barretto
& Spofford; Geo F Johnson to East Bay
Land & Impt Co, a corpn, 25 Pine; AT;
QC; May16; May24'13. nom

Old Hunts Pt rd (10:2768-2769 & 2764)
that pt lying e of cl thereof in blk bound-
ed by Spofford & Randall avs & Coster &
Manida sts; also OLD HUNTS PT RD,
that pt lying e of cl of rd, in blk bound-
ed by Spofford & Randall avs & Faile &
Coster sts; also OLD HUNTS PT RD, that
pt lying e of cl of rd, bet ss Randall av
& line bet lands of Barretto & Spofford av,
also all easements, rights, title & c if any
to that pt of Old Hunts Pt rd lying s or e
of said last division line, vacant; East
Bay Land & Impt Co to Geo F Johnson,
at Hanover Township, Morris Co, NJ; AT;
QC; May16; May24'13. nom

Park av (3d) (*), sec 213th (1st), 100x
100x100x—, Olivine; Stephen J Stilwell
to Wilbur L Varian, 741 E 232; mtg \$5,000;
May27; May28'13. nom

Pilgrim av, nwe Halperin av, see Hal-
perin av, nwe Pilgrim av.

Prospect av, ws, 100 n 179th, see Clin-
ton av, ws, 75 s Oakland pl.

Quimby av, swe Castle Hill av, see Cas-
tle Hill av, swe Quimby av.

Southern blvd (10:2722), swe Barretto,
275x105, vacant; Henry Morgenthau Co to
Baronet Realty Co Inc, a corpn, 73 Nas-
sau; B&S; May20; May23'13. O C & 100

Stillwell av (*), es, 128.10 n McDonald,
runs n70x114.11xw92.3 to beg; Hudson P
Rose Co to Leonidas Psaroudis, 210 W 36;
AL; May13; May27'13. nom

Theriot av (*), es, 100 s Ludlow av,
200x100; Leonora Klinger to Louise Wenz,
204 W 19; mtg \$7,500; Mar15; May26'13.
O C & 100

Tinton av, 719 (10:2654-67), ws, 192.7 s
156th, 25x96.5x26.1x82.6, 4-sty bk tnt; Rose
Cranston to Hannah Rittman, 168 Brown
pl; mtg \$13,800; May23; May27'13. nom

Tinton av, 891 (10:2658), ws, 210.6 n
161st (Clifton), 24x100, 3-sty fr tnt; Arthur
M Levy, ref, to Sarah A Thurber, at Port
Washington, LI; FORECLOS May23; May
26'13. 5,000

Tremont rd, swe Ams av, see 121st, 225
E, Manhattan.

Undercliff av, 175 E (11:2877), es, 592 n
176th, 25x130.9x25.2x127.2; 2-sty fr dwg;
Jno E Smithers & ano L&RS Margt Smith-
ers to Jno J Boelsen, 1758 Undercliff av;
mtg \$3,500; May16; May28'13. 9,250

Union av, 997 (10:2669), ws, 175 s 165th,
45.7x164.5, 5-sty bk tnt; Jos Vidootzky to
Saml Levy, 193 2 av; mtg \$42,500; May27
'13; O C & 100

Verio av, nwe 238th, see 121st, 225 E,
Manhattan.

Vyse av (11:3128), ws, 25 s 181st, 25x
100, vacant; Carrie L wife Geo H Agner
to City & Country Home Co, a corpn, 38
Park Row; mtg \$2,170; May21; May23'13.
O C & 100

Walker av, es, at ns Overing, see es
"Public" pl or Walker av.

Washington av, 1150-61, see 167th, 465
E.

Washington av (*), ws, 100 s Morris
Park av, 25x95, except pt for White Plains
rd; Rosa Maurer to Leopold E Georgi,
1349 Fulton av; QC; May24; May28'13.
nom

West Farms rd (*), ns, 7.6 e Bear
Swamp rd, runs e along rd 25 xn60.7xw—
xs58.2 to beg, except pt for rd; Martin
Honohan to Mary E Farrelly, 193 Graham;
B&S; Oct8'09; May23'13. O C & 100

Westchester av, swe Pilgrim av, see
Halperin av, nwe Pilgrim av.

Westchester av (*), sec Crosby av, 50x
100, Tremont ter; Wm Buhl to Chas
Kling, 369 Mosholu pkwy; mtg \$3,000;
May26; May27'13. nom

White Plains av, 3660 (*), nec 215th,
25.10x54.10x21.4x56.9; also WHITE PLAINS
AV, 3662 (*), es, 25.10 n 215th, 25x52.10x
25x54.10; also WHITE PLAINS AV, 3666
(*), es, 72.10 n 1st, 20x49.5x20x51; also
WHITE PLAINS RD, 3668-70 (*), es, 170.10
s 216th, runs e40.10xse5.2x54.2xw49.5 to
rd xn43 to beg; Geo I Wilcox to D Paul
Gillespie, 3735 White Plains av; mtg \$25,-
600; Jan11; May26'13. O C & 100

White Plains av, 3662-6, 3668-70, see
White Plains av, 3660.

White Plains rd or av, 1737 (*), ws, 100
sw Morris Park av, 25x45; Leighton Lob-
dell, ref, to Leopold L Georgi, 1349 Fulton
av; FORECLOS May6; May28'13. 3,400

Woodycrest av, 1083 (9:2513), ws, 206.10
n 165th, 15.11x93.11x15.10x92.8, 2-sty & b
fr dwg; Jos E Martire to Bante Martire,
1075 Woody Crest av; mtg \$3,000; Apr25;
May23'13. O C & 100

5TH av, ns, 325 w 3d, see 121st, 225 E,
Manhattan.

Plot 240 e White Plains rd, see 121st,
225 E, Manhattan.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Birch st (*) ws, 150 s Chester av, 25x100,
lot 28, revised map Seneca Park; re mtg;
Joe M Klein to Giacomo Garaguso, 239 W
46; QC; May23; May27'13. 325

Hoffman st, 2381 (11:3054), asn rents to
extent of \$300; Esposito Realty Co to
Louis Marx, 583 Bedford av, Bklyn, &
Michl Marx, at New Rochelle, NY; May22;
May28'13. nom

137TH st, 458 E (misc); power of atty
to collect int &c on bonds or mtgs; Jno
Schierenbeck to Hermann Meyer, 30 Le
Count pl, New Rochelle, NY; Jan31'12;
May24'13.

154TH st, old 687 E (9:2442-45), swe
Morris av (No 687), 100x42.6, 6-sty bk tnt
& strs; option to purchase 1/2 int within
3 yrs for \$5,000; Michl Santangelo & ano
to Beatrice Tuoti; Sept26'12; May26'13.
nom

233D st E (*), ns, 330 e White Plains
rd, 50x114.5; final judgment & decree &
that title be registered as of plff; Geo H
Sundermann plff vs People of State NY et
al defts; Apr2; May27'13. Torrens System

233D st E (*), near White Plains rd;
order of court that registrar enter on
original title No. 6 issued Oct 2'11, can-
celled; Geo H Sundermann plff vs People
of State NY et al defts; May26; May27'13.
Torrens System

Clinton av, 1824 (11:2949), ses, 135.9 ne
175th, 19.4x90.2x19.5x90.2, 3-sty bk dwg;
re mtg; Estates Mtg Securities Co to In-
ter-City Land & Securities Co, a corpn,
115 Bway; QC; May22; May23'13. nom

Clinton av, 1824; re asn rents; same to
same; May22; May23'13. nom

Clinton av, 1826-8 (11:2949), ses, 155.1 n
e 175th, 38.11x90.2x39.1x90.2, 2 3-sty bk
dwgs; re mtg; Estates Mtg Securities Co
to Inter-City Land & Securities Co, a corpn,
115 Bway; QC; May22; May23'13. nom

Clinton av, 1826-8; re asn rents; same
to same; May22; May23'13. nom

Morris av, 687, see 154th (old No 687) E.

Taylor av (*), es, 438.10 s Westchester
av, 16.8x100; asn rents to secure payment
of mtg for \$4,000; Mary Walpole to Jas
H & J Howard Thomas, firm Thomas &
Son, 1766 Ams av; July19'12; May28'13.
nom

White Plains rd, 4137 (misc); power of atty; Nunzia Valentino to Antonio Valentino Jr, his son; Dec15'10; May23'13.

LEASES

Borough of Manhattan

MAY 23, 24, 26, 27 & 28.

- ¹Charles st, see West, see West, 403-4.
¹Columbus Circle, nwc 59th, see 59th, 301 W.
¹Emerson st, 38 (8:2222), str; Charles Hensle Realty Co to Louis Diamond, 329 E 49; 5yf May1'11; 2yren at \$720; May28 '13. 420 to 600
¹Greene st, 57-63 (2:486), agmt as to conditions & renewal of Ls for 5y from expiration of Ls dated Mar19'13; Greene St Realty Co, Inc with Ault & Wiborg Co of NY, 57-63 Greene; May19; May26'13. nom
¹Hamilton st, swc Market, see Market, 61-3.
¹John st, 43 (1:78); str & two rear upper floors; Jacob Corday to Philip Zeitlen, 231 Grand; 10yf May1; May26'13. 3,300 & 3,800
¹Market st, 61-3 (1:253), swc Hamilton, all; Lina J Runsdorf & ano to Gesualdo D'Orata or D'Arata, 47 Oak et al; 3yf Apr 1; May23'13. 5,200
¹Monroe st, nec Pike, see Pike, nec Monroe.
¹Mott st, 66 (1:201), basement; Anna Colombo to Louis F Goldberg, 66 Mott; 5yf May1; May23'13. 300
¹Mott st, 104 (1:204); sur Ls; Antonio D'Ambrosio to Dominick Lambiente, 112 Mott; AT; May26'13. O C & 100
¹Pike st (1:272), nec Monroe, str & b; Chas S Meyerson to Haym A Goldstein, 1417 Prospect av; 5 7-12yf Oct1'12; May23'13. 1,140
¹Stanton st, 282-4 (2:335), 6 rooms on 1st fl cor; Dora Schonzeit to Kalman G Rosahn, on premises; 5yf Mar1'14; May27'13. 480
¹William st, 233, see Park Row, 95.
¹West st, 403-4 (2:636), see Charles; all Wm H Rankin to Jas J Archbold, 7 Glenarda pl, Bklyn; 5yf May1; May26'13. 4,500
¹6TH st, 705-7 E (2:376); all. Fannie Pick to Isaac Greenberg, 66 Av D; 3yf June1'13; May26'13. 5,600
¹9TH st, 61 E (2:561), ns, 1744 w Bway, 26x92.3, the land; Trstes of Sailors Snug Harbor to Lily D Kellogg, 619 W 127; mtg \$19,378.85; 7yf May1; 21yrs ren at \$26'13. taxes, &c & 1,000
¹13TH st E, nwc Av B, see Av B, 216.
¹13TH st, 100-2 E, see 4 av, 135.
¹16TH st, 601 E, see Av B, 275-7.
¹34TH st, 476 W (3:731); all; Geo Ehret to Jas J Shiel, 476 W 34; 5yf May1; May26'13. 1,560
¹38TH st, 103 W (3:814), 4-sty bldg, all; Eliz A Strouse to Annibale Maggi, 103 W 38; 10yf May1; May23'13. 2,700 to 3,900
¹41ST st W, see Bway, see Bway, sec 41.
¹43D st, 26 W, see 43d st, 28 W.
¹43D st, 28 W (5:1258), str; also 43D St, 26 W; small brick structure in rear; Walter J Solomon to Chas S & Alice J Arenbibia, 18 E 30; 5yf Aug1'13; May27'13. 4,000
¹44TH st, 47 E (5:1279), nes, 100 se Mad av, 25x100.5; all; Chas A Dards to Schmitt Brothers, a corpn, 343 Mad av. Feb10'13; from completion of alterations to Jan1'23; May27'13; taxes, &c, & net 5,500 to 7,000
¹45TH st, 2-6 W (5:1260), major portion, 4th loft; Sperry Realty Co to The H W Gray Co, Inc, 2 W 45; 10yf May1; May23 '13. 4,200 & 4,700
¹46TH st, 56 W (5:1261), str fl; Emil Fraad to Little Queen, Inc, a corpn, 32 W 45; 5yf July1; 5y ren at \$3,500; May24 '13. 2,500
¹50TH st W, nec Bway, see Bway, 1634.
¹59TH st, 420-2 E (5:1370), asn Ls; Alois Turek to N Y Orthopaedic Dispensary & Hospital, 126 E 59; May27; May28'13. 5,500
¹59TH st, 424-6 E (5:1370), —x—; leasehold; Peter P Cappell to N Y Orthopaedic Dispensary & Hospital, a corpn, 126 E 59; QC; May23; May24'13. nom
¹59TH st, 301 W (4:1112), nwc Columbus Circle, 34.3x50.5x42.7x51.2; all; Edw M Burghard to Emil Meserlik & Aug Schonhard, both at 2976 Perry av; from May1'13 to Apr1'25; May26'13. taxes, &c & 11,000 & 12,000
¹59TH st W (4:1112), nwc Columbus Circle, agmt modifying leases & assumption of same, by party 1st pt; Edw M Burghard with Oliver L Jones, at Cold Spring Harbor, LI; May17; May26'13. nom
¹59TH st, 301 W (4:1112); asn Ls; Margt J Watson EXTRX Walter Watson to Edw M Burghard, 1 E 93; AT; May1; May26 '13. nom
¹59TH st, 301 W; consent to asn Ls; Oliver L Jones to United Cigar Stores Co; May17; May26'13. nom
¹59TH st, 301 W; asn Ls; United Cigar Stores Co to Edw M Burghard, 1 W 93; AT; May17; May26'13. 5,900
¹61ST st, 204 E (5:1415), 4-sty & b dwg; Ginsburg Realty Co to August Graf; 3 3-12yf July1'11; May23'13. 1,400
¹61ST st 204 E, all; same as AGENT for Chas Steiner to Otto Walter, 236 E 89; 1 4-12y & 7 days f May23; May23'13. 1,200

¹65TH st, 326-8 E (5:1439), ss, 275 e 2 av, 37.6x100; certf as to receipt for all monies due on a/c of asn of Ls & rents made by Rebecca Goldberg & recorded Dec20'12, & consent to cancellation of same; Meyer Jarmulowsky, 27 E 95, to whom it may concern; May21; May28'13.

¹70TH st, 320-4 E (5:1444), sur Ls; Louis Schlechter to Virginia Danziger, 11 E 79 & ano EXRS Max Danziger; May14; May28'13. nom

¹86TH st, 23 W (4:1200), all; M Louise Ewen to Marie McManus, 64 W 37; 5yf Sept1; May24'13. 3,400

¹102D st E, sec 2 av, see 2 av, 1982.

¹106TH st, 301 E (6:1678), court order cancelling license or lease to use portion of above as fire exit from 2074 2 av. Chas Alssi et al plffs vs Providina Bottini deft; May16; re recorded from May22'13; May26'13. court order

¹120TH st, 504 E (6:1816), all; Selma Alexander to Isidor Lagowitz, 504 E 120; 3yf Nov1'12; May27'13. 4,400

¹125TH, 205 E (6:1790); all; Lewis C Mott, ATTY for J Augustus Smith et al to Jacob Miller, 15 Grenada pl, Bklyn; 9 11-12yf June1'13; May26'13. 1,500 & 1,800

¹125TH st, 262 W (7:1930), e str & pt c; Jno J & Thos P Fowler to Jas Van Dyk Co, a corpn, 307 Water; 7 2-12yf June1'13; May26'13. 6,000

¹164TH st W, swc Ams av, see Ams av, swc 164.

¹181ST st, 608 W (8:2162), str; Elias A Cantor to Thos A O'Brien, 280 E Burnside av; 4 4-12yf May15; May24'13. 900 & 960

¹207TH st, 606 W (8:2235); str & b; T G Galardi Co to Julius Kretschmer, 41 Pinehurst av; 5yf July1'13; May27'13. 420 to 660

¹Av B, 133 (2:391); all; Bell Everson to Nathan Buchholtz, 186 Av B; 4yf June1 '13; May26'13. excess taxes &c & 1,100

¹Av B, 216 (2:407), nwc 13th, str & pt c; asn Ls; Max Goldstein & ano to Arthur Jost, 12 E 133; AT; May16; May23'13. nom

¹Av B, 216; asn Ls; Arthur Jost to Edw Freund & Son, 75 3 av; AT; May16; May23'13. nom

¹Av B, 275-7; also 16TH ST, 601 E (3:984) Selma Alexander to Hyman Cohen, 635 E 9th; 3yf Mar1; May27'13; 3,350

¹Av C, 198 (2:382); all; Thos A Harris to Saml Rosenberg, 421 E Houston; 5yf June 1'13; 5y ren; May26'13. 1,620

¹Amsterdam av, 2170 (8:2123), s str & pt c; Margt Poppe to Geo Schnackenberg, 2170 Ams av; 5yf June1'13; May26'13. 720 & 780

¹Amsterdam av (8:2121), swc 164th; asn Ls; Edw Gallagher to Eugene C Lamoreaux, 10 Manhattan av; mtg \$1,000; May27'13. nom

¹Broadway, 1634 (4:1022), nec 50th, cor str; asn Ls; Jno Healy to Chas A Smith, 469 W 163; AT; mtg \$5,000; May13; May23'13. nom

¹Broadway (4:993), sec 41st; str; 41st St Realty Co to D A Schulte, Inc, a corporation, 61-3 Park Row; 9 11-12yf June1 '13; May26'13. 10,000 & 12,000

¹Columbus av, 800 (7:1854), s str & pt b; Jonas Beermann to Gaetano Attanasio, 105 W 98th; 10yf Nov1'11; May27'13. 1,500

¹Park Row, 95; also WILLIAM ST, 233 (1:121); agmt modifying conditions in Ls; Marie Reiche to Andy Horn Inc, a corpn, 95 Park row; Apr7; May28'13. nom

¹1ST av, 153 (2:451), str fl, b & 4 rooms on 1st fl; Wm Doerzbacher to Geo Felber, 153 1 av; 5yf May1; May27'13. 1,320

¹2D av, 324 (3:924), es, 25 s 19th, 4-sty & b bk dwg, all; Julia Toulmin to Jacob Hummel, 324 2 av; 3yf May1; May28'13. 1,440

¹2D av, 714 (3:944); str & b; D H Jackson Co to Jos Wertheimer, 714 2 av; 3yf May 1'14; May26'13. 1,200

¹2D av, 1982 (6:1673), sec 102d; agmt as to Ls on such terms as set forth in agmt dated May22'13; Harry Wilkus, 287 Edgecombe av, with Meyer Jarmulowsky, 27 E 95, firm M & L Jarmulowsky, 165 East Bway; May22; May28'13.

¹3D av, 690, str fl, b & 2d fl; Justin Herold & ano EXRS, &c, Hieronimus Herold to Anthony Antosch, 690 3 av; 7yf May1; May23'13. 2,100

¹3D av 963-5 (5:1331); declaration & agmt as to covenants & conditions in Ls; Herman Joveshof to Hugo & Gustav Kiel, 963-5 3 av; May19; May24'13.

¹3D av, 2356 (6:1776), all; Thos G Thompson EXR Oliva Thompson to Obermeyer & Liebmann, 59 Bremen, Bklyn; 3yf Aug1'13; May28'13. 1,200

¹4TH av, 135; also 13TH ST, 100-2 E (2:558); asn of all R. T & I to money indemnity upon cancellation of Ls; Herman Bohling to Lion Brewery, 104 W 108; Apr 14; May27'13. nom

¹4TH av, 135 (2:558), sec 13th (Nos 100-2) all; Wm Schlemmer to Herman Bohling, 135 4 av; 3yf May1; May27'13. 4,500

¹4TH av, 450-4 (3:860), ws, 74 n 30th, 60.3 x80, all; Mary R Goelst & ano to Shepherd K de Forest, Lakewood, NJ; from Dec1'12 to Jan1'13; May28'13. taxes, &c, & 18,000

¹5TH av, 99-101 (3:846), front portion of 7th loft; 101 Fifth Ave Co to A M & M F Langfeld, 1849 N 17, Phila, Pa; 3yf Feb1 '14; May24'13. 2,000

¹5TH av, 505 (5:1277), str & b; Jos J O'Donohue Jr as RECVR of Improved Prop Holding Co of NY to Alfred A Kohn, 505 5 av; 15yf Sept1'13; May26'13. 22,500 & 25,000

¹6TH av, 195 (2:609); certf as to surrender and cancellation of Ls; Isidore Leibowitz to A Butler Duncan at Hempstead, LI; May22. May26'13. nom

¹6TH av, 647 (3:813); leasehold; consent to station at 38th st; Jas O'Brien lessee to Interborough Rapid Transit Co, 165 Bway & ano; Apr29; May24'13. nom

¹9TH av, 354 (3:754), str, &c; Louis F Sommer to Jno Dapper; 2yf May1; May24'13. 1,080

¹9TH av, 769 (4:1061), str; Innes & Center AGENTS for H Livingston Center to Max Kamelhor, address not given; 2 11-12 y f June1; May24'13. 1,000

LEASES.

Borough of the Bronx.

¹Beek st, 560 (10:2684), 5 rooms on 2d fl; Martin Pietscher Constn Co to S Terrens, 560 Beek; 3yf May1; May24'13. 360 & 396

¹Clarke pl, nwc Jerome av, see Jerome av, 1301.

¹Freeman st, 925 (11:2980), str & b; Estate of Delia Jackson to Geo Pullets, 917 Freeman; 2 2-12yf Mar1'13; 3yrs ren at \$1,500; May27'13. 1,200

¹135TH st E, cor Willis av, see Willis av, 164.

¹136TH st, 528 E (9:2263), ss, 175 e Brook av, 37.6x100; sobrn of Ls to mtg; Louis Cohen & Barnet Klionsky with Henry F Schwarz, Greenwich, Conn, TRSTES Fredk A O Schwarz for Emily E Schwarz; May13; May23'13. nom

¹136TH st, 608-34 E (10:2548), ss, 384 from St Ann's av, 341x100, 7 houses, all; Weiher Constn Co to Calogera Savero et al, 47 Oak; 5yf May1; May23'13. 24,325

¹149TH st E, see Brook av, see Brook av, sec 149.

¹201ST st, 392 E (12:3280); asn Ls & consent to same by Morris Epstein & ano; Lena Bass to Max Wartsky, 830 E 170; May 6; May28'13. nom

¹Belmont av, 2481 (11:3078), all; Geo Ringler Co to Michl Pignone, 2481 Belmont av; from May1'13 to May1'18; May24'13. 540

¹Brook av (9:2275), sec 149th, c str & pt c; Saml B Ogden to Geo Ringler & Co, 203 E 92; 5yf May1; 3yren; May24'13. 1,500 & 1,800

¹Brook av, 1491 (11:2896), str & c; Brook av & 171st St Realty Co to Abr Allison at Brook av & 171st; from Mar20'14 to Apr30'24; May27'13. 6,900

¹Jerome av, 1301 (11:2856), asn Ls; Patk H Lennon to Ebling Brewing Co, 760 St Ann's av; May2; May23'13. nom

¹Jerome av, 1301 (11:2856), nwc Clark pl, str & b; Laurence J Callanan to Patk H Lennon, 1301 Jerome av; 5yf May1'10; May23'13. 720 & 800

¹Morris av, 936 (9:2423), str & b; Frank Schellhammer to Charlotte Ettinger, 964 Morris av; 3yf Apr1; May24'13. 660

¹Public rd (*), ss, being w 1/2 lot 34, map Clason pt, each portion at nec of said lot 20x100; all; Michl Peiffer to F George Wieman, 1095 Jefferson, Bklyn; 16yf May 1; May24'13. taxes, &c, 1st yr 500 & thereafter 3,000 to 12,500

¹Tinton av, 1143 (10:2661), str fl & c; Jno Maier to Otto Scheidegger, 421 E 64; 3yf May1; 2yren at \$720; May24'13. 600 to 720

¹Tremont av (11:2131), ns, 129.9 w Daly av, 33.3x143; sur Ls & agmt releasing liabilities, etc, under Ls recorded Apr8'13; Rebecca C Kerr, 1012 Olmstead av, with Wilkins Amusement Co, a corpn, 1297 Wilkins av, & Frank S Conway, 506 W 135; May27; May28'13.

¹Webster av, 1965 (11:2815), cor str; Newman Dube to Eugene Mannheimer, 2281 Bathgate av; 3yf May1; May28'13. 630

¹Willis av, 164 (9:280), cor 135th; asn Ls; Thos A Hanlon to Patk Donnelly, 508 W 183; Mayo; May28'13. nom

¹3D av, 2823 (9:2327), str & 2d fl; Jas G Carlaftes to Wm M McRae, at Great Neck, LI; 5 11-12yf June1'13; May26'13. 4,500 & 4,800

MORTGAGES.

Borough of Manhattan.

MAY 23, 24, 26, 27 & 28.

¹Academy st (8:2224), ws, 25 s Vermil-yea av, 50x100; May23'13; due June1'16, 5%; Cath McMahon to Emigrant Indus Savgs Bank. 1,500

¹Barrow st, 69 (2:584), ss, 50 w Bedford, 24.4x74 to Commerce (No 33) x25x74; May 28'13; due July1'15, 5%; Jno L Bickford to Albt Berry, 143 Clarkson, Bklyn. 23,000

¹Broome st, 233 (2:408), ss, 62 w Essex, 13x64.3; pr mtg \$11,000; May28'13; 3y6%; Jacob Efron, 233 Broome to Saml Stein, 10 Delancey & ano. 2,500

¹Canal st, 164-8 (1:201), swc Elizabeth (23-9), runs w47x50.6xw47x54.6xe94 to Elizabeth xn100 to beg; May28'13; 3y5%; Martin Schrenkeisen, exr &c of Martin Schrenkeisen, to Edw F De Beixodon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland. 85,000

¹Cannon st, 62 (2:328), es, 150 s Rivington, 25x100; May23; May24'13; 5y5%; Tillie Salvin to Emigrant Indus Savings Bank. 20,000

Cathedral pkwy (6:1594), ns, 250 e Lenox av, 150x100; May23; May24'13; 5y 6%; Scheer-Ginsberg Realty & Constn Co, 198 Bway, to Mary J Kingsland, 1026 5 av. 190,000

Cathedral pkwy (6:1594), ns, 250 e Lenox av, 150x100; certf as to mtg for \$190,000; May23; May26'13; Scheer-Ginsberg Realty & Constn Co to Mary J Kingsland.

Clinton st, 240-2 (1:258), es, 100.10 n Cherry, 40.4x71.10x39.11x72; PM; pr mtg \$36,500; May26'13; 5y6%; Hyman Safir, 240 Clinton, to Jennie Ginsburg, 242 Clinton, & ano. 5,500

Commerce st, 33, see Barrow, 69.

Dey st, 70, see Washington, 181.

Elizabeth st, 23-9, see Canal, 164-8.

Forsyth st, 122 (2:419), es, 175 s Delancey, 25x100; pr mtg \$31,000; May28'13; due & c as per bond; Ida Fischman, 34 Delancey, to Jacob Hauben, 58 1 av. 3,000

Globe sq, 70, see Washington, 181.

Greene st, nwc Washington pl, see Washington pl, 23-9.

Jumel pl (8:2112), ws, 366.3 n 167th, 25x100; pr mtg \$—; May24; May27'13; due & c as per bond; Margt E Williams, 42 Jumel pl to Saml Simmons, 168 S Main, Cortland, NY. 1,000

Peck st (1:98), ws, being lot bounded n partly by lot of Jeremiah Leaming & partly by rear Whiting's lot, w by lot of Saml Farmer, s by lot lately sold by Jeremiah Leaming to Richd Mulheran, & e by Peck slip, being 21x57.9x21x59.3 on ss; May22; May27'13; due & c as per bond; Jno I Brooks, Jr, to Jane M Woolley, 1062 Pacific, Bklyn. 6,000

South st, 178-9 (1:110), ns, 62.9 e Roosevelt, runs e41.9xn75.8xw0.8xn78.1 to ss Water (Nos 337-9), xw37.4xsl51.4 to beg; pr mtg \$28,500; May27'13; due & c as per bond; Fannie E D Story to Florence G Finch, 36 Gramercy Park. 7,500

Suffolk st, 132 (2:349), ext of \$22,000 mtg to June8'16 at 4½%; May7; May28'13; Jas C Drayton, trste Sylvia L Kirkpatrick, with Moritz & Clara Neuman, 114 W 120. nom

Washington st, 181 (1:82), nec Dey or Globe sq (No 70), 20.6x35.2x20x35.2; May22; May24'13; 3y int as per bond; Frances V Stokes to Farmers' Loan & Trust Co, 22 William. 2,000

Washington pl, 23-9 (2:547), nwc Greene, 100.9x100; ext of \$345,000 mtg to May7'14 at 5%; May22; May27'13; N Y Life Ins Co with Jos J Asch, So Norwalk, Conn. nom

Water st, 337-9, see South, 178-9.

3D st, 30 E (2:458), ss, 92.1 w 2 av, 22.11 x59.4x23x58.8; May26'13; 5y5%; Max Isenberg to Chas N Lee, Farmington, Conn, et al, trste for Grace L Smidt, will Wm H Lee. 13,000

5TH st, 319 E (2:447), ext of \$22,000 mtg to May22'18 at 5%; May14; May24'13; Lawyers Mort Co to Morris Zucker. nom

9TH st, 429 E (2:437), ns, 238 w Av A, 25x½ blk; May26'13; 5y4½%; David J Leahy to Bowery Savgs Bank, 128 Bowery. 3,000

10TH st, 39 W (2:574), ns, 356.10 e 6 av, 24.6x94.10; May27'13; due June1'16; 4½%; Edith A J wife of & Thatcher M Adams Jr to N Y Instn for the Instruction of the Deaf & Dumb at Ft Wash av & 163d. 20,000

13TH st, 100-2 E, see 4 av, 135.

13TH st, 207 E (2:469), nes, 510 nw 2 av & 100 e 3d av, runs ne103.3xsw17xsw 103.3 to st xnw17 to beg; also 14TH ST, 214 E (2:469), ss, 428 w 2 av, 24x103.3; May13; May24'13; due Sept13'13, 6%; Irvington Constn Co to Sadie Brill, 207 W 110. 3,500

13TH st, 207 E; also 14TH ST, 214 E; certf as to above mtg; May12; May24'13; same to same.

14TH st, 214 E, see 13th, 207 E.

14TH st W, ns, 200 w 6 av, see 6 av, 289-93.

15TH st W, ss, 200 w 6 av, see 6 av, 289-93.

17TH st, 321 W (3:741), ns, 225 w 8 av, runs w25xn92xe25xsl0.10xw0.3xsl9 xe 0.2 xs 15.8xw0.1xs9.9xse0.1xs36.9 to beg; May26'13; due & c as per bond; Scott B & Francis A Shepherd & Louise A Irving, individ & as exrs Geo Shepherd to Title Guar & Trust Co. 15,000

17TH st, 323 W (3:741), ns, 250 w 8 av, 25x92; May26'13; due & c as per bond; Scott B & Francis A Shepherd & Louise A Irving, individ & as exrs Geo Shepherd, to Title Guar & Trust Co. 15,000

18TH st, 406 E (3:949); ext of mtg for \$12,000 to June22'16; 5½%; Apr25. May 27'13; Christian G Openhym gdn Geo J Openhym, will of Jos Openhym, with Lizzie Chest individ & admtrx Robt Chest. nom

18TH st, 65 W, see 6 av, 288.

18TH st, 101-5 W, see 6 av, 289-93.

18TH st, 107-23 W, see 6 av, 289-93.

26TH st, 312 E (3:931), ss, 200 e 2 av, 25x98.9; May22; May23'13; due & c, as per bond; Mary J & Richd W Simpson to Title Guar & Trust Co, a corp. 7,500

27TH st, 361-3 W (3:751), ns, 121.3 e 9 av, 42.6x98.9; pr mtg \$50,000; May26; May 27'13; due & c as per bond; Martin Engel to Simon Engel, 229 W 136. 10,000

28TH st, 26-S E (3:857), ss, 100 e Mad av, 50x98.9; pr mtg \$110,000; May27'13; due & c as per bond; De Mont Thompson Buildings, Inc, to Robt Gray, 413 W 146. 5,000

28TH st, 26-S E; certf as to above mtg; May27'13; same to same.

28TH st, 132 E (3:883); ext of \$17,000 mtg to June1'16 at —%; May23; May28'13; Christine G Openhym et al, trstes Adolphe Openhym, with Minnie L, wife of & Jno S Harris, 132 30th. nom

35TH st, 439 W (3:733); ext of \$18,000 mtg to Nov1'12 at 5%; Jan25'08; May23'13; Emma Rochefort individ & as extrs, & c, Jane E Rochefort with Union Trust Co of NY. nom

38TH st, 308 W (3:761), sws, 150 nw 8 av, 25x98.9; pr mtg \$—; May24; May 26'13; 1y6%; Wm Henn, 7 W 106, to May Wolf, 515 W 111. 2,500

39TH st, 134 E (3:894); ext of \$18,000 mtg to May16'16 at 4½%; May20; May23'13; Frank Moss exr Wm F Snell with Helene Smidt, 134 E 39. nom

39TH st, 136 E (3:894); ext of \$12,900 mtg to Mar16'16 at 4½%; May20; May23'13; Frank Moss exr Wm F Snell with Helene Smidt, 134 E 39. nom

39TH st, 242 W (3:788), ss, 363.1 e 8 av, 17.1x98.9; pr mtg \$18,000; May10; May 23'13; 2y6%; Eliza L Harney, 242 W 39, to Mary Mallahan, 242 W 39. 3,000

41ST st, 137 E, see 41st, 139-43 E.

41ST st, 139-43 E (5:1296), ns, 175 w 3 av, 90.7x100.1x74.3x98.9; also 41ST ST, 137 E (5:1296), ns, 114.9 e Lex av, 39.7x 100.1x38.8x100.3; May21; May23'13; 1y5½%; Adelaide M Lyons, 211 Central av, Flushing, LI, to Egbert Winkler Sr, 165 E 95. 1,000

41ST st, 130-6 W, see Bway, 1448.

41ST st, 138 W, see Bway, 1448.

44TH st, 302 E (5:1336), ss, 82 e 2 av, 18x50.5; ext of \$2,000 mtg to May21'16 at 6%; May21; May28'13; Wm H McIntyre with Salvatore De Caprio, 302 E 44. nom

49TH st, 553-5 W (4:1078), ns, 60 e 11 av, 40x50; May26; May28'13; 5y5%; Aug M Herrmann, Englewood, NJ, to Jno P Heiderscheid, 678 11 av. 7,000

51ST st, 325 W (4:1042); also 75TH ST, 105 W (4:1147); an interest; Sept26'11; May26'13; demand, 6%; Jno H Ryerson to Geo W Ellis, 2 W 59. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; Mar8'11; May26'13; demand, 6%; same to same. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; June30'11; May26'13; demand, 6%; same to same. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; Aug10'11; May26'13; demand, 6%; same to same. 100

51ST st, 325 W; also 75TH ST, 105 W; an interest; Aug17'10; May26'13; demand, 6%; same to Alice F Brown. notes 200

55TH st, 237-43 E (5:1329), ns, 100 w 2 av, 100x100.5; pr mtg \$60,000; May9; May 26'13; due Nov9'14, 6%; Ambrose Realty Co to Emily M Roemer, 494 Greene av, Bklyn. 12,000

55TH st, 237-43 E; certf as to above mtg; May9; May26'13; same to same.

55TH st, 237-43 E; pr mtg \$72,000; May 24; May26'13; due Nov22'13, 6%; same to same. 3,500

55TH st, 237-43 E; certf as to above mtg; May23; May26'13; same to same.

55TH st, 45 W (5:1271), ext of \$30,000 mtg to Apr23'16 at 4½%; Apr23; May23'13; N Y Trust Co trste for Carlisle Norwood under deed of trust with Henry A C Taylor South Portsmouth, RI. nom

55TH st, 45 W; ext of \$10,000 mtg to Apr23'16 at 4½%; Apr23; May23'13; same with same. nom

55TH st, 245-9 W (4:1027), ns, 140 e 8 av, 60x100.5; agmt that all fixtures & improvements to be placed in said bldg to be erected on above premises shall be covered by & be subject to the lien of a bldg loan mtg for \$130,000; May14; May26'13; Onondaga County Savgs Bank with Aeon Realty Co, 60 Bway. nom

55TH ST, 300-2 W, see 8 av, 925-7.

57TH st, 37 W (5:1273), ns, 295 e 6 av, 25x100.5; ext of two mtgs aggregating \$115,000 to May16'18 at 4½%; May23'13; Edw E Black with Bainbridge Colby, 49 E 66. nom

58TH st, 200 W, see 7 av, 912-20.

59TH st, 301 W, see Bway, nwc 59th.

61ST st, 56 E (5:1375), ss, 342 e Mad av, 19x100.5; May26'13; 5y4½%; J Langdon Schroeder to Henry A C Taylor, on East rd, South Portsmouth, RI. 7,000

61ST st, 56 E (5:1375); ext of \$20,000 mtg to May26'18 at 4½%; May26; May28'13; J Langdon Schroeder with Henry A C Taylor, East rd, South Portsmouth, RI. nom

65TH st, 21 E (5:1380), ns, 42 w Mad av, 22x100.5; May26; May27'13. 3y4½%; Richd Billings to Emily D Van Wageningen at Morristown, NJ et al trstes Jno M Dodd. 45,000

67TH st, 140 W (4:1138), ss, 125 e Ams av, 25x100.5; May5; May26'13; 5y5%; Jas McLaughlin to Emigrant Indust Savgs Bank. 16,000

68TH st, 248 E (5:1422), ss, 150 w 2 av, 16.8x100; May23; May27'13; 5y5%; Rosamond Blumenthal & Stella Greenbaum, NY; Leontine Baere, Albany, NY; Arthur L Rice of NY, heirs Pauline Rindskopf, to Lawyers Mtg Co, 160 Bway. 8,000

70TH st, 320-6 E (5:1444), ss, 244 w 1 av, 4 lots, ea 25x100.5, 4 PM mtgs, ea \$10,000; May28'13; due & c as per bond; Mary A Thornton to Title Guar & Trust Co, 40,000

70TH st, 320-6 E; 4 PM mtgs, ea \$1,500; 4 pr mtgs \$10,000 ea; May28'13; 3y6%; same to Alfred L Rheinhold, 620 W 122. 6,000

72D st, 142 W (4:1143), ss, 360 e Ams av, 20x102.2; May28'13; 1y5½%; Marie W Mitchell, 142 W 72, to Emigrant Indust Savgs Bank. 40,000

75TH st, 105 W, see 51st, 325 W.

77TH st, 203 W (4:1169), ns, 100 w Ams av, 25x102.2; ext of \$25,000 mtg to Apr25'18 at 5%; Apr19; May26'13; Fredk Dietz & Saml McMillan trstes Robt E Dietz with Geo Crawford. nom

81ST st, 147 W (4:1212), ns, 414.6 w Columbus av, 19.6x102.2; pr mtg \$19,000; May 24'13; due & c as per bond; Wm B Harned to Jas G Whalen, 614 W 135. 1,500

93D st, 157 E (5:1522), ns, 384 w 3 av, 15.6x61; pr mtg \$4,500; May22; May23'13; due & c, as per bond; Clark B Augustine, 537 W 149, to Walter J M Donovan, 302 W 105. 1,000

94TH st, 9 E (5:1506), ns, 192.2 e 5 av, 20x100.2; PM; May22; May27'13; 5y4½%; Henry H Pierce to Lawyers Title Ins & Trust Co. 30,000

94TH st, 9 E, PM; pr mtg \$30,000; May 22; May27'13; 3y5%; same to Alfred Jar-etzki, 121 E 73. 5,000

98TH st, 258 W, see West End av, 772-80.

101ST st, 219 E (6:1651), ns, 285 e 3 av, 25x100.11; May1; May23'13; 5y5%; Rosa Marino to Church of The Holy Communion, 326 6 av. 9,000

102D st, 102 E (6:1629), ss, 27 e Park av, 28x75; given to secure performance of terms of lease covering No 281 Bleeker; pr mtg \$—; May14; May28'13; due & c as per bond; Betsie Gertner, 197 2 av, to Dominick J Pioselli, 119 W 10. 1,000

104TH st, 66 E (6:1609), ext of mtg for \$5,000 to May11'18; 5%; May1; May27'13; Lawyers Mtg Co with Saml, Chas & Guste Wilder & Hannah Harris, Golde Newman & Flora May. nom

108TH st, 122 E (6:1635), ss, 125 w Lex av, 25x100.11; PM; May26; May27'13; 3y5%; Theresa Lemmon to Amer Mtg Co, 46 Cedar. 12,000

108TH st, 101 W, see Col av, 980.

114TH st, 12 E (6:1619); ext of \$17,000 mtg to May28'18 at 4½%; May28'13; Morris Goodfriend with Louisa Minturn, 13 E 69. nom

114TH st, 109 W (7:1824), ns, 193.6 w Lenox av, 31.6x100.11; May27'13; 4y5%; Benj Fishel to Libbie Siff, 17 Livingston pl. 26,000

114TH st, 109 W; sobrn agmt; May27'13; same & Max Borck with same. nom

115TH st, 460 E (6:1708); ext of \$6,500 mtg to June1'18 at 5%; May19; May23'13; American Mort Co with Irene N Collord. nom

117TH st, 139 W (7:1902), ns, 300 e 7 av, 25x100.11; May23'13; 5y4½%; Rachel Goldstein to Frederic de P Foster, Tuxedo Park, NY, & ano trstes for Louisa Minturn will Wm H Aspinwall. 20,000

117TH st, 146 W (7:1901); ext of \$21,000 mtg to May26'18 at 4½%; May26'13; Simon M Goldsmith with Louisa Minturn, 13 E 69. nom

122D st, 354 W (7:1948), ss, 186 w Manhattan av, 16x100.11; May23; May28'13; due & c as per bond; Emma L Crawford to Mary C Stewart, 28 St Johns pl. 460

126TH st, 305 W (7:1953), ns, 125 w 8 av, 24.6x99.11; May26'13; 5y4½%; Kate E, wife Saml C Burchell, to Bowery Savgs Bank, 128 Bowery. 12,000

127TH st, 112-6 E (6:1775), ns, 90 e Park av, 50x99.11; May27'13; 3y5½%; Douglas Realty Co to Sarah E Fernald, 34 W 72. 14,000

127TH st, 112-6 E; consent & certf as to above mtg; May27'13; same to same.

128TH st W (7:1968), ns, 75.1 e Convent av, 60.6x99.10; certf that release of mtg executed by Met Life Ins Co to Manchester Constn Co released above premises from lien of mtg for \$225,000, & is in no way affected by agmt made bet same parties; dated May25'06 & recorded May23; May26'13; Metropolitan Life Ins Co to Franklin Savgs Bank. nom

128TH st, 419 W (7:1968), ns, 75.1 e Convent av, 60.6x99.10; May23'13; 5y5%; Manchester Constn Co to Franklin Savgs Bank in City NY, 656 8 av. 52,000

128TH st, 419 W; consent & certf as to above mtg; same to same.

131ST st, 16 E (6:1755), ss, 200.11 w Mad av, 18.2x99.11; Mar15; May23'13; 2y 6%; Henrietta Schwartzwald of Dorchester, Mass, to Stephen McCormick, 45 E 134. 3,175

131ST st, 614-8 W (7:1997), ss, 250 w Bway, 75x99.11; May23; May26'13; 1y—; Mary F Grossman, Morsemere, NJ, to Robt Alexander, 430 W 23. 2,000

134TH st, 45 E (6:1759), ns, 340 w Park av, 25x99.11; pr mtg \$14,500; May27'13; installs, 6%; Sarah McCormick to Stephen McCormick, 45 E 134. 1,200

136TH st, 108 W (7:1920), ss, 125 w Lenox av, 16x99.11; ext of \$5,500 mtg to May27'16 at 5%; May27; May28'13; Wm F Moore with Eliphalet L Davis, 249 W 22. nom

138TH st, 308 W (7:2041), ss, 151 w 8 av, 16x99.11; PM; pr mtg \$—; May27; May28'13; 1y6%; Fannie Kahn to Dembar Realty Co, 190 Montague, Bklyn. 2,500

141ST st, 239-41 W (7:2027), ns, 200.4 e 8 av, 49.8x99.11; pr mtg \$50,000; May22; May23'13; due Nov22'14, 6%; Inter-City Land & Securities Co to Marie R Winters, Port Washington, LI. 6,500

141ST st, 239-41 W; certf as to above mtg; May22; May23'13; same to same.

141ST st, 239-41 W; pr mtg \$56,500; May22; May23'13; due Nov22'13, 6%; same to Estates Mortgage Securities Co, 160 Bway. 4,400

141ST st, 239-41 W; certf as to above mtg; May22; May23'13; same to same. —

148TH st, 422 W, see Convent av, 419.

148TH st, 423 W, see Convent av, 421.

160TH st W, nec Ft Washington av, see Ft Washington av, nec 160th.

161ST st W (8:2137), ss, 125 w Bway, runs s99.11xw124.4 to es Ft Washington av x102.2 to 161st xel45.11 to beg; bldg loan; pr mtg \$40,000; May27; May28'13; 1y 6%; Friedman Constn Co to Albt Jarmulowsky, 1295 Mad av, et al, exrs &c Sender Jarmulowsky. 100,000

161ST st W (8:2137); same prop; certf as to above mtg; May27; May28'13; same to same. —

161ST st W, see Ft Washington av, see 161st W, ss, 125 w Bway.

186TH st, 501 W, see Ams av, 2540.

187TH st, 500 W, see Ams av, swc 187.

191ST st W, nec Wadsworth av, see Wadsworth av, nec 191st.

191ST st W (8:2169), ns, 50 e Wadsworth av, 50x100; PM; pr mtg \$25,000; May27; May28'13; due Nov27'16, 6%; 191st St Constn Co to Henry Morgenthau Co, 30 E 42. 12,500

192D st W, see Wadsworth av, see Wadsworth av, sec 192d.

Av C, 198 (2:382); sal Ls; May24; May 26'13; demand, 6%; Saml Rosenberg to Geo Ehret, 1197 Park av. 1,000

Amsterdam av, 2540 (8:2156), nwc 186th (No 501), 107.4x100; PM; pr mtg \$20,000; May20; May23'13; due, &c, as per bond; Johanna Realty Co Inc, a corpn, to Hyman Sarner, 120 E 86th. 15,000

Amsterdam av (8:2156), swc 187th (No 500), 107.5x100; PM; pr mtg \$20,000; May 20; May23'13; due, &c, as per bond; Johanna Realty Co Inc, a corpn, to Hyman Sarner, 120 E 86. 15,000

Broadway, 1178 (3:830); ext of \$200,000 mtg to May15'15 at 4½%; May15; May26'13; Elias J Herick with Seamen's Bank for Savgs in City of NY, 76 Wall. nom

Broadway (4:1112), nwc 59th (No 301); leasehold; May23; May26'13; demand, 6%; Emil Meserik & Aug Schonhard to Geo Ehret, 1197 Park av. 10,484.16

Broadway, 1448 (4:993), es, 30.11 s 41st, runs s22.11xe78.9xs22.3xe20xs24.8xe59.9 x n 98.9 to ss 41st (Nos 130-6), xw79.9xs30xw 84.11 to beg, fee; also BROADWAY, 1450 (4:993); due 41st (No 138), 31.2x84.11x30x 93.4; leasehold; pr mtg \$830,000; May22; May23'13; due Apr18, 5%; 41st Street Realty Co, a corpn, 5 Beekman, to Columbia-Knickerbocker Trust Co, a corpn, 60 Bway, as trste. gold bonds 170,000

Broadway, 1448-50 & 41ST ST, 130-8 W; certf as to above mtg; May22; May23'13; same to same. —

Broadway, 1450, see Bway, 1448.

Broadway, 2831 (misc); certf as to chattel mtg for \$1,500 dated May21'13; May21; May26'13; Columbia Floral Co, a corpn, 2831 Bway, to Demetrius J Pappas. —

Broadway (8:2233), es, 236.3 s Academy, 86.3x136.11xe22.9x138.6; pr mtg \$26,500; May 23; May24'13; due &c as per bond; Wm L Fawcett to City Real Estate Co, 176 Bway. —

Columbus av, 980 (7:1863), nwc 108th (No 101), 25.5x100; agmt changing interest days &c on mtg for \$27,000; May27'13; David & Julius Bendheim, individ & exrs &c Zacharias Bendheim, with German Savgs Bank, 157 4 av. nom

Convent av, 419 (7:2064), sec 148th (No 422), 20.3x75; May27'13; 5y5%; Max Marx, 419 Convent av, to Emigrant Indust Savgs Bank. 20,000

Convent av, 421 (7:2063), nec 148th (No 423), 18x85; ½ pt; all title given to secure indebtedness of Sedro Land Co of Sedro-Woolley, Skagit Co, Wash. Mar31; May23'13; due July1'28, 6%; Junius B Alexander of Sedro-Woolley, Skagit Co, Wash, to Albt T Kelley, 602 Mad av & ano. gold 11,000

Ft Washington av (8:2137), nec 160th, 102.2x102.8; sobrn agmt; Feb19; May23'13; M J B Constn Co, 691 Bway, with Montrose Realty Co, 135 Bway. nom

Fort Washington av, see 161st, see 161st W, ss, 125 w Bway.

Haven av (8:2139), ws, 50 n 170th, 50x 103.3; May16; May26'13; 3y5%; Gladys C Springer to German Savgs Bank, 157 4 av. 13,500

Lexington av, 88 (3:882), ws, 79 n 26th, 19.6x100; May27; May28'13; 3y5%; Jno W, Clara F & Ellen Bogart, 88 Lex av, to Zachary T Leroy, 304 W 89. 8,000

Madison av, 1889 (6:1748), es, 60.11 n 122d, 20x100; ext of \$15,000 mtg to Junel'18 at 5%; May27; May28'13; Alfd G Reeves & ano trstes Annie S Miller with Martha Aronson, 1875 Mad av. nom

Naegle av (8:2171), cl, 330 sw cl Ellwood, runs se250xsw50xwnw250 to cl Naegle av xne50 to beg; May23'13; 3y6%; Danl E Seybel, Portchester, NY, to Percival C Smith, 310 W 79. 8,000

Park av, 1211 (5:1523), es, 60.8 s 95th, 20x69; May27'13; due &c as per bond; Frederica Weil to Harlem Savgs Bank, 124 E 125. 8,000

Wadsworth av (8:2169), sec 192d, 111.1x 110.11x100x63.7; PM; pr mtg \$21,000; May 27; May28'13; due Nov27'16, 6%; 191st St Constn Co to Henry Morgenthau Co, 30 E 42. 19,000

Wadsworth av (8:2169), nec 191st, 101.4 v35.11x100x50; PM; pr mtg \$25,000; May 27; May28'13; due Nov27'16, 6%; 191st St Constn Co to Henry Morgenthau Co, 30 E 42. 14,000

West End av, 772-80 (7:1869), sec 98th (No 258), 91.11x100; May21; May23'13; demand, 6%; T J McLaughlin's Sons to City Mtg Co, 15 Wall. 500,000

West End av, 772-80; certf as to above mtg; May22; May23'13; same to same. —

West End av, 772-80; pr mtg \$500,000; May21; May23'13; due July 21'14, 6%; T J McLaughlin's Sons to Realty Operating Co, 15 Wall. 25,000

West End av, 772-80; certf as to above mtg; May22; May23'13; same to same. —

West End av, 870 (7:1874), es, 80.11 s 103d, 20x100; May26'13; due &c as per bond; Geo A Rowell to Title Guar & Trust Co. 18,000

2D av, 530, see 2 av, 532.

2D av, 532 (3:935), es, 80 s 30th, 20x75.9 x20x70.9; also 2D Av, 530 (3:935), es, 79.10 n 29th, 17.8x75; pr mtg \$—; May24; May 26'13; 1y6%; Barnet Berkowsky, 530-2 2 av, to Lillian Shaw, 35 W 110. 3,000

2D av, 668 (3:942); ext of \$8,000 mtg to Junel'16 at 5%; May22; May26'13; Laura H Jones to Louis S Seligman, 36 W 120. nom

2D av, 1150 (5:1435), es, 80.10 s 61st, 20x 75x25x75; ext of \$15,000 mtg to May27'18 at 5%; May19; May27'13; Rebecca W Von Inten with Lillian L Aaronstamm. nom

2D av, 1772-4 (5:1555), es, 76.5 s 93d, 2 lots, ea 25x100, 2 mtgs, ea \$2,500; 2 pr mtgs, \$14,000 ea; May28'13; 2y6%; David-ena M Lowden, 174 W 93, to Chas M Morand, 440 Riverside dr. 5,000

4TH av, 135 (2:558), sec 13th (Nos 100-2); sal Ls; Apr14; May27'13; demand, 6%; Herman Bohling to Lion Brewery, 104 W 108. 3,750

6TH av 288, see 6 av, 289-93.

6TH av, 289-93 (3:794), nwc 18th (Nos 101-5), 65.5x75x63.4x75; also 18TH ST, 107-23 W (3:794), ns, 75 w 6 av, runs w225xn 84xe147xs22.6xe78xs63.4 to beg; also 6TH AV, 288 (3:820), nec 18th (No 65), 67.9x90x —x45; also 14TH ST W (3:790), ns, 200 w 6 av, 50x103.3; also 15TH ST W (3:790), ss, 200 w 6 av, 50x103.3; 1-12 pt; May20; May 23'13; due as per bond, 5%; Edith T King of Ridgewood, NJ, to Theo Tonnelle, 258 W 70. 4,317.67

7TH av, 912-20 (4:1029), swc 58th (No 200), 100.5x100; sobrn agmt; May22; May 23'13; Paterno Constn Co & Realty Co of America with Met Life Ins Co, 1 Mad av. nom

8TH av, 647 (4:1032), ws, 74.1 n 41st, 24.8x100x24.7x100; May22; May23'13; 5y 5%; Mary E T Frazee, Montclair, NJ, to Emigrant Indus Savgs Bank. 16,000

8TH av, 899 (4:1044), ws, 75.5 n 53d, 25x 100; PM; May26; May27'13; 5y5% until May26'15, & 4½% thereafter; Jno J Maloney, 850 8 av, to Emigrant Indust Savgs Bank. 30,000

8TH av, 899; pr mtg \$30,000; May26; May 27'13; 5y6%; same to Jas W B Lunn, 96 Columbia ter, Weehawken, NJ. 15,000

8TH av, 925-7 (4:1045), swc 55th (Nos 300-2), 50.2x100; May22; May26'13; due &c as per bond; Winthrop A Chanler to Title Guar & Trust Co. 45,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) as to chattel mtg for \$300; May23; May26'13; Henry & William Dyeing & Cleaning Co to Jos B Cohen. —

Land at Kew Gardens, LI (misc); certf as to 3 mtgs aggregating \$18,000; May23; May26'13; Corbin Development Co to U S Title Guar Co, 201 Montague, Bklyn. —

Land in Queens Co, NY (misc); certf as to mtg for \$2,500; Mar25; May23'13; Van Wyck Realty Co to U S Title Guaranty Co, 201 Montague, Bklyn. —

Land in B of Q (misc); certf as to mtg for \$4,200; Nov15'12; May23'13; Corbin Development Co to U S Title Guaranty Co, 32-4 Court, Bklyn. —

Land at Dunton Lodge, B of Q (misc); certf as to mtg for \$2,500; Mar25; May23'13; Van Wyck Realty Co to U S Title Guaranty Co, 32-4 Court, Bklyn. —

Land at Dunton Lodge (misc); certf as to mtg for \$4,000; Apr8; May23'13; same to Magdalena Knick. —

Land in Bklyn, NY (misc); certf as to mtg for \$2,500; May26; May28'13; Augustus Realty Co to Henry Pistchal. —

Land in Bklyn, NY (misc); certf as to mtg for \$25,000; May26; May27'13; Sicilian Asphalt Paving Co to Geo C Clausen, Port Chester, NY. —

MORTGAGES.

Borough of the Bronx.

Barretto st, swc Southern blvd, see Southern blvd, swc Barretto.

Home st, nec Jackson av, see Jackson av, nec Home.

Charlotte st, 1519 (11:2966), ws, 340 n 170th, 40x100; May26; May28'13; 5y5%; Williston Realty Co (Inc) to Jno M Bow-ers, 45 E 65, & ano, trstes Henry W Gray. 24,000

Charlotte st, 1519; certf as to above mtg; May24; May28'13; same to same. —

Charlotte st, 1519; sobrn agmt; May24; May28'13; same & Farmers' Loan & Trust Co with same. nom

Charlotte st, 1519; sobrn agmt; May23; May28'13; Williston Realty Co (Inc) & Fredk W Marks, with same. nom

Charlotte st, 1519; consent to above sobrn agmt; May22; May28'13; Gustav J Fleischmann et al to Fredk W Marks. —

Featherbed la (11:2876), ns, abt 458.3 w on curve from Macombs rd, 50x100; May 22; May23'13; demand, 6%; Jno Fitzpatrick to Wm Walcher, 29 5th, Union Course, LI. 5,000

Fox st (10:2717), ws, 254 s 167th, 2 lots, ea 37.6x100, 2 mtgs, ea \$2,000; 2 pr mtgs \$— ea; May23; May24'13; due Nov23'13 6%; Reliable Constn Co (Inc), a corpn, 1905 Marmion av, to Wm H Kirchner, 1290 Fulton av. 4,000

Fox st (10:2717); same prop; 2 certfs as to above mtgs; May23; May24'13; same to same. —

Gifford st (*), ns, 330.8 e Balcom av, 3 lots, ea 25x100, 3 mtgs, ea \$3,500; Apr1; May28'13; 3y5½%; Rudolf Hall to Central Mtg Co, 60 Wall. 10,500

Gifford st (*), ns, 330.8 e Balcom av, 75x100; sobrn agmt; May28'13; Emma N Polak with Central Mtg Co, 60 Wall. nom

Hoffman st (11:3054), ws, 170.6 s 187th, 20x94.11, except pt for Hoffman; pr mtg \$15,000; May20; May28'13; due &c as per bond; Esposito Realty Co (Inc), a corpn, to Chas B Sias, 211 W 101. 1,400

Hoffman st (11:3054), same prop; certf as to above mtg; May27; May28'13; same to same. —

Home st, 921-5 (11:2974), ns, 25 e Fox, 75x91.8x64.2x97.1; pr mtg \$—; May26; May27'13; due Aug27'13, 6%; Carmine Constn Co, 1228 Hoe av, to Adolph Blumenthal, 923 Home. 4,000

Home st, 921-5; certf as to above mtg; May26; May27'13; same to same. —

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100; PM; pr mtg \$4,000; May23, May24'16; 1y6%; Francis X Keil Co to Wm Sinnott, 967 E 165. 300

Manida st (10:2740) nes, 48.2 se Garri-son av, 42x100; ext of \$29,000 mtg to May 27'18 at 5%; May27'13; Gertrude E Shannon with Burnett-Weil Constn Co, 15 Wall. nom

Manida st (10:2740), same prop; sobrn agmt; May20; May27'13; Burnett-Weil Constn Co & Robt E Simon with Gertrude E Shannon, 145 W 58. nom

Manida st (10:2740), same prop; sobrn agmt; May20; May27'13; Burnett-Weil Constn Co & Leopold Demutt with same. nom

Mount Hope pi (11:2804), ns, 250 w Anthony av, 20x100; May26'13; 5y5%; Blanche, wife Edwin I Alexander, to Lawyers Mtg Co, 59 Liberty. 8,000

Oakland pl, ss, 100 w Clinton av, see Clinton av, ws, 75 s Oakland pl.

Seabury pl, 1520 (11:2967-2977), nec 172d, 50x100; pr mtg \$43,000; May22; May 27'13; 5y6%; Seabury Realty Co to Louis Lass, 101 W 118. 9,000

134TH st, 726 E (10:2562), ss, 329 w Willow av, 17.7x103.5; PM; May22; May 23'13; due, &c, as per bond; Fredk A Lane to Jno M Schott, 726 E 134. 1,000

139TH st, 345 E (9:2302), ns, 206.6 e Alex av, 25x100; pr mtg \$16,000; May27'13; 2y6%; Eliz Eisele, 345 E 139, to Sophia Goeren, 1210 Clay av. 1,000

141ST st, 486 E (9:2285), ss, 821.6 e Willis av, 37.6x100; PM; pr mtg \$28,000; May15; May27'13; 3y6%; Ester Brown to Hugo Helburn, 971 Kelly. 7,000

141ST st, 600 E (10:2552); ext of \$27,500 mtg to May27'16 at 5%; May27; May28'13; American Mtg Co with Utility Realty Co, 30 E 42. nom

148TH st, 543 E (9:2275); ext of \$12,000 mtg to May13'16 at 4½%; May16; May 23'13; Jno Muth to Fredk A Schermerhorn, 101 University pl. nom

156TH st E, nwc Prospect av, see Prospect av, nwc 156.

159TH st E, nwc St Ann's av, see Brook av, nec 159th.

159TH st E, nec Brook av, see Brook av, nec 159th.

159TH st, 364 E (9:2405), sws, 92 se Courtlandt av, 50x98.5; May26'13; 3y5%; Cedar Constn Co (Inc) to Julius J Frank, 138 W 78. 35,000

159TH st, 364 E; certf as to above mtg; May26'13; same to same. —

160TH st, 423-5 E (9:2382), ns, 125 w Elton av, runs n100.6xw47xs25xw2.8xs75.6 to st xel9.8 to beg; May26'13; 5y5%; Hermax Realty Co to Theresa Sidenberg, 48 W 56, et al, exrs Paul Gumbinner. 33,000

160TH st, 423-5 E; certf as to above mtg; May26'13; same to same. —

160TH st E (9:2382), ns, 125 w Elton av, runs n153xw47xs25xw2.8xs75.6 to st xel9.8 to beg; pr mtg \$33,000; May26'13; 3y6%; Hermax Realty Co to Sarah Siegel, 2922 3 av. 5,000

160TH st E (9:2382); same prop; certf as to above mtg; May26'13; same to same. —

166TH st E, nwc Teller av, see Teller av, nwc 166th.

166TH st E, nwc Teller av, see Teller av, nwc 166th.

166TH st E, swc Tinton av, see Tinton av, swc 166th.

166TH st W, nec Woodycrest av, see Woodycrest av, nec 166th.

171ST st E (*), es, 131.2 s Westchester av, 25x100; PM; May26; May27'13; due &c as per bond; Jas T Boyle, 1248 St Lawrence av, to North Side Mtg Corpn, 391 E 149. 1,600

"172D st E, nec Seabury pl, see Seabury pl, 1520.

"175TH st E, swc Bathgate av, see Bathgate av, swc 175th.

"175TH st E, nec Mt Hope av, see Mt Hope av, nec 175th.

"181ST st, 779-85 E, see Mapes av, nwc 181st.

"181ST st E, nwc Mapes av, see Mapes av, nwc 181st.

"181ST st E (11:3110), ns, 94 w Mapes av, 51.2x46.1; certf as to mtg for \$16,500; May 26; May28'13; Regina Constn Co to E F De Beixodon et al, exrs C F Kingsland.

"181ST st E (11:3110); same prop; May 26; May28'13; same to Emma Dressner.

"181ST st E, nwc Mapes av, see Mapes av, nwc 181st.

"181ST st E (11:3110), ns, 94 w Mapes av, 51.2x46.1; May27'13; 5y5½%; Regina Constn Co to Edw F De Beixodon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland.

"181ST st E (11:3110); same prop; pr mtg \$16,500; May27'13, 3y6%; same to Emma Dressner, 201 W 120.

"182D st E (11:3112), ns, 191.3 w Southern blvd, 50x100; pr mtg \$32,500; May23'13; due, &c, as per bond; Staab Constn Co, Inc, a corp, to Estates Settlement Co, 200 Bway.

"182D st E (11:3112), same prop; certf as to above mtg; May23'13; same to same.

"183D st E (11:3051), ss, 135.6 e Bathgate av, 40x94; ext of \$27,500 mtg to June1'18 at 6%; May19; May24'13; Manhattan Mtg Co with Araso Realty Co (Inc).

"183D st E (11:3051), ss, 55 e Bathgate av, 40.6x94; pr mtg \$27,500; May23; May 24'13; 3y6%; Asaro Realty Co (Inc), a corp, to Morris & Israel Karp, 16 E 103.

"183D st E (11:3051), ss, 95.6 e Bathgate av, 40x94; pr mtg \$27,500; May23; May24'13; 3y6%; Asaro Realty Co (Inc), a corp, to Morris & Israel Karp, 16 E 103.

"183D st E (11:3051), ss, 55 e Bathgate av, 80.6x94; certf as to 2 mtgs for \$4,600 ea; May23; May24'13; Asaro Realty Co to Morris & Israel Karp.

"184TH st E, swc Bassford av, see Bassford av, swc 184th.

"197TH st E (12:3301), ss, 92.2 w Briggs av, 25x90; also 197TH ST E (12:3301), ss, 117.2 w Briggs av, 25x100, except part for 197th; bldg loan; May22; May23'13; due Nov1'13, 6%; Jacob Blaesser, 234 E 197, to Prospect Investing Co at Purchase, N Y.

"197TH st E, ss, 117.2 w Briggs av, see 197th E, ss, swc w Briggs av.

"216TH st E, ns, 200 w Barnes av, see 217th E, ss, 200 w Barnes av.

"217TH st E (3d) (*), ss, 200 w Barnes av (4th), 100x228, to ns 216th (2 av); pr mtg \$5,500; May22; May23'13; due &c as per bond; Menlo Bldg Co, a corp, 720 E 212, to Antonio Marrone, 213 61st, Bklyn.

"217TH st E (3d) (*), same prop; certf as to above mtg; May22; May23'13; same to same.

"218TH st E (4th) (*), ss, 200 w Barnes av (4th), 50x114, Wakefield; May23; May 28'13; 3y6%; Selma, wife of & Gustav Lifgren, 756 E 218, to Jno Bussing Jr, 205 E Lincoln av, Mt Vernon, NY.

"224TH st E (*), ss, 325 e White Plains rd, 25x114; May28'13; 5y5½%; Hugo Siller to Geo H Lawrence, 324 West Lincoln av, Mt Vernon et al, exrs, &c, Eliz H Sias.

"261ST W (Cuthbert (13:3423), swc Av Von Humboldt (Field), 75x100; May23; May24'13; due July1'16, 6%; Arthur & Chas Weisbecker, Jr, to Alma Blass, 230 E 21.

"Anthony av (11:2889), ws, 244 n 173d, 51.3x95.2x46.7x84.3; pr mtg \$—; May26; May27'13; 2y6%; Mellwin Realty & Constn Co to Caroline Mayne, 131 Riverside dr.

"Anthony av (11:2889), ws, 190 n 173d, 54x84.2x55.6x71.5; pr mtg \$—; May26; May27'13; 2y6%; Mellwin Realty & Constn Co to Caroline Mayne, 131 Riverside dr.

"Anthony av (11:2889), ws, 190 n 173d, 105.2x71.5x102.1x93.2 ns; certf as to 2 mtgs for \$3,000 each; May26; May27'13; Mellwin Realty & Constn Co to Caroline Mayne.

"Aquaduct av, 2418 (11:3213), es, 344 s 188th, 43x155.1x43.6x161.9; May26; May27'13; 5y5½%; Gaines-Roberts Co to Cora J Roberts, 520 W 150.

"Aquaduct av, 2418; certf as to above mtg; May26; May27'13; same to same.

"Aquaduct av, 2418; PM; pr mtg \$30,000; May26; May27'13; 3y6%; Louis H Geraud to Gaines-Roberts Co, 2414 Aqueduct av.

"Av Von Humboldt swc 261st, see 261st W, swc Av Von Humboldt.

"Bassford av (11:3053), swc 184th, 34.1x 97.8x25.6x100; May24; May26'13; due &c as per bond; Moorehead Realty & Constn Co to Title Guar & Trust Co.

"Bassford av (11:3053); same prop; certf as to above mtg; May22; May26'13; same to same.

"Bathgate av (11:2916), swc 175th, 103.4 x34.5; May28'13; 3y5½%; Alex Bonanno to N Y Title Ins Co, 135 Bway.

"Bathgate av, see Tremont av, see Tremont av, see Bathgate av.

"Brook av, 300-2 (9:2267), es, 131 s 141st, runs s52xe99.6xn48xw11.10xw87.9 to beg; May26; May27'13; due &c as per bond; Rebecca Wolkenberg, 96 Av C & Luigi Gerbino, 2458 Grand av, to Isabella Wilson, 407 Central Park W.

"Brook av (9:2360), nec 159th, 190.8x 250.3 to ws St Ann's av x191.4x279.8; May 22; May23'13; 5y4½%; Roman Catholic Church of St Peter & St Paul to Emigrant Indus Savgs Bank.

"Cambreling av (11:3080), es, 148.7 n 179th, 32.6x106.5x23.1x102.6; pr mtg \$2,250; May26; May28'13; demand, 6%; Gieslie Galiano to Jno L Thomas, 246 Manhattan av.

"Carpenter av (*), ws, 1,215 s 10 av, 25 x105; PM; May24; May28'13; due, &c, as per bond; Conservative Realty Corp, 99 Nassau, to Lillie Wilkens, 520 W 183.

"Clay av, 1044 (9:2425), es, 87 n 165th, 20x80; May21; May23'13; 3y6%; Julia A wife of & Carl Sotscheck to Thos Jebb, 521 Park av.

"Clay av, 1328 (11:2887), es, 266 n Clay av, 18x80; May27; May28'13; 5y5½%; Sophie Pfeiffer, 1328 Clay av, to Adolph Stahl, 1296 College av.

"Clay av, 1328; sobrn agmt; May27; May 28'13; same & Emma Ellerich & Carrie Norz with same.

"Clinton av (11:3095), ws, 75 s Oakland pl, 25x100; also PROSPECT AV (11:3094), ws, 100 n 179th, 25x100; also OAKLAND PL (11:3095), ss, 100 w Clinton av, 25x 100; May27'13; 1y6%; Mary E Tuttle to Jno J Brady, 2395 Valentine av.

"Evergreen av (*), es, 144 n Westchester av, 40x100; certf as to mtg for \$20,000; May15; May26'13; Pew Realty Corp to N Y Trust Co.

"Forest av (10:2648), ws, 154.1 n 161st, 33.8x92; May27; May28'13; due &c as per bond; Edw J, Thos P, Mary A & Jno J Sheeran to Title Guar & Trust Co.

"Havemeyer av (Av B) (*), nec Turnbull (1st), 108x105, Unionport; pr mtg \$2,000; May27; May28'13; demand, 6%; Grace L Mackenzie to Mackenzie Woodworking Co (Inc), on White Plains rd, ws, 430 s Westchester av.

"Holland av, 3632 (*), es, 25x100; June1; May26'13; 5y5½%; Serafina Del Mastro to Nicola Latini, 3550 Holland av.

"Hughes av, 2308 (11:3087), ses, 150 ne 183d, 25x100; PM; May23'13; due June1'16, 5%; Lizzie Van Riper to Augusta E Reese, 186 Park, Orange, NJ.

"Intervale av, 1118 (10:2706); ext of \$2,300 mtg to April'18 at 6%; April; May27'13; Elisabetha Ludtke & Helma Stein & Wilhelm Gunther with Emidio De Blasi, 1118 Intervale av.

"Intervale av, 1118 (10:2706); ext of mtg for \$3,500 to Mar14'18, 5%; Mar14; May 27'13; Elisabetha Ludtke, 1256 Brook av, with Emidio De Blasi, 1118 Intervale av.

"Jackson av (10:2652), nec Home, 100x 40; pr mtg \$—; May15; May23'13; 3y or sooner, 6%; Ensign Realty Co, a corp, 55 Liberty, to Mary S Whittaker at Red Bank, NJ.

"Mapes av (11:3110), nwc 181st, 46.1x94; certf as to mtg for \$38,500; May27; May 28'13; Regina Constn Co to E F De Beixodon et al, exrs Cornelius F Kingsland.

"Mapes av (11:3110); same prop; certf as to mtg for \$6,500; May26; May28'13; same to Emma Dressner.

"Mapes av (11:3110), nwc 181st (Nos 779-85), 46.1x145.3; pr mtg \$65,000; May28'13; demand, 6%; Regina Constn Co, 2134 Prospect av, to Tony Sanzo, 2366 Lorillard pl.

"Mapes av (11:3110), nwc 181st, 46.2x94; May27'13; 5y5½%; Regina Constn Co to Edw F de Beixodon, 61 8 av, Bklyn, et al, exrs Cornelius F Kingsland.

"Mapes av (11:3110); same prop; pr mtg \$38,500; May27'13; 3y6%; same to Emma Dressner, 201 W 120.

"Morris Park av (*), ss, 50 w Lincoln, 50x100; May26; May27'13; due &c as per bond; Anton Landgrebe to Josephine Riehm, 1132 Tinton av.

"Mt Hope av (Monroe av) (11:2800), nec 175th, 70x39, except pt for av & st; pr mtg \$25,000; May22; May23'13; 1y6%; Phelan Bros Constn Co to Emil W Klappert, 873 West End av.

"Mt Hope av (Monroe av) (11:2800); same prop; May22; May23'13; same to same.

"Newton av (13:3421), es, 396.8 n 256th (Hawthorne av), 25x100; May27'13; 3y6%; Patk O'Hare to Chas Wiegand, 287 E 162.

"Olinville av, 3363 (*), ws, 50 s Magenta, 25x100; May22; May23'13; due, &c, as per bond; Mary A E Mouat to Jane Cockburn, 4179 White Plains av.

"Old rd (*), ses, 150 ne Storrow, 25x82.6; pr mtg \$—; May21; May23'13; due Aug 2'13, 6%; Gidale Lion to Rudolph Kanarek, 118 Columbia.

"Pelham rd, nec St Paul's av, see St Paul's av, nec Pelham rd.

"Prospect av, ws, 100 n 179th, see Clinton av, ws, 75 s Oakland pl.

"Prospect av (10:2676), nwc 156th, 25.3x 95.4x29x94.3; ext of \$15,000 mtg to Jan18'16 at 5%; Jan30; May26'13; Grace Gorges with Bertha Levy, 1956 Crotona Pkway, & Celeste B Levy, 100 W 121.

"Prospect av, 1369 (11:2968), ws, 85.9 n Freeman, 21.2x98.3x19.2x89.3; May27; May 28'13; due, &c, as per bond; Ernst C Olpp, 1269 Prospect av, to Geo J Shapiro, 2220 Ludlow av.

"Randall av (*), ns, 50 e Amundson av, 50x100; May24; May26'13; due &c as per bond; Hilda J Johnson, 2179 Strange av, Bronx, to Andw Beiser, 695 9 av.

"Riverdale av (13:3423), es, where land Thos Gannon joins land Margt Cogan on ns of said Cogan's land as shown on a map of land of said Margt Cogan, runs e 100xs28xw100 to av xn28 to beg; also RIVERDALE AV, es, 75 n Cogan's alley, 25x100; May27; May28'13; 3y4%; Jas Kil- leen to David Mayer Brewing Co, 3560 3 av.

"Rosedale av (*), es, 125 s Merrill, 25x 100; pr mtg \$—; May23; May24'13; 1y 6%; Marie Sabini to Amelia Mone, 25 Charles.

"Ryer av (11:3165), ws, 325 s Irving, 50x 100; Jan2; May27'13; 1y6%; Excelsior Realty Co to Jno H Leith, 150 Wilson av, Flushing, LI.

"St Ann's av, nwc 159th, see Brook av, nec 159th.

"St Paul's av (*), nec Pelham rd, 157.2x 98.9x142.10x100, pr mtg \$2,000; May9; May 23'13; due, &c, as per bond; Chas Miller to Jno C Heintz, 1925 7 av (re-recorded from May12'13).

"Southern blvd (10:2722), swc Barretto, 77x105; bldg loan; May20; May23'13; 1y 6%; Baronet Realty Co Inc, a corp, to Henry Morgenthau Co, 30 E 42.

"Southern blvd (10:2722), same prop; P M; pr mtg \$60,000; May20; May23'13; due Nov20'16, 6%; same to same.

"Southern blvd (10:2722), ws, 77 s Barretto, 2 lots, ea 74x105; 2 bldg loan mtgs, ea \$44,500; May20; May23'13; 1y6%; Baronet Realty Co Inc, a corp, to Henry Morgenthau Co, 30 E 42.

"Southern blvd (10:2722), same prop; two PM mtgs, each \$20,000; two pr mtgs \$44,500 each; May20; May23'13; due Nov20'16, 6%; same to same.

"Southern blvd (10:2722), ws, 225 s Barretto, 50x105; bldg loan; May20; May23'13; 1y6%; Baronet Realty Co Inc, a corp, to Henry Morgenthau Co, 30 E 42.

"Southern blvd (10:2722), same prop; P M; pr mtg \$31,000; May20; May23'13; due Nov20'16, 6%; same to same.

"Southern blvd (10:2722), swc Barretto, 275x105; certf as to four mtgs aggregating \$180,000; May20; May23'13; Baronet Realty Co to Henry Morgenthau Co.

"Southern blvd (11:2980), es, 75 s Jennings, 50x100; May23'13; due, &c, as per bond; Eliz B Riley, 448 Wash av, Bklyn, to Fredk J Stimson, 109 E 71.

"Stillwell av (*), es, 128.10 n McDonald, runs n70xe114.11xw92.3 to beg; May13; May27'13; 3y5½%; Leonidas Psaroudis, 210 W 36, to Hudson P Rose Co, 32 W 45.

"Teller av (9:2429-2434), nwc 166th, 40x 100; bldg loan; May23; May24'13; demand, 6%; O J Schwarzler Co to City Mtg Co, 15 Wall.

"Teller av (9:2429-2434), same prop; certf as to above mtg; May23; May24'13; same to same.

"Teller av (9:2429-2434), ws, 40 n 166th, 38.4x100; bldg loan; May23; May24'13; demand, 6%; O J Schwarzler Co to City Mtg Co, 15 Wall.

"Teller av (9:2429-2434), same prop; certf as to above mtg; May23; May24'13; same to same.

"Teller av (9:2429-2434), ws, 78.4 n 166th, 3 lots, ea 38.4x100, 3 bldg loan mtgs, ea \$22,000; May23; May24'13; demand, 6%; O J Schwarzler Co to City Mtg Co, 15 Wall.

"Teller (9:2429-2434); 3 certfs as to above mtgs; May23; May24'13; same to same.

"Teller av (9:2429 & 2434), nwc 166th, 193.4x100; agmt that advances to be made under bldg loan mtg or upon the security of five other mtgs or any of them shall be secured by said mtgs in same manner as if they were secured by a blanket mtg covering whole of said premises; May23; May26'13; O J Schwarzler Co with City Mtg Co, 15 Wall.

"Tinton av (10:2660), swc 166th, 100x 66.10x100x66.9; pr mtg \$—; May28'13; due &c as per bond; Ann Bldg Co to Manhattan Mtg Co, 200 Bway.

"Tinton av (10:2660), same prop; certf as to above mtg; May28'13; same to same.

"Tremont av (11:2924), see Bathgate av, 80.6x72.3x80.4x60; May26'13; 5y4½%; Louise M H Cannon, Bklyn, to N Y Title Ins Co, 135 Bway.

"Turnbull av, nec Havemeyer av, see Havemeyer av, nec Turnbull av.

"Underell av (11:2877), es, 592 n 176th, 25x130.9x25.2x127.2; pr mtg \$3,500; May24; May28'13; due June20'16, 6%; Jno J Boelsen, 1758 Undercliff av to Isabel Kingsley, 154 W 130.

"Vyse av (11:3128), ws, 25 s 181st, 25x 100; PM; pr mtg \$2,270; May21; May23'13; due Aug16'13, 6%; City & Country Home Co, 38 Park Row, to Carrie L wife Geo H Agner, 379 W 127.

"Walker av, 1790 (*), ss, 78 w Beach av, 26.2x79.11x25x—, except pt for av; May23'13; 3y5½%; Jas Anderson, 1790 Walker av, to Metropolitan Savgs Bank, 59 Cooper sq.

"Watson av (*), ns, 17.7 w Av B (now Havemeyer av), 28x108, Unionport, except pt for Watson av; May24'13; 5y5½%; Jas Tyrrell to Chas P Hallock, 2070 Honeywell av.

"Wellman av (*), ns, 200 e Mayflower av, 25x150.10x26.11x160.11; May21; May24'13; due Aug18'16, 6%; Anna M Hartigan & Mary Eck to Wm Koch, 2936 Middletown rd, Throggs Neck.

"Woodycrest av (9:2509), nec 166th, 112.6 x100x100x100.9; bldg loan; May26'13; demand, 6%; Thos D Malcolm Constn Co to City Mtg Co, 15 Wall.

"Woodycrest av (9:2509); same prop; certf as to above mtg; May26'13; same to same.

"Woodycrest av (9:2509); same prop; two sobrn agmts; May26'13; Bagot Realty Co with same.

"Woodycrest av (9:2513), ws, 100 n 166th, 2 lots, ea 50x100; 2 PM mtgs, ea \$7,850; 2 pr mtgs \$34,000 ea; May5; May26'13; 3y6%; Bagot Realty Co to Thos D Malcolm, 1223 River av.

"Land at New Rochelle & Mamaroneck, NY (miscel); certf as to mtg for \$4,000; May20; May24'13; Chatsworth Heights Realty Co to Westchester & Bronx Title & Mtg Co, 176 Bway, NY.

"Rosedale av (*), es, 125 s Merrill, 25x 100; pr mtg \$—; May23; May24'13; 1y 6%; Marie Sabini to Amelia Mone, 25 Charles.

"Ryer av (11:3165), ws, 325 s Irving, 50x 100; Jan2; May27'13; 1y6%; Excelsior Realty Co to Jno H Leith, 150 Wilson av, Flushing, LI.

"St Ann's av, nwc 159th, see Brook av, nec 159th.

"St Paul's av (*), nec Pelham rd, 157.2x 98.9x142.10x100, pr mtg \$2,000; May9; May 23'13; due, &c, as per bond; Chas Miller to Jno C Heintz, 1925 7 av (re-recorded from May12'13).

"Southern blvd (10:2722), swc Barretto, 77x105; bldg loan; May20; May23'13; 1y 6%; Baronet Realty Co Inc, a corp, to Henry Morgenthau Co, 30 E 42.

"Southern blvd (10:2722), same prop; P M; pr mtg \$60,000; May20; May23'13; due Nov20'16, 6%; same to same.

"Southern blvd (10:2722), ws, 77 s Barretto, 2 lots, ea 74x105; 2 bldg loan mtgs, ea \$44,500; May20; May23'13; 1y6%; Baronet Realty Co Inc, a corp, to Henry Morgenthau Co, 30 E 42.

"Southern blvd (10:2722), same prop; two PM mtgs, each \$20,000; two pr mtgs \$44,500 each; May20; May23'13; due Nov20'16, 6%; same to same.

"Southern blvd (10:2722), ws, 225 s Barretto, 50x105; bldg loan; May20; May23'13; 1y6%; Baronet Realty Co Inc, a corp, to Henry Morgenthau Co, 30 E 42.

"Southern blvd (10:2722), same prop; P M; pr mtg \$31,000; May20; May23'13; due Nov20'16, 6%; same to same.

"Southern blvd (10:2722), swc Barretto, 275x105; certf as to four mtgs aggregating \$180,000; May20; May23'13; Baronet Realty Co to Henry Morgenthau Co.

"Southern blvd (11:2980), es, 75 s Jennings, 50x100; May23'13; due, &c, as per bond; Eliz B Riley, 448 Wash av, Bklyn, to Fredk J Stimson, 109 E 71.

"Stillwell av (*), es, 128.10 n McDonald, runs n70xe114.11xw92.3 to beg; May13; May27'13; 3y5½%; Leonidas Psaroudis, 210 W 36, to Hudson P Rose Co, 32 W 45.

"Teller av (9:2429-2434), nwc 166th, 40x 100; bldg loan; May23; May24'13; demand, 6%; O J Schwarzler Co to City Mtg Co, 15 Wall.

"Teller av (9

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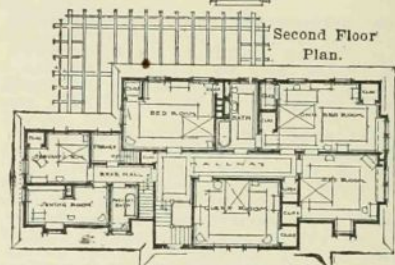
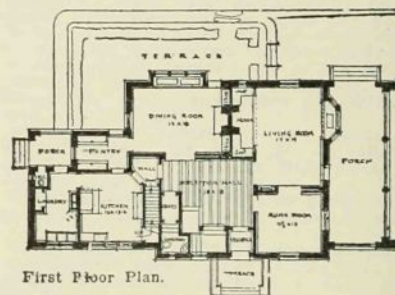
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