

REAL ESTATE **RECORD** AND **BUILDERS GUIDE.**

NEW YORK, JUNE 14, 1913

A REVIEW OF THE NEW FACTORY LAWS

Property Owners and Business Proprietors May be Arrested for Violations, but Factory Operatives Are Immune—Some of the Fire Commissioner's Powers Taken Away.

DURING the last session of the Legislature thirty bills were introduced at the instance of the Wagner Factory Investigating Commission, of which only five failed to become laws. A number of these measures relate exclusively to rural industries, such as the canning of fruits and vegetables, but several others make radical changes in the law governing the employment of women and children in industrial and mercantile establishments, the plain purpose of which is to promote the safety, health and comfort of the operatives, especially those who may have been the helpless victims of rapacious employers.

All for Employees.

The striking peculiarity of all this factory legislation is that, while it bristles with demands and restrictions upon property owners and business proprietors (for disregard of which they may be punished criminally), factory workers remain substantially immune from statutory exactions and criminal prosecutions. They may refuse, with impunity, to heed fire alarm signals or to participate in fire drills.

No punishment is provided for meddlers who tamper with fire extinguishers or for employees who carelessly or wilfully throw inflammable materials upon floors, instead of depositing them in refuse receptacles. Indeed, employees may disregard every provision of the laws relating to the general safety and well-being of their fellows—including all sanitary regulations and fire precautions of every description—without risking fine or imprisonment. The only exception to this general condition is that smoking in a factory is punishable as a misdemeanor, whatever the status of the offender may be.

A State Board of Factory Control.

From a governmental standpoint, the most important of the new laws are Chapters 145 and 695 of the Laws of 1913. The first of these provides for a thorough reorganization of the State Department of Labor and a widely ramifying extension of its jurisdiction, which is achieved, in the main, by the creation therein of an inquisitorial and legislative body—the Industrial Board. This board is to consist of the Commissioner of Labor and four associate members, who are to be appointed by the Governor, subject to the approval of the Senate.

The Legislature has conferred upon the new body the broadest and most sweeping powers concerning the construction of factory buildings and the regulation of industries therein, including the authority to enact what may be termed industrial ordinances, that are to have the force of law. Violations of provisions of the industrial code, or of the regulations or orders of the board,

are declared to be misdemeanors and are to be punishable as are offenses against the labor law itself.

Powers of the Industrial Board.

An idea of the scope of the legislative jurisdiction, which has been delegated to this new arm of the Labor Department, may be gathered from the following quotation from the new law:

"§ 51. The board shall have power * * *

4. To make, alter, amend or repeal rules and regulations for guarding against and minimizing fire hazards, personal injuries and disease, with respect to

(a) The construction, alteration, equipment and maintenance of factories, factory buildings, mercantile establishments and other places to which this chapter is applicable, including the conversion of structures into factories and factory buildings;

(b) The arrangement and the guarding of the machinery and the storing and keeping of property and articles in factories, factory buildings and mercantile establishments;

(c) The places where and the methods and operations by which trades and occupations may be conducted and the conduct of employers, employees, and other persons in and about factories, factory buildings and mercantile establishments; * * *

Fire Commissioner Loses Powers.

By the other measure (Chapter 695), which amends the Fire Prevention Law, the Fire Commissioner, after October 1, 1913, will be stripped of the more important of his powers and duties in respect of factories and factory buildings, including particularly his control of the means of egress therefrom.

Apparently, the new statute expressly excepts factories from the jurisdiction of the commissioner to require the remedying of dangerous conditions existing in such places, in violation of any law or ordinance respecting fires or the prevention of fires. Doubtless it was the intention of the draftsmen of the statute merely to relieve the Fire Commissioner of control of the means and adequacy of exit from factories; for Section 774 of the Charter, as amended by the new act, provides: "The Fire Commissioner shall enforce all laws and ordinances and the rules and the regulations of the Industrial Board of the Department of Labor in respect of (1) the prevention of fires."

But this general authority concerning the control of fire perils in factories seems to be curtailed by an amendment of the following section of the Charter, which was effected by the same act, namely:

"§ 775. Powers of the (Fire) Commissioner. The commissioner is empowered to * * *

"2. Order, in writing, the remedying of any condition found to exist in, on or about any building structure, * * * place or premises, except tenement houses, and except factories as defined by the labor law, in violation of any law or ordinance in respect to fires or to the prevention of fires, except the tenement house law."

Under the circumstances, it is more than likely that local jurisdiction of fire conditions in factories has been reduced to the control of fire alarm installations, fire extinguishing equipments and fire drills. This seems to be a relapse to the condition of divided responsibility for the protection of factory workers against fire perils, which is generally believed to have made possible the Asch Building disaster.

"Home Rule" Sacrificed.

So, too, the jurisdiction of the local Board of Health is seriously encroached upon by a number of laws providing amendments to the labor law concerning the lighting, ventilating, plumbing, cleanliness and general sanitary conditions of factories, including bakeries. Another of the laws makes drastic changes in the regulations concerning industries carried on in tenement houses, and possibly conflicts, in some degree, with the tenement house law and the general jurisdiction of the Tenement House Department.

Wholesale Transference of Functions.

Whether or not the wholesale transfers of functions from local officers and boards to a new State body and to the Commissioner of Labor, attempted by the new factory laws, properly harmonize with the "home rule" provisions of the Constitution remains to be determined by the courts. However this may be, many of the new amendments to the labor law seem to be repugnant to the spirit, if not to the letter, of the so-called "home rule law" (Chapter 247, Laws of 1913), the avowed purpose of which is to give to the cities of the State a larger measure of control of their purely local affairs and interests. The apparent conflict of these new statutes will not add to the security of factory workers, any more than it will promote the interest of taxpayers and business proprietors.

The Cost.

The financial demands the new factory acts will make upon property owners and manufacturers will be numerous and, in some instances, burdensome. They will bear more severely, however, upon those who may hereafter erect factory buildings. The original bill of the Factory Commission, relating to the construction and the allowable number of occupants of factory buildings, would have been utterly ruinous to the owners of loft

buildings of the older type, for it would have caused a general closing up or tearing down of all such structures, particularly in the section below 14th street.

By intelligent and persistent effort, however, the measure was pruned of its most confiscatory provisions respecting existing buildings; nevertheless, as enacted, it contains several causes for worry to owners of such structures. Other laws requiring expensive changes in plumbing and ventilation, the installation of fire alarm equipment, and material structural alterations will not appeal to the sense of humor of property owners in the old loft districts.

Divided Responsibility.

It remains to be seen whether or not the good results, which may be expected from the operation of many of the salutary provisions of the new industrial laws, will offset the dangers and disadvantages that will probably arise from a return to the policy of divided responsibility concerning factory conditions, and particularly fire perils. In this connection it should be recalled that under the present administration of the New York Fire Department, covering a period of two years, there has not been a single instance of a factory fire in which more than one of the work people of the building perished. There have been individual fatalities, due to minor explosions or to carelessness or unavoidable accidents, but there has been no disaster of any consequence during the period that the entire responsibility for safeguarding factory workers against fire perils has been centered in our Fire Department. It is to be hoped that another frightful industrial tragedy will not be awaited to demonstrate the unwisdom of departing from the policy of single, competent, local control of fire dangers in the factories of New York City.

Laws Should Be Studied.

The new laws sponsored by the Factory Commission should receive the careful and immediate consideration of all owners and lessees of factory buildings. Many of these measures particularly concern architects and builders interested in loft building construction. Copies of any of them may be obtained, without cost, upon application to the Secretary of State, at Albany, mentioning the number and subject thereof as follows:

LAWS OF 1913.

- Chapter 82. Cleanliness and sanitation of factories.
- Chapter 83. Night work by women prohibited.
- Chapter 101. School records of children employed in factories.
- Chapter 144. Employment of children in factories; health and school certificates.
- Chapter 145. Reorganization of Labor Department; creation of Industrial Board, its powers and duties.
- Chapter 194. Fireproof receptacles for waste; protection of lights; smoking prohibited.
- Chapter 195. Factory camps.
- Chapter 196. Ventilation of factories.
- Chapter 197. Seats, with backs, for female employees of factories and mercantile houses required.
- Chapter 198. Plumbing and drainage of factories.
- Chapter 199. Powers of Industrial Board.
- Chapter 200. Physical condition of factory children.
- Chapter 201. Working conditions in foundries.
- Chapter 202. Elevators, hoists and hoistways.
- Chapter 203. Fire-alarm system; fire drills.
- Chapter 260. Tenement house industries.
- Chapter 286. Lights; safeguards against machinery accidents and against dust and other injurious inhalations.
- Chapter 340. Wash-rooms, dressing-rooms and toilets; open plumbing required.
- Chapter 349. Punishment for violations of Labor Law, regulations of Industrial Board and orders of Labor Commissioner.
- Chapter 461. Construction of new loft buildings; renovation of existing structures, and allowable number of occupants of new and old buildings.
- Chapter 463. Bakeries and bakers; no new bakeries in cellars.
- Chapter 464. Employment of children in factories and of women in foundries, regulated.
- Chapter 465. Employment of women in canning establishments.
- Chapter 529. Definitions; employment of children in factories.
- Chapter 695. Divests Fire Commissioner of major portion of his present jurisdiction of fire conditions in local factories, including control of means of egress therefrom.

A Surprise in the Fire Law.

What is believed to be only an "inadvertence," just discovered in the fire prevention law, will have the effect of curtailing the powers of the Bureau of Fire Prevention in the Fire Department until a correction can be made by the Legislature. It is the understanding of the Corporation Counsel's office that the Governor will be asked to permit the introduction of remedial legislation at the special session to be called.

An act passed at the last session was intended to lay upon the Fire Commissioner the duty of enforcing "the rules and regulations of the Industrial Board of the Department of Labor," as well as all laws and ordinances in respect of (1) the prevention of fires, (2) the storage, sale and transportation of combustibles, (3) the installation and maintenance of fire alarm systems and fire extinguishing equipment, (4) the means and adequacy of exits, and (5) the investigation of the cause, circumstances and origin of fires, and the suppression of arson.

One other change the Legislative Factory Investigating Committee wished also to make in the jurisdiction of the Fire Commissioner, so as to relieve him of the supervision over exits in factories and assign that duty to the Department of Labor. Senator Wagner, therefore, caused an amendment to be inserted which made the provision read as follows (new matter in quotation marks):

(4) The means and adequacy of exit, in case of fire, from all buildings, structures, enclosures, vessels, places and premises in which numbers of persons work, live, or congregate from time to time for any purpose, except tenement houses "and except factories as defined by the labor law."

Through a clerical inadvertence the same additional words were inserted in Subdivision 2 of Section 775, making it read as follows:

(2) Order, in writing, the remedying of any condition found to exist in, on or about any building, structure, enclosure, vessel, place or premises, except tenement houses, "and except factories as defined by the labor law," in violation of any law or ordinance in respect to fires or to the prevention of fires, except the tenement house law.

As to the consequence of this unintentional change in the law, authorities differ. Some claim that the only power taken away is contained in the phrase, "as defined by the Labor Law," and that the labor law referred to is Chapter 194 of the Laws of 1913, which prohibits smoking in factories.

Commissioner Johnson holds that the new law takes factory inspection for the most part out of his hands, and this he

gives as a reason for not appointing women as inspectors in the Fire Prevention Bureau. In particular terms he says:

"In this amended law the factories are excepted from the fire prevention law in exactly the same sense as tenement houses. The Tenement House Department does its own inspections as to the fire peril, and it is the evident intention of this law that the Industrial Board of the Department of Labor make its own inspections as to factory conditions."

Boards of Survey.

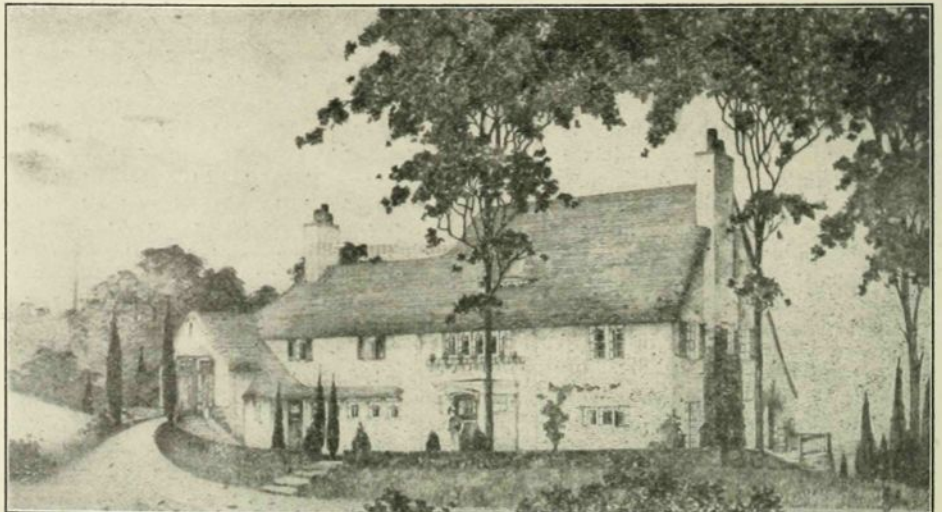
The attention of owners, lessees and occupants is called to a further amendment in the same act which changes the make-up of the Boards of Survey. If one who has been served with a violation order questions its validity and reasonableness he may make a written demand for a survey of the premises affected by the order within forty-eight hours. Upon the receipt of a demand for a survey the commissioner shall immediately issue an order for the same, naming three persons to act as surveyors.

Under the amendment referred to one of the surveyors shall be an architect or builder selected by the person demanding the survey. This gives the owner a representative on the board. Another surveyor is to be selected by the commissioner from the Bureau of Fire Prevention and a third from a list furnished by New York Chapter of the American Institute of Architects, or by the Brooklyn Chapter, or by the New York Society of Architects, or by the American Institute of Consulting Engineers. Under the previous law the Board of Fire Underwriters nominated one of the surveyors.

A Better Chance for the Owner.

Other matter added to the law is quoted in full:

"The date and hour when the survey shall be made shall be stated in the order therefor. A copy of such order shall be served upon the person demanding the survey at least twenty-four hours before the hour fixed in the order for the holding of such survey, and he shall have the right to be present and be heard at the same in person, or by agent or attorney; provided that such copy of an order of survey may be served as provided generally in respect of service of orders of the department, by section seven hundred and seventy-five of this act. If the person demanding the survey neglects or refuses to appoint such surveyor, the other two surveyors may make such survey; and in case of disagreement of the latter they may appoint a third person to take part in such survey who shall also be an architect or builder of at least ten years' experience."



A house being built at Fieldston, and situated on the easterly side of Waldo avenue, commanding a wide view over Van Cortlandt Park. Designed by Albro & Lindeberg for the Delafield Estate.

CENTERS OF SPECULATION IN TENEMENTS

Number of Houses Lessening Every Year—Average Costs in the Different Boroughs—Corner Lots Compared With Interior Lots—Dimensions of Buildings.

NUMERICALLY, Manhattan building construction is rounding its perihelion. In actual numbers there are fewer buildings in the borough than a year ago. For apartment houses and tenements the exact extent of the decrease is known, but for other buildings it can only be estimated. A count of all the buildings in the city is being made at the present time by the Tax Department, and the result will appear in the annual report soon to be issued. In Greater New York the number of buildings will steadily increase for many years to come, but for the central borough every passing year will record a decrease.

Of buildings in the tenement classification there were 232 less in Manhattan on January 1st of this year than a year ago, and 830 less in the city at large. The explanation is that old houses are being demolished in large numbers to make way for larger buildings, which may be either apartment houses or business buildings. More houses of the tenement class were actually erected during the last calendar year than in the preceding one, but no less than 2,367 old tenements were either demolished or otherwise removed from the list during this one year in the five boroughs. In Manhattan alone the disappearances numbered 441, in The Bronx, 72; in Brooklyn, 1,624. Queens was the only borough in the city which increased the number of its tenements.

Fifteen Thousand More Apartments.

The total number of apartment or tenement houses completed in the whole city last year was apparently 1,432. This figure is deduced from statistical tables of the Tenement House Department which have been compiled for the past year and forwarded to Mayor Gaynor, by Commissioner John J. Murphy. After the construction of this number of new houses and the elimination of 2,367 old ones, there remained a net increase for the year of 830 houses containing 15,326 apartments or suites of rooms, or the equivalent of accommodations for about 60,000 more people.

The number of buildings for which plans were actually filed in the five boroughs last year was 1,875, of which Brooklyn erected 838, The Bronx, 605, Queens, 250, and Manhattan, 179.

These new houses would have represented 12,434 more apartments in The Bronx, 9,547 in Brooklyn, 65,398 in Manhattan, 1,736 in Queens, 39 in Richmond and 30,154 in the whole city, had there been no deductions on

account of old buildings demolished. In each borough the new work presents a different aspect. The prevailing Manhattan type, which for many years was a five-story building, was long ago superseded by the six-story semi-fireproof elevator apartment house, but now

erected in the lateral streets of the best residential sections. South of Cathedral Parkway the six-story elevator house, considered so fashionable a few years ago, can scarcely be counted among the "four hundred" now. Private apartment houses, which are sometimes "cooperative," and are most prevalent on Madison and Park avenues, held the premier position for several years, but are not now being produced numerously. Indications there are that the apartment-hotel type, broadened and beautified beyond the old model, and without the odors from the cuisine permeating it as of old, will meet the ideals of a large section of well-to-do New Yorkers better than any other type of house, though it will never be the one preferred by the most exclusive families.



Ocean Avenue, at Beverly Road.

Cohen Bros., Architects.

BROOKLYN'S APARTMENTS BELONG TO A DISTINCT TYPE.

one almost dares to say that the big twelve-story fireproof house has become the prevailing type. Surely it is the prevailing one on the broad avenues of older sections of the borough, while eight and nine story houses are being

Brooklyn apartment houses oftentimes have a prettiness and quality all their own, to distinguish them from their fellows on the opposite side of the river. The latest Bronx houses are closely related architecturally to Manhattan houses. When not children of the same parents, they are at least cousins. Brooklyn's new houses, on the other hand, are not even distant relatives, so individualistic is their appearance.

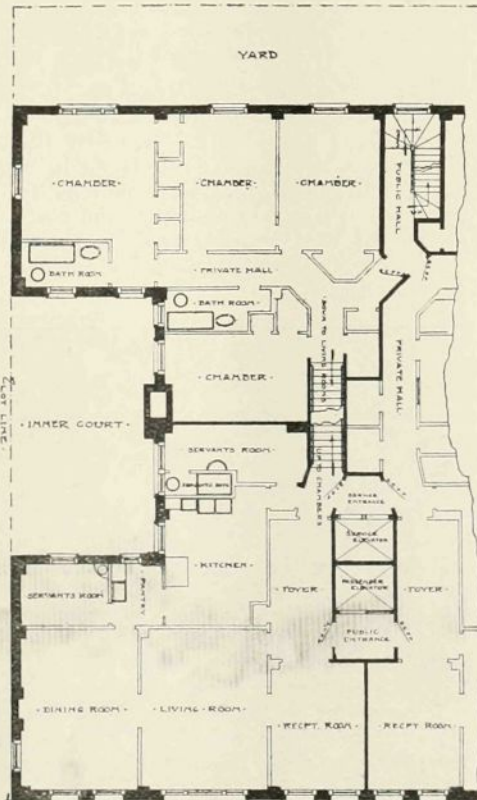
Total and Average Costs.

Each year brings some changes in centers of activity upon which experienced operators base their judgment of speculative tendencies. For number of operations, as well as for the number of buildings planned Brooklyn leads, but for total estimated expenditure Manhattan has first place, with The Bronx second. Brooklyn planned last year 838 tenement houses of all grades, containing 40,532 apartments and estimated to cost \$15,828,900; The Bronx planned 605 houses containing 12,434 apartments and estimated to cost \$24,890,051; and Manhattan 179 houses with 6,398 rooms estimated to cost \$31,225,000.

From the foregoing totals it can be figured that the average Manhattan apartment house costs \$174,000, the average Bronx apartment house, \$41,000 and the average Brooklyn apartment house, \$18,000.

Most Active Centers.

In Manhattan the most active center both last year and the year before was north of 155th street, or more particularly the Fort Washington section. But only 56 houses were planned for this center in 1912, as against 81 in the year 1911. Morningside Heights was comparatively inactive last year, and as the



NOTE: CHAMBERS OF FRONT APARTMENT ON FLOOR ABOVE AND LIVING ROOMS OF REAR APARTMENT ON FLOOR BELOW.
 PLAN OF A COOPERATIVE HOUSE.

section is nearly all built over, it will never again occupy the prominent place in the plans of the speculative builder that it did for the first ten years of the present century.

The section between 72d and Cathedral Parkway on the West Side, once called the "West End," started 27 big houses last year as against 19 the year before. South of 72d street to 59th street on the West Side only 5 houses were started, and south of 59th street to 14th only 9.

Only 40 of the 179 houses in the tenement classification which were planned in the entire borough last year were situated on the East Side, and only 32 of the borough's total of 203 in 1911. In brief, the sections wherein the finest apartment houses in the whole city are being created are at the West End and along Park avenue on the East Side. The new houses on Washington Heights are principally of the six-story type.

In The Bronx, building activity in tenement houses was confined last year to three principal sections: (1) south of 170th street and west of Bronx river, (2) north of 170th street and west of Bronx river, and (3) north of 170th street and east of Bronx river.

In Brooklyn the principal centers of speculative activity in tenement houses are, in the order named, East New York, Bedford, South Brooklyn, Brownsville and Flatbush. There is comparatively little doing in apartment houses on Park



Gaetano Ajello, Architect.

ON RIVERSIDE DRIVE AT 114TH STREET.

built in Manhattan last year than of any other size, 1,691; of three-room apartments there were produced 1,426, and of five-room apartments, 1,165.

PAYMENT OF ASSESSMENTS.

How the Total Sum Can Be Divided and Paid in Instalments.

Attention is called again to the provisions of Section 1019 of the Charter of the City of New York which allows the payment of assessments for local improvements in sums of fifty dollars or multiples thereof; also to Chapter 684 of the Laws of 1913 amending Section 1019a of the Charter, which provides that the owner of any parcel of real property upon which an assessment for a local improvement has been confirmed after January 1, 1908, may pay such assessment in instalments if the assessment exceeds three per cent. of the assessed valuation of the parcel made in the actual valuation for the purposes of taxation in the calendar year next preceding such confirmation.

First Make Application.

An application in writing must be made by the owner to the Collector of Assessments and Arrears, who must divide the assessment into ten parts as nearly equal as may be. One part thereof in any event shall be due and payable and as many more such instalments shall be due and payable as years have elapsed since the entry of such assessment for collection.

Such instalments as are due with interest at seven per cent. on the amount of the assessment unpaid shall be paid within ten days after such division. The remaining instalments shall not be liens upon the real estate, except one annually.

One of the remaining instalments with interest at five per cent. shall become a lien and be payable annually on the date of the entry of the assessment. If they remain unpaid when due, they will bear interest at seven per cent. annually and the property may be sold for non-payment as if the whole assessment had been a lien from the beginning and had not been divided.

An Example.

For example, if the assessed value of the piece of property is \$3,000 and the assessment is more than \$90, so that it exceeds three per cent. of the valuation, it may be divided into ten instalments, one due at once and one every year. The instalments which are not due will not be liens on the property until they become due. The instalments not due bear interest at five per cent. After they are due, they bear interest at seven per cent., until paid. The instalments not due, with interest at five per cent., may be paid at any time.

If the property is condemned by the city for public uses, the instalments shall become due as of the date of confirmation of the report of the commissioners in the condemnation proceeding and shall be set off against any award that may be made for the property acquired. When an award for damages shall accrue to the same person who was liable at the time of the confirmation of the assessment for an assessment for benefit on the abutting property, only the portion of the assessment in excess of such award may be considered in making such division into instalments.

Regarding this law, which took effect

THE TENEMENTS OF GREATER NEW YORK.

	Manhattan.	The Bronx.	Brooklyn.	Queens.	Richmond.	New York City.
January 1, 1913.						
New Law	4,802	4,185	9,969	2,634	17	21,607
Old Law	36,390	4,881	36,546	2,349	490	80,656
Total	41,192	9,066	46,515	4,983	507	102,263
January 1, 1912.						
New Law	4,593	3,710	9,471	2,380	16	20,170
Old Law	36,831	4,953	38,170	2,445	524	82,923
Total	41,424	8,663	47,641	4,825	540	103,093

APARTMENTS IN TENEMENTS OF GREATER NEW YORK AND BOROUGHS.

	Manhattan.	The Bronx.	Brooklyn.	Queens.	Richmond.	New York City.
January 1, 1913.						
New Law	127,254	70,957	73,994	11,954	102	284,261
Old Law	397,057	33,009	170,416	9,756	1,815	612,053
Total	524,311	103,966	244,410	21,710	1,917	896,314
January 1, 1912.						
New Law	119,829	61,244	68,444	10,485	78	260,080
Old Law	399,585	33,261	176,058	10,083	1,921	620,908
Total	519,414	94,505	244,502	20,568	1,999	880,988

Slope, Greenpoint, Williamsburg and Bushwick.

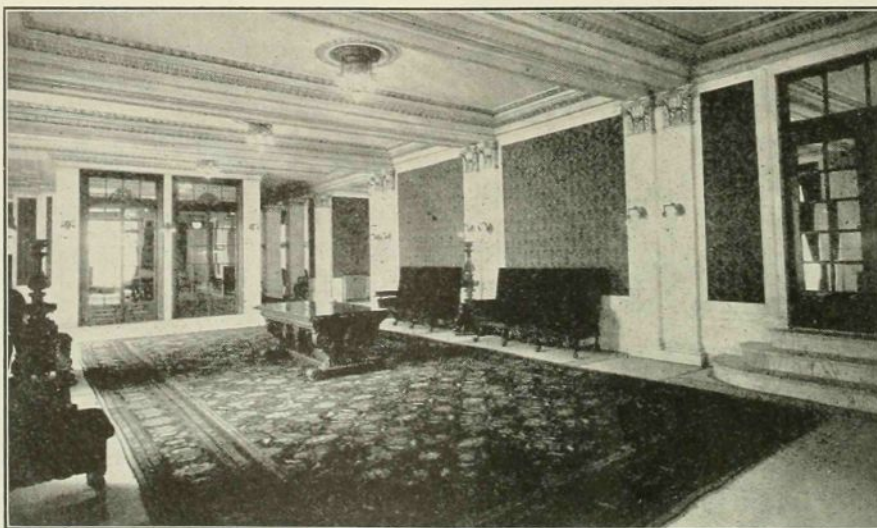
Ridgewood has been the busiest section of Queens Borough in past years but was less active last year than in 1911.

Sixty-one of the 179 apartment houses of all grades planned in Manhattan Borough during the year 1912 were over six stories in height, 62 were of the height of six stories, 51 of five stories and only five of four stories, none being of less height. Thirty-four houses had a frontage of more than one hundred feet each, 18 were from 90 to 100 feet wide, 9 between 75 and 90 feet in width and 32 between 50 and 65 feet. Seventy were erected on corner lots and 109 on interior lots.

In The Bronx 139 tenements were built on corner lots and 466 on interior lots, and in Brooklyn 111 were built on corner lots and 727 on interior lots.

More four-room apartments were

The subways for which operating contracts have just been signed by the city authorities are expected to give point and direction to speculative building for a period of years, but just when the movements will begin depends on local needs and conditions. Tenement house work is not likely to anticipate the completion of new transit facilities by as wide an interim of time as private-house construction.



Gaetano Ajello, Architect.

ENTRANCE HALL IN A RIVERSIDE DRIVE APARTMENT HOUSE.

(Cont'd on page 1236.)

THE WEST SIDE WATERFRONT CHANGES

Where the 1200-Foot Piers Will Be Built, the Lands to Be Taken and the Nature of the Ultimate Rearrangement of Terminal Facilities.

PERHAPS it is not generally understood that the two long piers to be constructed on the Hudson River between 44th and 46th streets will in reality be the beginning of the great West Side terminal improvements that the city is undertaking. They will be part and parcel of the reorganized harbor facilities, although brought into being as a separate work and in advance of a full determination of the general scheme. They will be followed eventually by other piers of similar construction, to be built between 47th and 59th streets, with the exception that the basin at the foot of West 52d street, which has been set apart by the city charter as a landing place for Hudson River freight boats, will not be molested, at least until other docking facilities for this particular market can be provided, with the ap-

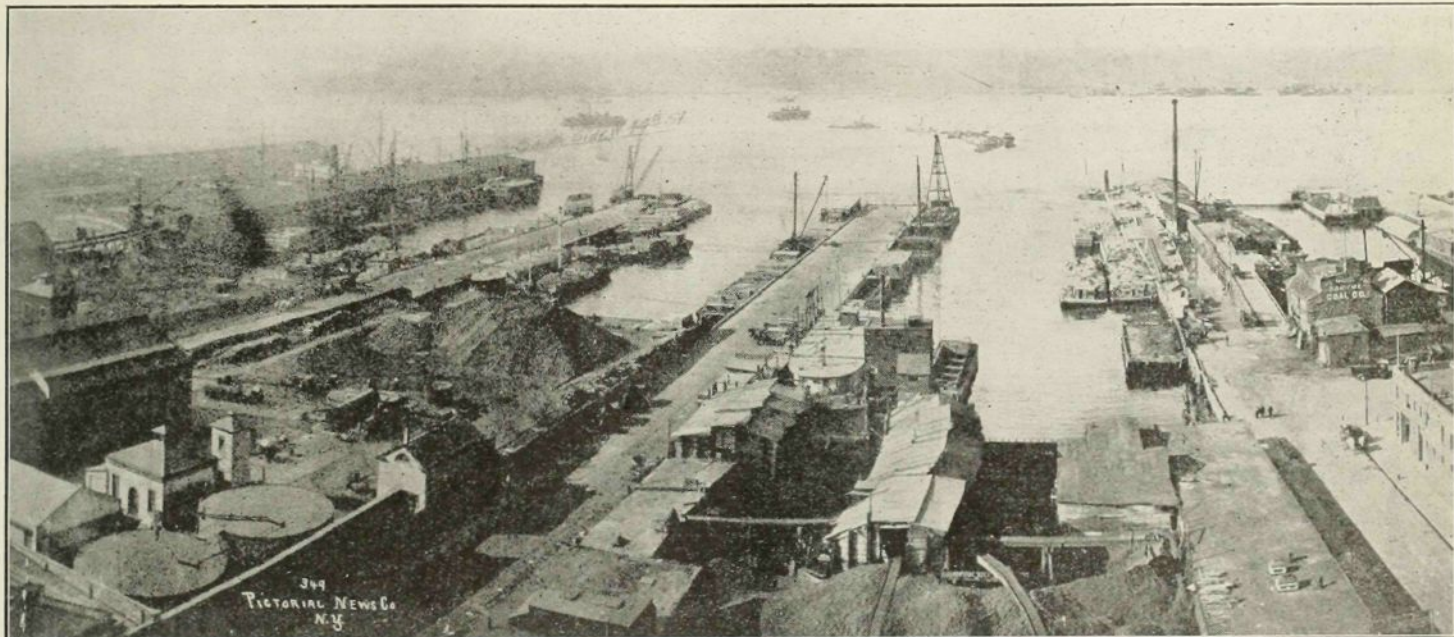
proval of the Legislature and the consent of the building material interests.

Twelfth avenues are occupied principally by the Consolidated Gas Company and in part by the Standard Oil Company. No map of the lands to be taken has yet been approved officially, and no condemnation commissioners have been appointed.

The piers will adjoin the French line pier on the north and will be used by the gigantic new steamships now being built on the other side. According to present understanding, as set forth in the report of the Terminal Committee of the Board of Estimate, the New York Central Railroad Company will be permitted to construct, at its own expense, a four-track subway through what is now private property from 59th street to 45th street, the railroad right of way to leave the 60th street yards at the corner of Twelfth avenue and 59th

way as laid out over the roof structure covering the railroad tracks.

This access at two levels will mean that all side streets west of Eleventh avenue will be carried out to the new marginal way over the railroad tracks at practically a level grade, and that access for street traffic to the new piers to be constructed within this region will be at two levels, the upper level being that of the side streets and giving access to the second story of the new piers, the lower level being that of the bulkhead on the same grade as the railroad tracks and corresponding to the present level of Twelfth avenue, and being reached by ramps down from the new marginal way to be constructed at points shown upon the plans. This lower pier level can be reached also at the present grade by traffic moving



FOOT WEST 44TH-46TH STREETS, NEW YORK CITY.

This is a photograph of the pier at the foot of West 44th street now used by the French Line. The remainder of the territory needs no description; it conclusively shows the unimproved locality which is in a dilapidated condition, and official figures show that the return to the city from this territory in its present condition is not as much by considerable as the cost for its maintenance. It represents a loss to the city as it now exists.

proval of the Legislature and the consent of the building material interests.

Lands to Be Taken.

A photograph of the site for the two new piers shows land of far more value and importance to the public than its appearance would indicate. At present it is used for domestic commerce, but the city wishes to give it over to the foreign steamship lines, which can afford to pay higher rentals into the city treasury than the owners of the small boats which bring our local supplies of brick, cement, coal, stone and lumber. As the piers will be 1,200 feet in length, they will cut back into the land about five hundred feet from the present bulkhead line, or to within four hundred and fifty feet of Eleventh avenue. Beginning thirty-five feet north of the north line of 44th street, the lands needed for the improvement extend to the center line of the block between 47th and 48th streets.

On the immediate waterfront the land is occupied by coal pockets, building material yards and small shops. The two blocks bounded by Eleventh and

street, immediately west of the westerly curve of the Interborough's present power house, to curve thence eastwardly through private property to a point sufficiently distant from the waterfront to permit of the construction of 1,200-foot piers with appropriate bulkhead space, to pass southwardly through private property at a grade identical with that of Twelfth avenue as it exists today, to a point on the southerly line of 44th street, at which point the railroad right of way will curve back to Twelfth avenue.

A New Twelfth Avenue.

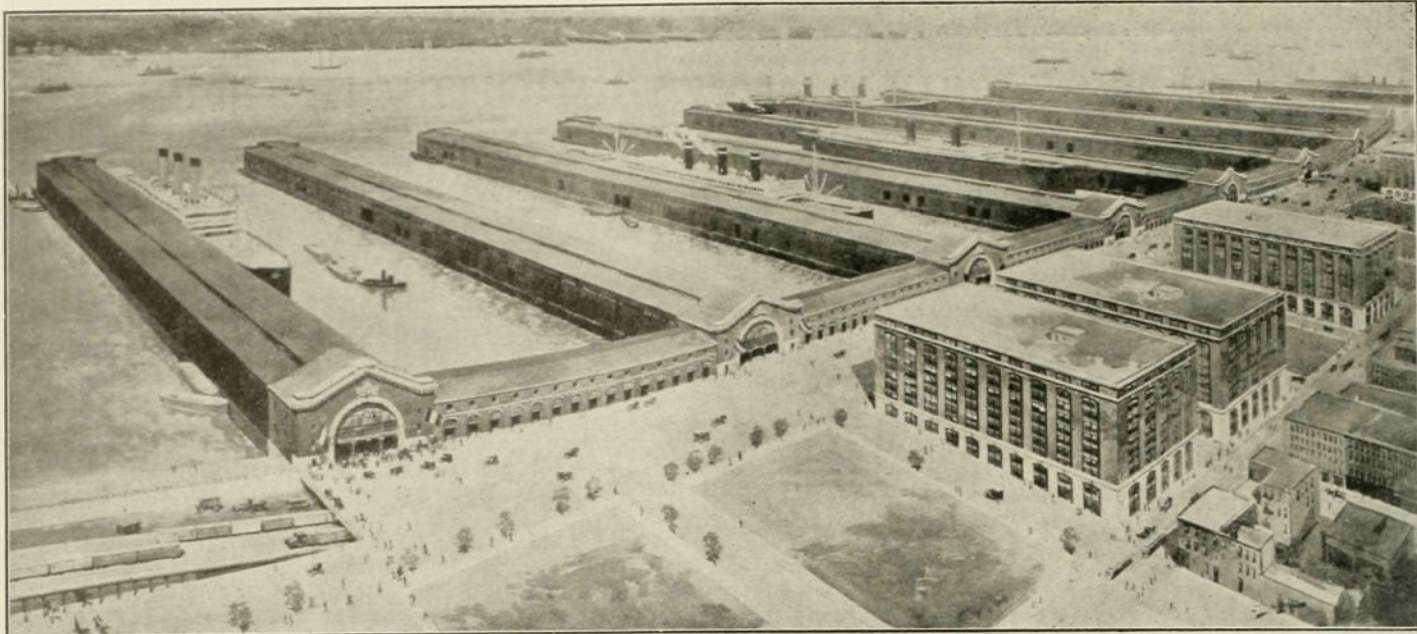
Between 59th and 44th streets it is proposed that the railroad company construct at its own expense a roof over its entire right of way, 100 feet in width, which will constitute the surface of a new Twelfth avenue or marginal way between 59th and 44th streets. It is further proposed that the railroad company, entirely at its own expense, both as to construction cost and grade damages, change the grade of each side street between 59th and 43d streets to conform to the new grade of the new marginal

northward along the bulkhead from 42d street.

Access at Two Levels.

This plan for access at the two levels to the new double-deck 1,200-foot piers has been submitted to representatives of all the principal steamship companies, and has received their unqualified approval. The Chief Engineer of the Board of Estimate, one of the members of the Terminal Committee, has expressed the opinion that the proposed plan would create within the limits named the best, most convenient, and the most slightly waterfront plan found anywhere in the city of New York.

The only element of cost to the city entailed is a cost which the city would be compelled to bear whether this plan were adopted or not, namely, that of acquiring the land necessary for the new marginal way and the land lying between the new marginal way and the present Twelfth avenue. This land the city would have to acquire in any event in order to permit of the construction of the 1,200-foot piers. As far as the railroad's plan for a subway between these



PROPOSED WEST SIDE DOCK IMPROVEMENT.

This is an illustration of how the territory north of 46th street may be improved, gradually, to meet the demand of commerce and to be continued, relatively, with the city's financial ability to do so, by which the city may preserve its supremacy as the first port of the world. The principal object of this illustration is to conclusively show the wisdom of the policy of the present Administration in relocating Twelfth avenue sufficiently far inland to make this steamship terminal possible and at the same time to protect all interests whether they be landowners, manufacturers or commercial enterprises. To permit Twelfth avenue to remain where it is would ruin this location for all time to come for a modern steamship terminal, in the opinion of the Dock Department. It would not permit the building of piers longer than those now existing at the Chelsea section.

points is concerned, the entire cost, direct and consequential, will be borne by the railroad company.

At the southerly side of 44th street, where the railroad right of way curves back to Twelfth avenue, it is proposed that the railroad be permitted to begin to rise upon an elevated approach structure, which will be carried southward along Twelfth avenue to a point opposite the railroad's present 30th street yard, to permit of access to that yard at the upper level as hereinbefore described.

The Terminal Committee, while reluctant to consent to the construction of even as small a section of elevated approach as that proposed, came to the conclusion that there was little reason for a refusal on its part to consent to this device or approach to the yard as far as the district between 30th street and the southerly line of 42d street is concerned, since in this region the elevated approach would be flanked on one side by railroad yards, and on the other side by railroad piers. The only disadvantage in the plan which presented itself to the committee was the elevated crossing at 42d street.

Latest Fourth Avenue Showrooms.

The Polo Construction Company, owner and builder, will proceed at once with the erection of the twelve-story office and showroom building at 329-331 Fourth avenue, between 24th and 25th streets, in the heart of the silk and dry goods trade. The entire front will be of granite, limestone and terra cotta to the roof. The steel construction has been so designed as to show no interior columns and obstructions of any kind. There will be two electric elevators with all safety devices, and the best sanitary improvements. The cost is estimated at about \$200,000.

Henry Villanme, 151 West 30th street, is president, and C. J. Jeppesen, Inc., 62 West 45th street, engineer. The Alfred E. Norton Company, 105 West 40th street, has the structural steel contract; New York Terra Cotta Company, 1170 Broadway, terra cotta. The wrecking was done by Gerson Greene & Company, 89 Clinton street. The building will be ready for occupancy about November, 1913.

—Washington Heights property is well rented this summer in most sections, and at top prices.

BIG OUTING OF TAXPAYERS.

House and Real Estate Owners at College Point Hear City Economy League Extolled.

An ideal day, excellent attendance, and good speakers served to make the annual banquet and outing on Wednesday, of the House and Real Estate Owners' Association of the 12th and 19th Wards, at Donnelly's Grove, College Point, L. I., one of

the most successful that the prosperous organization has ever enjoyed. The outing this year marked the completion of a quarter of a century of activity of the association, which may be called the oldest and largest taxpayers' alliance in the country. It was founded in 1889 by Conrad Harres, who was one of the guests of honor on this occasion.

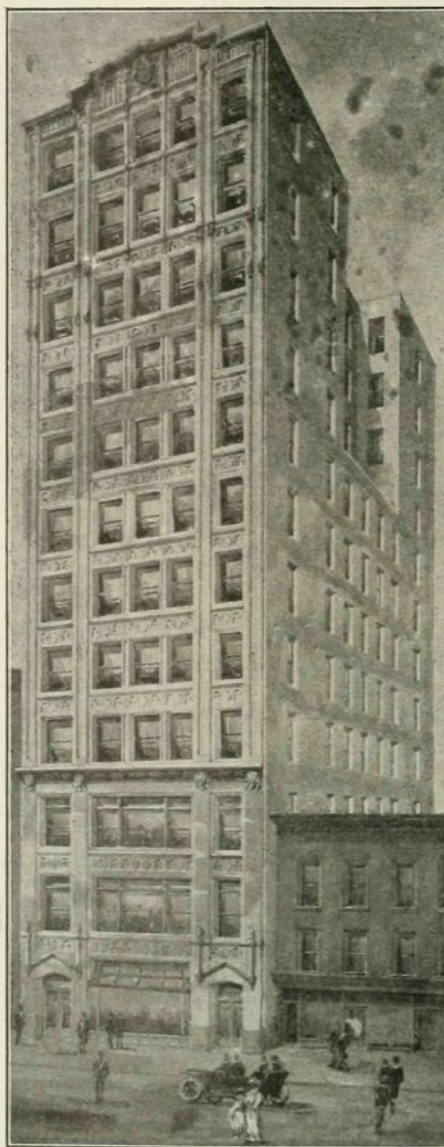
To appropriately commemorate the twenty-fifth anniversary of its existence, two surprises were sprung. Henry Bloch, the vice-president, presented Mark Goldberg, the local assemblyman, with a written testimonial signed by the members of the association, to show their appreciation of the successful termination of his long fight in the Legislature for "free transfers" in various parts of the city.

Adolph Bloch, counsel of the association for many years, was presented with a gold watch, as a token of the esteem in which he is held by the members for the work he has performed in behalf of the organization. He was the principal "after dinner" speaker and unqualifiedly endorsed the new big Taxpayers' Movement, now known as the "City Economy League," and with which he is associated as chairman of the executive committee. He said in part:

"A critical point has been reached in the financial status of the city when its indebtedness has increased 250 per cent. in the past ten years, while the population has increased but 40 per cent. If such large expenditures continue the situation will become very serious. While the city will not go bankrupt, yet it is nearing the constitutional limit of indebtedness, 10 per cent. of the assessed valuation of its real estate. The Board of Estimate has been beset by probably well meaning people, who in the guise of charity have secured vast sums of money for expenditures which were not of comparatively great importance.

"Property today is generally over-assessed, and yet it bears 96 per cent. of the total municipal income. Now is the time for taxpayers to come forward and assert their rights."

Carefully avoiding the casting of aspersions at the members of the Board of Estimate, whom he considered a fine body of men, he pointed out how much money had been recently expended and how much more was to be spent, particularly criticising the recent purchase of the forty-four acres at Neponsit,



Neville & Bagge, Architects.
Polo Construction Co. owner.
329-331 FOURTH AVE.

(Continued on page 1236.)

A MADISON AVENUE CHANGE.

An Instance of the Tendency to Prefer Apartments to Dwellings.

At the northwest corner of Madison avenue and 68th street, there is nearing completion an apartment house which is a unique enterprise in some respects. In the first place, it is built on the site of the residence of Henry G. Marquand, which, not long ago, was considered one of the very finest residences in New York. The fact that any commercial development should be planned that would contemplate the tearing down of a magnificent residence in order to get the choice of several comparatively equal sites shows how readily apartments of the finer class are taking the place of our more majestic homes.

Not only was the Marquand residence demolished, but two others almost equally as fine on Madison avenue, of similar architecture, were also included in the site and wrecked. There are today quite a number of unimproved corners of suitable size for large apartment houses in the section of Madison avenue between 59th and 72d streets, and that this particular site should be chosen presents some unusual aspects.

No Demand for the Residence.

The most notable is that there was no demand for a private residence of the finer class, as the Marquand house had been vacant ever since the death of its owner, and probably would have remained vacant for very many years to come. That a residence which was far from uninhabitable, which was dignified, and the architecture of which would still appeal to modern taste, should have been torn down together with its neighbors, and a house put up to accommodate not the four families which the residences would have accommodated but approximately forty, and that the originators of this enterprise should have expected to compete with the great number of very superior apartments which have been erected on Park avenue, on Madison avenue, and on the side streets between those avenues, shows that the absorbent power of the market is continuous; and not only that, but the buying power of the public has not decreased, but is able to make successful a house with rentals as high as \$7,200 a year. This is not considered an extravagant rental for the better class of apartments, and shows that the better class of tenant prefers an apartment at a rental of from six to eight thousand dollars rental in preference to a private house with its maintenance charges and rent or carrying charges which as a rule would not equal these amounts.

No Duplex Apartments.

A notable point of Marquand House and of some of the latest developments on the upper East Side is that there are no duplex apartments in these houses. Another feature of Marquand House, in which it represents the increasing demand and increasing culture of the class of tenant which it is designed to accommodate, is in the absolute simplicity of its architecture. The day of over-elaboration of apartment house architecture is apparently passed, and in Marquand House the materials—almost entirely a grayish-buff brick—carry out the great simplicity of the design of the facades. It is to be seen, therefore, that the expense of building may be reduced to a minimum without any sacrifice of rentals.

The suites in this house will run from six rooms and two baths to thirteen rooms and four baths, and the rentals asked from \$1,600 for the very small suites on the ground floor to \$7,200 for the larger ones on the upper floors. The interior courts are small, and the main light court is on the 68th street side of the building running out to the street, giving street frontage to the rear apart-

ments on each floor. There are seven bay windows on each floor divided among the apartments according to the various floor plans, a feature which has not been emphasized in the more recent apartment house architecture.

The architect, Herbert Lucas, who was also the designer of the house on the site of the Poor residence at Gramercy Park and Lexington avenue, laid the entire emphasis on the homelike character of the apartments rather than an expensive ornamentation of the building, which has produced a certain atmosphere that is well worth paying for. A photograph of the house will be found in the Record and Guide of Dec. 28, 1912.

Widening of 42d Street.

A special meeting of the 42d Street Association was held on Friday at the Manhattan Hotel in order that the property owners, taxpayers, tenants and rentpayers might take action regarding the removal of the kiosks at the subway entrances on 42d street on the east side of Madison avenue. This work was proposed and has been pending for over a year, but has been continually delayed owing to a difference concerning the cost between the transit company and the city authorities. The removal of the kiosks and the placing of the subway entrances back at the side of the buildings, for which plans have been prepared, would permit of the widening of 42d street up to Madison avenue, which has also been left uncompleted, pending the removal of the kiosks.

At the meeting attention was called to the fact that there are six different entrances, three on each side of 42d street, to the subway station. One entrance in the new 42d Street Building, one on the southeast corner of 42d street, where the unsightly kiosk exists, and also an entrance in the Belmont Hotel. On the opposite side of the street there is an entrance at the Grand Central Station, and entrance on the northeast corner of 42d street and Madison avenue, where the other objectionable kiosk exists and is a source of danger to pedestrians.



C. P. H. Gilbert, Architect.
LINCOLN TRUST COMPANY BUILDING,
To be erected on Madison Square.

TRANSIT CELEBRATION.

Chairman McCall Carries Important News to Queens Citizens.

The controlling element at the Queens rapid transit celebration last Saturday at Long Island City was the downpour of rain, and next to that the announcement by Chairman Edward E. McCall of the Public Service Commission that the Steinway tunnel would become the property of the city within fifteen days, was the most important incident. The announcement was received with applause, which was renewed when he added that within four months from the day on which the city took title to the tunnel, trains would be running through it between Fourth street, Long Island City, and the Grand Central station in Manhattan.

Among those who occupied seats on the platform were Borough President McAneny of Manhattan, President Miller of The Bronx, ex-Chairman Wilcox of the Public Service Commission, William H. Williams, Walter I. Willis. Commissioner Leavitt was the chairman. The new Queens flag was raised alongside the national emblem. The rain dispersed the assemblage, but as many as could get in fled to the Queens Chamber of Commerce, where Judge McCall continued his speech.

Preliminary to the luncheon and the speechmaking, several hundred visitors to Queens were taken in automobiles over the Astoria and the Roosevelt Avenue-Corona routes of the subway. Workers were engaged along both routes in digging excavations for the pillars of the elevated structure. Bronze medals were given as souvenirs.

A stop was made at Elmhurst where the Queensboro Corporation had raised a tent for patrons and friends and where a special celebration was held.

Educational Trips of the Bureau of Buildings, New York City.

The members of the Engineering Division of the Bureau of Buildings, Borough of Manhattan, recently made a trip of inspection to the National Fireproof Company's Raritan, Standard and Perth Amboy terra cotta mills. This is the second trip of the engineers of the bureau, the former trip having been taken to the Vulcanite and Alpha cement mills at Easton, Pa. The purpose of these trips is to bring the engineering staff in closer touch with the processes of manufacture and the properties of the building materials with which they deal. The superintendent, Rudolph P. Miller, has set aside occasional Saturdays throughout the year to be devoted to this phase of the bureau's work.

New Neighbor in Madison Square.

Plans have been completed for the new building to be occupied by the Lincoln Trust Company, on property facing Madison Square, being 204 Fifth avenue, and running through to 1124 Broadway. The building is 28 feet wide and will be three stories in height, the banking room being 26 feet high, with a mezzanine floor at each end. The basement will be fitted up in the most approved manner for the safe deposit company, and the facades on Fifth avenue and Broadway will be of limestone. The building will be thoroughly fireproof and equipped with all up-to-date conveniences. Present building on the site will be torn down immediately, and the erection of the new structure will be hastened as rapidly as possible. The architect will receive estimates in about a week, no contracts having yet been awarded.

BUILDING MANAGEMENT

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

THE PART OF THE MANAGER IN RENTING.

PART TWO.

By LOUIS B. DAILEY.

(Member Chas. F. Noyes Co., New York.)

A WORD here with respect to the necessity for careful preparation for important interviews: Collect your facts and arrange your arguments so that they may be best applied to the tenant under immediate consideration. In emphasis of this point, I recall a lease made several years ago. My chief had been demanding that we make an inroad on a certain line which would be of undoubted benefit to the building if we could start a movement our way. The difficulty was to get the first tenant, and almost invariably our first interrogation was, "What firm in our line has taken space in your building?"

Convincing Your Man.

Finally, however, the opportunity came, rather unexpectedly and through a broker who happened to be a strong personal friend of one of the three partners. The line-up was as follows: One partner favored our building, one was neutral with a conservative tendency toward remaining in the building which had been their home for sixteen years, and the third and senior was strongly opposed to moving. The negotiations continued over a period of several weeks with little or no progress, the senior delaying while his landlord had time to frame up new propositions which could compare with the physical layouts we were able to offer and which our competitor could duplicate only subject to existing leases.

Four Hours' Preparation of a Three Minute Talk.

A final interview was arranged between the three partners, the broker and his partner, the vice-president of our company and the writer. We met in the directors' room, and for upward of an hour examined various layouts on different floors, analyzed the different propositions, our own and our competitors', and rehashed and repeated the various arguments we had been making for several weeks, but without getting anywhere. At last the senior partner announced that he had heard enough, thanked us for the trouble we had taken and stated that his final judgment was that it would be unwise and impolitic for them to move from a building with which they had been identified for so many years.

Apparently we had lost, and as the brokers sought their hats and prepared to depart our vice-president, who up to this time had taken a more or less passive attitude, and had participated in the conference in a desultory way, jumped to his feet and said he would like to answer that one argument. The psychological moment had arrived. It was the time for action, and for the next few minutes there was action. His manner and opening sentence demanded and obtained complete attention, and the skill with which he stated his arguments, their orderly and logical presentation, and the complete conviction which seemed to sway him, carried the day.

He contended that he had completely answered the argument and demanded a reversal of the judgment on the basis of his answer. And he got it instantly. A verbal acceptance was given, and in five minutes we were filing out of the office victors instead of vanquished. Within thirty minutes we were subsequently informed their landlord came forward with a new proposition, having all the physical advantages offered by our lease; and had the deal gone over to another day, a lease with us would not have been possible. Within six weeks seven leases were made, directly traceable to the first.

As we were returning to our office I remarked to our vice-president, who has charge of a dozen buildings, and who might be excused if he did not have at his tongue's end all the arguments for a particular building, upon the completeness of his answer. And he replied, "I spent just about four solid hours preparing that little three-minute speech. When you are hunting bear have your gun loaded."

Let Your Prospect Do His Own Renting.

This incident, recited at possibly too great length, emphasizes still another point. Don't talk too much. Don't waste your ammunition. Let your prospect talk; find out what it is—to him—your weak spot and meet it by a new suite on another floor or in a new location. Do not feel that you must be talking all the time and ramble vaguely through a list of good points only to scatter your fire and make no impression whatever. Remember that a vigorous, incisive, effective argument at the right moment is what usually does the trick. Help your applicant to find what he is looking for at a price approximating his present rental, if possible, and if your space is more expensive, show him wherein it is more valuable. Do not try to rent him something he does not want and will not be satisfied with by glossing over its defects or misrepresenting the facts, or in carefully concealing serious objections which will appear at once with occupancy. A traveling salesman can sell goods in this fashion and get away with it, for he comes today and goes tomorrow, but you have to live with your tenant. It may take him some time, but he will even up the score, and if you have not been frank and fair in your negotiations you alone are the ultimate loser.

Organization of the Renting Office.

Much depends upon the organization of the renting force and the conduct of the building office. In the first place, the renting office should be nicely appointed, with attractive space and, when possible, in a convenient location. It is a mistake to place the office to which your prospective tenants must come in a dark, gloomy place, for the tenant at once receives a bad impression, against which you must thereafter contend. Vacant space which perforce you must show your tenant is never attractive, and your prospect's observations in your own suite do much towards creating a favorable impression.

A strictly business-like attitude must

at all times be observed by office employees. No lounging, gossiping, smoking or reading should be allowed and courtesy must be the watchword. Employees whose duty it is to receive visitors and learn their business should be instructed carefully as to their method of interrogation, so that the name of the visitor and nature of the business can be obtained without unnecessary questioning. The great improvement noticeable in telephone service of recent years has been due in part to the rigid rules adopted by the telephone company in requiring operators to observe certain carefully studied forms of questions and answers from which they may not depart.

A Way to Soothe the Savage Tenant.

The wise renting manager when organizing his force will search the town over for an assistant of the opposite sex. A clever woman in the office of the building is a distinct asset. A building containing 4,500 occupants, a city in itself, is peopled with a mass of ever shifting, assorted humanity, hailing from the four quarters of the globe, with different standards of judgment and of different temperaments, training and ideals. The office of the building is the central station to which all their inquiries and complaints are directed, and infinite patience and tact is required to maintain harmony and peace in such a household. If your esteemed tenant's table has not been dusted and there are other visible evidences of a cleaner's neglect, what happens? Why Mr. Tenant cannot get to the telephone quick enough and he is prepared to give Mr. Manager a raking over the coals.

In a towering rage he asks for the manager, but a soft voice sweetly informs him that Mr. Manager is not in, and can she do anything for him? Already his anger has started to subside, and when he is pleasantly informed that the cleaner for his suite was ill that morning and that the forewoman would be right up to correct any neglect, he is about ready to believe that the building is not so badly managed after all. But let him get hold of Mr. Manager, and we will hear that the tenant is in the worst managed building in the city, run by first-class ignoramus who do not understand the first principles of management. There is one building in lower New York with a capable woman of this type, who knows the vacant space as well as the renting men, and not infrequently in the absence of the regulars has shown space and with such cleverness that a high percentage of prospects has been ultimately leased.

(To be continued.)

Mortgages as Security.

If the mail order business houses can sell 7 per cent. preferred stock at a premium on original subscription, then a first mortgage at 50 per cent. valuation, on a good farm paying 6 per cent. interest ought to be worth \$300 for every \$100 invested. The security of basic dirt over a postage stamp business ought to be worth the difference.—Real Estate Board's Bulletin.

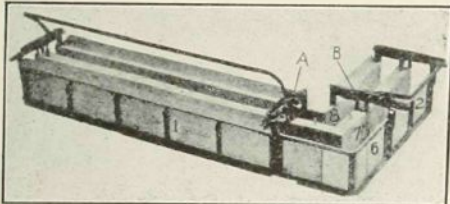
USEFUL APPLIANCES

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.

Machine for Making Hollow Walls.

An innovation in hollow concrete wall construction is being introduced by the Von Guilder Hollow Wall Co., of 718 Chamber of Commerce Building, Rochester, N. Y. It consists of a series of adjustable, metal forms, permitting the casting of hollow wall in the solid piece with one or more continuous air spaces. The distinctive feature of the system lies in the fact that the concrete is tamped and laid in the wall direct, thus doing away with the loss of setting virtue, very frequently experienced when concrete is mixed at a distance. This system makes use of freshly made concrete, just sufficiently wet to crystallize all of the cement, with the result that remarkably strong walls are said to be obtained.

The accompanying illustration shows one 5-foot and one 2-foot straight machines coupled together to construct a corner of a building. This is accomplished as follows: First the wall cham-



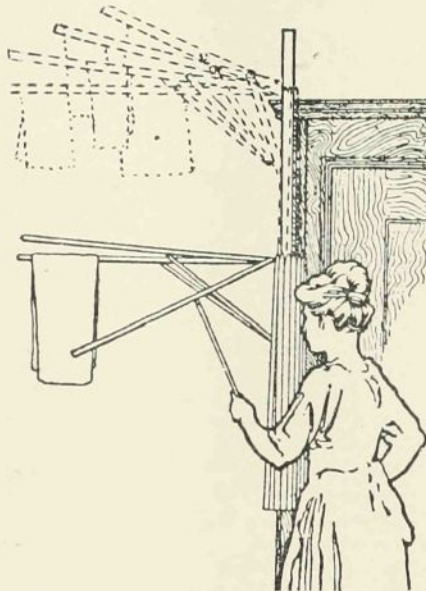
bers are adjusted to the desired thickness and then the outside corner door 6 is adjusted by lengthening, if the walls are to be thicker, or by shortening, if the walls are to be thinner than four inches. Then the edges are coupled to the two straight edges. The machines, having been set up on a floor or level surface, are then attached to the outside corner door 6, then the core 7 is placed, and if the machine is set for 24-inch walls the iron plates will rest on the projections. If the inside wall is to be more than 4 inches thick the core 7 is adjusted by removing the iron plates on the top and screw pieces of wood to each end of the core to make it fit the machine. This is then set in position between the machine and put on iron plates again so they will engage with the air chamber. If the outside wall is to be more than 7 inches thick each side of the corner door 6 is let out so that they may be coupled to the machine. In the illustration, Figures A and B represent the locking plates of the corner mold, and Figure 2 shows the 2-foot machine, and Figure 1 the 5-foot machine. Figure 8 is the inside wall.

Builders who have used this device speak very highly of its efficiency, and some go so far as to say that this system represents not only something new in concrete wall construction, but a system which may develop revolutionary tendencies.

An Improved Clothes Dryer.

Persons having in charge the equipment of apartment houses will be interested in the new device being introduced by the Universal Clothes Dryer Co., Newark, N. J. The distinctive features of this device are that it can be attached to the wall or casement, may be easily removed and contains thirty feet of drying surface. Furthermore, it can be raised to the ceiling as shown in the accompanying illustration, thus utilizing space which the ordinary dryer would take up. For drying blueprints and

wash drawings or for displaying drawings of different details of buildings for perusal of contractors in architects' offices, this device seems to have a special application, because undoubtedly it

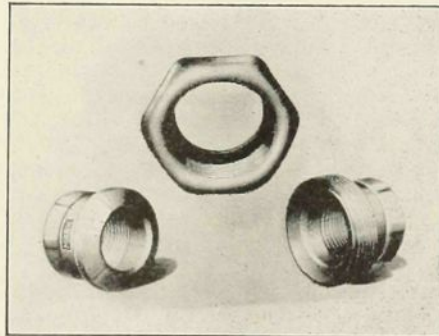


meets a need which has long been felt not only in kitchens but in offices because it can be hoisted out of the way. The cost of this device is remarkably low.

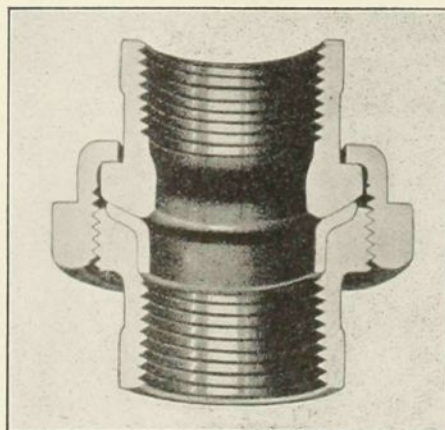
A Cold Drawn Steel Union.

The Mark Manufacturing Co., of Chicago, is putting on the market a pipe union, which differs radically from others on the market, although there are already numerous forms and types from which to choose. The difference lies in the fact that it is made of cold drawn steel throughout.

These cold drawn pipe unions are made from flat strip steel by the cold drawing process, making a fitting that is seam-



less and free from structural defects. The Mark union consists of the usual three main parts, male and female ends, joined by a coupling nut. All of these parts, as well as the brass seat ring, are drawn cold from flat stock, each piece subjected to a series of operations, of which we illustrate four stages in the manufacture of the male member.



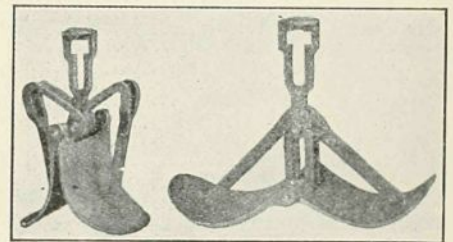
The Mark union is threaded to Briggs Standard for pipe threads, and so carries the same taper as the pipe. In this re-

spect it is different from most unions on the market, which are tapped straight through. Another feature is that it is made of the same material as used in wrought steel pipe, which makes the expansion of steel unions under heat the same as the expansion of the pipe.

The contraction when cooled is also the same, thus there is no tendency to stretch a Mark union, as in the case of malleable unions, which do not expand as much, and to which the expanding pipe gives a permanent set. A booklet describing this product will be sent from the Mark Manufacturing Co., Post Office Box "G," Chicago.

A New Type of Anchor.

The problem of obtaining an anchor that will meet a continued pull in soils that are liable to become loosened through heavy rains or leaks in water pipes, and especially in foundation work where springs are liable to weaken substrata, has become an important one in recent years. Subsurface conditions in New York City are very peculiar, rang-



ing from hard granite down through mica-schist, sand, quicksand and silt, and for that reason our readers may find in an anchor of novel design being manufactured by the Alyea Manufacturing Co., of West Washington street, Chicago, Ill., a device which may meet some of their requirements. The anchor has a special merit when used in soft earth or loose rock, because it enters the ground in a closed position and the harder the pull the firmer it takes hold by reason of the expanding qualities of its flukes. It is made in such a way as to be non-destructible, and salt water seepage cannot affect its longevity.

QUESTIONS and ANSWERS

"A Cord of Stone."

The query in relation to a cord of stone appearing in this department recently has brought forth the following statement from the Picton Island Red Granite Company of 320 Fifth avenue.

Answer: From the book by Austin T. Byrne, published in New York, 1911, by John Wiley & Sons, entitled "Inspection of the Materials and Workmanship employed in Construction," we find, on page 462 that a cord of stone is 99 cubic feet, or 4 perches, and a perch is given as 24.75 cu. ft.

The Strength of Granite.

Can you advise me regarding the weight and strength of granite and any other facts regarding its qualities of which you may know?

Answer.—Granite is two and two-thirds times as heavy as water; its specific gravity is 2.663. A cubic yard of granite weighs exactly three-quarters of a ton. The strength of granite is tremendous, although the different granites vary greatly. Poor granites will withstand a pressure of 18,000 pounds to the square inch. Good, close-grained granite will withstand 30,000 pounds; but certain Wisconsin granites have withstood a crushing pressure of 43,973 pounds to the square inch.

**REAL ESTATE BUILDERS
RECORD AND GUIDE.**

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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 has been removed to the twenty-second floor of the Lewisohn Building, 119 West 40th street. Our new telephone number is Bryant 4800.

The next article in Mr. Bruere's series will appear on June 21. It deals with the practical measures that may be adopted for obtaining efficiency and economy in the city administration. In a notable way it fulfills the promise of its suggestive title, "Obvious Next Steps for Taxpayers," by laying down a constructive program.

The Yale Club this week closed the lease of the site at Vanderbilt avenue and 44th street which it has had under negotiation for some time with the New York Central Railroad Company, and it is understood that the work on the new twenty-two-story clubhouse will be started shortly. With two such structures as the Biltmore, erected over the Incoming Station, and the Yale Club, Vanderbilt avenue will be one of the busiest places in the city at all hours of the day or night, despite its apparent insignificance on the map.

The Windsor Land and Improvement Company reports that it sold \$596,778 worth of lots during the spring months of April and May. Some of the lots were in Queens, but the majority were in Nassau County. From the results obtained so far this month, the company's June sales are expected to reach or extend beyond the \$200,000 mark. This record, coupled with the showing at the Morris Park auction and the recent lot sale at Jamaica, is extremely interesting, in view of present conditions in the market for city real estate and in other investment markets. How do you account for it?

The Brooklyn Waterfront Negotiations.

The report made by the committee of the Board of Estimate on the Brooklyn waterfront rounds out one of the ablest and most successful pieces of constructive business negotiation ever undertaken by the municipal authorities of this city. When the present administration came into power it was confronted by two problems of supreme importance—the problem of providing the city with adequate means of transit and of providing an adequate machinery for transacting the growing business of the past. The first two years and a half of its life was occupied with the settlement of the subway question—which was more complicated, both from the technical and scientific points of view than that of any other American city. After many vicissitudes a really adequate solution was finally reached to which many men contributed, but which owed more to the Borough President of Manhattan, Mr. McAneny, than to any other individual.

During the past year an equally earnest and careful consideration has been bestowed upon the problem of the development of the port of New York, and in this almost equally important work, the former President of the Board of Aldermen, John Purroy Mitchel, has accomplished more than any one of his colleagues on the committee. He has given a prolonged and patient consideration to the question involved, and the city owes a great deal to him for the ability with which he has served its interests.

The solution of the problem of port development was complicated by the fact that the city had strained its financial resources in providing for new subways, and that it could not contribute much money or credit to the support of any plan of port improvement. It was obliged to enter into negotiations with existing transportation companies and use them for the purpose of financing and operating the new machinery. Of course the same policy has been adopted in the case of the subways, but in that instance the social necessities of the city dictated the construction of so many lines all at once, that the city had to guarantee the operating lines against loss and assume a very heavy contingent responsibility. In the case of the plan of port development, on the other hand, any arrangement made with the transportation companies had to be self-supporting from the start; and this condition made the attainment of many highly desirable objects impossible for the present. But the business interests of New York have no reason to complain about the result. It reflects credit upon the negotiators on both sides that, in spite of this condition so much has been accomplished. The proposed contracts retain all essential safeguards. The waterfront of the city and its necessary fixtures remain or become municipal property and subject eventually to the control of the municipal authority. The railroad corporations become tenants of the city property, and agents of the city in the essential business of handling its vast amounts of incoming and outgoing freight. This status has its advantages for the companies, because it relieves them of a certain amount of taxation, to which they would otherwise be subject, but on the other hand it places them in the situation of a servant of the city, who performs a certain service for a certain specific compensation. In the case of these contracts the service will be adequately performed, and the compensation will not be excessive.

The proposed contract with the New York Central company has been rightly criticized in some of its details, and it

will have to be modified before it can be finally adopted; but there can be no doubt that it is essentially satisfactory and right. The New York Central is the one transportation company with an interest in the improvement of the machinery for handling freight coming into or going out of Manhattan. It already has a secure legal position along the Manhattan waterfront, from which it cannot be dislodged, even if it were desirable to do so. But it is not desirable to do so. That corporation must necessarily be the most effective agent, which can be used for the handling of Manhattan freight. The New Jersey corporations transact an enormous business with Manhattan receivers and shippers; but they are not ready to build into Manhattan for the sake of handling their business, and this fact makes it impossible for them to serve that particular borough as effectively as can the New York Central. The most important of the New Jersey roads is much more interested in the business development of Brooklyn and Queens than in that of Manhattan. The proposed contract with the Central recognized this underlying condition. It bestows additional franchises on the railroad which will enable it to ship freight into and out of Manhattan, in a most economical and efficient manner. The railroad supplies almost all the money for these improvements, and its compensation for so doing will be sufficient, but can never be excessive. A better example could not be afforded of the skillful employment by a big public corporation of a big private corporation as its agent for certain purposes under mutually advantageous conditions.

The proposed contract governing the Brooklyn waterfront applies the same principles to a somewhat different set of conditions. The city acquires the highly developed properties belonging to existing terminal and dock companies, which are leased to the transportation companies upon terms which will make the securities issued self-supporting from the start. When the work is completed and the Brooklyn waterfront connected with New England by the new bridge and with the West, it will be supplied with all the essential machinery of a thoroughly modern port; and a period of still more rapid industrial and commercial development will set in. What with the new barge canal and the improved means of handling railroad freight, the city will be far better equipped than ever before to transact in an efficient manner an enormous volume of business; and this development will take place just at the time when the completion of the Panama canal will improve the relative commercial position of New York and other Atlantic ports as compared with the large interior cities.

Graded Business Licenses as a New Source of Revenue.

It is an interesting fact that one of the first specific proposals in the direction of securing municipal revenue from sources other than real estate comes from the Progressive party. The county committee of that party recently unanimously adopted a resolution instituting an investigation into the whole subject. The preamble to this resolution emphasized the fact that the recent Mayor's commission, instead of seeking new sources of revenue from business or commercial sources, recommended a further burden on real estate. It pointed out in the following words the present grievances of the New York property owner:

"Well-informed and competent people believe that improved New York City real estate is already in many cases

actually over-assessed and otherwise bears an utterly disproportionate percentage of taxation as compared with other business," and consequently is obliged to pay an unjust proportion of the burden of the city government."

It goes on to suggest that practically all lines of lucrative trade and business, which benefit from their situation in New York, do not contribute sufficiently to the burdens of taxation, and finally it points out that other American cities derive a large income from business license taxes, and that New York might well do the same. The new taxpayers' association might well adopt a resolution, supplementary to that of the Progressive county committees, providing for an exhaustive investigation of this matter of graded business licenses. Such an investigation should bring out the amount of income derived from this source, the effect of such licenses upon business, and how far this effect depends upon the amount of the license. The problem to be investigated—that is, is how much of a license could be imposed without doing more harm than good by driving business out of the city.

A Solution for the Sewage Problem.

Editor of the RECORD AND GUIDE:

The following plan is offered for your consideration as a true solution for the most troublesome and expensive problem confronting the city of New York at the present time.

The sewage pollution of the waters of our rivers and harbor has become a menace to the health of the community, the officials having the matter in charge have evolved a series of plans, which call for the expenditure of from one to two hundred millions of dollars, for the construction and equipment of a system of disposal works. When built and equipped, the cost for operation of the works will, with the interest charges, be a heavy added burden to the city's budget of yearly expense.

In explanation of the necessity for the disposal works it is stated that the action of the tides, flood and ebb, is so nearly equal that the matter emptied in the rivers drifts back and forth for weeks, and in consequence a large part settles to the bottom and becomes a menace to the health of the entire metropolitan area.

The writer does not believe it necessary for the city to go in for a system of artificial disposal works at this time, and in support of such belief offers the following plan, whereby so large a measure of control over the tides can be had that the water of the rivers and harbor can be replaced by a clean supply every day.

To control the tides it is only necessary to construct a large canal (equipped with water gates) across Long Island, from the ocean to the point of lowest pressure on Long Island Sound, which is where the tides coming in from both ends of Long Island meet, the gates of the canal to be open only for the passage of flood tide water, the canal furnishing as it would a short cut and line of least resistance for the flood waters would be in effect, a tide race through which millions of tons of the clean water of the ocean would pass daily.

The gates being closed to the ebb, the water would flow down East River and the Narrows to the ocean, driving before it the sewage polluted waters of the river and harbor. During the flood period East River would be held motionless, the canal would be filling the hole now filled by the river and creating a pressure at its upper end equal to that exerted on the lower end by New York Bay.

What would the canal cost? To begin with, the cost would properly be di-

vided between the city, the state and the national governments. The city is most vitally concerned, and is in a position to make such good use of the material excavated in constructing the canal that it would not be an expensive work when completed.

There are thousands of acres of tide flats and salt marsh lands in the vicinity of Westchester Creek, Pelham Bay Park, Harts and City Islands which could be reclaimed at comparatively small expense. With the more healthful conditions that would prevail because of the elimination of the swamp conditions, and the improvement of boating, bathing and fishing because of the canal, the land reclaimed would be greatly enhanced in value and would go a long way in paying for the canal.

The entire work of constructing the canal could be done at a great saving by the use of electricity, generated by the Long Island Railroad or some other company having a power plant within economical transmission distance.

The location of the canal would be governed by the desire to obtain the conditions for East River that have been mentioned. It seems as though the desired result could be obtained by connecting Hempstead Harbor and Jones Inlet at the east end of Long Beach. In conclusion, it can be said of the plan herein placed before you that there is nothing problematic about it, there are no engineering difficulties to be overcome and it will work out in the way that has been outlined.

CHAS. H. ARMSTRONG.

466 East 136th St., N. Y. City.

THE MORRIS PARK SALE.

Brought to Light Unsuspected Investment Conditions.

At the time of this writing, fewer than 200 lots remain to be sold of the 3,019 comprised in the old Morris Park race track; and it looks as if the total realized at the big auction will exceed \$3,500,000, or an average price of more than \$1,200 a lot. The sale, when finished, will have continued nearly two weeks, and will take its place as the largest auction sale of lots on record, in point of both duration and number of parcels disposed of.

In view of the circumstances under which the sale took place, these are, perhaps, the questions that are likely to be most frequently asked concerning it: Do the results of the auction vindicate the business judgment of its promoters? What sort of prices were obtained? Has the sale any significance as regards investment conditions?

It is no secret that J. Clarence Davies and Joseph P. Day had a hard job to convince the State Banking Department of the possibility of successfully liquidating the property at this time; and, although Mr. Davies's word on matters pertaining to The Bronx goes a long way, indeed, there were many disinterested observers who doubted the outcome of the enterprise when it was publicly announced. Yet the sale is now admitted to have been an unqualified success from every essential point of view, not least so from the point of view of those immediately concerned with the liquidation of the property; and it is but fair to emphasize the circumstance that success was risked and achieved on what was distinctly a minority judgment.

As to the prices obtained, it must be conceded that they were remarkably good, except, of course, in comparison with boom times. Auction prices are generally, and for valid reasons, lower than those at private sale. Yet the bids at this auction were in many instances higher than the valuation at which adjacent lots were appraised before the dual

subway plans were adopted. Meanwhile, there is no question but that the present buyers have received splendid value for their money. The sale, as a matter of fact, has changed entirely the prospects of all lots in the vicinity, because the distribution of some 3,000 lots among hundreds of purchasers must result in a building movement that will add new values not merely to the Morris Park sites but also to adjacent property.

If there were any doubt on this score, it has been removed by the announcement of Messrs. Davies and Day that the new owners are to be organized under the name of the Morris Park Estate Taxpayers' Association to insure the prompt introduction of such subsurface and other street improvements as will promote the rapid building up of the tract. By the way, it is something new in real estate auctioneering for the managers of a sale to lend their service to buyers after the auction commission has been earned. The idea, so far as is known, was first put into practice after the Van Cortlandt estate sale.

Before leaving the subject of values, the Record and Guide wishes to correct an error which got into its last week's report of the sale. Its representative understood Mr. Day to say in one of his "asides" on the stand that the Fidelity Development Company had paid \$1,000 an acre for the property, and used that figure, although what Mr. Day actually said was \$10,000 an acre.

There can be no doubt that the real estate situation looks a good deal better now, after the big sale, than it did before. The sale has demonstrated two important things: (1) that real estate, under favorable conditions, enjoys the unabated confidence of the classes from which it normally recruits investors, and (2) that these classes have accumulated savings of ready capital in considerable amount, despite the very indifferent prosperity of general industry in recent years. It may be true that the savings were brought out through an exceptionally able advertising campaign, but the significant fact, so far as the market is concerned, is that the savings did exist and that their owners were willing to act on a promising offer.

Later.—On Friday afternoon 113 lots were sold for \$188,875, or at an average of \$1,671 per lot, making a total for the entire sale of \$3,781,700, or an average of \$1,241 per lot.

(For a detailed report, see page 1243.)

"Taxes Greater Than Property Owners Can or Should Bear."

With this concise pronouncement a small but earnest gathering of taxpayers and boards of trade voiced a determination to exercise their best efforts to arouse property owners in Greater New York to concerted action for relief, on Tuesday night, June 9, at the quarters of the 24th Ward Board of Trade.

The meeting had been called by a committee from that body named to confer with taxpayers and taxpaying organizations. C. C. Hackett presided. Frank H. Tyler, in behalf of the City Economy League, spoke of the work and aims of that body, pledged its hearty support and solicited in exchange the support of the taxpayers of Brooklyn for the work of the League; he also distributed a pamphlet showing in what straits were the financial affairs of the city and what action was needed to bring about a remedy.

Magistrate Hylan of the Allied Boards of Trade complimented the 24th Ward Board of Trade for taking the present action and cited numerous instances of city wastefulness and poor financing. Messrs. Donohue and Bick of the Bed-

ford and Park Avenue Board of Trade, Dr. DeWalthoff and Mr. J. Johnston, representing the West End Board of Trade, Mr. Binniger of the Midwood Park Association, Mr. Woodenbury of the Fulton Street Board of Trade, Mr. Fox of the Realty Associates, Mr. Dalmasse, Mr. J. Dumproff and Mr. McMehon all took part in the debate, and in conclusion the following resolution was unanimously adopted:

"Resolved, It is the sense of this meeting that the burden of taxation upon real estate in Greater New York is greater than property owners can or should bear."

That the chairman of this meeting be authorized to appoint a committee representing each body present with power to add to their numbers an equal number of their own selection, which committee shall consider ways and means to secure lower taxes on real estate in Greater New York, and shall arrange for a mass meeting of property owners on or before July 1, 1913, at which meeting the said committee will submit a plan to obtain the aforesaid object.

PAYMENT OF ASSESSMENTS.

(Continued from page 1228).

May 24, of this year, Borough President Cyrus C. Miller, of The Bronx, says:

"While the law may be excellent because it allows owners to pay for the development of their properties by degrees, great care must be taken by the purchaser of property in localities where the assessments are not paid. Sometimes the physical improvements, such as regulating, grading, paving, etc., have been completed but the assessments have not been levied or paid. If a man purchases such property without inquiry as to which of the assessments have become liens and which have not become liens, he may be saddled in the future with a very serious debt and have his investment destroyed.

"Inquiries concerning such assessments should be made to the Bureau of Information, Borough Hall, 177th street and Third avenue."

TAXPAYERS' BIG OUTING.

(Continued from page 1230.)

which cost \$1,200,000. He pointed out that the \$225,000,000 in the subway building operation, Manhattan was asked to contribute the most to what is its own destruction, since the outlying districts which are to be benefited will shift values from the city proper to those sections.

"The aqueduct," he said, "is costing almost as much as the Panama Canal to build. The Board of Estimate has a difficult duty to perform, and it is for that reason that this new movement has been inaugurated. The Declaration of Principles, its hearty endorsement by many of the most influential citizens of New York City, and its wonderful growth, all tend to show the importance of the movement and this to be the psychological moment for action."

Assistant Corporation Counsel John P. O'Brien also spoke. At the guests' table were Senator Boylan, Assemblymen Goldberg, Carroll and McCue, Aldermen Pouker and Riordan, Assistant Corporation Counsel O'Brien, Conrad Harres, Dr. A. Korn, Adolph Bloch and Henry Bloch. George H. Beck presided and acted as toastmaster. Handsome silver souvenirs were distributed.

The officers are George H. Beck, president; Henry Bloch, first vice-president; Frank Eberhart, second vice-president; George H. Heddeshimer, treasurer; Arthur G. Muhlker, recording secretary, and Charles H. Schnelle, financial secretary.

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
	June 6 to 12	June 7 to 13
Total No.	132	180
Assessed value	\$7,085,500	\$11,336,100
No. with consideration	24	20
Consideration	\$535,256	\$989,650
Assessed value	\$660,500	\$10,137,100
Jan. 1 to June 12 Jan. 1 to June 13		
Total No.	3,931	4,547
Assessed value	\$233,494,922	\$354,930,895
No. with consideration	563	457
Consideration	\$24,032,542	\$25,896,107
Assessed value	\$24,082,562	\$41,505,650

Mortgages.

	June 6 to 12	June 7 to 13
Total No.	78	117
Amount	\$2,336,946	\$4,212,475
To Banks & Ins. Cos.	21	22
Amount	\$1,396,650	\$1,818,500
No. at 6%	39	43
Amount	\$761,796	\$1,432,575
No. at 5½%	2	4
Amount	\$552,000	\$526,000
No. at 5%	18	29
Amount	\$321,800	\$955,450
No. at 4½%	3	10
Amount	\$95,000	\$463,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	16	31
Amount	\$606,350	\$834,950
Jan. 1 to June 12 Jan. 1 to June 13		
Total No.	2,521	3,058
Amount	\$113,208,856	\$118,216,781
To Banks & Ins. Cos.	613	657
Amount	\$69,945,750	\$108,141,621

Mortgage Extensions.

	June 6 to 12	June 7 to 13
Total No.	49	39
Amount	\$1,301,938	\$1,549,644
To Banks & Ins. Cos.	10	11
Amount	\$188,000	\$1,101,000
Jan. 1 to June 12 Jan. 1 to June 13		
Total No.	955	1,168
Amount	\$39,416,756	\$34,692,504
To Banks & Ins. Cos.	324	344
Amount	\$23,183,200	\$22,956,000

Building Permits.

	June 7 to 13	June 8 to 14
New buildings	9	22
Cost	\$777,000	\$2,545,300
Alterations	\$1,312,815	\$360,530
Jan. 1 to June 13 Jan. 1 to June 14		
New buildings	331	415
Cost	\$29,283,960	\$59,634,300
Alterations	\$6,627,270	\$6,008,628

—The period of 1911-12 was the most notable for heavy construction in the history of the city, but no one can expect to maintain that gait all the time.

—The nine-story apartment house seems to be the new standard form of construction for improving inside lots in the Bloomingdale or West End sections. Under recent amendments to the tenement house law it is not technically difficult to bring nine stories within the legal bounds on a sixty-foot street. The Princeton Construction Company, of which Isaac Polstein is president, will erect two of this size in West 87th street east of Amsterdam avenue, to take the place of nine dwellings. Until now nine-story houses have preferred the section west of Broadway, but it is only a question of time when all the choice sixty-foot streets up there will be improved to the limit, both east and west of Broadway. This is the prediction of the local agents. On the lateral streets one hundred feet wide, twelve-story houses will be the rule. Somehow the renting population in non-elevator houses will adapt themselves to the higher rates required by the new houses.

Mortgages.

	June 6 to 12	June 7 to 13
Total No.	75	123
Amount	\$522,285	\$1,571,331
To Banks & Ins. Cos.	11	8
Amount	\$76,000	\$164,500
No. at 6%	37	31
Amount	\$254,554	\$529,599
No. at 5½%	3	3
Amount	8	3
No. at 5%	12	59
Amount	\$131,100	\$639,582
Unusual rates	2	.....
Amount	\$8,231	.....
Interest not given	16	30
Amount	\$89,200	\$393,600
Jan. 1 to June 12 Jan. 1 to June 13		
Total No.	8,034	2,448
Amount	\$21,310,145	\$23,239,777
To Banks & Ins. Cos.	213	276
Amount	\$3,877,779	\$4,900,466

Mortgage Extensions.

	June 6 to 12	June 7 to 13
Total No.	12	10
Amount	\$310,600	\$98,000
To Banks & Ins. Cos.	5	1
Amount	\$181,000	\$4,000
Jan. 1 to June 12 Jan. 1 to June 13		
Total No.	280	333
Amount	\$5,652,835	\$5,804,056
To Banks & Ins. Cos.	68	62
Amount	\$1,825,250	\$1,785,000

Building Permits.

	June 6 to 12	June 8 to 14
New buildings	26	42
Cost	\$942,965	\$1,163,600
Alterations	\$32,550	\$2,450
Jan. 1 to June 12 Jan. 1 to June 14		
New buildings	521	670
Cost	\$14,548,506	\$17,916,370
Alterations	\$514,270	\$636,405

BROOKLYN. Conveyances.

	1913	1912
	June 5 to 11	June 6 to 12
Total No.	453	490
No. with consideration	46	35
Consideration	\$241,727	\$333,994
Jan. 1 to June 11 Jan. 1 to June 12		
Total No.	11,149	11,440
No. with consideration	940	711
Consideration	\$5,922,851	\$6,701,180

Mortgages.

	June 5 to 11	June 6 to 12
Total No.	352	411
Amount	\$1,426,227	\$1,718,674
To Banks & Ins. Cos.	79	102
Amount	\$626,150	\$749,850
No. at 6%	195	205
Amount	\$676,816	\$658,704
No. at 5½%	74	68
Amount	\$363,753	\$279,865
No. at 5%	66	104
Amount	\$355,082	\$652,965
Unusual rates	.....	2
Amount	.....	\$1,350
Interest not given	17	32
Amount	\$30,576	\$125,790
Jan. 1 to June 11 Jan. 1 to June 12		
Total No.	8,117	8,912
Amount	\$33,274,547	\$35,984,389
To Banks & Ins. Cos.	1,962	2,158
Amount	\$12,904,846	\$14,800,923

Building Permits.

	June 6 to 12	June 6 to 12
New buildings	69	71
Cost	\$549,930	\$581,415
Alterations	\$52,020	\$91,315
Jan. 1 to June 12 Jan. 1 to June 12		
New buildings	1,752	2,878
Cost	\$14,725,922	\$20,585,033
Alterations	\$2,245,530	\$2,081,979

QUEENS. Building Permits.

	June 6 to 12	June 7 to 13
New buildings	64	110
Cost	\$216,565	\$338,230
Alterations	\$13,905	\$18,235
Jan. 1 to June 12 Jan. 1 to June 13		
New buildings	2,155	2,230
Cost	\$7,169,038	\$8,023,649
Alterations	\$554,368	\$417,465

RICHMOND. Building Permits.

	June 6 to 12	June 7 to 13
New buildings	21	28
Cost	\$46,130	\$36,009
Alterations	\$1,975	\$9,157
Jan. 1 to June 12 Jan. 1 to June 13		
New buildings	488	461
Cost	\$877,126	\$1,695,897
Alterations	\$113,108	\$161,840

BUILDING MATERIALS AND SUPPLIES

INDIVIDUALS IN GREATER NEW YORK BRICK CASE MAY ESCAPE CRIMINAL PROSECUTION BY AGREEMENT OF DISTRICT ATTORNEY AND COUNSEL—CASE UP AGAIN ON THURSDAY, JUNE 19, AT 10:30.

Efforts of Prosecutor and Complainants Will Be Toward Dissolution of the Gnybco Interests.

THE announcement from Washington that Secretary McAdoo, of the Treasury Department, was prepared to release \$500,000,000 in emergency currency under the provisions of the Aldrich-Vreeland act came too late in the week to permit of a comprehensive survey of its full effect upon construction and building material markets or upon that part of the securities market upon which depends the strength or weakness of future building projects.

But the recovery on the Stock Exchange, which was especially noticeable in view of the very severe slump of a few days before, incidental to the receipt of the Minnesota railway rate decision, the improved tone noted among building material manufacturers and dealers on the floor of the Building Material Exchange, the signs of early easing of the money market—all showed the presence of a stimulating influence, and Secretary McAdoo was generally accredited with having brought the improved conditions about.

The building material and construction interests of the metropolitan district had just about reached the point of maximum tension, and the time was ripe for just such a pacifying influence as emanated from Washington to forestall the harmful effects that were sure to result when the West began to call for Eastern money with which to move crops. It was this contingency, more than tariff legislation or other causes, that worried building loan institutions, and the result was that everybody gripped their money bags tightly and held aloof from even gilt-edged building investments that would have been gobbled up in short order at any other time.

Then came the big Morris Park tract sale. This further tightened the money market, when savings banks of the city were heavily raided by depositors to take advantage of the forced sale. Naturally the savings banks were not as keen for mortgage money when their coffers were liable to feel the ebb of deposits in the direction of The Bronx. But even that was not all.

Owing to the fact that the Greater New York Brick Company and its twenty-four officers and directors were before the bar on criminal charges, few building material men were willing to contract very far into the future for brick, the staple of New York building materials, when they had no assurance as to whether the big selling organization would be in a legal position to guarantee execution.

They recalled without much trouble the conditions that brought about \$12 brick in this district some years ago, and with these directors and officers serving possible prison terms they could not help but wonder what would become of the brick manufacturing plants that supply this market. It is small wonder, therefore, that with the promise of financial help from Washington to keep the securities market steady in the crop moving crisis and a prospective change of attitude on the part of prosecutor and complainants in the brick case that a firmer tone developed in the building material market as the week closed.

FRONT BRICK FIRMS MERGE. E. M. Houghtaling Joins Forces With Fredenburg & Lounsbury.

TWO of the most prominent front brick distributors in this city will merge on July first and will be known thereafter as Fredenburg, Lounsbury & Houghtaling, with main offices at 381 Fourth avenue. The new company has been incorporated at \$60,000 in Albany with William O. Fredenburg, Herbert D. Lounsbury and Edwin M. Houghtaling, formerly of the firm of Houghtaling & Wittpenn, as directors.

H. Otto Wittpenn, who retires from the widely known brick house, is Mayor of Jersey City and is an active candidate before the electorate of New Jersey for the office of Governor, which may account for his withdrawal from business. The attorneys in the incorporation proceedings were Phillips & Lavery of 41 Park row.

Mr. Lounsbury stated this week that the new arrangement would involve the selling agencies for front brick only and would not include the cement and other interests controlled by the old house of Fredenburg & Lounsbury.

BRICK SALES FIRM. Volume Seasonable On Sales and Arrivals—Contracts Light.

WHILE contracts for future supply of Hudson River common brick are moderate in size and restricted in number, there is, nevertheless, a fair seasonable movement in barge quantities at the wholesale docks. Prices are without change, both in Hudson and Raritan River products. The tone of the market was much easier as regards future contracts, probably reflecting the possible change in line of procedure of the Greater New York Brick case. The following are official Hudson River brick transactions covering the week ending Thursday night, with comparisons for a corresponding period last year:

1913.			
	Left Over, June 6—49.	Arrived.	Sold.
Friday, June 6.....		4	6
Saturday, June 7.....		6	3
Monday, June 9.....		13	13
Tuesday, June 10.....		1	6
Wednesday, June 11.....		8	7
Thursday, June 12.....		14	10
Total.....		46	45

Reported en route to market Friday, June 13—9.
Condition of market, easy. Prices, Hudsons, \$6.75 to \$7.25. Raritan, \$6.62½ to \$7.12½. (Wholesale dock N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25. Left over June 13—50. (Figure 350,000 brick per barge.)

1912.		
	Arrived.	Sold.
Friday, June 7.....	8	5
Saturday, June 8.....	6	4
Monday, June 10.....	17	10
Tuesday, June 11.....	3	6
Wednesday, June 12.....	10	9
Thursday, June 13.....	10	14
Total.....	54	48

Condition of market, fair. Prices, Hudson, \$7. Raritan, \$6.75.

OFFICIAL SUMMARY.
Left over, Jan. 1, 1913—113.
Total number of barge loads arrived Jan. 1—June 13—770.
Total number of barge loads sold Jan. 1—June 13—833.
Left over June 13, 1913—50.
Left over Jan. 1, 1913—71.
Total number of barge loads arrived Jan. 1—June 14, 1912—643.
Total number of barge loads sold from Jan. 1—June 14, 1912—706.
Total barges left over June 14, 1912—8.

HARDWARE FIRM ABSORBED. Yale & Towne Take Up Patents and Business of the Joseph Bardsley Mfg. Co.

THE YALE & TOWNE MFG. CO. announce the purchase by it of the patents and business thereunder of the Joseph Bardsley Mfg. Co. The trade has been advised that the Joseph Bardsley Mfg. Co. will render bills for all shipments made prior to June 2 and will collect all amounts due on transactions prior to that date. It will also be responsible for the payments of all bills for materials and supplies delivered to it prior to June 2.

Hereafter the business will be conducted by The Yale & Towne Mfg. Co. in its own name and for its own account. It will accept delivery of all materials and supplies heretofore ordered by the Joseph Bardsley Mfg. Co., and will make due payment therefor, provided that it is notified in writing prior to June 16 of each such outstanding order.

The business consists in the manufacture and sale under the Bardsley patents of liquid door checks, liquid double acting and single acting checking floor hinges, screen door checks, wood knobs, etc. This consolidation of the two lines of product probably constitutes the most extensive group of door checking devices made by any manufacturer in the world.

WOULD DISSOLVE BRICK COMPANY. District Attorney May Decide Not To Prosecute Criminally Its Directors.

TWO years ago to a day that the Greater New York Brick Company was organized—June 11, 1911—its officers and directors, 24 in number, figuratively stood before the criminal bar charged with combining to restrain trade in the manufacture and sale of common brick in New York City and vicinity.

But the coincidence was marked less by the irony of fate than in a happy suggestion that instead of trying criminally to prosecute the individual directors and officers of the defendant company, that the complainants concentrate upon an endeavor to force the dissolution of the big selling organization that represents the outlet for more than 600,000,000 brick a year in this market alone. To this suggestion former Deputy Police Commissioner Bert Hanson, of 42 Broadway, associate counsel with John DeWitt Warner, representing the complainants, Francis M. Weeks and others; Frank M. Patterson, who will be associated with John B. Stanchfield, the corporation lawyer, of 11 Pine street, as counsel for the defendant corporation, and Assistant District Attorney Platt, who will be associated with Assistant District Attorney Millard H. Ellison consented to participate in a conference to which Magistrate John J. Freschi may be invited.

At all events, the case will be moved for trial at 10.30 next Thursday morning in the Eighth District Magistrates Court in Westchester Village. As many witnesses as possible will be examined and adjournment may then be taken until the latter part of July, when one, or possibly two sessions may be called. Then adjournment will be taken until some time in the latter part of August, when several sessions will be devoted to the case. In September, a short session may be called and that carried over into October.

The reason for these delays was explained by Magistrate Freschi as being due to his various assignments. For twenty days in July he will be in the Third District, which is the busiest in the whole city; and twenty days after that he will be in the Sixth District and in the interim he will be in the night courts. He is therefore willing to hear the examination as fully as possible on Thursday and to this end he expressed a willingness to sit until 4 p. m.

When the case came up on Thursday morning only the counsel and Assistant District Attorney Platt were present to represent the principals although N. John Haines and several interested in the case, were among the spectators. Most of the session was taken up by an informal conference between the Court, counsel and Assistant District Attorney. The defense desired to have the case put over until later in view of the Magistrate's crowded calendar while Mr. Hanson, for the complainants, insisted that since now is the time when summer and winter contracts were being made, that it seemed to him to be allowing the other side an advantage to be allowed to continue to make contracts ahead while the case was being put over. He urged that the case go ahead at an early date.

Here the court pointed out his assignments and by way of illustrating how busy the Third District court was, said that he averaged 350 cases a day while the present city clean-up was in progress so that at best he could only give the brick case an hour and a half at the most at any session if it was carried into that district. Obviously, it was impracticable to take the sessions into the night courts and in the Jefferson market district counsel would find conditions but little changed from the Third district and for that reason the Magistrate suggested that the case be heard in the Westchester district, where practically all day could be given to the examinations.

Counsel for the defence wanted to have the court assure him of the privilege of cross-examining the complainants' witnesses, who may be brought to court from districts outside of the jurisdiction of the magistrate, just as the complainants would have the right to cross-examine the defendant's witnesses on the stand. The court thought counsel could agree on this matter.

It was at this stage that the suggestion was made that a conference be arranged between the District Attorney and counsel in the case. It was pointed out that unlike either the poultry or the ice trust cases, that in this issue there has not been any evidence to show that any of the defendant directors had knowledge or intent to violate the Connelly anti-monopoly law. (Since the alleged offense was committed within the borders of New York state, the Sherman anti-trust law does not apply.) Furthermore, it has been shown that the officers and directors of the defendant corporation obtained highly competent counsel and were advised by him that they were proceeding entirely within their rights and within the law to conduct the sale of common brick in this market along the lines as laid down by counsel which, it appears, has been religiously followed. In fact the testimony now in brief in exparte-proceedings shows that the officers and directors of the defendant corporation had only

(Continued on page 1256.)

HOW TO REACH WESTCHESTER COURT

Brick manufacturers coming from out of town may take West Farms or Bronx Park subway train at Grand Central Station.
Ride to Simpson street.
Board north bound Westchester avenue car and ride to end of line.
Walk west two blocks. Court is on left side of street next to postoffice, upstairs. Case called 10.30 A. M. Magistrate will sit until 4 P. M. Time from Grand Central Station to court, one hour and twenty minutes.

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THE WEEK'S REAL ESTATE NEWS

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

The Brooklyn Market was the Most Active This Week.

Signs of summer apathy were evident in the week's trading, which was very light. The sales were few and unimportant. The most important deal was a trade of five West Side lots for a downtown loft structure. The Brooklyn market was encouraging for this time of year.

The total number of sales in Manhattan this week was 21.

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

The sales north of 59th street aggregated 14, compared with 22 last week and 14 a year ago.

From The Bronx 12 sales at private contract were reported, against 9 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$3,549,164, compared with \$912,661 last week, making a total since January 1 of \$29,052,346. The figure for the corresponding week last year was \$2,471,383, making the total since January 1, 1912, \$27,633,073.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GRAND ST, 90-94, and 34-50 Greene st, three 5-sty commercial structures, on plot 75x211.9, sold by the Watson Estate to a client of Jacob Freeman, attorney. It was put up for auction about 2 weeks ago in partition proceedings and was bid in by several of the defendants at \$157,000.

11TH ST, 152 West, 3-sty dwelling, on lot 18.9x44xirreg., sold for Mary H. Remmey to a client of J. Irving Walsh, by that broker. This is the first sale of the property since 1854.

13TH ST, 319-21 East, two dwellings, on plot 46x103.3, sold by Dr. Gustav Gengenbacher to Joseph H. Kohen.

36TH ST, 44 West, 4-sty dwelling, on lot 16.8x98.9, sold by Dr. Charles E. Quimby to a client of Wilmerding & Field.

40TH ST, 29 East, private stable, on plot 25x99.11, adjoining the Murray Hill Hotel, sold for Mrs. Henry B. Hyde and James Hazen Hyde to the Billings Estate (Richard Billings) by Pease & Elliman. The Billings estate already owns the northeast corner of Madison av and 40th st, 34x100; also Nos. 25 and 27 East 40th st, and now controls a plot fronting 175 ft. in the latter and 34 ft. in Madison av. It is said that the purchase of 29 was influenced by the expectation that 40th st is destined to be an important carriage thoroughfare, east from 5th to Park av, the Grand Central terminal zone and upper east side.

45TH ST, 538 West, 5-sty tenement, 25x100, sold for Mary O'Neill to a client by Ashforth & Co.

9TH AV, 771, 3 and 4-sty front and rear tenements, on lot 25x100, located 50 ft. south of 52d st, resold by Edward Baer and Isidor H. Kempner to a client of Myers & Schwarsenski, attorneys. The property was recently acquired by the sellers from the Kempf estate.

Manhattan—North of 59th Street.

68TH ST, 49 West, 4-sty dwelling, on lot 19x100.5, sold for Elizabeth D. Greene to Ernest Meyer for occupancy, by Pease & Elliman.

74TH ST, 129-131 West, two 4-sty and basement dwellings, on plot 40x102.2, 129 sold for Seth P. Marshall and 131 sold for Dr. Charles N. Dowd to Guy B. Radford, by Leroy Coventry. An apartment house will probably be erected on the sites.

77TH ST, 159, 161, 163 East, three 3-sty dwellings, each 16.8x102.2, sold for J. Allen Townsend and Ida Freise to a client of the J. Romaine Brown Co. The buyer's name could not be learned.

78TH ST, 258 West, 5-sty American basement dwelling, on lot 17x83.2, sold by Nathan Clark, Jr., to Minnie T. Brown, whose holdings in this block now include, besides the one she just bought, 262 on the street and 372 to 378 on West End av; 11 dwellings comprise the southeast corner of these thoroughfares, which has restrictions that cannot be abrogated until they come under one ownership.

88TH ST, 122 West, 3-sty dwelling on lot 15.6x100.8, sold for the James E. Childs estate to a client of A. Schneider, by William R. Ware.

89TH ST, 9 East, 5-sty American basement dwelling, on lot 23.1x100, sold for Melville E. Stern of Stern Bros., to a client, by H. D. Winans & May. The property was held at \$145,000.

113TH ST, 106 West, 5-sty flat, on lot 26.8x100.11, sold for the Davidson estate to Emanuel Glauber, by Sugarman & Kahn.

117TH ST, 424 East, 3-sty and basement brick tenement on lot 16.8x62; sold by the Lawyers Mortgage, through R. Prezano.

126TH ST, 261 West, 2-sty dwelling, on lot 20x99.11, sold by Emma L. Austin to James C. Williams, who will alter the property for his business.

LENOX AV, 439, s w c 132d st, 5-sty flat, with stores, on lot 24.11x75, sold by John J. McGrath to Julius Bernstein for \$42,500.

RIVERSIDE DRIVE, 869, 4-sty dwelling, on lot 28x108, sold for Charles B. Meyer to Harriet S. James, by J. Arthur Fischer. The buyer gave in exchange the loft building at 263 Front st, reported sold in last week's news column.

WEST END AV, n e cor 96th st, plot of 5 lots, 100 ft. on West End av and 125 ft. on 96th st, sold for Robert E. Dowling to Harry Schiff by Barton Chapin. The buyer, Harry Schiff, gives in part payment the 11-sty loft building at 17 and 19 West 17th st. The total considerations amount to \$675,000. Mr. Schiff has purchased the plot for improvement, and will erect a 12-sty apartment.

1ST AV, 2355, 4-sty tenement, with store, on lot 20.6x66.8, between 120th and 121st sts, sold for the Bee Realty Co. to a client of G. Riccio & Co. by W. H. Dixon.

5TH AV, 805, 806, 807, large plot at the south corner of 62d st, 75.10 on the avenue and 100 ft. on the street, with rear irregular, sold for Robert E. Dowling to the Knickerbocker Club, by the Cruikshank Co. The properties, formerly the residences of Princess del Drago and William Lannan Bull, were held at \$750,000.

Bronx.

COSTER ST, 626, 2-sty dwelling, on lot 20x100, between Randall and Spofford avs, resold for Esther Brown to John Fuchs by Alexander Selkin. The buyer gave in part payment a 60-acre farm at Gallicoon, N. Y.

HALL PL, n w c 165th st, 2½ lots, sold for Henry A. Brann to the Benenson Realty Co. by Lauter & Blackner. The Benenson Co. gave in exchange 617 East 135th st, 5-sty flat, on plot 40x100.

LYMAN PL, 1344, 4-sty building sold by Wade Greene to the Ardolas Co.

MINFORD PL, 1446, 3-sty dwelling on plot 31.6x100, resold by Philip Cahill through S. Cowan.

155TH ST, 369 East, 4-sty brick flat, on lot 25x100; sold for Therese Bozuffi to an investor, for cash, by Eugene J. Busher.

162D ST, 433 East, plot 35x100, sold by the Benenson Realty Co. to an investing client of Kurz & Uren.

173D ST, 343 East, 5-sty new law apartment, on plot 48x76x89, sold by Max Cohen to a client of Schwab & Co.

BROOK AV, n w c 156th st, 5-sty flat, on lot 25x100, sold by the Benenson Realty Co. to Charles Beck, who gave in part payment the 2-sty dwelling, on plot 50x100, at 2310 and 2312 Grand av.

CRESTON AV, 660, 5-sty new law apartment, 51x100x128, sold for the Annita Realty Co. to John Lyons by Kurz & Uren, Inc.

WALDO AV, w s, 77 ft. n of 250th st, plot 71x106x irregular, sold by the Delafield estates to Katherine C. Baum.

WESTCHESTER AV, 5 lots, 25 ft. east of Pheriot av, and 2 lots adjoining in the rear on Pheriot av, sold by ex-Justice Morgan J. O'Brien to Vincent Ganley, by Joseph P. Day. The buyer intends to improve the property immediately.

3D AV, 4439, 5-sty building, on plot 50x127, sold for the Valentine Construction Co. to the Taxpayers Realty Co. by Marvin G. Stokem. The property is opposite the Peabody Home for the Aged.

Brooklyn.

ADELPHI ST, 354, 3-sty and basement brownstone front dwelling, on lot 22x100, sold for Caroline Sommerville to I. J. Chapman, for occupancy, by the Davenport Real Estate Co.

ADELPHI ST, 250-252, two 2-sty frame semi-detached dwellings on plot 47.4x100, sold for Julie E. Hinman and Jane V. Sidell to a builder, who will demolish the frame dwellings and erect a modern 5-sty apartment for 20 families. He recently completed an apartment house in that immediate vicinity, which is fully rented. Harry M. Lewis negotiated the sale.

BERGEN ST, 1076, 3-sty and basement private dwelling, on lot 20x100, between Bedford and Nostrand avs, sold for C. E. Walsh to J. Stuart Campbell for occupancy, by the Bulkley & Horton Co.

BERGEN ST. 271, 4-sty double apartments, sold by Henry Pierson & Co., to Ida Treadwell, for investment.

CUMBERLAND ST. 368, 2-sty brick garage sold for A. G. Lowden to a client, by the Davenport Real Estate Co.

DAHLGREN PL, e s. 200 ft. north of 92d st, plot 50x100, sold for Mrs. Kate Foran to Gaetano Bove and others by Malcolm McKinnon, Jr.

HANSON PL, 74, 3-sty and basement brownstone front dwelling, on lot 20x95, sold for Elizabeth Hochhauser to Eleanor Mullins for occupancy, by the Davenport Real Estate Co.

LEFFERTS PL, 185, 4-sty and basement dwelling, sold for the Rev. Alfred DeWitt Mason to Mrs. Annie T. O'Brien for occupancy, by DePoix & Von Glahn.

MCDONOUGH ST, 124, 3-sty and basement brown stone dwelling, sold for Julius S. Gerow to a client by Walter T. Scott.

MONROE ST, 215, 217, 219, three 4-sty brick apartment houses on plot 74x100, sold for a client to Messrs. Gibbons, Gessford and Miss Regina Stern, by Hagerman, Hall & Byrnes.

PARK PL, 225, 4-sty American basement, brick dwelling, 21x131, bet Carlton and Vanderbilt avs, sold for George M. Kneuper to F. V. Magalhaes for occupancy by Louis Arnold.

PLAZA ST, 5, 3-sty and basement, bay window limestone dwelling, on lot 18.9x45x96.11, between Flatbush av and Lincoln pl, sold for Mrs. Roberta E. Heasley to a client for occupancy, by Charles E. Rickerson.

6TH ST, 376, 2-sty, 1-family dwelling, 17x100, sold by the Jerome Property Corporation to Mary V. Hamilton.

10TH ST, 554, 3-sty brick flat on lot 18.2x100, man to Elizabeth Shaw for investment, by bet 7th and 8th avs, sold for Anna L. Osch-Louis Arnold.

EAST 29TH ST, 521, 2-family dwelling, sold for Irene Sniffen to William H. Neal by Albert Corey.

EAST 39TH ST, 1109, 2-family house, sold for Robert Paris to James W. Judd by Albert Corey.

49TH ST, 718, 2-sty and cellar brick 2-family dwelling, on lot 20x100, sold for a client to Elizabeth A. Pentland by Tutino & Cerny.

50TH ST, 1134, 2-family residence sold by P. H. J. Daly to Ida Rountree.

53D ST, 1555, a Queen Anne cottage, on plot 40x100, sold for the Borough Park Co. to E. James for occupancy, by Thos. Kilcoyne.

AV M, 2107, detached dwelling, on plot 40x100, sold by Edward R. Strong to Joseph Styles. Mr. Strong also sold a similar house, 1443 Glenwood rd, on plot 40x100, to Phillip Laubender, and the house at the southeast corner of Rugby rd and East 14th st to Max Pearl.

ATLANTIC AV, n s, plot 50x150, between Brooklyn and New York avs, sold for Mrs. Mary E. Bahr to the Hartman Co., by Walter T. Scott. The buyer will erect a 2-sty factory.

CONY ISLAND AV, w s, 20 lots in the tract known as "McLaughlin Park," between Av Y and Gerald court, Montauk court and Voorhies av, sold for a client to Ethel Thomas by Hagerman, Hall & Byrnes.

DE KALB AV, 296, 3-sty and basement brownstone front dwelling, on lot 20x100, sold for Johanna K. Rupp to B. F. Bates for investment by the Davenport Real Estate Co.

HUDSON AV, nwe Front st, plot 100x105, sold for Benziger Bros. to a client by Howard C. Pyle & Co. The buyer will erect a large factory building.

LAFAYETTE AV, 151, 4-sty and basement brownstone front dwelling, lot 23x90, sold for Annie H. Bartlett to a client of the Davenport Real Estate Co. for investment.

LAFAYETTE AV, 153, 4-sty and basement brownstone front dwelling, lot 22x90, sold for Benjamin H. Cary to a client by the Davenport Real Estate Co.

MARLBOROUGH RD, 107, a residence on plot 70x100, sold for Charles C. Perpall for \$20,000 to a client of the John Reis Co., which sold for the Midwood Associates 2 bungalows on Av N, 1614, on plot 20x100, and 1620, on plot 40x100. The latter was bought by Gustave Seiler for occupancy.

SOUTH PORTLAND AV, 97, 3-sty brick building with stores, sold for Rebecca Rubin to E. A. Lambert, for investment, by the Davenport Real Estate Co.

VANDERBILT AV, 490, 3-sty stone and brick dwelling, on lot 16.8x90, sold by John Nelson to an investor.

WYTHE AV, cor Rutledge st, 6-sty factory, on plot 160x100, sold for E. Feigenhauer's Sons to a client, by Walter T. Scott.

8TH AV, 1634, 3-sty brick flat, on lot 26.4x97, sold for the Lawyers Mortgage Co. by Newmann Leavy.

HYDE PARK.—Wood, Harmon & Co. have sold the following properties at Hyde Park: 1 lot on East 51st st, near Utica av, to Samuel Bresky; 1 lot on Kings highway, near Av D to Merwin O. Winger; 1 lot on Utica av, near Clarendon rd to Chas. W. Marshall; 1 lot on East 52d st, near Av D, to L. F. Day; 1 lot on Utica av, near Av D to F. H. Brown; 1 lot on East 48th st, near Av D to Mrs. F. G. Brown; 2 lots on East 46th st, near Av D to H. A. Lowell; 1 lot on East 48th st, near Av D to C. P. Smith; 1 lot on East 51st st, near Av D to J. F. Werner; 1 lot on East 54th st, near Av D, to Thos. E. Myers; 1 lot on East 53d st, near Av D, to H. G. Pregall; 1 lot on East 54th st, near Av D, to J. P. Gray. At Kensington Park: 1 lot on Gravesend av, near Av F to C. E. Proctor; 1 lot on East 2d st, near Av F, to J. W. Gleason; 1 lot on East 2d st, near Av F, to J. McLaughlin; 1 lot on East 2d st, near Franklin av, to Wm. Craig; 1 lot on East 2d st, near Franklin av, to T. W. Dawley. At Kingsboro: 3 lots on Ocean av, near Av S, to W. H. Arner, at Flatbush Gardens: 2 lots on cor Hendrickson av and Av R to L. J. Dessane; 1 lot on Ryder av, near Av Q, to J. M. E. Godin; 1 lot on

Ryder av, near Av Q, to J. E. Champagne; 1 lot on Ryder av, near Av Q, to D. Dessane. At Midwood Manor. 2 lots on Ocean parkway, near Av I, to E. H. Goldsmith. At Magaw: 2 lots on East 15th st, near Av J, to Mrs. C. H. O'Dell.

Queens.

ARVERNE, L. I.—Mary A. Tremper sold at Somerville Park to V. C. Minnis, a plot 80x100, on the east side of Clarence av, north of Amstel boulevard.

RIDGEWOOD.—The G. X. Mathews Co. sold two 6-family brick flats to Minnie L. von Sothen, 1854 Putnam av and to William Eberhardt 1862 Putnam av. Each house is on a lot 27.6x100.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Mrs. L. Shoenthal and others, of Orange, N. J., to Emil Mann, of this city, the 2-family frame dwelling house at 97 Walnut st. They have also sold the vacant plot 102 Houston st, for Michael Frank to Catharine Schiner, for improvement.

Richmond.

HOWLANDS HOOK.—J. Sterling Drake has sold for Walter H. Crittenden through Charles Warren Trembley to Martin Hofman 17 acres of meadow land at Howland's Hook near the Ferry House of the Elizabeth, N. J. Ferry.

Rural and Suburban.

ARDSLEY-ON-HUDSON, N. Y.—Kenneth Ives & Co. sold to William F. Robertson a plot at the corner of Langdon and Washington avs, Ardsley Park.

BRIGHTWATERS, L. I.—The T. B. Ackerson Co. sold a large bungalow on Richland boulevard to Miss Mary Jarvis, of Manhattan. The house has 6 rooms and bath and stands on a plot 100x163 ft. The company also reports that it sold several harbor plots for improvement and a semi-bungalow in the Lake section.

CRESENT BEACH, CONN.—George W. M. Clark purchased a bungalow from the Crescent land Co., for occupancy.

DOVER, N. J.—The George residence and 4 acres in Dover, N. J., has been sold to George Pierson of that place. W. B. Littell negotiated the sale.

FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to M. McGuinness plot 40x100 Iris av; to J. Pantazi plot 60x100 Pansy av; to M. Lawless plot 50x100 Daisy av; to M. Kelly plot 40x105 Adelaide st and Carnation av; to B. Kolb plot 40x100 Aspen st.

GREAT NECK, L. I.—The Ricker-Finlay Realty Co. has sold to Mary J. Shelding, for investment, a plot fronting on the north side of Beverly rd, 200 ft. west of Netherwood rd, Kensington, Great Neck.

HEMPSTEAD, L. I.—Windsor Land & Impt. Co. sold to J. Reilly and B. Cooney each a plot 40x100 Bernhard st; to D. and A. Vastl and K. Gilmartin each a plot 40x100 Marshall st; to M. and M. F. McCarthy plot 40x100, and to M. Kelly plot 80x100 Lawson st; to D. Feifer plot 60x102 Windsor and Hempstead parkways; to F. Braham plot 40x100 Weir st; to M. O'Neill plot 60x100 Miller st and Hempstead parkway; to A. M. Meuret plot 40x100 Frazier st; to M. Kelly plot 80x100 Miller st.

LITTLE SILVER, N. J.—Florence Wickham, formerly with the "Metropolitan Opera Company" and late of the "Robin Hood" Company, has purchased an estate of 4 acres. Miss Wickham was represented in the transaction by Joseph P. Day.

MORRISTOWN, N. J.—Edward P. Hamilton & Co. sold for the estate of the late Henry Berg-horn a farm of 114 acres in James st. The property adjoins that of R. H. Thomas and is in the immediate vicinity of the George W. Jenkins, Bayne, Tiers, Hendrickson and Mitchell estates.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to F. Merz plot 80x100; to W. Newlir, M. Darragh, J. P. Fitzgerald, W. M. Schriefer, R. Moriarty and W. B. Broer each a plot 40x100 Perkins av; to M. H. Robinson plot 60x110, Anchor and Dambly avs; to L. Hill plot 40x100 Hallman av; to F. C. Bredehorst plot 40x129, and to N. McNally plot 20x111 Bay-side av.

ROCKVILLE CENTRE, L. I.—The Windsor Land & Impt. Co. sold to A. and E. Nebendahl plot 40x100 Jackson st; to G. Grambanco plot 20x139 Lake View av; to L. Reda plot 30x103 Harvard av; to G. Reda plot 40x100 New York av; to G. S. Cominel plot 40x100 Concord st; to M. Niemann plot 40x100 Mount av; to H. N. Meyer plot 40x100 Allen st.

SANDS POINT, L. I.—S. Osgood Pell & Co. have sold the old Harper estate, which is one of the best known waterfront places on Long Island Sound, to N. Bruce Mackelvie, of Hayden, Stone & Co., who will use it for his summer home.

SCARSDALE, N. Y.—Joseph Elsner sold the residence of Everett N. Wood, in the Edgemont estate, at Scarsdale station, N. Y., to William J. Ackerman. The property was held at \$15,000.

TANGIER, L. I.—The Tangiers Manor Corporation sold a tract of 22 acres to the Reconstructed Stone Co. The property is immediately south of the Plaza, near the railroad. On the property the purchasing company will erect a plant for the manufacture of artificial stone.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to H. A. Goetz plot 40x100 Rockaway parkway; to A. P. Rally plot 40x100 Grove av and Morris parkway and another plot 60x100 Decker st and Grove av; to M. Knope plot 60x100 Rockaway parkway and Keller st, and plot 120x100 Rockaway parkway; to E. Ganty plot 40x100 Beverly parkway; to J. B. Jeane plot 40x100 Corona av and Chester st.

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WOODMERE PARK, L. I.—H. Goldschmidt and W. K. Macdonald have sold for Samuel Heller his house in Woodmere Park, together with 22 lots, to Nathan Rosenbaum.

LEASES.

Manhattan.

ALBERT B. ASHFORTH, INC., leased for the Fabian Construction Co. the store and basement in 31 and 33 East 28th st for a term of years to Charles E. Mathews, of 275 Canal st.

G. W. BARNEY leased the 3d loft in 60 Warren st to the George E. Keith Co., of 179 Broadway; also the 4th loft in 1 East 27th st to the Gotham Embroidery Co., Inc., of 30 West 15th st; also for Carstein & Linniken the 4th and 5th lofts in 453 Broome st to A. Galewski & Son, of 323 Broadway.

P. H. J. DALY leased the store in 135 to 139 West 44th st for a term of years to T. J. Ambrose, dealer in art stationery, now located at 55 West 42d st.

THE DUROSS CO. leased for Michael F. Farley the store 156 11th av to August Finn for a term of years; also for Conron Brothers the store and basement 37 9th av to J. J. Kelly, of 37 9th av; also the store and basement 41 9th av to Alexander McInnis; also 3-sty building at 74 9th av to Martin J. Delaney for 10 years for saloon purposes; also for Vincent Astor a building to be erected at the northeast corner of 9th av and Little West 12th st, on a plot 52x77. The lease is for a term of 21 years. The building is to be six stories and basement, fireproof, heavy construction. The lessee, a Mr. Perceval, intends to use the new building when completed for storage and sales rooms for his hotel supplies and importing business. The building is now under way and is expected to be ready for occupancy by October 1.

EWING, BACON & HENRY report that with the following leases recently closed office space in the Architects' Building, in Park av, is 90 per cent. rented: Pressed Metal Radiator Co., of Pittsburgh; Tooker, Marsh & Barnett, Amasa Pummer Flagler, Alfred Hopkins, of 11 East 24th st; Gill Brothers Co., of Steubenville, O.; Plymouth Seam Faced Granite Co., of 30 West 33d st; Edward T. Howes, of 340 Madison av, and Frederick Crossett; also the 3d floor in 250 West 54th st for the 54th Street Realty Co. to the Harolds Motor Car Co., of 233 West 54th st; also part of the 22d floor in the World's Tower Building in West 40th st.

LEO J. FISHEL and Stephen H. Tyng, Jr., & Co. leased from the plans for William Waldorf Astor to Wiener Bros., wholesale jewelers, now located at Broadway and Spring st, the entire 1st and 2d lofts in the building to be erected at 323 to 327 5th av for a term of years, at an annual rental of \$14,000. This lease, with those recently effected for D. Lisner & Co. at the northeast corner of 5th av and 31st st, and for Cohn & Rosenberger in the Marbridge Building, point to the centering here of the wholesale jewelry trade.

POLEY & HUGHES leased the store at the northwest corner of 3d and Macdougals sts to Rocco Paterno.

M. & L. HESS leased the 3d loft in 151 West 30th st to the Junior Dress Co., of 43 West 16th st; also the 5th loft in 50 Bond st to Max Ginsburg, and the 8th loft in 115 East 23d st to the Conay Glove Co., of 123 Bleecker st., Stephen H. Tyng, Jr., & Co. representing the lessee.

J. EDGAR LEAYCRAFT & CO. leased for a long term of years the corner store, together with one adjoining, in the building at the northeast corner of 5th av and 33d st to the Melville Clark Piano Co., of Chicago.

LOWENFELD & PFEIFFER rented the dwelling at 203 East 63d st for Solomon Lowenfeld; also leased the store in 1568 Park av to Berman Brothers.

THE McVICKAR, GAILLARD REALTY CO. leased for William H. Miller the entire 3d floor in 6 and 8 East 46th st for a term of years to Mary C. Hamill, of 116 West 48th st; for the Posada Realty Co. the store in 1677 Broadway to the DeLamater-Byrnes Automobile Co., of 10 West 60th st; for Frank M. Randall part of the 8th floor in the Randall Building at 136 to 156 West 52d st to M. L. Dunham, of 140 West 52d st; and for Frank Bradley the store in 312 Amsterdam av to George P. Jenkins, of 256 West 55th st.

WEBSTER B. MABIE & CO., agents for the FitzGerald Building, southeast corner of Broadway and 43d st, have leased the store adjoining the corner, at 1488 Broadway, to Claire & Greenberg, haberdashers, for a long term of years.

THE CHARLES F. NOYES CO. leased for Bradstreet's to the Industrial Press of 49 Lafayette st, the four upper floors of the new Bradstreet building, now in course of construction at the northwest corner of Lafayette and Howard sts. The lease covers about 40,000 sq. ft. of space and is for a period of 21 years from November 1; the total aggregate rental is close to \$500,000.

THE CHARLES F. NOYES CO. leased a portion of the 12th floor in 71 West 23d st to the Litholia Color Co., Inc.; also a floor at 118 Beekman st to Frank T. Stanton & Arthur Carahan, and premises in 21 and 23 Ann st to John B. Wilmouth; also 312 2d av for a term of years; also for Jacob Ruppert offices in the "Madison Square Building" to Katzenstein & Fultonberg and a suite of offices in 102 and 104 Fulton st to Rand & Hitchins.

PEASE & ELLIMAN leased 5 East 47th st, a 4-sty house, for Henry G. Trevor to Frank Kines. The lease contains a cancellation clause.

SIDNEY L. WARSOWER leased for Heilner & Wolf the dwelling at 261 West 43d st; also 256 West 42d st for Mary Dunston; also the store at 621 8th av to the Broadway Trunk and Bag Co., of 688 6th av; also in 330 West 42d st to the Parisian Feather Co., of 46 West 4th

st; also in 424 West 37th st for H. Freeman; also the 1st loft in 42 West 36th st for Louise Wilson.

H. C. SENIOR & CO. leased for Robert W. Thompson the 3-sty dwelling at 164 West 97th st to Grace E. Neuberth for a term of 10 years, to be used as an institute for the giving of hyriatic medical baths. This institution has been located for the past 21 years at 257 West 69th st.

UNGER & WATSON, INC., leased the entire building at 619 Lexington av for a term of years to Julia Wood for Agnes S. Wittenberg.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased offices in the Trinity Building at 111 Broadway to the following: On the 7th floor to Herbert, Robertson & Co.; on the 9th floor to the Alliance Machine Co., of 42 Broadway; Charles E. Bayliss, Frederick A. Phelps, of 111 Broadway; and H. B. Wenig, of 111 Broadway; on the 16th floor to H. J. Halle, of 111 Broadway, and the entire tower of the building to Richard Pfund, of 111 Broadway. The same company has leased offices in the United States Realty Building at 115 Broadway to Willis Benner, Lowen E. Ginn, of 115 Broadway; the Standard Alcohol Co., of 165 Broadway; the Inter-City Land & Improvement Co. Charles E. Moore, Walter E. Preble, of 170 Broadway; Ashley & Scott, of 50 Church st; the New York Telephonograph Corporation and the entire front on the 16th floor to Ernesto Madero.

WILLIAM R. WARE reports the following rentals: For Marion G. Littig 61 West 70th st to Mary Stickel; for Louise Goddard 345 West End av to New York Collegiate Institute for Girls; also for Bernard Smyth's Sons, agents, 43 West 89th st to David M. Minzesheimer, and for Charles S. Hirsch 161 West 95th st to Mary L. Blake.

THE H. M. WEILL CO. leased the dwelling at 111 West 69th st for the First National Bank of Hoboken N. J., to a client for a term of years.

MOORE & WYCKOFF leased for M. B. Philipp, in conjunction with R. S. Gulden, the dwelling at 13 East 57th st to the John Chadwick Co., dealers in Spanish antiques now at 307 5th av. The lease is for a long term of years and the building will be extensively altered to fit it for the business of the new tenant.

DOUGLAS L. ELLIMAN & CO., INC., leased a large apartment comprising the entire top floor in the new building at 3 East 85th st to Dr. Charles McBurney; also an apartment in "Arthur Hall," 96th st and Madison av, to Mrs. T. Feldstein.

THE F. R. WOOD-W. H. DOLSON CO. leased for the Equitable Trust Co., trustees for the estate of Josephine Blanche Chambers, the 4-sty private dwelling at 23 West 69th st to Joseph M. Proskauer for a term of 5 years.

THE CROSS & BROWN CO. leased to the well-known house of John Wanamaker for the Yellow Taxicab Co. the 6-sty building at 142 to 156 East 31st st. After alterations the building will be used by the Wanamaker Co. for stable and garage. The building was formerly used by the Yellow Taxicab Co. Also the entire 6th floor in the Schneider Anderson Building at 16 and 18 West 46th st to Max Bocker, ladies' tailor, for 7 years located at 23 East 41st st.

THE ST. JOHN'S PARK REALTY CO., James H. Cruikshank and William D. Kilpatrick, leased through C. Maxwell Kaepfel, of the office of Ogden & Clark, the new 8-sty mercantile building, 127.6x98.9, at 337 to 347 West 27th st to the American Tobacco Co., of 111 5th av, for a term of 10 years, with a renewal privilege for 10 additional years, at an annual net rental of \$23,000. The building contains an automatic sprinkler system, a smoke fireproof tower and other devices for maximum protection to life and property. Cruikshank & Kilpatrick bought this plot a year ago and began excavating in August of last year. The building was completed in April of this year. This operation was in line with the policy carried out by the builders in Old Greenwich Village, by erecting on low-priced land the very best type of modern fireproof buildings immune from fire risk, and leasing at exceedingly low rents. The 27th st building contains 105,000 sq. ft. and the rent is at the rate of 22 cents per sq. ft. Negotiations are in progress for the sale of the property.

JOHN J. KAVANAGH leased for David Lydig 17 East 83d st, a 4-sty dwelling, on lot 20x100, for a term of years to A. J. Dittenhoeffer; also for Issabella B. Satterthwaite 129 East 79th st, a 3-sty dwelling, on lot 20x102.2, for a term of years to Joseph Allen; also for the estate of William Vogel 73 East 80th st, a 4-sty dwelling, on lot 20x82, for a term of years to William L. Tinguet, Jr.; also for Michael H. Bergin 122 East 83d st, a 3-sty dwelling, on lot 25x102.2, to Theresa Myron for a term of years; also for Regina B. Saportas 63 East 87th st, a 3-sty dwelling, on lot 17x100, for a term of years to Elizabeth H. Talty; also for Regina B. Saportas the ground floor store at the southeast corner of Madison av and 74th st for a term of years to L. Metzger & Co., of 819 Park av; also an apartment in the Kings Court, 1190 to 1196 Madison av, to Olivia B. Halsey.

HERBERT S. CARPENTER leased the 5-sty dwelling at 56 West 55th st for a term of years to H. Scoville.

THE CROSS & BROWN CO. leased at an aggregate rental of \$200,000 the buildings 1739 Broadway, with an "L" through to 237 to 241 West 55th st, size 75x100. The C. T. Silver Co., of 1599 Broadway, agents for the Overland automobile, the lessees, will make extensive alterations.

THE JULIUS FRIEND, EDWARD M. LEWIS CO. rented for J. W. Riglander, 19,000 sq. ft. in 81 to 95 University pl and 41 to 51 East 11th st, to Max B. Brummer, of 826 Broadway, for a term of years.

J. P. & E. J. MURRAY rented for Abram Hunt to N. del Plato the dwelling at 161 East 115th st.



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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 17, 1913. Record and Guide Company, 119 West 40th Street, New York.

When writing to advertisers please, mention the RECORD AND GUIDE.

WALTER J. SALOMON rented all stores on 42d st side of the Bryant Park building to Pinto Bros., of 713 Broadway, John B. Lindeman, Aaron Reinhardt, Harry A. Steinberg, of 285 6th av, and Huyler's.

RICHARD H. SCOBIE leased to the King Motor Car Co., of Detroit, Mich., the 9th floor at 244 to 252 West 54th st, which will be used for service and storage by the King Motor Car Co.; also the southeast corner of 52d st and Broadway to same people for a long term of years. They will occupy it after extensive alterations; also leased the northeast corner of 52d st and Broadway to the King Motor Car Co. for a short term, until the 52d st corner is completed.

H. C. SENIOR & CO. leased the dwelling at 140 West 95th st to Erland Erikson for a term of years.

TUCKER, SPEYERS & CO. leased in the Springs building at 29 to 33 West 38th st, offices to Estelle McKee and Richard T. Leibold; also in conjunction with Julius Friend, Edw. M. Lewi Co., the 8th floor in 39 and 41 West 38th st to John Trinner.

DANIEL BIRDSALL & CO. leased the building at 30 and 32 Barclay st to Stumpp & Walter Co. for a term of years at an aggregate rental of \$125,000. The building will be remodeled and occupied by this one concern, which is now at 50 Barclay st. This completes the rental by Birdsall & Co. of the four buildings on Barclay st formerly occupied by Bawo & Dotter, china importers, who moved to the uptown district.

LEROY COVENTRY rented for William Degener to Henry E. Schwartz 320 West 89th st, a dwelling.

THE WILLIAM S. ANDERSON CO. leased for Frank H. Zabriskie, executor, the dwelling at 126 East 76th st to Anna B. Lewis.

ALBERT B. ASHFORTH leased a store and basement and office on the 2d floor in the Bryant Arcade, 59 West 42d st to Hannis & Levey for a term of years at an aggregate rental of close to \$100,000.

THE CROSS & BROWN CO. leased, in conjunction with the Guarantor Realty Corporation, the entire building at 541 and 543 West 52d st to the American Piano Co., of 439 5th av, for a term of years.

LEWIS B. CURTIS leased a theatre, offices and stores, which will be erected at the southeast corner of Broadway and 107th st to the Aetna Amusement Co. through Sharp & Co. for 21 years for a total rental of \$850,000. The building will cost \$160,000.

FREDERICK FOX & CO. leased to the Cosmopolitan Magazine, now at 381 4th av, two entire floors, containing about 28,000 sq. ft., in the 22-sty building recently completed upon what was formerly the site of Mendelssohn Hall, on 40th st, running through the block to 41st st, between Broadway and 6th av. The lease is for a term of years. The lessee will occupy the premises as editorial and publication offices.

M. & L. HESS leased the 28d loft in 15 and 17 West 26th st to Lang & Lang, of 61 West 14th st; the easterly 10th loft in 28 to 32 West 36th st to A. Goodman & Co.; and the 2d loft in 49 West 3d st to Samuel Jawer.

J. N. KALLEY & SON leased 40,000 sq. ft. in the Varick Building at West, Hubert and Washington sts to the Butler-Ward Co., of 497 Pearl st. The lease is for a term of years at a rental aggregating about \$120,000.

PEASE & ELLIMAN leased for H. H. Hollister the 4-sty dwelling at 162 East 70th st to Thomas Thatcher; also 149 West 85th st to Max Wiener for a term of years, and 303 West 104th st to Franklin H. Giddings.

ALBERT B. ASHFORTH, INC., leased for the W. R. H. Martin Trust for a period of years the garage at 326 and 328 East 37th st to Charles Griffiths; also for Wm. A. Oliver the top floor in 154 East 39th st.

J. B. ENGLISH leased the 4-sty building at 230 West 48th st for John S. Spencer to J. Mead, and the store in 174 West 48th st for John H. Martin to M. Wittowsky; also store in 131 West 45th st for Louis Holman to D. H. Wilson.

JOHN N. GOLDING leased the dwelling at 9 East 76th st for Mrs. E. T. Leshner to Joel W. Thorne; also at 80 Maiden lane offices to Emil Lungwitz, McLean, Hayward & Kelsey, of 27 William st, the Workmen's Compensation Service Bureau, of 80 Maiden lane; D. M. Held, of 149 Broadway; the Automobile Underwriters' Conference, Leon Kauffman, of 2 Rector st; John F. Yawger, of 100 William st; Florence J. Sullivan, of 245 Broadway; Wagner, Cooper & La Far, Robert M. Catts, of 52 William st; Robinson & Stevens, Gutterman & Meyers and Guff & Horner; also offices in 141 Broadway to William McClellan, of 90 West st; also for the Tye Realty Co. the northeast corner of Broadway and 54th st, 103 ft. on Broadway, to the Times Square Automobile Co. for a term of years; also the entire 3d floor of the Continental Building at 44 and 46 Cedar st to the Home Insurance Co., of 56 Cedar st, for a term of years; also that the lease which has been pending between the New York Central Railroad and the Yale Club for the northwest corner of Vanderbilt av and 44th st has been closed. The club will erect a 20-sty clubhouse on the property.

HEIL & STERN leased in 25 to 29 West 31st st the 2d loft to Ad. Abrahams Co., of 35 West 31st st; also in 72 Madison av the 7th loft to Meyer Brothers, and in 7 and 9 West 30th st the 5th loft to Kleinfeld & Renner.

J. P. & E. J. MURRAY leased for M. O'Connor to H. Heuer the 3-sty private house at 127 East 114th st.

THE ROSE & PEIXOTTO CORPORATION leased for the Durham Realty Corporation the store at the southwest corner of 143d st and Broadway to Henry Bosch, of 892 Broadway.

SLAWSON & HOBBS rented the following houses: 305 West 84th st for Mrs. C. E. Wittemore to A. J. Warner; 55 West 85th st for the

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(Manhattan Leases Continued.)

Clark estate to F. C. Jones; 114 West 87th st for Charles Lyon to J. Divin 155 West 85th st for A. Demetre to C. E. Walter, and 307 West 87th st for John B. Cozzens to F. E. Moore.

L. TANENBAUM, STRAUSS & CO., INC., leased for the Brunswick Realty Co. to the Exchange Buffet Corporation for a term of 20 years, at an aggregate rental of \$300,000, the entire store, basement and mezzanine floor in the building, 3, 5 and 7 West 35th st. The building, which stands on Astor leasehold, has just been completed by the Brunswick Realty Co. In addition to this lease space has also been rented to Best & Co. and I. Shilvek & Sons, of 48 West 35th st.

S. OSGOOD PELL & CO leased for Hon. James J. Coogan the northeast corner of 6th av and 26th st, known as 430-434 6th av, and 55-57 West 26th st, to the New York Cut Flower Co, an exchange consisting of about 600 members from all parts of the country, who will extensively alter the premises. The lease is for 21 years, at \$48,000 a year, rentals aggregating \$1,000,000.

THE CHARLES F. NOYES CO. leased for the Masonic Trustees the entire 14th floor in 71 West 23d st to the Mutual Film Co., of 60 Wall st, for three years at a total aggregate rental of about \$25,000. This lease completes the renting of the building except a few scattering offices and a portion of the ground floor. The Noyes Co. also leased a store in 320 Pearl st to Knight & Gitten; also a suite of offices in 46 West 24th st to Smith, Matches & Smith, of 46 West 24th st; the store and basement in 24 East 23d st for the estate of Charles W. Smith to the Belmore Lunch Co. for 10 years at an aggregate rental of about \$85,000.

ROYAL SCOTT GULDEN has leased for Eugene Southack, agent, the store at 45 West 46th st to Doyle & Black, shirt makers; also the building 55 East 55th st for Frank Adams to a dressmaker; and in conjunction with Cross & Brown, the 6th loft in the Schneider Anderson Building at 16-18 West 46th st.

CROSS & BROWN CO. has leased in conjunction with E. A. Manning, the entire 9th floor of 28-30 West 38th st to Lena K. Van Horn and Herman C. Guentche, forming the co-partnership of the Clinger Belt Co.

VAN NORDEN & WILSON leased the top floor of the Hotel Knickerbocker Annex, 140-2 West 42d st, for James B. Regan to "Scherer" for a term of years.

Bronx.

THE ADAMS-FLANIGAN DEPARTMENT STORE, which occupies the 3 and 4-sty buildings at the junction of 3d, Westchester and Bergen avs, is to be extended over two adjoining parcels to the south. Through J. Clarence Davies, the Adams-Flanigan Co. leased from William Astor Chanler, represented by Henry Lewis Morris, the 5-sty building at 2862 3d av, on plot 50x112, located 50 ft. north of 149th st, which is at present occupied by Fennell & Co. The lease is for a period of 42 years. The property adjoins the premises leased to the same department store about 3 years ago by the same broker, which adjoins the building owned and occupied by Mr. Davies. This gives Adams-Flanigan the entire block with the exception of the northeast corner of 149th st and 3d av.

Queens.

THE ANDREW McTIGUE CO. rented at Far Rockaway and vicinity for M. G. Meehan her cottage on Franklin av to Leon S. Aitmayr; for Milton M. Silverman to I. W. Friedman his cottage at Edgemere; for Mrs. N. McCall her cottage on Simis Beach to Frances L. Howland; for De Witt B. Thompson a cottage on Prospect pl to B. Cooper; for J. T. Leonard her cottage at Rue de St. Felix to William Werms; for the L. T. Mulhearn Realty and Construction Co. their cottage at 4 Rue de St. Felix to Louis E. Lennan; for William S. Petit his cottage on Rue de St. Felix to C. D. Sullivan, and for A. V. and M. H. Jones their cottage located on Pinson pl to P. J. Fynn.

THE LEWIS H. MAY CO. leased as follows: At Far Rockaway, for Mrs. Mary E. Fogarty, cottage 67 Kensington Gardens to Julius I. Moos; for Wm. Fee, cottage 65 Seneca st to Edwards Abeles; for Olivia Watson, cottage on Union st to Vivian I. Brandon; for Charles Chaffer, cottage on Cedar av to J. S. Feldman; for E. F. Keating Estate, cottage on Healy av to Henry Gutenstein; for A. J. Bogart, cottage on Sheridan boulevard to Benjamin Rosenzweig.

Suburban.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. W. B. Pierson her cottage at Bay Crest, Huntington Bay, L. I., to Mrs. Robert Louis Hozuet, for the season.

REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent for the building 52 West 37th st.

LUDWIG C. TRAUBE has been appointed agent of 1687 3d av.

EDMUND C. EASTMAN has taken charge of the rental department of the firm of Duff & Conger.

THE ROSE & PEIXOTTO CO. has been appointed agent for No. 30 West 133d st, a flat house.

DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for the property 322-4 West 48th st, a 6-sty building on a lot 50x100.

MR. GEORGE R. READ sailed for Europe Thursday on the S. S. Baltic. He will return in August.

ALFRED M. ELLINGER is now connected with the office of Vasa K. Bracher, at 2010 Broadway.

THE HUSTON & SPRAKER CO. is now at its new offices at 15 East 40th st. The company's former address was 27 East 45th st.

ALBERT B. ASHFORTH, INC., has been appointed agent for 19 West 37th st; also 15 East 31st st.

THOMAS REYNOLDS is reported to be the buyer of the dwellings at 308 and 310 West 70th st.

ALBERT B. ASHFORTH, INC., has been appointed exclusive agent of the property formerly occupied by Tiffany & Co. at the southwest corner of Union sq and 15th st.

LOWENFELD & PFEIFFER have been appointed agents for 59 East 102d st, 2158 2d av, 826 East 167th st, 944 East 165th st, 7, 9 and 11 Prince st, 501 West 125th st.

J. IRVING WALSH was the broker in the resale of the 3-sty business building, 1707 3d av, on lot 25x100, for Sandford & Green to Josephine A. Budke, for investment.

ROSS A. MACKEY, Harry M. Durning and George E. Foley are the directors of the Yale Leasing Corporation, recently incorporated with a capital stock of \$750,000.

IT IS RUMORED that Henry W. Miller has sold 311 West 144th st, a 5-sty tenement on lot 24.6x99.11. Mr. Miller is a Buffalo, N. Y., resident and his local representative could not be reached.

CHARLES C. NOTT, Assistant District Attorney, has purchased 132 East 62d st, a 4-sty and basement dwelling, on lot 20.6x100.5, for occupancy.

ADOLPH BLOCH, chairman of the executive committee of the City Economy League, addressed a meeting of the Harlem Property Owners' Association on Thursday evening at 147 East 125th st, in the Security Bank building.

J. IRVING WALSH has been appointed agent of the Abingdon apartment house, 240 West 4th st; also of the southwest corner of Jane st and Greenwich av, a 6-sty apartment with stores.

THE NORTH VIRGINIA CORPORATION has been incorporated with a capital stock of \$5,000,000 to deal in realty stocks and bonds. The directors are John T. Watson, Earle L. Beatty and Adolph F. Long.

J. CLARENCE DAVIES was the sole broker in the big lease of the William Astor Chanler property by the Adams-Flanigan Co., which is reported in the Bronx leases. No other broker was associated with Mr. Davies in the transaction.

THE CENTRAL PARK WEST Taxpayers' Association, which is endeavoring to have a subway built under Central Park West, will hold a meeting at the Majestic Hotel, on June 19 at 8 p. m. Over 200 property owners have signed applications for membership in the organization.

EUGENE VALLENS is said to be the real purchaser of the dwelling at 46 West 92d st, sold recently by the Platky estate through L. J. Phillips & Co. and conveyed later to Annie Davis. Mr. Vallens owns 48 and 50, adjoining, and now controls a frontage of 54 ft. at that point.

CONFIRMATION could not be obtained of the sale of 241 West 20th st, a 4-sty tenement, on lot 23.4x73.7xirreg., owned by Lowenfeld & Prager. The owner, who secured the parcel at an executor's auction sale last month for \$12,800, declared that the sale had not been consummated as yet.

ALBERT B. ASHFORTH, INC., has been appointed exclusive agent for the water front property at the northeast corner of 1st av and 35th st, consisting of 21 lots, running to the East River. The same broker has also been appointed exclusive agent of the property at 11 East 30th st, owned by the Estate of Edmund Abdy Hurry.

CAMPBELL CARRINGTON, acting for a bondholders committee, this week bought at special master's sale, held on the premises, the 20-sty building at the northeast corner of 5th av and 31st st, on plot 56.9x150, the ground floor occupied by F. A. O. Schwartz, a dealer in toys. The final bid was made by Guthrie, Bangs and Van Sindersen, attorneys, at \$740,000, the total purchase price exceeding \$2,200,000. The property was one of the holdings of the defunct Improved Property Holding Co., Henry Corn, president.

THE TAXPAYERS' ALLIANCE of the Bronx, in conjunction with the Vyse Estate Property Owners' Association, has arranged for a public hearing to be held before the Public Service Commission on Tuesday, June 17, at 12.15 p. m. to discuss the question of placing an additional station on the West Farms division of the subway at 172d st and Southern Boulevard. Among the speakers will be George M. S. Schulz, president of the Taxpayers' Alliance; Harry Robitzek, first vice-president, and John J. Haggerty, president of the Vyse Estate Association.

THE R. G. DUN CO., one of the largest mercantile agencies in the country, is to move to Brooklyn and occupy a large establishment to be built on the northwest corner of Nevins and Butler sts, which Robert Dun Douglass purchased from the Halstead estate through John F. James & Sons. The Manhattan plant occupied by the company is to be demolished to make room for municipal improvements. The property to be improved was formerly occupied as a lumber yard by the Halstead company. It is vacant with the exception of a frame office building at the Butler st end of the property. It covers 100 ft. by 103 ft.

CHARLES F. NOYES CO. has been appointed Manhattan rental agents for the new 12-sty "Aberdeen Building" now in course of construction at 150-6 Lafayette st, covering lot 100x95. The building is being constructed by the Aberdeen Realty Co., J. A. Murray, president, from plans by F. H. Quimby. B. F. Golden is the contractor. The building will have 4 elevators and the minimum carrying capacity of the floors will be 250 pounds to the square foot. Several leases are pending for space in the building. The adjoining plot, northwest corner of Lafayette and Howard sts, is also being improved at the present time by Bradstreet's with a 12-sty building, of which the Noyes Co. are agents.

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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.

Morris Park Auction.

JOSEPH P. DAY, AUCTIONEER.

3,019 Lots Under the Hammer, at the Old Club House.—Report continued from Last Week's Paper.

- *Woodmansten pl, swc Paulding av, 50x100x—x36.3; E X Faisant. 4,925
- *Woodmansten pl, ss, 100 e Bogart av, 25x100; B Lyons. 1,050
- *Barnes av, es, 100 n Lydig av, 25x100; Mrs Lottie O'Hare. 875
- *Barnes av, es, 125 n Lydig av, 50x100; G & J Martin. 1,750
- *Barnes av, es, 175 n Lydig av, 25x100; Gottfried & Steckler. 800
- *Barnes av, es, 200 n Lydig av, 50x100; Thos Bradley. 1,550
- *Barnes av, es, 100 s Brady, 46.4x41.6x62.2; gore; Robt B Denison. 550
- *Barnes av, es, 221.3 n Neil av, runs n 103.8xne—xe13.10xs200xw100; Michl Balletto. 3,550
- *Barnes av, es, abt 121.3 n Neil av, 50x100; Francisco Codina. 1,500
- *Barnes av, es, abt 171.3 n Neil av, 50x100; G J Borck. 1,425
- *Bogart av, sec Woodmansten pl, 50x100; J Hugo Badeck. 2,650
- *Bogart av, es, 50 s Woodmansten pl, 25x100; S E Rose. 1,000
- *Bogart av, es, 75 s Woodmansten pl, 25x100; B Ilario. 975
- *Bogart av, es, at nes Colden av, 42.4x36.5x98.3x84.10; F Dovae. 2,100
- *Bogart av, es, 100 s Woodmansten pl, 50x84.10x67x129.7; L Eisenberg. 1,950
- *Bogart av, ws, abt 100 s Rhineland av, 25x100; Otto A Conrad. 825
- *Bogart av, ws, abt 125 s Rhineland av, 50x100; Bruno Muller. 1,650
- *Bogart av, ws, abt 175 s Rhineland av, 50x100; Louis Ziegler. 1,700
- *Bogart av, es, 100 n Rhineland av, 25x100; J G Michel. 725
- *Bogart av, es, 200 s Neil av, 50x100; Edw A Keeler. 1,600
- *Bogart av, nec Woodmansten pl, 25x100; I O Palefski. 1,175
- *Bogart av, es, 25 n Woodmansten pl, runs n175xe76.10 to Paulding av xs215xw80.10xn25xw70 to beg; F E Lalley. 12,775
- *Bogart av, ws, 100 s Van Nest av, 25x100; M G Palliser. 850
- *Bogart av, ws, 125 s Van Nest av, 50x100; M Kohn. 1,650
- *Bogart av, ws, 175 s Van Nest av, 25x100; Moran, Hahn & Moran. 900
- *Bogart av, ws, 250 s Van Nest av, 25x100; T J Kelly. 900
- *Bogart av, ws, 275 s Van Nest av, 25x100; W Kujajnski. 900
- *Bogart av, ws, 300 s Van Nest av, 50x100; D Hansler. 1,675
- *Bogart av, ws, 275 n Rhineland av, 25x100; Bertha V Taylor. 775
- *Bogart av, es, 125 n Morris Park av, 75x100; J L Winslow. 3,650
- *Bogart av, es, 200 n Morris Park av, 50x100; H Harwood. 2,300
- *Bogart av, es, 250 n Morris Park av, 25x100; R Rosenberg. 1,100
- *Bogart av, es, 275 n Morris Park av, 75x100; D A Howe. 3,300
- *Bogart av, es, 350 n Morris Park av, 25x100; A Petroccoione. 1,075
- *Bogart av, es, 375 n Morris Park av, 25x100; Jno Watson. 1,050
- *Bogart av, es, 400 n Morris Park av, 75x100; W E Bonn. 3,750
- *Bogart av, es, 475 n Morris Park av, 25x100; H Harwood. 1,050
- *Bogart av, ws, 200 n Morris Park av, 25x100; Chas Setapen. 1,000
- *Bogart av, ws, 350 s Van Nest av, 50x100; Max Ewensky. 1,650
- *Bogart av, ws, 400 s Van Nest av, 25x100; D Drusin. 825
- *Bogart av, ws, 425 s Van Nest av, 50x100; S Huber. 1,625
- *Bogart av, ws, 475 s Van Nest av, 50x100; H Schwartz. 1,600
- *Bogart av, ws, 525 s Van Nest av, 50x100; G Gannone. 1,600
- *Bogart av, ws, 575 s Van Nest av, 25.11x101.9x7.1x100; J M Loughlin. 700
- *Bogart av, ws, 200 s Van Nest av, 50x100; Moran, Hahn & Moran. 1,800
- *Bogart av, es, 100 n Morris Park av, 25x100; H B Jones. 1,500
- *Bogart av, es, 500 n Morris Park av, 25x100; Mrs Mary McDonough. 975
- *Bogart av, es, 525 n Morris Park av, 50x100; J E Insch. 1,950
- *Bogart av, es, 575 n Morris Park av, 25x100; C R Moore. 1,000
- *Bogart av, es, 600 n Morris Park av, 25x100; A Fischer. 1,025
- *Bogart av, es, 625 n Morris Park av, 25x100; H Harwood. 1,000

- *Bogart av, es, 175 n Van Nest av, 25x100; M Lehman. 900
- *Bogart av, es, 200 n Van Nest av, 25x100; J Warshaw. 900
- *Bogart av, es, 125 s Morris Park av, 125x100; Fanny Mardach. 4,875
- *Bogart av, ws, 150 s Neil av, 75x100; Mary Clery. 2,625
- *Bogart av, ws, 225 s Neil av, 50x100; Jno & Jas J Dunnigan. 1,750
- *Bogart av, ws, 200 n Rhineland av, 50x100; T Kane. 1,750
- *Bogart av, ws, 100 n Morris Park av, 50x100; Saml Markowitz. 2,200
- *Bogart av, ws, 150 n Morris Park av, 50x100; F S Ketcham. 2,000
- *Bogart av, es, 50.11 s Pierce av, 25.5x101.11x25x97; Eugene McEleary. 850
- *Bogart av, es, abt 76.4 s Pierce av, 25.5x106.9x25x101; J R Berbench. 800
- *Bogart av, es, 101.10 s Pierce av, 47.10x67x59.2x56.9; A Paul. 1,050
- *Bogart av, es, 100 n Van Nest av, 25x100; Melville G Palliser. 900
- *Bogart av, es, 125 n Van Nest av, 50x100; Elias Fisher. 1,800
- *Bogart av, nwc Neil av, 103.3x25x118.11x29.6; C Scholle. 1,200
- *Bogart av, es, 100 s Van Nest av, 50x100; A Rightmyer & Son. 1,800
- *Bogart av, es, 150 s Van Nest av, 50x100; Leo I Keyes. 1,700
- *Bogart av, es, 200 s Van Nest av, 25x100; Jno F Juhasz. 850
- *Bogart av, es, 225 s Van Nest av, 25x100; Anna Duggan. 825
- *Bogart av, es, 150 n Pierce av, 100x100; C S Austin. 3,100
- *Bogart av, ws, 153.3 n Neil av, 25x100; A Lieberman. 1,125
- *Bogart av, ws, 178.3 n Neil av, 50x100; C H Heffron. 2,300
- *Bogart av, es, 475 n Brady av, runs n 40.2xne28.7 to Colden av xse72.7xw57.7 to beg; E A Faisant. 1,550
- *Bogart av, es, 450 n Brady av, runs n25xe57.7 to Colden av xse29.6xw73.3 to beg; J H Mones. 1,025
- *Bogart av, es, 425 n Brady av, runs n25xe73.3 to Colden av xse29.6xw88.11 to beg; W F B Rouquette. 1,025
- *Bogart av, es, 350 n Brady av, runs n50xe104.7 to Colden av xse abt 59xw135.11 to beg; S P Smith. 2,600
- *Bogart av, ws, 100 s Brady av, 25x100; Jno F Burns. 1,125
- *Bogart av, ws, 375 n Brady av, runs n 73.2xsw98.3xe65.6 to beg, gore; J Voorhies. 2,250
- *Bogart av, ws, 350 n Brady av, 25x65.6x33.6x87.11; B Borkowsky. 875
- *Bogart av, ws, 225 n Morris Park av, 25x100; B Neidle. 1,150
- *Bogart av, ws, 250 n Morris Park av, 50x100; Terrence J Grady. 2,300
- *Bogart av, ws, 300 n Morris Park av, 50x100; F W Back. 2,350
- *Bogart av, ws, 350 n Morris Park av, 25x100; W A Garlington. 1,175
- *Bogart av, ws, 100 n Brady av, 25x100; R Bentner. 1,025
- *Bogart av, ws, 125 n Brady av, 25x100; Louis Pagonese. 1,000
- *Bogart av, ws, 175 n Brady av, 50x100; Wm Lowms. 2,000
- *Bogart av, ws, 225 n Brady av, 25x100; S C Adelman. 975
- *Bogart av, ws, 300 n Brady av, runs n 50xw87.11xsw33.6xe10.3xs25xe100 to beg; Louis Pagonese. 2,000
- *Brady av, swc Radcliff av, 75x100; Conrad M Winch. 2,900
- *Brady av, ss, 25 e Muliner av, 25x100; J Lepsins. 1,150
- *Brady av, ss, 50 e Fowler av, 25x100; J McCarten. 1,075
- *Brady av, ss, 25 w Bogart av, 100x100; M Flynn. 4,225
- *Brady av, sec Matthews av, runs n94.2xne7.9xe19.10xs100xw25 to beg; Richd J Cotter. 875
- *Brady av, ss, abt 27.7 e Matthews av, 50x100; Kath Callahan. 1,500
- *Brady av, ss, 75 w Muliner av, 50x100; A Bagarozzo. 1,450
- *Brady av, nwc Radcliff av, 25x100; S Ranno. 1,375
- *Brady av, ns, 25 w Radcliff av, 25x100; H Franklin. 1,000
- *Brady av, ns, 50 e Muliner av, 50x100; Abr Treas. 2,250
- *Brady av, ns, 50 w Bogart av, 50x100; Wm A McKenzie. 2,300
- *Brady av, ss, 50 e Barnes av, 81x121.5x90.6, gore; T J Dunigan. 1,350
- *Brady av, sec Barnes av, runs e 50xs90.6xsw12.9xw41.6xn100 to beg; Henry Resnicow. 1,650
- *Bronx & Pelham pkway, ss, 50 w Matthews av, 25x137.10x25x139.2; Fredk Durr. 2,900
- *Bronx & Pelham pkway, ss, 75 w Matthews av, 39x136.11x—x137.10; Jas Trombetta. 6,000
- *Bronx & Pelham pkway, ss, 79 w Williamsbridge rd, 26.4x185.7x25x177.5; Chas McGuire. 5,600
- *Bronx & Pelham pkway, ss, 79 e Munroe av, 52.8x135.7x50x152; H S Gamp. 9,000
- *Bronx & Pelham pkway, swc Williamsbridge rd, 52.6x169x50x152.8; A B Jekyll. 16,350
- *Bronx & Pelham pkway, ss, 52.6 w Williamsbridge rd, 26.4x177.5x25x169.1; M J Roth. 5,000

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

Bronx & Pelham pkwy, sec Munroe av, 52.8x152x50x168.6; Hillyea Ryder, 11,700
Bronx & Pelham pkwy, sec Matthews av, 50x139.2x50x145.1; Mrs Earl Vogel, 6,125
Bronx & Pelham pkwy, sec Paulding av, 7x172.1x50x183.2; J E Clarke, 6,000
Bronx & Pelham pkwy, ss, 7 e Paulding av, runs se178.8xs120.7xw25xn25xw50xn 120.4 to beg; D Vitelli, 9,500
Bronx & Pelham pkwy, ss, abt 52.1 w Hone av, 26.1x112.4x25x120.7; A Smith, 3,200
Bronx & Pelham pkwy, swc Hone av, 52.1x95.1x50x112.4; N Spiegler, 8,500
Bronxdale av, es, abt 176 s Van Nest av, 50x130.9x50x131.10; J J Dowling, 2,100
Bronxdale av, es, abt 126 s Van Nest av, 50x131.10x50x132.11; T J Norris, 2,100
Bronxdale av, es, abt 226 s Van Nest av, 25x130.2x25x130.9; Pellegrin Jannicello, 1,025
Bronxdale av, es, abt 250 s Van Nest av, 25x129.7x25x130.2; J J Scanlan, 1,025
Bronxdale av, es, abt 275 s Van Nest av, 50x128.6x50x129.7; E S Young, 2,050
Bronxdale av, es, abt 325 s Van Nest av, 184.8x126.6x208.3x128.6; Gottfried & Steckler, 8,400
Bronxdale av, es, 50.4 s Van Nest av, 50.4x108.6x50x109.8; P Simpson, 2,150
Bronxdale av, es, 25.2 n Morris Park av, 50.4x138.6x50x145.2; M G Palliser, 3,675
Bronxdale av, es, 75.9 n Morris Park av, 25.2x110.2x25x138.6; Leslie J Hall, 1,500
Bronxdale av, es, 101 n Morris Park av, 50.5x108.5x50x110.2; Leslie J Hall, 3,050
Colden av, es, 100 s Pierce av, 25x100; I Stern, 1,275
Colden av, es, 125 s Pierce av, 25x100; Wm Held, 1,250
Colden av, es, 150 s Pierce av, 50x100; Mrs H R Mitchell, 2,500
Colden av, es, 175 n Neil av, 50x100; Kate F Edgerly, 1,700
Colden av, es, 225 n Neil av, 25x100; Rudolph Meyer, 825
Colden av, es, 250 n Neil av, 25x100; Karl Beck, 825
Colden av, es, 146.9 s Lydig av, 75x100; Louis Grolle, 2,625
Colden av, es, 350 n Neil av, 25x100; M Moon, 850
Colden av, es, 275 n Neil av, 75x100; Edna G Baker, 2,550
Colden av, ws, 125 s Pierce av, 50x100; Mary F McCarthy, 1,350
Colden av, ws, 150 n Sackett av, 25x100; Jas O Mara, 675
Colden av, ws, 100 s Pierce av, 25x100; A H Fass, 750
Colden av, ws, 125 n Sackett av, runs n25xw100xs5.1xe19.3 xs 17.2 xe 86.8; Efraim Olson, 600
Colden av, ws, 100 n Sackett av, 25x86.8 x26.5x95.4; W C Christie, 600
Colden av, es, 100 n Neil av, 25x100; Tunis Bros, 1,000
Colden av, es, 125 n Neil av, 25x100; Nathan Hayett, 1,000
Colden av, es, 150 n Neil av, 25x100; Jacob Diamondstein, 950
Colden av, es, 300 s Van Nest av, 50x 100; Edw F O'Connor, 1,800
Colden av, es, 275 s Van Nest av, 25x 100; Abr Zack, 900
Colden av, es, 250 s Van Nest av, 25x 100; A M Silverman, 900
Colden av, es, 225 s Van Nest av, 25x 100; S E Oslini, 875
Colden av, es, 150 s Van Nest av, 75x 100; A G Aucher, 2,700
Colden av, es, 125 s Van Nest av, 25x 100; Dora Selden, 925
Colden av, nec Pierce av, 125.3x100; F Romeo, 5,275
Colden av, es, 125.3 n Pierce av, 50x 100; A Gilman, 1,700
Colden av, es, 175.3 n Pierce av, 25x 100; Ellen F Fitzgerald, 1,800
Colden av, es, 225.3 n Pierce av, 50x 100; B Sackheim, 1,750
Colden av, es, 275.3 n Pierce av, 50x 100; Hannah Fisher, 1,900
Colden av, es, 325.3 n Pierce av, 50x 100; Jas H Hogan, 1,800
Colden av, es, 125 n Morris Park av, 25x 100; Nathan L Effingwell, 975
Colden av, es, 150 n Morris Park av, 50x 100; Sarah E Frank, 1,800
Colden av, es, 200 n Morris Park av, 25x 100; Ellen Van Tassell, 900
Colden av, es, 225 n Morris Park av, 50x 100; Brandes & Ewensky, 1,800
Colden av, es, 350 n Morris Park av, 25x 100; Louis J Lucas, 875
Colden av, es, 375 n Morris Park av, 25x 100; F Goldstein, 900
Colden av, es, 250 s Rhineland av, 250 x100; Gottefried & Steckler, 8,600
Colden av, es, 275 n Morris Park av, 50x 100; Rubin & Rubin, 1,750
Colden av, es, 325 n Morris Park av, 25x 100; Thos K Hindley, 875
Esplanade, swc Haight av, 56x95.7x50x 120.8; C Seitz, 8,750
Esplanade, sec Lurting av, 56x120.6x50 x95.5; E Hamilton Preston, 10,350
Esplanade, ss, 56 e Lurting av, 56x145.7x 50x120.6; Gottfreid & Steckler, 9,400

Esplanade, ss, 56 w Haight av, 56x70.6x 50x95.7; C Seitz, 6,200
Esplanade, nec Paulding av, 83.1x145.9 x75x108.1; L Pulaski, 11,600
Esplanade, ns, 83.1 e Paulding av, 27.11 x95.7x25x108.1; F Emken, 3,100
Esplanade, sec Haight av, 112.5x162.1x 100x111.6; Dr B A Kantrowitz, 7,700
Esplanade, sec Paulding av, 111.10x 134.1x100x84.10; Miss C H Valentine, 18,500
Esplanade, swc Munroe av, 56.11x141.10 x50x114.6; Rosario Maggio, 8,275
Esplanade, ss, abt 56.11 w Munroe av, 56.8x114.6x50x87.10; F Canzano, 6,050
Fowler av, es, 225 n Morris Park av, 100 x100; A Spindler, 4,600
Fowler av, es, 325 n Morris Park av, 50 x100; Nicholas S Ludorf, 2,300
Fowler av, ws, 352.8 s Neil av, 25x98.11; R T Thummer, 1,000
Fowler av, es, 275 s Neil av, 25x100, 2- sty stucco dwg; M Edelmuth, 4,450
Fowler av, es, 250 s Neil av, 25x100; C Beffa, 875
Fowler av, ws, 450 s Van Nest av, 50x 100; F Spaulding, 1,600
Fowler av, ws, 500 s Van Nest av, 25x 100; P Rattner, 800
Fowler av, ws, 525 s Van Nest av, 27x 101.9x8.3x100; S Spigel, 725
Fowler av, es, 275 s Van Nest av, 25x 100; S O Ripa, 900
Fowler av, es, 300 s Van Nest av, 25x 100; Fannie Bernstein, 850
Fowler av, es, 325 s Van Nest av, 50x 100; D R Cohen, 1,600
Fowler av, es, 375 s Van Nest av, 50x 100; Alter Watman, 1,650
Fowler av, es, 425 s Van Nest av, 50x 100; Wm Lavine, 1,700
Fowler av, es, 475 s Van Nest av, 50x 100; Altman & Wernberg, 1,700
Fowler av, es, 525 s Van Nest av, 25x 100; E T Mulligan, 825
Fowler av, ws, 100 s Van Nest av, 25x 100; D J Mooney, 975
Fowler av, ws, 125 s Van Nest av, 50x 100; Sam Gladstone, 1,750
Fowler av, ws, 175 s Van Nest av, 100x 100; A Balzley, 3,500
Fowler av, ws, 275 s Van Nest av, 25x 100; M Hirschkopf, 850
Fowler av, ws, 300 s Van Nest av, 25x 100; F G Doran, 850
Fowler av, ws, 325 s Van Nest av, 50x 100; F E McRae, 1,650
Fowler av, ws, 375 s Van Nest av, 25x 100; D J Mooney, 850
Fowler av, ws, 400 s Van Nest av, 50x 100; F J Schilling, 1,650
Fowler av, es, 100 n Morris Park av, 25x 100; D J Ahern, 1,375
Fowler av, es, 100 n Rhineland av, 25 x100; Rosen Bros, 875
Fowler av, es, 225 n Rhineland av, 50 x100; J M Crowe, 1,700
Fowler av, es, 350 n Rhineland av, 25 x100; T Herbert, 825
Fowler av, es, 125 s Neil av, 25x100; Ella H McKelvey, 850
Fowler av, es, 175 s Neil av, 25x100; Ella H McKelvey, 850
Fowler av, es, 125 n Morris Park av, 50x 100; Isaac Polansky, 2,025
Fowler av, es, 175 n Morris Park av, 50x 100; J J White, 2,000
Fowler av, ws, 100 n Rhineland av, 25 x100; Conrad Freytag, 1,000
Fowler av, es, 550 s Van Nest av, 13.4x 101.9x32.1x100; L Karpf, 725
Fowler av, ws, 100 n Morris Park av, 25x75; Annie Friedman, 1,400
Fowler av, ws, 125 n Morris Park av, 25x75 S E Rose, 1,200
Fowler av, es, 100 s Morris Park av, 50 x100; C H Valentine, 2,600
Fowler av, es, 150 s Morris Park av, 50 x100; Rosen Bros, 2,400
Haight av, es, 100 s Pierce av, 100x100; A Handwerker, 3,000
Haight av, es, 200 s Pierce av, 50x100; Ed W Mangisch, 1,500
Haight av, es, 250 s Pierce av, 25x100; C O Okon, 775
Haight av, es, 275 s Pierce av, 25x100; W G Strait, 775
Haight av, es, 300 s Pierce av, 50x100; S Kahn, 1,550
Haight av, es, 400 s Pierce av, 85.1x 155.1x130.7, gore; Geo A J De Naonely, 1,550
Haight av, es, 350 s Pierce av, runs n 50xe100xs25xe68.1xsw45.9xw130.7 to beg; A K Enderlin, 1,600
Haight av, es, 200 s Neil av, 50x100; M Enterlin, 2,200
Haight av, es, 200 n Rhineland av, 50 x100; R Berltner, 2,300
Haight av, es, 100 n Rhineland av, 25 x100; M G Palliser, 1,125
Haight av, es, 125 n Rhineland av, 25 x100; Francis E Fara, 1,100
Haight av, es, 150 n Rhineland av, 25 x100; L Kelly Jr, 1,125
Haight av, es, 175 n Rhineland av, 25 x100; Julian Stillman, 1,100
Haight av, es, 100 s Neil av, 25x100; M Gutterman, 1,250
Haight av, es, 125 s Neil av, 50x100; G Brown, 2,250
Haight av, es, 175 s Neil av, 25x100; P J McMorrow, 1,100

Haight av, ws, 100 s Lydig av, 25x100; H Rattner, 1,325
Haight av, ws, 125 s Lydig av, 25x100; G Caruso, 1,225
Haight av, ws, 150 s Lydig av, 25x100; J T Connolly, 1,200
Haight av, ws, 175 s Lydig av, 25x100; B G Bennett, 1,200
Haight av, es, 250 n Rhineland av, 25x100; Jno Poersshko, 1,125
Haight av, es, 275 n Rhineland av, 100x100; P J Hanlon, 4,500
Haight av, es, 375 n Rhineland av, 25 x100; PM Paulsen, 1,125
Haight av, es, 400 n Rhineland av, 50 x100; A Lundin, 2,250
Haight av, es, 250 s Neil av, 50x100; Ira H Cooper, 2,250
Haight av, ws, 100 n Neil av, 25x100; E Herdenreich, 1,300
Haight av, ws, 125 n Neil av, 25x100; Geo Callahan, 1,125
Haight av, ws, 150 n Neil av, 25x100; Emma Rattner, 1,125
Haight av, ws, 175 n Neil av, 75x100; Chas S Leavy, 3,300
Haight av, es, 325.3 n Pierce av, 25x100; E Hess, 825
Haight av, es, 350.3 n Pierce av, 50x 100; J W Marsh, 1,650
Haight av, es, 400.3 n Pierce av, 25x 100; E Hess, 825
Haight av, es, 425.3 n Pierce av, 25x 100; Ernest X Faisant, 800
Haight av, es, 450.3 n Pierce av, 25x 100; Geo S Atkins, 800
Haight av, es, 475.3 n Pierce av, 150x 100; H G Clark, 4,650
Haight av, es, 625.3 n Pierce av, 117.5 x104.5x87.4; S T Jackson, 3,300
Haight av, ws, 100 s Rhineland av, 25x100; Robt McGrath, 825
Haight av, ws, 125 s Rhineland av, 50x100; O J Bubaseck, 1,600
Haight av, ws, 175 s Rhineland av, 50 x100; A McKiernan, 1,600
Haight av, ws, 225 s Rhineland av, 75x100; Wm E Bonn, 2,520
Haight av, ws, 300 s Rhineland av, 50x100; J L Winslow, 1,650
Haight av, ws, 325 n Morris Park av, 75x100; H Harwood, 2,550
Haight av, ws, 250 n Morris Park av, 75x100; M W Rosenberg, 2,575
Haight av, ws, 225 n Morris Park av, 25x100; J L Winslow, 875
Haight av, ws, 175 n Morris Park av, 50x100; F W Reiske, 1,800
Haight av, ws, 100 n Morris Park av, 75x100; J Krouss, 3,000
Haight av, ws, 200 s Van Nest av, 100x 100; H Harwood, 2,925
Haight av, ws, 300 s Van Nest av, 50x 100; Jacob Bannon, 1,450
Haight av, ws, 350 s Van Nest av, 50x 100; S Traiger, 1,550
Haight av, ws, 400 s Van Nest av, 50x 100; E Hershfield, 1,500
Haight av, ws, 225.2 n Pierce av, 50x 100; D Hennessy, 1,625
Haight av, ws, 150.2 n Pierce av, 75x 100; D Hennessy, 2,325
Haight av, ws, 125.2 n Pierce av, 25x 100; T L Trainor, 800
Haight av, ws, 100.2 n Pierce av, 25x 100; Anne Boesman, 825
Haight av, ws, 150 s Van Nest av, 25x 100; I Herschtritt, 775
Haight av, ws, 175 s Van Nest av, 25x 100; W E Bonn, 775
Haight av, es, abt 111.6 s Esplanade, 50 x100; Dr A J Blaustein, 1,550
Haight av, es, abt 161.6 s Esplanade, 25x100; Katherine N Mullen, 1,400
Haight av, es, abt 186.6 s Esplanade, 50x100; D G Coumonlos, 1,450
Haight av, ws, 97 n Lydig av, 50x100; Minnie E Clark, 3,300
Haight av, ws, 147 n Lydig av, 25x100; Mrs J Hewart, 1,625
Haight av, ws, 172 n Lydig av, 25x100; D Silvert, 1,550
Haight av, ws, 197 n Lydig av, 175x 10,925
Haight av, es, 200 n Pierce av, 25x100; Austin G Clark, 650
Haight av, es, 125 n Pierce av, 75x100; Ludwig Schmidt, 1,875
Haight av, es, 275 n Pierce av, 50x100; Brand Ewensky, 1,300
Haight av, es, 125 n Pierce av, 50x100; Geo G B Babick, 1,350
Haight av, ws, 100 n Rhineland av, 50x100; F Dovale, 2,300
Haight av, ws, 100 s Neil av, 25x100; H Lippman, 1,200
Haight av, ws, 125 s Neil av, 50x100; Mrs Elsie Nielsen, 2,200
Haight av, ws, 175 s Neil av, 25x100; F Fischer, 1,100
Haight av, ws, 150 n Rhineland av, 25x100; P J Willermann, 1,050
Haight av, ws, 175 n Rhineland av, 25x100; C C Sanders, 1,075
Haight av, ws, 120.8 s Esplanade, 100x 100; C Seitz, 9,100
Hone av, ws, 100 n Neil av, 50x100; W A Moore, 1,700
Hone av, ws, 150 n Neil av, 25x100; Bar- net Premack, 800
Hone av, es, 100 n Van Nest av, 25x100; Wm Schutt, 875

^aHone av, es, 125 n Van Nest av, 100x100; Jas Sullivan. 3,500

^aHone av, ws, 275 s Rhinelander av, 50x100; N Fishel. 2,100

^aHone av, ws, 325 s Rhinelander av, 25x100; Jno Lewis. 1,075

^aHone av, ws, 350 s Rhinelander av, 25x100; W H Lewis. 1,075

^aHone av, ws, 325 n Morris Park av, 50x100; C Jacoby. 2,150

^aHone av, ws, 275 n Morris Park av, 50x100; Rebecca Lederman. 2,200

^aHone av, ws, 80.3 n Lydig av, 25x100; H Lessner.

^aHone av, ws, 100 s Morris Park av, 25x100; Jno Dalman. 1,000

^aHone av, es, 125 s Morris Park av, 50x100; Issak Einhorn. 1,800

^aHone av, es, 175 s Morris Park av, 50x100; Sam Vogel. 1,750

^aHone av, es, 225 s Morris Park av, 25x100; J Neretin. 900

^aHone av, es, 100 n Neil av, 150x100; Anton Jurick. 5,550

^aHone av, es, 175 s Lydig av, 25x100; Ellen A Berkham. 925

^aHone av, es, 150 s Lydig av, 25x100; Giovanni Gotto. 925

^aHone av, es, 125 s Lydig av, 25x100; J T Tibbits. 925

^aHone av, es, 100 s Lydig av, 25x100; A Peterson. 950

^aHone av, es, 100 s Neil av, 50x100; Ray Lifschitz. 1,900

^aHone av, es, 150 s Neil av, 50x100; G J Hartnett. 1,700

^aHone av, es, 175 n Rhinelander av, 25x100; F W Martin. 900

^aHone av, es, 225 n Rhinelander av, 50x100; J Epstein. 1,750

^aHone av, es, 275 n Rhinelander av, 25x100; J Topal. 850

^aHone av, es, 300 n Rhinelander av, 25x100; S Petroccione. 850

^aHone av, es, 325 n Rhinelander av, 25x100; Jno Pugh. 825

^aHone av, es, 350 n Rhinelander av, 75x100; Max Nardis. 2,475

^aHone av, es, 200 s Neil av, 100x100; Jno W Kirschbaum. 3,500

^aHone av, es, 100 n Rhinelander av, 25x100; Melvin G Palliser. 950

^aHone av, ws, 150 s Pierce av, 50x100; Patk Duffy. 1,600

^aHone av, ws, 200 s Pierce av, 75x100; F W Ehlers. 2,700

^aHone av, ws, 122.11 n Sackett av, 125x100; Thos B Thornton. 4,600

^aHone av, es, 125 n Rhinelander av, 50x100; Nicholas Eisenhauer. 1,700

^aHone av, es, 300 s Neil av, 25x100; D R Gimbel. 825

^aHone av, ws, 100 s Pierce av, 25x100; I R Feiginow. 875

^aHone av, ws, 125 s Pierce av, 25x100; Carl J Andreen. 800

^aHone av, ws, 300 n Rhinelander av, 50x100; Patk Finn. 1,800

^aHone av, ws, 100 s Neil av, 50x100; Morris Solomon. 1,900

^aHone av, ws, 350 n Rhinelander av, 25x100; S Schwartz. 900

^aHone av, ws, 325 s Neil av, 50x100; A J Sutherland. 1,800

^aHone av, ws, 300 s Neil av, 25x100; J Romaine Brown. 900

^aHone av, ws, 250 s Neil av, 50x100; Philip H Niven. 1,800

^aHone av, ws, 225 s Neil av, 25x100; Edwin Herrmann. 1,850

^aHone av, ws, 225 n Morris Park av, 50x100; M Arra. 2,550

^aHone av, ws, 100 s Lydig av, 50x100; Alfred Thomas. 875

^aHone av, ws, 150 s Lydig av, 50x100; F Einken. 800

^aHone av, ws, 200 s Lydig av, 50x100; Caroline M Timm. 800

^aHone av, ws, 250 s Lydig av, 25x100; Jas F Insch. 775

^aHone av, ws, 175 s Neil av, 50x100; Miney Siskind. 1,800

^aHone av, ws, 150 s Neil av, 25x100; Mrs A Wolf. 925

^aHone av, es, 350 s Rhinelander av, 25x100; Jas Ivory. 825

^aHone av, es, 300 n Morris Park av, 50x100; Geo F Kraft. 1,600

^aHone av, es, 350 n Morris Park av, 25x100; Mary Ryan. 800

^aHone av, es, 200 n Morris Park av, 100x100; Chas M Sullivan. 3,200

^aHone av, es, 100 n Morris Park av, 25x100; Emil Seldis. 1,000

^aHone av, es, 125 n Morris Park av, 75x100; H Hordes. 2,725

^aHone av, ws, 100 n Morris Park av, 50x100; F Dovale. 1,900

^aHone av, ws, 150 n Morris Park av, 25x100; B Slomovitz. 1,275

^aHone av, ws, 175 n Morris Park av, 50x100; Blanche C Etzel. 2,550

^aHone av, es, 125 s Rhinelander av, 25x100; W H Hintelmann. 1,175

^aHone av, ws, 175 s Rhinelander av, 50x100; J F Hayes. 2,325

^aHone av, ws, 225 s Rhinelander av, 50x100; S Tomkin. 2,300

^aHone av, ws, 100 s Rhinelander av, 25x100; Max Moskowitz. 1,250

^aHone av, ws, 125 s Rhinelander av, 25x100; Mrs Julia Conn. 1,200

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REPAIRS

^aLurting av, ws, 100 s Morris Park av, 25x100; A N Rettaliata. 1,000

^aLurting av, ws, 125 s Morris Park av, 50x100; Mrs C S Frost. 1,750

^aLurting av, ws, 200 n Neil av, 25x100; L Keller. 1,175

^aLurting av, es, 225 n Neil av, 25x100; M Eolek. 1,175

^aLurting av, ws, 125 s Morris Park av, 25x100; A N Rettaliata. 1,000

^aLurting av, ws, 150 s Morris Park av, 25x100; Mrs C S Frost. 875

^aLurting av, ws, 175 s Morris Park av, 25x100; Bert Walter. 850

^aLurting av, ws, 200 s Morris Park av, 50x100; Chas Below. 1,700

^aLurting av, ws, 200 n Van Nest av, 25x100; J L Degen. 850

^aLurting av, ws, 175 n Van Nest av, 25x100; Ida Frank. 875

^aLurting av, ws, 125 n Van Nest av, 50x100; J A Walsh. 1,700

^aLurting av, ws, 100 n Van Nest av, 25x100; Mrs C Brera. 875

^aLydig av, swc Hone av, 100x100; R Johnson. 4,100

^aLurting av, es, 100 n Neil av, 50x100; M Levine. 2,575

^aLurting av, es, 150 n Neil av, 25x100; A Finkel. 1,250

^aLurting av, es, 175 n Neil av, 25x100; L Wasserstrom. 1,175

^aLurting av, es, 100 s Lydig av, 25x100; J Cohen. 1,200

^aLurting av, es, 125 s Lydig av, 25x100; Max Maltzer. 1,200

^aLurting av, es, 150 s Lydig av, 50x100; E B Lowther. 2,450

^aLurting av, ws, 150 s Van Nest av, 100x100; Fanny Kaibach. 3,100

^aLurting av, ws, 250 s Van Nest av, 25x100; G M Mable. 775

^aLurting av, ws, 275 s Van Nest av, 50x100; W Aplo. 1,600

^aLurting av, ws, 325 s Van Nest av, 50x100; R J Cotter. 1,600

^aLurting av, ws, 375 s Van Nest av, 50x100; Hochberg Bros. 1,600

^aLurting av, ws, 425 s Van Nest av, 50x100; T B Levig & H Cohen. 1,600

^aLurting av, ws, 475 s Van Nest av, 25x100; Sebastian Ritz. 800

^aLurting av, ws, 200.2 n Pierce av, 25x100; A F Herrman, Jr. 825

^aLurting av, ws, 100.2 n Pierce av, 100x100; M Pfadenhauer. 3,300

^aLurting av, es, 400 n Morris Park av, 25x100; J Winslow. 850

^aLurting av, es, 250 s Rhinelander av, 75x100; T W Johnson. 2,525

^aLurting av, es, 200 s Rhinelander av, 50x100; Angeline L Lenz. 1,650

^aLurting av, es, 150 s Rhinelander av, 50x100; H Harwood. 1,650

^aLurting av, es, 100 s Rhinelander av, 50x100; Wm E Bonn. 1,700

^aLurting av, es, 100 n Morris Park av, 50x100; N Swartz. 2,150

^aLurting av, es, 150 n Morris Park av, 25x100; Morris Spinsky. 950

^aLurting av, es, 175 n Morris Park av, 75x100; Rose Weiss. 2,625

^aLurting av, es, 250 n Morris Park av, 50x100; Saml Wadisky. 1,750

^aLurting av, es, 300 n Morris Park av, 100x100; Geo F Of. 3,400

^aLurting av, ws, 100 s Lydig av, 50x100; E M Samis. 2,000

^aLurting av, ws, 150 s Lydig av, 75x100; E P Jones. 2,850

^aLurting av, ws, 125 n Rhinelander av, 50x100; W B Bassett. 1,650

^aLurting av, es, 275 s Van Nest av, 25x100; Wm Burke. 750

^aLurting av, es, 150 s Van Nest av, 25x100; Saml Katz. 750

^aLurting av, es, 125 s Van Nest av, 25x100; Perez Katz. 775

^aLurting av, ws, 150 n Neil av, 75x100; T F Thornton. 2,775

^aLurting av, ws, 100 n Neil av, 50x100; A M Peller. 1,900

^aLurting av, es, 250 s Van Nest av, 25x100; W E Bonn. 750

^aLurting av, es, 225 s Van Nest av, 25x100; J L Winslow. 750

^aLurting av, es, 175 s Van Nest av, 50x100; H Harwood. 1,475

^aLurting av, ws, 225 n Rhinelander av, 50x100; H Fitzgerald. 1,700

^aLurting av, ws, 275 n Rhinelander av, 25x100; E A McGee. 825

^aLurting av, ws, 300 n Rhinelander av, 25x100; Wm J Eastburn. 825

^aLurting av, ws, 325 n Rhinelander av, 50x100; Adam Stern. 1,650

^aLurting av, ws, 375 n Rhinelander av, 25x100; Jno A Veit. 825

^aLurting av, ws, 400 n Rhinelander av, 25x100; Israel Barsch. 825

^aLurting av, ws, 175 n Rhinelander av, 50x100; W B Bassett. 1,650

^aLurting av, es, 100.2 n Pierce av, 125x100; N Swartz. 3,500

^aLurting av, es, abt 225.2 n Pierce av, 50x100; T W Johnson. 1,500

^aLurting av, es, abt 275.2 n Pierce av, 50x100; J L Winslow. 1,475

^aLurting av, es, abt 325.2 n Pierce av, 100x100; W E Bonn. 3,050

^aLurting av, ws, 100 n Rhinelander av, 25x100; Melvin G Palliser. 950

^aLurting av, swc Neil av, 50x100; Eliz H Pope. 2,850

Auction Sales of the Week, Manhattan & Bronx
(Continued).

Lurting av, ws, 125 s Neil av, 50x100; M E Golde, 1,800
Lurting av, ws, 175 s Neil av, 50x100; G & J Martin, 1,750
Lurting av, ws, 225 s Neil av, 50x100; Harriett I Conrad, 1,750
Lurting av, ws, 275 s Neil av, 50x100; W W Haney, 1,750
Lurting av, es, 234.2 n Lydig av, 100x100; Jno C Tomlinson, 6,600
Lurting av, es, 100 s Neil av, 50x100; F Dovale, 2,300
Lurting av, es, 150 s Neil av, 50x100; F Greidanus, 2,150
Lurting av, ws, 325 n Morris Park av, 50x100; D Geo Kobetty, 1,650
Lurting av, ws, 300 n Morris Park av, 25x100; H S Leverich, 800
Lurting av, ws, 200 n Morris Park av, 50x100; Eugenie Clery, 1,650
Lurting av, ws, 150 n Morris Park av, 50x100; Mary O'Rourke, 1,650
Lurting av, ws, 275 n Morris Park av, 25x100; Freda E Taylor, 800
Lurting av, ws, 250 n Morris Park av, 25x100; K Elouise Kinne, 800
Lurting av, ws, 100 n Morris Park av, 25x100; Brands & Ewensky, 900
Lurting av, ws, 125 n Morris Park av, 25x100; Richman & Bodow, 850
Lurting av, es, 109.2 n Lydig av, 25x100; Dora Seldis, 1,625
Lurting av, es, 134.2 n Lydig av, 50x100; M Rosenthal, 3,200
Lurting av, es, 184.2 n Lydig av, 50x100; T Magnes, 3,100
Lurting av, es, 100 n Rhineland av, 50x100; E F Dumliny, 2,350
Lurting av, es, 150 n Rhineland av, 25x100; J & E Franck, 1,100
Lurting av, es, 175 n Rhineland av, 25x100; J Greenberg, 1,100
Lurting av, es, 95.5 s Esplanade, 25x100; Kathrina Mulvey, 2,350
Lurting av, es, 120.5 s Esplanade, 50x100; A Nicolaidis, 3,900
Lurting av, es, 170 s Esplanade, 25x100; Bertha Hechler, 1,825
Lydig av, swc Bogart av, 150x100; Claus Block, 6,200
Lydig av, sec Hone av, 25x100; Sarah Rourke, 2,100
Lydig av, ss, 25 e Hone av, 25x100; Michl Rourke, 1,175
Lydig av, ss, 50 e Hone av, 50x100; Nich Lauer, 2,200
Lydig av, swc Lurting av, 100x100; E H Preston, 5,100
Lydig av, ns, 75 e Barnes av, 25x100; C R Leach, 925
Lydig av, nwc Munroe av, 101.9x106.9x100x88.2; J B Mullinson, 6,000
Lydig av, sec Lurting av, 50x100; Leslie J Hall, 4,225
Lydig av, swc Haight av, 75x100; H Rattner, 5,675
Lydig av, ss, 50 e Lurting av, 25x100; B Shapiro, 1,375
Lydig av, ss, 75 e Lurting av, 50x100; H F Kroger, 1,850
Lydig av, sec Colden av, 58.1x115.4x50x146.9; C J Fahrenkrug, 2,475
Lydig av, ss, 118 w Paulding av, 58.1x115.4x50x84; Edwin Lyons, 1,650
Lydig av, swc Paulding av, 118x46.5x100x109; Dr B A Kantrowitz, 3,100
Lydig av, nec Haight av, 102x131.9x100x150.3; Geo G Babick, 6,275
Lydig av, nec Lurting av, 51x99.11x50x109.2; E C Haskin, 4,025
Lydig av, nwc Haight av, 25.5x101.8x25x97; D F Sullivan, 2,050
Lydig av, ns, 25.5 w Haight av, 25.5x106.4x25x101.8; W J O'Brien, 1,800
Lydig av, ns, 51 w Haight av, 51x115.7x50x106.4; L Rosenbluh, 3,200
Lydig av, ns, 76.5 e Lurting av, 25.5x90.7x25x95.3; Zestnick Bros, 1,300
Lydig av, ns, 51 e Lurting av, 25.5x95.3x25x99.11; Saml Gladstone, 1,350
Lydig av, nwc Hone av, 50x92.2x53.04x108; E Stack, 4,100
Lydig av, ns, 50 w Hone av, 50x110.7x50.10x101.7; N Sauer, 2,800
Lydig av, nec Munroe av, 25.5x103.11x25x108.6; B Pincus, 2,800
Lydig av, ns, 25.5 e Munroe av, 75.9x89.11x75x103.11; B Pincus, 5,550
Matthews av, ws, 125 n Lydig av, 50x100; J Rashban, 1,650
Matthews av, ws, 100 n Lydig av, 25x100; M G Palliser, 800
Matthews av, ws, 142.1 s Bronx & Pelham pkwy, 50x100; J Markowitz, 2,225
Matthews av, ws, abt 192 s Bronx & Pelham pkwy, 50x100; A Peterson, 2,100
Matthews av, ws, 500 n Lydig av, 100x100; Benj Leo, 3,300
Matthews av, ws, 450 n Lydig av, 50x100; David Healy, 1,650
Matthews av, ws, 400 n Lydig av, 50x100; Anna Duggan, 1,600
Matthews av, ws, 350 n Lydig av, 50x100; Andw Oberhammer, 1,600
Matthews av, ws, 325 n Lydig av, 25x100; M Perlman, 800
Matthews av, ws, 300 n Lydig av, 25x100; Leo Gottessman, 800
Matthews av, ws, 250 n Lydig av, 50x100; R M Stern, 1,650
Matthews av, ws, 225 n Lydig av, 25x100; C M Winick, 825

Matthews av, ws, 200 n Lydig av, 25x100; Leo Gottessman, 825
Matthews av, ws, 175 n Lydig av, 25x100; C S Austin (agent), 825
Matthews av, ws, abt 155.10 n Brady av, 25x100, 2-sty fr dwg; M G Palliser, 3,700
Matthews av, ws, abt 130.10 n Brady av, 25x100; Max Zaritzky, —
Matthews av, ws, abt 180.10 n Brady av, 25x100; Max Zaritzky, —
Matthews av, ws, abt 236.4 n Neil av, 25x100, 2-sty fr dwg; A K Thompson, 4,500
Matthews av, ws, 286.3 n Neil av, 50x100; Jacob Haner, 1,500
Matthews av, ws, 336.3 n Neil av, runs w100xn25xw13.10xne33.6xe91.5xs50; Moses Horowitz, 1,500
Matthews av, ws, 86.3 n Neil av, 25x100; Morris Ferner, 800
Matthews av, ws, abt 111.3 n Neil av, 25x100; Jno P Strohecker, 725
Matthews av, ws, 386.3 n Neil av, runs n102.9xsw abt 127xe91.2 to beg, gore; Jacob Weintraub, 2,300
Mulliner av, es, 200 n Brady av, runs n 24.9xne134.2xe10.3xs125xw100 to beg; C Seitz, 1,850
Matthews av, es, abt 143.3 n Neil av, 25x100; Robt L Ponslon, 750
Matthews av, es, abt 151.11 s Brady av, 25x100; Joe Mattes, 725
Matthews av, es, 103.4 n Bronxdale av, 25x100; Mrs A T Shaughnessy, 775
Matthews av, es, 103.4 s Neil av, 75x100; Eliz A Humphrey, 2,550
Matthews av, ws, 131 s Neil av, 25.4x114.7x25x110.7; A Seclow, 775
Matthews av, ws, 168.8 n Bronxdale av, 25.4x101.8x25x97.7; Frank W Wecker, 800
Morris Park av, nwc Paulding av, 100x125; M J Roth, 14,850
Morris Park av, nec Paulding av, 50x100; H Fabricant, 8,750
Morris Park av, nwc Hone av, 100x100; F F Lunghard, 14,150
Morris Park av, ns, 50 e Paulding av, 50x100; H Fabricant, 6,000
Morris Park av, nec Bronxdale av, 148x25x145x25.2; L Bernstein, 5,300
Morris Park av, nwc Fowler av, 50x100; Henry F Kroger, 7,500
Morris Park av, nwc Lurting av, 50x100; S Pretzfeld, 4,200
Morris Park av, ns, 50 w Lurting av, 25x100; J Romaine Brown, 1,600
Morris Park av, nec Hone av, 100x100; Max Edelmuth, 7,250
Morris Park av, nwc Haight av, 25x100; Ph Joffe, 2,450
Morris Park av, nec Munroe av, 50x100; A Gruber, 4,550
Morris Park av, ns, 50 e Munroe av, 25x100; W G Herrman, 1,750
Morris Park av, ns, 75 e Munroe av, 25x100; Geo Lahrmann, 2,550
Morris Park av, nec Fowler av, 50x100; W H Williamson, 5,650
Morris Park av, nec Bogart av, 25x100; Mrs M Morrison, 3,025
Morris Park av, ns, 25 e Bogart av, 50x100; Jas Trombetta, 4,000
Morris Park av, ns, 75 e Bogart av, 50x100; H B Jones, 3,500
Morris Park av, ns, 25 e Colden av, 50x100; J S Flynn, 3,500
Morris Park av, ns, 75 e Colden av, 25x100; Barry Weiss, 1,800
Morris Park av, sec Bogart av, 100x125; Sigmund Klein, 10,225
Morris Park av, swc Radcliff av, 100x150; J H Schwartz, 10,950
Morris Park av, nwc Bogart av, 50x100; Lillian M Keating, 5,050
Morris Park av, ns, 50 w Bogart av, 25x100; P Oghetti, 1,875
Morris Park av, ns, 75 e Fowler av, 50x100; Mrs Emma Kirchoffer, 1,850
Morris Park av, ns, 50 e Fowler av, 25x100; Eliz H Pope, 1,800
Morris Park av, nec Lurting av, 100x100; A H Morris, 7,500
Morris Park av, ns, 50 w Haight av, 50x100; M Greenspan, 3,050
Morris Park av, ns, 25 w Haight av, 25x100; T W Johnson, 1,500
Morris Park av, nec Colden av, 25x100; P H McGuire, 3,200
Mulliner av, es, 100 s Lydig av, 225.4x300x111x200; Claus Block, 6,675
Morris Park av, swc Lurting av, 25x100; A Rettabata, 3,200
Morris Park av, ss, 25 w Lurting av, 50x100; J Brown, 3,550
Morris Park av, ss, 75 w Lurting av, 25x100; F W Hatfield, 1,750
Morris Park av, ss, 100 w Lurting av, 25x100; Philip J Byrne, —
Morris Park av, ss, 50 e Hone av, 25x100; Edith Ham, 1,750
Morris Park av, sec Fowler av, 100x100; H S Gamp, 10,300
Mulliner av, es, 504.2 s Neil av, 26.1x142.3x25x132.8; Rudolf Proll, 950
Mulliner av, es, 150 s Brady av, 50x100; 2-sty fr dwg; Anna M D Stevens, 5,625
Mulliner av, ws, 154.6 s Neil av, 75x103.5x75x101; E P Jones, 2,475
Mulliner av, ws, 150 s Brady av, 50x100; Fred L Hahn, 1,650
Mulliner av, es, 100 n Brady av, 50x100; T J Dunigan, 2,050
Mulliner av, es, 150 n Brady av, 25x100; J S Jermyn, 975

Mulliner av, es, 175 n Brady av, 25x100; M Sellkowitz, 975
Munroe av, ws, abt 141.10 s Esplanade, 75x100; J Massan, 5,700
Munroe av, ws, abt 216.10 s Esplanade, 50x100; Lion Danber, 3,550
Munroe av, ws, abt 316.10 s Esplanade, 50x100; F Weekes, 3,000
Munroe av, ws, abt 266.10 s Esplanade, 50x100; A G Aucker, 3,150
Munroe av, es, 350 n Morris Park av, 50x100; P Zimmer, 1,450
Munroe av, es, 300 s Rhineland av, 50x100; W Henny, 1,450
Munroe av, es, 275 s Rhineland av, 25x100; F G Langley, 725
Munroe av, es, 225 s Rhineland av, 50x100; F T Sutton, 1,500
Munroe av, es, 175 s Rhineland av, 50x100; T Timm, 1,550
Munroe av, es, 125 s Rhineland av, 50x100; S T Nieman, 1,700
Munroe av, es, 100 s Rhineland av, 25x100; Moses Menfauer, 950
Munroe av, ws, abt 138.2 n Lydig av, 25x100; L Bleier, 1,575
Munroe av, ws, abt 163.2 n Lydig av, 50x100; B Ernestein, 3,050
Munroe av, ws, abt 213.2 n Lydig av, 50x100; A Block, 3,100
Munroe av, es, 100 n Morris Park av, 25x100; C R Moore, 1,300
Munroe av, es, 125 n Morris Park av, 25x100; C Schmidt, 875
Munroe av, es, 150 n Morris Park av, 50x100; Wm J Carey, 1,450
Munroe av, es, 200 n Morris Park av, 50x100; T Hartnett, 1,450
Munroe av, es, 250 n Morris Park av, 25x100; V H Roeser, 750
Munroe av, es, 275 n Morris Park av, 50x100; J Saunders, Jr, 1,500
Munroe av, es, 325 n Morris Park av, 25x100; E M Michelber, 700
Munroe av, ws, abt 263.2 n Lydig av, 50x100; H G Riehl, 3,050
Munroe av, ws, 325.3 n Pierce av, 25x100; Nellie Winckless, 725
Munroe av, ws, 350.3 n Pierce av, 50x100; Edw Leonard, 1,500
Munroe av, ws, 400.3 n Pierce av, 25x100; Gilbert McMillan, 725
Munroe av, ws, 425.3 n Pierce av, 50x100; P F Quinn, 1,400
Munroe av, es, 100.3 n Pierce av, 25x75; Julia Rosencrantz, 925
Munroe av, es, 125.3 n Pierce av, 25x75; B Steingard, 925
Munroe av, es, 325.3 n Pierce av, 25x90; Francis Barker, 775
Munroe av, es, 300.3 n Pierce av, 25x85; Rebecca Lederman, 775
Munroe av, es, 275.3 n Pierce av, 25x85; Geo A Shiller, 775
Munroe av, es, 225.3 n Pierce av, 50x85x—x80; Sam Werbin, 1,550
Munroe av, es, 200.3 n Pierce av, 25x80; J McMahon, 775
Munroe av, es, 175.3 n Pierce av, 25x80; Wm Delee, 775
Munroe av, es, 150.3 n Pierce av, 25x75; Wm F Foley, 800
Munroe av, es, 100 n Rhineland av, 25x100; C Sheridan, 975
Munroe av, es, 125 n Rhineland av, 50x100; Joel Liman, 1,650
Munroe av, es, 175 n Rhineland av, 50x100; Jno W Rumpf, 1,650
Munroe av, es, 225 n Rhineland av, 75x100; Dr Carl Stahl, 2,400
Munroe av, es, 300 n Rhineland av, 50x100; Wm H Naf, 1,600
Munroe av, es, 350.3 n Pierce av, 100x95x—x90; Jno W Rumpf, —
Munroe av, ws, 475 n Pierce av, 50x100; J F Hertshusen, 1,450
Munroe av, ws, 525 n Pierce av, 25x100; Sewell Craig, 700
Munroe av, ws, 550 n Pierce av, 125x100; Saml Sheinberg, 3,625
Munroe av, ws, 675 n Pierce av, 9.2x100x37.3x103.11; Anna Duggan, 700
Munroe av, ws, 278 n Pierce av, 50x100; L Haase, 1,400
Munroe av, es, abt 625.2 n Pierce av, 43.5x103.5x17.1x100; G Pitura, 775
Munroe av, es, abt 450.2 n Pierce av, 50x100; Mrs M Flugel, 1,500
Munroe av, es, 500 n Pierce av, 50x100; Jno Moylan, 1,450
Munroe av, ws, 100 n Pierce av, 75x100; Johanna Gilmore, 2,100
Munroe av, ws, 175 n Pierce av, 100x100; C S Austin, 2,600
Munroe av, ws, 100 s Pierce av, 150x100; Wm J Daly, 4,600
Munroe av, es, 100 s Pierce av, 25x75; D Schneider, 700
Munroe av, es, 125 s Pierce av, 25x70; J Regan, 750
Munroe av, es, 150 s Pierce av, 25x75; A Fried, 700
Munroe av, ws, 250 s Pierce av, 25x100; Asne Zaslosky, 700
Munroe av, ws, 275 s Pierce av, 50x100; J Massan, 1,400
Munroe av, es, 233.7 n Lydig av, 100x100; J C Tomlinson, 8,400
Munroe av, es, 108.6 n Lydig av, 50x100; A F Armstrong, 3,750
Munroe av, es, 158.6 n Lydig av, 75x100; Annie L Brophy, 6,125

Munroe av, ws, 175 n Rhinelander av, 25x100; L Ulbrecht. 1,100
Munroe av, ws, 200 n Rhinelander av, 50x100; J W Sproule. 2,200
Munroe av, ws, 250 n Rhinelander av, 25x100; Jacob Wallberg. 1,100
Munroe av, es, 275 s Pierce av, 32.8x75x 5.1x79.11; J J Elkin. 425
Munroe av, es, 175 s Pierce av, 25x100; E J Dowling. 600
Munroe av, es, 125 s Neil av, 50x100; Abr Netow. 1,750
Munroe av, es, 175 s Neil av, 25x100; Jas Greig. 850
Munroe av, es, 200 s Neil av, 25x100; S W Mitchell. 850
Munroe av, es, 225 s Neil av, 25x100; Fred Kaiser. 800
Munroe av, es, 250 s Neil av, 50x100; W G Holder. 1,600
Munroe av, ws, 275 n Rhinelander av, 25x100; G F Kraft. 1,075
Munroe av, ws, 300 n Rhinelander av, 25x100; G Di Mella. 1,075
Munroe av, ws, 325 n Rhinelander av, 25x100; R L Pankson. 1,075
Munroe av, ws, 350 n Rhinelander av, 25x100; J K Sealey. 1,075
Munroe av, ws, 375 n Rhinelander av, 25x100; C F Scholle. 1,075
Munroe av, ws, 400 n Rhinelander av, 25x100; Mrs T Cryan. 1,075
Munroe av, ws, 425 n Rhinelander av, 25x100; P R Ross. 1,050
Munroe av, es, 168.6 s Bronx & Pelham pkway, 50x100; Chas McGuire. 7,100
Munroe av, es, 218.6 s Bronx & Pelham pkway, 25x100; Aaron Lapidus. 2,500
Munroe av, es, 243.6 s Bronx & Pelham pkway, 125x100; Jos P Ryan. 13,250
Munroe av, es, 300 s Neil av, 100x100; P T Goodman. 3,200
Munroe av, ws, 100 n Rhinelander av, 25x100; M G Palliser. 1,125
Munroe av, ws, 125 n Rhinelander av, 25x100; M Glasner. 1,100
Munroe av, ws, 150 n Rhinelander av, 25x100; C F Wheaton. 1,100
Munroe av, ws, 100 s Neil av, 50x100; C F Eyre. 2,450
Munroe av, ws, 150 s Neil av, 50x100; M A Kendrick. 2,350
Munroe av, ws, 200 s Neil av, 25x100; Bertha Kaplan. 1,175
Munroe av, ws, 225 s Neil av, 75x100; Cath F Fitzgerald. 3,600
Neil av, sec Hone av, 25x100; Harriette I Conrad. 1,875
Neil av, ss, 25 e Hone av, 50x100; Paul G Harnisch. 2,250
Neil av, nec Hone av, 75x100; Mrs E L Kirchoffer. 3,825
Neil av, ns, 75 e Hone av, 25x100; G Peterson. 1,075
Neil av, ns, 75 w Lurting av, 25x100; P H Niven. 1,000
Neil av, ns, 50 w Lurting av, 25x100; E L Frese. 1,000
Neil av, nwc Lurting av, 50x100; E F O'Connor. 2,650
Neil av, nwc Radcliff av, 29.6x106x25x 90.4; S Asbill. 1,375
Neil av, ns, 29.6 w Radcliff av, 88.6x153x 75x106; R V Davis. 2,850
Neil av, nec Lurting av, 25x100; M Levine. 2,125
Neil av, ns, 25 e Lurting av, 25x100; Paul Hoppe. 1,600
Neil av, sec Paulding av, 50x100; Sarah Rourke. 3,350
Neil av, ss, 50 e Paulding av, 25x100; Thos F Judge. 1,000
Neil av, ss, 75 w Hone av, 50x170; Dr B A Kantrowitz. 2,050
Neil av, swc Hone av, 50x100; Rev Wm Popeke. 2,650
Neil av, ss, 50 w Hone av, 25x100; Louis Roth. 1,000
Neil av, nwc Paulding av, 25x100; S Amannon. 2,090
Neil av, ns, 25 w Paulding av, 25x100; W K Clute. 1,600
Neil av, ns, 50 w Paulding av, 25x100; E X Faisant. 1,050
Neil av, ns, 75 w Paulding av, 25x100; E F Sprague. 975
Neil av, ns, 100 w Paulding av, 25x100; Dr Seth Sprague. 975
Neil av, nec Colden av, 50x100; Ernest X Faisant. 2,650
Neil av, ns, 50 e Colden av, 25x100; Edwin Lyons. 950
Neil av, ss, 50 w Radcliff av, 50x100; Jas J Kelley. 2,000
Neil av, sec Lurting av, 50x100; Walter Hawxhurst. 3,075
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Neil av, swc Haight av, 25x100; C Kalnen. 1,850
Neil av, ss, 25 w Haight av, 50x100; Jas Stokes. 2,400
Neil av, swc Munroe av, 50x100; M Levine. 4,175
Neil av, sec Haight av, 50x100; M Levine. 3,800
Neil av, ss, 50 w Munroe av, 25x100; J R Shields. 1,500
Neil av, ss, 75 e Haight av, 50x100; T Quinn. 2,850

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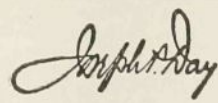
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Auction Sales of the Week, Manhattan & Bronx
(Continued.)

Neil av, ss, 50 e Haight av, 25x100; A B Jekyll. 1,400	Paulding av, es, 250 n Neil av, 50x100; Alice A Finny. 2,600	Paulding av, es, 350 n Morris Park av, 25x100; Sol Lederman. 1,350
Neil av, nwc Haight av, 25x100; Leon Dauber. 2,225	Paulding av, ws, 250 s Neil av, 25x100; A Seclow. 1,025	Paulding av, es, 375 n Morris Park av, 50x100; W Judge. 2,600
Neil av, ns, 25 w Haight av, 25x100; Aron Kaliek. 1,650	Paulding av, es, 125 s Lydig av, 25x100; Jno Lohman. 1,400	Paulding av, es, 300 s Rhinelander av, 25x100; S Pehinaman. 1,300
Neil av, ns, 50 w Haight av, 50x100; B Berchard. 2,600	Paulding av, ws, 100 s Neil av, 50x100; Alfred Thomas. 2,550	Paulding av, es, 275 s Rhinelander av, 25x100; E S Young. 1,350
Neil av, ns, 50 e Lurting av, 25x100; P Hoppe. 1,350	Paulding av, ws, 150 s Neil av, 25x100; Leon Danber. 1,150	Paulding av, es, 250 s Rhinelander av, 25x100; Jno Houser. 1,350
Neil av, ns, 75 e Lurting av, 25x100; J Asbill. 1,300	Paulding av, ws, 175 s Neil av, 50x100; Thos Kane. 2,150	Paulding av, ws, 125 n Morris Park av, 25x100; Max Berger. 1,775
Neil av, nwc Hone av, 25x100; A H Fass. 1,425	Paulding av, ws, 225 s Neil av, 25x100; Isadore Pergament. 1,025	Paulding av, ws, 100 n Sackett av, 50x200 to Colden av; H E Kieibly. 7,150
Neil av, ns, 25 w Hone av, 25x100; Seth Riezenberg. 900	Paulding av, es, 125 s Lydig av, 25x100; Jno Lohman. 1,400	Paulding av, ws, 100 s Pierce av, 50x100; D Vetromele. 3,050
Neil av, ns, 50 w Hone av, 25x100; Jno H O'Grady. 900	Paulding av, es, 75 s Lydig av, 50x100; Max Leo. 2,900	Paulding av, es, 250 n Morris Park av, 25x100; M G Palliser. 1,400
Neil av, ns, 75 w Hone av, 25x100; Norman L McIntosh. 875	Paulding av, sec Lydig av, 75x100; Julius Klein. 5,100	Paulding av, es, 275 n Morris Park av, 25x100; E S Young. 1,350
Neil av, swc Paulding av, 50x100; G Caruso. 3,275	Paulding av, ws, 100 n Rhinelander av, 25x100; J Becker. 1,150	Paulding av, es, 300 n Morris Park av, 25x100; L Eisenberg. 1,375
Neil av, ss, 50 w Paulding av, 50x100; Rosario Ragonese. 2,100	Paulding av, ws, 125 n Rhinelander av, 50x100; Vincenzo Caruso. 2,100	Paulding av, es, 325 n Morris Park av, 25x100; G L Sutherland. 1,350
Neil av, sec Colden av, 25x100; Raymond Hollis. 1,625	Paulding av, ws, 175 n Rhinelander av, 25x100; H E Drake. 1,025	Pierce av, nec Munroe av, 25x100.3; Julia Rosencrantz. 1,425
Neil av, ns, 26.1 e Muliner av, 26.5x122.2 x25x132.10; Wm F Bleyer. 1,325	Paulding av, ws, 200 n Rhinelander av, 50x100; Louise Drake. 2,050	Pierce av, ns, 25 e Munroe av, 25x100.3; Julia Rosencrantz. 1,525
Neil av, ns, 82 e Muliner av, 29.6x106.7x 25x122.3; Paul Merling. 1,125	Paulding av, ws, 250 n Rhinelander av, 25x100; Louise Meili. 1,025	Pierce av, swc Williamsbridge rd, 96.10x 25x101x25.4; Jas Stokes. 1,900
Neil av, ns, 88.6 w Bogart av, 29.6x165.11 x25x150.3; Rosario Ragonese. 1,400	Paulding av, ws, 275 n Rhinelander av, 25x100; Benj Lefkowitz. 1,025	Pierce av, ns, 100 w Radcliff av, 25x100; Geo C Habighast. 725
Neil av, ns, 29.6 w Bogart av, 59x150.3x 50x118.11; Israel Altowitz. 2,800	Paulding av, ws, 375 s Neil av, 75x100; David Coleman. 3,075	Pierce av, ns, 25 e Bogart av, 25x78x47.6 x37.7; S Halpern. 475
Neil av, ss, 25 e Colden av, 50x100; Chas Hasselback. 2,250	Paulding av, ws, 275 s Neil av, 100x100; F Hafter. 4,100	Pierce av, ns, 50 e Bogart av, 25x100x— x78; E P Sanger. 700
Neil av, ss, 75 e Colden av, 25x100; Philip W Reinhard Jr. 1,025	Paulding av, es, 100 s Van Nest av, 25x100; Jas F Moon. 1,175	Pierce av, ns, 50 w Radcliff av, 50x100; Max Kypke. 2,000
Neil av, ss, 41.7 w Matthews av, 52.2x 92.8x50x77.5; Walter Tonne. 1,700	Paulding av, es, 125 s Van Nest av, 25x100; J Romaine Brown. 1,050	Pierce av, sec Radcliff av, 25x100; A Seclow. 1,075
Neil av, ns, 118 w Bogart av, 29.6x106.7x x25x90.11; Jas & Jno P Dunigan. 1,100	Paulding av, es, 175 n Pierce av, 50x100; J Goldberg. 2,000	Pierce av, ss, 25 e Radcliff av, 25x100; H A Domphe. 725
Neil av, nec Paulding av, 50x100; Dora Brook. 3,625	Paulding av, ws, 275 n Morris Park av, 50x100; Maude Glasgow. 3,250	Pierce av, ss, 50 e Radcliff av, 25x100; L Mendelsohn. 700
Neil av, ns, 50 e Paulding av, 25x100; Sam Boyet. 1,175	Paulding av, ws, 375 s Rhinelander av, 50x100; C Pawson. 3,050	Pierce av, nwc Munroe av, 50x100; Richman & Bowdow. 1,775
Neil av, ns, 75 e Paulding av, 25x100; Chas Below. 1,025	Paulding av, ws, 325 s Rhinelander av, 50x100; L Rosenblum. 3,150	Pierce av, ns, 50 w Munroe av, 50x100; W B Varian. 1,450
Neil av, ss, 50 e Hone av, 25x100; Frank Mostek. 1,025	Paulding av, ws, 100 s Rhinelander av, 25x100; M G Palliser. 1,200	Pierce av, ss, 50 w Colden av, 25x100; Jas Caldwell. 675
Neil av, swc Bogart av, 150x100; Frank Zuhr. 6,475	Paulding av, ws, 125 s Rhinelander av, 25x100; A Gorsch. 1,150	Pierce av, ss, 75 w Colden av, 50x100; Alois Heyl. 1,500
Neil av, ss, 50 w Lurting av, 50x100; Harriette I Conrad. 2,000	Paulding av, ws, 150 s Rhinelander av, 25x100; H Rosenthal. 1,150	Pierce av, ns, 25 w Paulding av, 75x100; F Romeo. 3,725
Neil av, sec Munroe av, 100x125; J C Tomlinson. 4,800	Paulding av, ws, 175 s Rhinelander av, 50x100; M Brisch. 2,300	Pierce av, nwc Paulding av, 25x100; H O Macht. 2,450
Paulding av, es, 150 s Rhinelander av, 100x100; J A Clarke. 5,700	Paulding av, ws, 225 s Rhinelander av, 50x100; Aronson & Spiegel. 2,250	Pierce av, nec Lurting av, 25x100.2; J L Winslow. 1,175
Paulding av, es, 100 s Rhinelander av, 50x100; I Greenberg. 3,050	Paulding av, ws, 275 s Rhinelander av, 25x100; A Backmann. 1,150	Pierce av, ns, 25 e Lurting av, 50x100; Rose Biesolauer. 1,700
Paulding av, es, 100 n Morris Park av, 150x100; M Fabricant. 10,200	Paulding av, es, abt 270.9 n Esplanade, 100x100; Aug A Follmer. 6,200	Pierce av, ns, 75 e Lurting av, 50x100; Jakob Grob. 1,700
Paulding av, es, 100 s Neil av, 25x100; Kate F Edgerly. 1,150	Paulding av, es, abt 370.9 n Esplanade, 50x100; I Holoshutz. 3,100	Pierce av, ns, 25 w Haight av, 50x100; D Hennessy. 1,800
Paulding av, es, 125 s Neil av, 125x100; C S Austin. 5,750	Paulding av, es, abt 420.9 n Esplanade, 100x100; Frank Helmesch. 5,900	Pierce av, nwc Haight av, 25x100.2; W E Bonn. 1,175
Paulding av, es, 250 s Neil av, 25x100; Moritz Neubauer. 1,075	Paulding av, es, abt 520.9 n Esplanade, 25x100; N Haft. 1,650	Pierce av, sec Bogart av, 87.5x50x97x 50.11; C Lymn. 2,000
Paulding av, es, 275 s Neil av, 50x100; Julius Asbel. 2,100	Paulding av, es, abt 545.9 n Esplanade, 25x100; J E Moon. 1,900	Pierce av, nwc Lurting av, 75x100.2; Oscar Kafka & Jos M Feinson. 3,050
Paulding av, es, 300 n Rhinelander av, 100x100; EA Keeler. 4,700	Paulding av, es, 145.9 n Esplanade, 25x100; L Pulaski. 1,500	Pierce av, sec Paulding av, 50x100; Egidif Napoli. 2,550
Paulding av, es, 325 s Neil av, 25x100; I Goldstein. 1,200	Paulding av, es, 170.9 n Esplanade, 25x100; S Halpern. 1,350	Pierce av, ss, 50 e Paulding av, 25x100; Fedor L Stenger. 900
Paulding av, ws, 175 n Neil av, 50x100; Max Radner. 2,350	Paulding av, es, 195.9 n Esplanade, 50x100; Max Rodin. 2,800	Pierce av, ss, 75 e Paulding av, 75x100; Findlay Sackett. 2,850
Paulding av, ws, 225 n Neil av, 25x100; W H Bartlett. 1,175	Paulding av, es, abt 245.9 n Esplanade, 25x100; Milton Cohn. 1,575	Pierce av, swc Hone av, 50x100; Lillian M Sietz. 2,500
Paulding av, ws, abt 121.5 s Lydig av, 100x100; Carl F Morgan. 4,800	Paulding av, ws, 100 s Van Nest av, 25x100; S Seligman. 1,320	Pierce av, ss, 50 e Haight av, 50x100; Geo Gingerich. 1,600
Paulding av, ws, 100 n Neil av, 25x100; W K Clute. 1,200	Paulding av, ws, 150 s Van Nest av, 25x100; Emil Rublach. 1,300	Pierce av, nwc Radcliff av, 50x100.2; Sophie Cassellius. 1,875
Paulding av, ws, 125 n Neil av, 50x100; Jack Bailes. 2,250	Paulding av, ws, 175 s Van Nest av, 50x100; J Masson. 2,500	Pierce av, sec Haight av, 25x100; Otto Ernst. 1,075
Paulding av, ws, 46.5 s Lydig av, 50x100; Jacob Mormar. 2,400	Paulding av, ws, 225 s Van Nest av, 100x100; Harry S Aslan. 5,200	Pierce av, swc Munroe av, 250x100; Fred J Vertch. 1,100
Paulding av, ws, abt 96.5 s Lydig av, 25x100; D H Grant. 1,200	Paulding av, es, 83.3 n Sackett av, 25x100; Jno J Carrey. 1,025	Pierce av, ss, 25 w Munroe av, 25x100; Mary Reynolds. 850
Paulding av, es, 225 n Pierce av, 25x100; C C Sanders. 1,225	Paulding av, es, 108.3 n Sackett av, 25x100; Sidney Popplewell. 1,025	Pierce av, ss, 50 w Munroe av, 50x100; Jno Prager. 1,550
Paulding av, es, 250 n Pierce av, 75x100; D H Berg. 3,600	Paulding av, es, 350.3 n Pierce av, 50x100; Emma L Kuhoffer. 2,550	Pierce av, ss, 25 e Haight av, 25x100; Otto Ernst. 825
Paulding av, es, 325 n Pierce av, 50x100; W E Remington. 2,400	Paulding av, ws, 300.3 n Pierce av, 50x100; Henry Nerdcs. 2,550	Pierce av, swc Paulding av, 50x100; Zlickson, Lisman & Levine. 4,125
Paulding av, es, 300 s Van Nest av, 50x100; T Bodkin. 2,400	Paulding av, ws, 250.3 n Pierce av, 50x100; Paul M Hammalin. 2,350	Pierce av, ss, 50 w Paulding av, 50x100; B Kohlowitz. 2,800
Paulding av, es, 175 s Morris Park av, 25x100; Louis Mendelsohn. 1,225	Paulding av, ws, 200.3 n Pierce av, 50x100; J H Scannelli. 2,375	Pierce av, ss, 75 e Colden av, 25x100; J Quigley. 1,400
Paulding av, es, 175 n Van Nest av, 100x100; M Katz. 4,600	Paulding av, ws, 150.3 n Pierce av, 50x100; Emil Taboy. 2,400	Pierce av, ss, 25 e Colden av, 50x100; J Puretz. 2,850
Paulding av, es, 100 n Van Nest av, 25x100; Aug Kisker. 1,175	Paulding av, ws, 100.3 n Pierce av, 50x100; A Gilman. 2,450	Pierce av, sec Colden av, 25x100; I Stern. 2,250
Paulding av, es, 125 n Van Nest av, 50x100; Rosario Ragonese. 2,300	Paulding av, es, 133.3 n Sackett av, 25x100; S A Marks. 1,100	Radcliff av, ws, 100.2 n Pierce av, 25x100; A Rightmyer. 800
Paulding av, ws, 150 n Morris Park av, 25x100; P Silverman. 1,650	Paulding av, es, 250 s Pierce av, 50x100; Floyd E Williams. 2,200	Radcliff av, ws, 125.2 n Pierce av, 100x100; C S Austin. 3,200
Paulding av, ws, 175 n Morris Park av, 50x100; Max H Fischer. 3,350	Paulding av, es, 225 s Pierce av, 25x100; L C Deulea. 1,075	Radcliff av, ws, 225.2 n Pierce av, 50x100; Wm J Daly. 1,600
Paulding av, ws, 225 n Morris Park av, 25x100; S J Bonk. 1,675	Paulding av, es, 200 s Pierce av, 25x100; R M Stern. 1,100	Radcliff av, ws, 100 s Van Nest av, 50x100; Julius Casin. 1,650
Paulding av, ws, 250 n Morris Park av, 25x100; J V Gebhardt. 1,650	Paulding av, es, 150 s Pierce av, 50x100; S Wetzcl. 2,150	Radcliff av, ws, 150 s Van Nest av, 25x100; Saml Hettinger. 825
Paulding av, es, 100 n Neil av, 25x100; Frank Carwill. 1,400	Paulding av, es, 125 s Pierce av, 25x100; H Citren. 1,100	Radcliff av, ws, 175 s Van Nest av, 75x100; Fredk W Siemens. 2,475
Paulding av, es, 125 n Neil av, 25x100; Jno J Duane. 1,250	Paulding av, es, 100 s Pierce av, 25x100; Chas Gorz. 1,150	Radcliff av, ws, 250 s Van Nest av, 200x100; Fredk W Siemens. 6,600
Paulding av, es, 150 n Neil av, 50x100; Chas Ambler. 2,400	Paulding av, es, 150 s Van Nest av, 50x100; Isaac Epstein. 2,050	Radcliff av, ws, 100 n Brady av, 50x100; B P Youngman. 1,950
Paulding av, es, 200 n Neil av, 50x100; Rudolf Wasserman. 2,450	Paulding av, es, 200 s Van Nest av, 50x100; Christopher Maroney. 2,050	Radcliff av, ws, 150 n Brady av, 50x100; Saml Kass. 2,000

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CURRENT BUILDING OPERATIONS

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

Yale Club to Break Ground.

The Yale Club will break ground by July for its new twenty-story clubhouse to be erected at the northwest corner of Vanderbilt avenue and 44th street, on a plot 90x100 feet, but to this date no building contracts have been issued. There are many details in connection with the plans yet to be worked out. The entrance hall, a visitors' room and coatrooms will be on the ground floor. On the second floor will be a cafe and a large lounging room. On the third floor billiard, card and other clubrooms will be installed, and on the next floor the library, with the assembly rooms on the fifth floor. It is probable that the floors above will be made up of bedrooms, with eighteen rooms on a floor. Provision also will be made for a gymnasium, squash courts, a swimming pool, and for several private dining rooms, besides a large club dining room. The exterior will be of marble and limestone. James Gamble Rogers, 11 East 24th street, the architect, estimates the cost at \$1,000,000. (For a list of the committee in charge see issue May 4, 1912.)

To Push Equitable Building.

The Thompson-Starrett Company, 49 Wall street, general contractors for the new Equitable Building, to be erected at Broadway, Nassau, Cedar and Pine streets, is arranging for the immediate erection of the work as rapidly as possible. This week they awarded to the O'Rourke Engineering & Construction Company the cofferdam work and entire foundation contract, and to the American Bridge Company the steel. All other contracts will be awarded promptly as required. D. H. Burnham & Company, 80 East Jackson Boulevard, Chicago, Ill., the architects, estimate the cost of the building at \$8,000,000. The height is thirty-six stories and 167x310x152x305 feet in dimensions. The Thompson-Starrett Company plan to complete the entire work by January 1, 1915.

R. G. Dun Company to Build.

The R. G. Dun Company, 290 Broadway, for many years located at that address, has purchased a new site and will soon start the erection of a new printing plant at the northwest corner of Butler and Nevins streets, Brooklyn, on a plot 100x103 feet. The property was formerly used by the Halstead Company as a lumber yard. The structure will be fireproof and so built that additional stories may be added at a future time. An architect has practically been selected, but no estimates have been taken on the general contract.

Architects for West End Apartments.

The West 82d Street Realty Company, Harry Schiff, 353 West End avenue, president, and Lena Schiff, vice-president, has commissioned Schwartz & Gross, 347 Fifth avenue, to prepare plans for a twelve-story apartment house, to be erected at the northeast corner of West End avenue and 96th street, 100x125 feet. Work will go ahead at once.

Paternos to Build More Apartments.

Schwartz & Gross, 347 Fifth avenue, are preparing plans for two thirteen-story apartment houses to be erected by Paterno Brothers (Inc.) on the east side of Broadway between 78th and 79th streets. The houses will represent the highest type of construction for buildings of this class. Each will be provided with two means of egress, in accordance with the new tenement house amendments, but no decision has yet been made whether to have a fire tower or an extra interior stairway of fire-proof construction.

Home for Bad Boys in Orange County.

The City of New York is said to have secured land at Denton, Orange County, New York, on which it is proposed to erect a school of correction for refractory boys. The property includes the Ryerson farm of four hundred acres, the Riggs farm of one hundred and fifty acres, and fifty acres of the Van Steenburg farm, being located midway between the city's tuberculosis sanitarium at Otisville and the property at Warwick upon which is to be erected a home for inebriates.

New Residence in 95th Street.

Mrs. Amory S. Carhardt, of Tuxedo, N. Y., will erect a town residence at 3 East 95th street, from plans being prepared by Horace Trumbauer, Philadelphia, Pa. H. H. Oddie, 251 Fourth avenue, is figuring the general contract and wants bids on all sub-contracts by June 17.

Knickerbocker Club to Build.

The Knickerbocker Club, 319 Fifth avenue, has purchased the property at 805 to 807 Fifth avenue, and contemplates the erection of a five or six-story clubhouse there. No architect has yet been retained.

PERSONAL AND TRADE NOTES.

H. BERNSTEIN, INC., iron works, has removed from 1397 Av A to 338 East 95th st.

WILLIAM TWEEDDALE, a designer of ornamental structural iron work, died Monday at his home, No. 905 Union st, Brooklyn.

CHIEF ENGINEER NELSON P. LEWIS, of the Board of Estimate, sailed for Europe yesterday, to attend an international highway conference.

ALFRED HOPKINS, architect, has moved from 11 East 24th st to 101 Park av. Edward Burnett, his former partner, remains at the old address.

CHARLES HANSEL, consulting engineer, 43 Wall st, has resigned as chief engineer of the Cincinnati Union Depot & Terminal Co., Cincinnati, O.

MISS M. H. MEAD, of Harrisburgh, Pa., just graduated, is the first woman architect to receive a degree from Columbia University. She will go in for city planning.

PAUL FORD MANN has severed his connection with the firm of Waterbury & Mann and will continue the practice of architecture at 16 Dunn Building, Buffalo, N. Y.

FRANK T. TOWNSEND, recently assistant engineer New York State Highway Department, has been appointed assistant engineer of the Inspection Department of the Dunn Wire-Cut-Lug Brick Co., Conneaut, Ohio.

W. D. HOWELL CO. has filed incorporation papers at Albany to do a general construction business, with offices in The Bronx. Wm. D. Howell, John L. Howell and Henry S. Howell, Jr., all of Westchester, are the directors. Richard H. Arnold, 120 Westchester av, is the attorney.

LUDWIGS & THUM, of 87 Centre st, have dissolved partnership. Mr. Ludwigs is now doing business under the name of Henry Ludwigs, 450 East 79th st. He is a painter, decorator, paperhanger and hard wood furnisher.

F. S. SORACI & CO., general contracting and construction, have filed papers with, F. B. Knowlton, 154 Nassau st, Wm. L. Goeltz, 2073 Vyse av, and L. W. Goeltz, 2073 Vyse av, as directors. The attorney is M. A. Barney, of Manhattan.

TOONKEL & LEVITIN CONTRACTING CO., realty and construction, with offices in The Bronx, and Max Toonkel, 67 East 112th st, Louis Levitin, and Esther Levitin, of 795 East 151st st, Bronx, as directors, has been incorporated. Sol. S. Hauben, 89 Clinton st, is the attorney.

GREENBERG CONSTRUCTION CO. has been incorporated to deal in brick, concrete stone, etc., in Manhattan with Isaac Greenberg, Pauline Greenberg and David S. Greenberg, 326 East 159th st, as directors. The attorneys are Loeb, Bernstein & Ash, 55 Wall st.

GAGEN & BUTLER, general contracting and electrical work, have filed papers, with James M. Gagen, 520 West 134th st, Edwin C. Butler, 251 West 97th st, and Jas. E. Finegan, 221 Ainslie st, Brooklyn, as directors. The attorney is Jas. E. Finegan, 154 Nassau st.

MESSRS. HERING & FITCH, architects, have been engaged as consulting architects for the Estates of Great Neck, with power to reject any plans that do not conform to the best standard of architecture, or that are out of harmony with the spirit of the environment.

ANNAONE CO. has been incorporated to do a realty and construction business with offices in Brooklyn. Frank Doudera, 141 Lott st, Walter J. McGill, and Henry R. Nostrand, of 189 Montague st, all of Brooklyn, are the directors. The attorney is H. R. Nostrand, 189 Montague st.

THE FEIN MASON CONTRACTING CO. has filed incorporation papers at Albany to do general mason and building work in Brooklyn, with Harry Fein, Israel Mihalstein, and Fannie Fein, all of 359 Elton st, Brooklyn, as directors. The attorney is Maurice Rose, 1764 Pitkin av, Brooklyn.

STAR PAINTING & DECORATING CO. has been incorporated to do a house decorating business with offices in Brooklyn. Morris Rothstein, 156 Newport av, Isaac Seid and Harry Lifschitz, 154 Newport av, all of Brooklyn, are the directors. Jos. M. Lifschitz, 132 Nassau st, is the attorney.

THE BOARD OF ESTIMATE on Thursday approved the report of the corporate stock budget committee for the appropriation of \$750,000 to build the proposed new wing of the Metropolitan Museum of Art. This is the wing that the trustees need to properly house the Morgan collection.

STEEL INFUSION CORPORATION has filed incorporation papers to deal in steel and metal products with offices in Manhattan. Alfred J. Thompson and Wm. Nelson Thompson, of 60 Broadway, and Harold R. Berry, 48 Wall st, are the directors. The attorney is Henry S. J. Flynn, 271 Broadway.

LONG ISLAND CITY INVESTORS CORPORATION has filed papers to do a realty and building business with offices in Manhattan. Miles F. Gordon, 55 Liberty st, Aloysius P. Nestor, 1 Wall st, Corwin Black, 2 Rector st, et al, are the directors. M. F. Gordon, 55 Liberty st, is the attorney.

SORACI-WILLIAMS CONTRACTING CO. has been incorporated to do a general contracting business in Manhattan, with Salvatore Soraci, 327 East 113th st, Russell S. Williams, 254 West 98th st, and David Lion, 349 Central Park West, as directors. Louis Steckler, 261 Broadway, is the attorney.

HENRY WELLS DURHAM, chief engineer of highways, N. Y. C., has been appointed by Mayor Gaynor to make a study of paving and street maintenance in European cities, and to represent the City of New York as delegate to the International Road Congress to be held this month at London, England.

R. E. MOLEAR CO. has filed incorporation papers to do a realty and construction business in Manhattan. Roscoe C. Humphrey, 1260 58th st, Brooklyn, Robert C. Lipman, 790 Riverside drive, and Jacob J. Alexander, 147 West 111th st, are the directors. Robert E. McLearn, 115 Broadway, is the attorney.

EMPIRE WRECKING CO. has been incorporated to do demolition and razing of buildings with offices in Brooklyn. Max Mininsohn, 734 Rockaway av, Brooklyn, Nathan Epstein and Rebecca Epstein, both of 27 Pike st, N. Y. C., are the directors. The attorney is Jos. Goldstein, 16 Court st, Brooklyn.

THE CANADIAN FAIRBANKS-MORSE CO., Ltd., has taken over the Canadian agency of the Orenstein-Arthur Koppel Co., manufacturers of industrial and portable railway material at Beaver, Pa. The Fairbanks-Morse Co. has offices in Montreal, St. John, Ottawa, Toronto, Winnipeg, Saskatoon, Calgary, Vancouver and Victoria.

Personal and Trade Notes (Continued).

SOUTHERN CONTRACTING & ENGINEERING CO. has filed incorporation papers to do a realty and construction business in Manhattan. Paul Everett and Clarence Cohen, 87th st and Broadway, and Frances E. Reid, 31 Ormond pl, Brooklyn, are the directors. The attorney is W. J. Carlin, 2 Rector st.

COTTON MACHINERY CO. has been incorporated to manufacture and deal in engines, machines and all kinds of hardware. William H. Brady, 559 West 26th st, Erie L. Austell, 431 Riverside drive, and Edgar W. Smith, 102 Underhill av, Brooklyn, are the directors. Wm. H. Brady, 559 West 26th st, is the attorney.

EDWIN THACHER AND WILLIAM MUESER announce that they have dissolved the partnership conducted under the name of the Concrete-Steel Engineering Co., 21 Park Row. Mr. Mueser will continue the business under the former co-partnership name and Mr. Thacher will engage in private practice, with offices at 21 Park Row.

BOND REALTY & IMPROVEMENT CO., realty and general contractors, has filed incorporation papers, to do business in Brooklyn, with Samuel Selig, 34 Fuller pl, Brooklyn, Samuel Michels, 181 7th av, N. Y. C., and Bernhard Posner, 381 Hinsdale st, Brooklyn, as directors. H. Epstein, 44 Court st, Brooklyn, is the attorney.

ELECTRICAL ENGINEERS.—The thirtieth annual convention of the American Institute of Electrical Engineers will be held in Cooperstown, N. Y., June 23-27, 1913. The official headquarters of the Institute during the convention will be at the Hotel O-te-sa-ga, where the technical sessions will be held. Members are requested to register at Institute headquarters on their arrival in Cooperstown.

STEEL CITY ELECTRIC CO. of Pittsburgh announce the appointment of R. W. Young as sales representative in the metropolitan district of Greater New York and in the New England States, with offices located at 27 Thames street, New York City. The company makes "Steel City" outlet boxes, "Star" bushings, locknuts, Fullman floor outlets, fixture stems, universal insulator supports, beam straps, conduit benders and other electrical specialties.

ENGINEERING CONTRACTORS.—The American Society of Engineering Contractors has rooms on the tenth floor of the Bowling Green Building, which are open every day from 9 a. m. to 5 p. m. Members advertising for bids on construction work can file plans and specifications at the society rooms, for the convenience of intending bidders in New York and vicinity. Announcement of such bids is posted on the bulletin board and printed in the journal. The society also receives plans and specifications from non-members. The privileges of the library and reading-room are extended to the members of other technical societies, and those who desire to attend any of the regular meetings of the society are also welcomed.

CARL F. PILAT, of the firm of Hinchman & Pilat, 52 Broadway, was chosen by the Park Board on Thursday to succeed Charles D. Lay

as landscape architect of the Park Department. Mr. Lay resigned six weeks ago. At the last meeting of the board it was decided to submit four names to Mayor Gaynor and let him make a choice. Mr. Pilat's name was on the list. The salary is \$4,000 a year. Mr. Pilat is 38 years old, unmarried, and a graduate of Cornell University. He specialized in horticulture and landscape architecture, and received the degree of Bachelor of Science in agriculture. He had practical experience in the Park Department of Rochester, and spent a year in travel in Europe, working under landscape architects there. He is a fellow in the American Society of Landscape Architects.

OSCAR C. HERING of the firm of Hering & Fitch, has been commissioned by the McKnight Realty Company to visit Port Sunlight, Bournemouth, Letchworth, and other "garden cities" of England with a view to adopting the principles of design employed in those charming communities to the development of extensive properties about to be improved by the above-named company. Armed with letters to Ambassador Page, the British Institute of Architects and prominent English architects, Mr. Hering expects to obtain valuable information. A new word has been coined to describe the recent awakening to the utilitarian value of beauty and good taste in the development of our suburbs. The "beautility" (beauty and utility) of a comprehensive town plan and of architecture in harmony with the environment and of the landscape, interpreting the spirit and needs of the people, has come to be recognized as an important factor in successful suburban development.

NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

BRONX.—J. Romaine Brown, 105 West 40th st, contemplates the remodelling of the Johnson Road House, at Jerome av near 170th st, for which no architect has been selected. Project will probably not go ahead until fall.

MANHATTAN.—The Aetna Amusement Co., Long Acre Building, Broadway and 42d st, has leased the plot at the southeast corner of Broadway and 107th st, which contains about 11,000 sq. ft., for a term of 21 years. The company contemplates the erection of a theatre and office building on the site to cost about \$160,000. No architect has yet been selected.

MANHATTAN.—John Wanamaker, Broadway and 10th st, has leased the stable and garage at 142-156 East 31st st, and contemplates altering same. The garage is all equipped. No architect has been retained.

WESTFIELD, N. J.—The Board of Education, D. G. Egel, president, will select five architects to compete at some future date for a

5-sty brick school to be erected here at a cost of about \$110,000.

BRANCHVILLE, N. J.—The First National Bank of Branchville, A. J. Canfield, president, and M. L. Bond, cashier, contemplates the erection of a bank building in Broad st. Nothing definite has yet been decided.

LONG ISLAND CITY.—Toch Bros., 320 4th av, N. Y. C., contemplate the erection of a brick and stone warehouse and factory building adjoining the plant in 8th and 9th sts, for which no architect has been selected.

BROOKLYN.—Competitive sketches are being received by the Long Island Automobile Club, 920 Union st, Brooklyn, Chas. Herman, president, John F. James, Jr., 193 Montague st, Brooklyn, chairman of building committee, to be erected on Eastern Parkway, through to Lincoln pl. An architect will probably be selected about June 21. Cost, about \$85,000.

DELAVAN, N. Y.—The Delavan Bank, R. C. Pingu, contemplates the erection of a bank building here. Nothing definite has been decided and no architect selected.

SCHENECTADY, N. Y.—Ellis Hospital, Nott terrace, Schenectady, Gerardus Smith, president, G. E. Emmons, chairman of building committee, contemplates making additions to the hospital at Nott terrace, to contain 75 beds. No architect has been selected.

KEASBEY, N. J.—The Ostrander Fire Brick Company, Kaolin st, Ostrander, N. J., and 417 14th st, N. Y. C., represented by Harry A. Mohr, contemplates rebuilding the manufacturing plant here. No architect has been selected.

ALBANY, N. Y.—The Albany Industrial Building Co., Peter C. Kiernan, chairman of building committee, 100 State st, contemplates the erection of an industrial building here. Competitive sketches are being received. Cost about \$200,000.

MONTVILLE, N. J.—The Columbia Paint Works, John Capstick & Sons, 99 Franklin st, N. Y. C., contemplates rebuilding their factory here, probably of concrete, 3-stys, 60x100 ft. No engineer has been selected. It is expected that an architect will be selected about August 15, and bids will be received about September 15. Cost about \$75,000.

MABBETTSVILLE, N. Y.—The Board of Education of Mabbettsville, Frank Welling, president, is receiving competitive plans for a 2-sty brick high school to cost about \$80,000. No architect has been retained.

GASPORT, N. Y.—The Village of Gasport, Edward Sweeney, chairman of building committee, contemplates the erection of a 2-sty brick school here in Niagara County. No architect has been selected.

ELLENVILLE, N. Y.—The Board of Education of Ellenville, N. Y., Ulster County, R. T. Cookingham, president, is receiving competitive sketches for a 2-sty brick high school to be erected here, at a cost of about \$50,000.

PORT JERVIS, N. Y.—The Board of Education of Port Jervis, Orange County, District of Cahoozie, Paul Boehmler, Sparrow Bush, N. Y.,

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trustee, contemplates the erection of a school here, for which no architect has been selected.

LIVINGSTON, N. J.—The Board of Education of Livingston Township, Anderson Squier, chairman of building committee, contemplates the erection of a high school in South Midway and Cedar sts, for which no architect has been retained. The project will probably be 2-stys and of brick construction.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—Wm. F. Snyder, Getty sq, architect, is taking bids on the general contract for a 4-sty brick tenement, 25x67 ft., to be erected in Willow st, for Thomas Troy, School st, owner. Cost about \$10,000.

BROOKLYN.—Shampan & Shampan, 772 Broadway, have completed plans for a 4-sty apartment, 50x107 ft., to be erected at the southeast corner of 4th av and 10th st for the Rogers Improvement Co., 320 6th av, owner. S. L. Rosenberg, 320 6th av, Brooklyn, is taking bids on subs. Cost about \$50,000.

BANKS.

BROOKLYN.—John Bergesen, 153 West 126th st, N. Y. C., architect, is taking bids for alterations to the banking rooms at the southwest corner of Av A and 7th st for L. W. Shwenk, 204 Bedford av, owner.

DWELLINGS.

95TH ST.—H. H. Oddie, 251 4th av, is figuring the general contract and desires bids on all subs until June 17 for a residence to be erected at 3 East 95th st, for Mrs. Amory S. Carhardt, Tuxedo, N. Y., owner. Horace Trumbauer, Philadelphia, Pa., is architect.

BROOKLYN.—H. E. Esterbrook, 1463 Fulton st, Brooklyn, architect, advises that he wants bids at once on all contracts for a 2½-sty and attic frame residence to be erected at the northeast corner of Beverly rd and 54th st, Rugby, Brooklyn.

MUNICIPAL WORK.

TRENTON, N. J.—Bids will be received until 12 m. June 17 by the State House Commission, E. J. Edwards, secretary, for about 11,000 cu. yds. grading on the State House grounds.

SCHOOLS AND COLLEGES.

MANHATTAN.—Maginnis & Walsh, architects, of Boston, Mass., have prepared plans and are now taking estimates for the parochial school to be erected in 84th to 85th sts, between Madison and Park avs, for the Church of St. Ignatius Loyola. The building will be 5-stys, 125x193 ft., containing baths, swimming pool, lecture halls, auditorium, and is estimated to cost \$500,000. Local builders are submitting estimates.

EDGEWATER, N. J.—Sealed proposals will be received by the Board of Education of Edgewater, N. J., until 8 o'clock p. m. July 7, at the Board of Education rooms in the Borough Hall, for the complete construction of a public school building, plans and specifications for which may be secured from the architect, Ernest Sibley, of Palisade, N. J., or from the district clerk, Thomas F. Rigney, Edgewater. Bids for the general construction and for the heating and ventilating will be taken separately. A certified check for \$1,000 for the general construction and \$500 for the heating and ventilating, must accompany each proposal, made payable to the custodian of school moneys of the borough of Edgewater, to be forfeited to the borough for school purposes in case the bidders receiving the awards shall fail to execute a contract and furnish bonds within ten days after notification of the acceptance of their bids. A surety company's bond for 50 per cent. of the contract price will be required from the successful bidders for the faithful performance of their contracts. The Board of Education reserves the right to reject any or all bids. Contractors who desire plans and specifications may receive same by depositing a certified check for \$10 made payable to the Custodian of School Moneys, Borough of Edgewater, which check will be returned to bidders on the return of the plans and specifications.

STABLES AND GARAGES.

LONG ISLAND CITY.—H. H. Oddie, 251 4th av, is figuring the general contract and desires bids on all subs until June 16 for a 2-sty reinforced concrete garage and repair shop, 75x150 ft., to be erected at the corner of Bigelow and Pierce avs for the New York Telephone Co., 15 Dey st, N. Y. C., owner, Union N. Bethell, president; Walter Brown, treasurer; Mr. Wright in charge. John T. Simpson, Essex Building, Newark, N. J., is engineer.

STORES, OFFICES AND LOFTS.

MANHATTAN.—McDermott & Hanigan, 103 Park av, general contractors, are taking bids on subs and materials for alterations to the 8-sty office building at 565-567 Broadway. Cost about \$15,000.

PLYMOUTH ST.—The E. W. Bliss Co., Plymouth and Jay sts, Brooklyn, manufacturers of heavy machinery, are taking estimates for the erection of a machine shop, 130x200 ft.

MISCELLANEOUS.

NEW CANAAN, CONN.—W. Kiddie, 140 Cedar st, N. Y. C., architect, is taking bids for a 2-sty brick and concrete squash court, 40x30 ft., for Mrs. Barend Van Gerbig, to cost about \$10,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty brick apartment house, 28x74.11 ft., to be erected at the southeast corner of Broadway and 231st st for John Gilbert, 5572 Broadway, owner. The work will be let by general contract. Cost about \$25,000.

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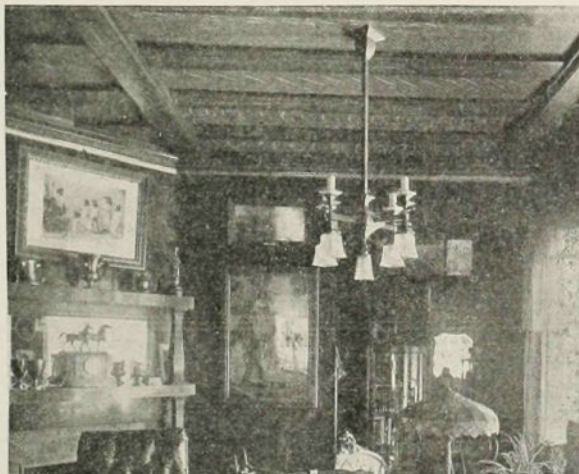
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Contemplated Construction (Continued).

THOMPSON ST.—The Citizens Investment Co., 226 Lafayette st, owners, will soon start the erection of a 6-sty tenement at 90-92 Thompson st, to cost \$40,000. L. A. Sheinart, 194 Bowery, has prepared plans.

CHRISTIE ST.—Samuel Sass, 32 Union Sq, has prepared plans for interior alterations to the 5-sty tenement 48 Christie st for Nathan Marcus, 121 Canal st.

88TH ST.—Louis Stern, 993 5th av, owner, will make interior alterations to the 8-sty apartment 2 West 88th st, from plans by Maximilian Zipkes, 220 5th av.

BANKS.

5TH AV.—The building now occupying the site at 204 5th av, will be demolished at once and replaced with a 3-sty bank building for the Lincoln Trust Co. C. P. H. Gilbert, 25th st and Broadway, is architect.

FACTORIES AND WAREHOUSES.

52D ST.—The American Piano Co., 439 5th av, has leased the factory at 541 and 543 West 52d st. No alterations are contemplated.

HOSPITALS AND ASYLUMS.

JEFFERSON ST.—The Beth Israel Hospital, 70 Jefferson st, contemplates the erection of a hospital, for which no site has been selected. The project will be postponed for the time being, owing to the money which must be raised. No architect has been retained.

MUNICIPAL WORK.

JEROME PARK.—The construction of the proposed Jerome Park filtration plant has been indefinitely postponed. Bids were received Jan. 23.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education, June 9, for heating and ventilating repairs. To P. S. 28, James Curren Mfg. Co. was low bidder at \$595; P. S. 29, Wm. J. Olvany, \$819; P. S. 33, John Neal's Sons, \$496; P. S. 38, John Hankin & Bro., \$1,963; P. S. 67, John Neal's Sons, \$1,290; De Witt Clinton High School, John Neal's Sons \$2,250; High School of Commerce, John Hankin & Bro. \$1,071.

MANHATTAN.—Bids were opened by the Board of Education, June 9, for alterations, repairs, etc. To P. S. 4, Jacob Herskowitz was low bidder at \$1,068; P. S. 14, Bernard Carmol, at \$845; P. S. 19, Duncan Stewart, \$1,818; P. S. 25, Arthur T. Wilbon \$942; P. S. 35, Kram S. Weiner, \$587; P. S. 40, John C. Valentine, \$757; P. S. 47, Bernard Carmol, \$465; P. S. 50, Sam. Rappaport, \$890; P. S. 63, Kram & Weiner, \$417; P. S. 79, Rudolph Ginsberg, \$960; P. S. 91, Jacob Herskowitz, \$945; P. S. 140, Rudolph Ginsberg, \$398; P. S. 160, Max Levins, \$1,245; P. S. 161, Arthur T. Wilbon, \$542; P. S. 174, Rudolph Ginsberg, \$500, and Stuyvesant High School, Rudolph Ginsberg, 355.

STORES, OFFICES AND LOFTS.

25TH ST.—Geo. F. Peiham, 30 East 42d st, has completed plans for the 16-sty loft and store building, 50x84 ft., to be erected at 32 and 34 West 25th st for the Rexton Realty Co., Samuel Kempner, president, 37 Liberty st, owner. Cost about \$150,000. The owner builds.

BROADWAY.—Operations are to start on two taxpayer stores on the Broadway block front, west side, between 147th and 148th sts, leased recently from the Morrison estate by a syndicate. Originally it was announced that a theatre would occupy part of this block. Geo. Fred Pelham is architect. Cost about \$25,000.

BROADWAY.—A. C. & H. M. Hall, Broadway and 108th st, purchasers of the two unimproved lots fronting on the east side of Broadway, between 133d and 135th sts, have no immediate plans for improving the property. Nothing has been determined.

40TH ST.—The Billings Estate, 115 Broadway, has purchased 29 East 40th st, which adds to the estate's holdings at 27 East 40th st and 281 Madison av. At their offices on Wednesday it was stated that the purchase was made to acquire better light, and that no building operations are contemplated.

GREENE ST.—The property at 34-50 Greene st and 90-94 Grand st has been purchased by a client of Hulet & Norris, attorneys, of 149 Broadway. The names of the buyers are withheld and it was said that the purchase is for investment only, no building operations being contemplated.

76TH ST.—Richard C. Bultman, care of Isidore N. Landauer, 11 West 74th st, has purchased property at 37 East 76th st to protect the rear light of his corner structure at the northeast corner of Madison av. No alterations are contemplated.

6TH AV.—The New York Cut Flower Co., an exchange consisting of about 600 members with booths all over the United States, has leased the northeast corner of 6th av and 26th st, known as 430-434 6th av and 55-57 West 26th st, and will make extensive alterations.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

TINTON AV.—C. Hoffman Van Waffenstein, 1118 Tinton av, contemplates the erection of two 5-sty brick tenements, 100x100 ft., on the east side of Tinton av, 50 ft. north of 166th st, from plans by Moore & Landsiedel, 148th st and 3d av, architects. Cost about \$80,000. Work will probably not go ahead before fall.

PROSPECT AV.—The 144th St. and 7th Av. Co., 1884 7th av, contemplates the erection of a 5-sty apartment house, 95x93 ft., on the west side of Prospect av, 125 ft. north of 167th st, from plans by Gronenberg & Leuchtag, 303 5th av, architects. Cost about \$150,000.

HALL PL.—The Benenson Realty Co., Loring pl and 183d st, has taken in exchange 2½ lots at the northwest corner of Hall pl and 165th st, and will not improve same.

UNIONPORT.—Vincent Ganley, Unionport, has purchased the lot on Westchester av, about 25 ft. east of Periot av, Unionport, for investment only. No building is contemplated.

179TH ST.—The plot, 50x92 ft., at the southwest corner of 179th st and 3d av has been purchased by Jacob H. Amsler and Herman Shoelank, who will erect two 5-sty brick apartment houses with stores.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ROCHESTER AV.—Work has not yet been started on the 4-sty apartment house at the southwest corner of Rochester av and Lincoln pl for Oxfeld & Aaron, 361 Stone av. Cohen Bros., 361 Stone av, are architects. Cost about \$25,000.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for a 4-sty brick apartment house, 77x120 ft., to be erected at the northwest corner of Ocean av and Cortelyou rd for the Cortelyou Investing Co., Hyman Singer, care of architects, owner. Cost about \$100,000.

HALLS AND CLUBS.

PRESIDENT ST.—The sum of \$100,000 is being raised by the St. Giles the Cripple, the society recently organized for a new home to be erected at President st and Brooklyn av. The headquarters of the society is at Garden City, L. I.

EASTERN PARKWAY.—The Long Island Automobile Club, 920 Union st, Brooklyn, will select an architect about June 21 for its new club house and garage, 75x256 ft., to be erected on the eastern Parkway through to Lincoln pl, at a cost of \$85,000; 3-stys, probably of reinforced concrete. Charles Herman is president and John F. James, Jr., 193 Montague st, is chairman of building committee.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education, June 9, for alterations and repairs to heating and ventilating apparatus in various schools. For P. S. 1, Wm. J. Olvany was low bidder at \$9,252; P. S. 31, Philip & Paul, \$7,531; P. S. 40, E. Rutzler Co., \$1392; P. S. 46, E. Rutzler Co., \$2320; and for M. T. H. S. annex, E. Rutzler Co., at \$910.

BROOKLYN.—Bids were opened by the Board of Education, June 9, for alterations, repairs, etc. To P. S. 2, Dinnan & Lee were low bidders at \$1,851; P. S. 4, James H. Kenny, \$3,119; P. S. 10, Andrew Nicola, \$894; P. S. 13, Dinnan & Lee, \$531; P. S. 30, Nathan Drey, at \$305; P. S. 32 and 82, Andrew Nicola, at \$442 and \$998; P. S. 94, John H. Goldberg, \$565; P. S. 107, C. L. Dolley, Inc., \$1349; P. S. 124, Edward Therian \$620; P. S. 131, David W. Bassell, \$360; P. S. 136, Otto Metz, \$1,108; and the Manual Training High School Annex, David W. Bassell, at \$370.

STABLES AND GARAGES.

LEWIS AV.—Walter B. Wills, 1181 Myrtle av, Brooklyn, is preparing plans for a 2-sty brick garage, 28x80 ft., to be erected on the east side of Lewis av, near Gates av, for Herman G. Ahlers, 210 Lewis av, owner. Cost about \$9,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—A client of Burton & Thompson, 1 Wall st, N. Y. C., has purchased a 5-sty apartment house with stores on the east side of 2d av, 125 ft. south of Pierce av. If any improvements are made they will not be started until fall.

DWELLINGS.

KENSINGTON, L. I.—Mrs. Celia A. Howes has purchased a plot on the north side of Arleigh rd, between the Shore rd and Netherwood rd, Kensington, Great Neck. The buyer is having plans prepared for a residence to be erected for immediate occupancy.

LONG ISLAND CITY.—Charles B. Lambert, care of Cross & Brown, 22 West 38th st, N. Y. C., has purchased the plot in the south side of Henry st, 120 ft. west of William st. No immediate building is contemplated.

THEATRES.

JAMAICA, L. I.—H. T. Jeffrey & Son, Morris Park, L. I., have completed plans for a 2-sty brick moving picture theatre, 33x90 ft., for the Victoria Moving Picture Theatre, H. A. O'Brien, proprietor, 5 Flushing av, owner. Cost about \$15,000.

Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—Bids were opened by the Board of Education, June 9, for plumbing and drainage of P. S. 22. All bids were laid over.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

PORT CHESTER, N. Y.—W. S. Wetmore, Liberty st, architect, is revising plans for alterations and additions to the store and apartment in North Main st for Joseph Tunick, 105 North Main st, owner.

DWELLINGS.

PELHAM, N. Y.—C. A. Patterson, 262 Main st, New Rochelle, N. Y., is preparing plans for a 2½-sty brick, frame and stucco residence to cost \$12,000. The owner's name is for the present withheld.

MOUNT KISCO.—Alterations which will cost \$25,000 are to be made to the Mount Kisco home of E. S. Bayer. The dwelling is to be enlarged. Taylor & Levi, N. Y. C., have drawn plans.

BEDFORD HILLS.—G. H. Gardner will erect a \$5,000 house in Bedford Hills, Westchester. Another \$5,000 house in the same township will be put up on Kisco av for Mrs. C. W. Hines.

SCARSDALE, N. Y.—Excavating is under way for a 2½-sty frame residence, 30x98 ft., for Miss Helen Wall, care of C. A. Patterson, New Rochelle, architect. A. Kirchoff, Mayflower av, New Rochelle, is general contractor. Cost about \$14,000.

PORT CHESTER, N. Y.—Frank Lienert, Grove st, owner, will soon take bids on the general contract for a 2½-sty residence, 25x32 ft., to be erected in Grove st, from plans by W. S. Wetmore, this place, architect. Cost about \$4,000.

MT. VERNON, N. Y.—Foundations are under way for a 2½-sty brick and cement residence, 40x45 ft., to be erected at Chester Hill Park for Samuel Gibson, 40 North 9th av, owner. Edmond L. Ellis, 1133 Broadway, N. Y. C., is architect. Bruno Amate, Mamaroneck, has the general contract. Cost about \$4,000.

STORES, OFFICES AND LOFTS.

PORT CHESTER, N. Y.—Foundations are under way for a bakery, 90x90 ft., of reinforced concrete, on Westchester av for the Westchester Baking Co., of this place, who will take bids on subs. Balch & Beardsley, 38 West 32d st, N. Y. C., are architects. Dakin & Mertz, of this place, have the general contract.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—John Lowry, Jr., 235 5th av, has received the general contract for alterations to the apartment house at 500 Madison av for the Berkshire Apartment Association, 500 Madison av, owner. Hewitt & Bottomley, 527 5th av, are the architects. Cost about \$20,000.

NEWARK, N. J.—Pellegrino Pellecchia, 21 Mt. Prospect av, has received the general contract to erect a 4-sty brick tenement, 30x84 ft., at 11 Bedford st for Scalley Caruse, 228 Hunterdon st, owner. John B. Cella, 738 Broad st, is architect. Cost about \$16,000.

CHURCHES.

103D ST.—A. Sonken, 172 East 103d st, has received the general contract for alterations to the 3-sty brick synagogue, 16x45 ft., at 105-107 East 103d st for Geshevar Toras Chain of Harlem, Solomon Menkin, president, 65 East 97th st, owner. Frank Straub, 25 West 42d st, is architect. Cost about \$12,000.

DWELLINGS.

GLEN HEAD, L. I.—J. R. Hill, Yale av, Westbury, L. I., has received the general contract to erect a 2½-sty frame residence, 32x45 ft., for L. E. K. White, 116 West 14th st, N. Y. C., owner. Lionel Moses, 101 Park av, N. Y. C., is architect.

89TH ST.—Robinson & Webber, 1360 Broadway, have received the general contract to erect a 6-sty brick and stone residence, 40x91 ft., at 3 East 89th st for Archer M. Huntington, 1083 5th av, owner. Ogden Codman, 340 Madison av, architect. Cost about \$90,000.

RYE, N. Y.—H. H. Vought & Co., 340 Madison av, N. Y. C., have received the general contract to erect a 2½-sty frame residence, 37x100 ft., for H. C. Bernheim, of 73 West 68th st, N. Y. C. Hunt & Hunt, 28 East 21st st, N. Y. C., are the architects.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Industrial Engineering Co., 30 Church st, N. Y. C., has received the general contract to erect a 5-sty reinforced concrete addition, 72x173 ft., to the factory in the east side of Crane st, 226 ft. south of Jackson av, for the Neptune Meter Co., 90 West st, N. Y. C. Herman Fougner, 110 West 40th st, N. Y. C., is engineer. Cost about \$125,000.

SPARROWS POINT, MD.—The Maryland Steel Co., Sparrows Point, Md., has awarded a contract to the Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago for the design and construction of reinforced concrete stock bins for blast furnace "C" at their Sparrows Point plant. Quincy Bent, assistant to president.

HALLS AND CLUBS.

ALBANY, N. Y.—A. E. Stephens Co., 25 East 26th st, N. Y. C., has received the general contract to erect an addition to the Central Y. M. C. A. building at \$72,300. Work will be begun at once. The contract calls for masonry, brick, carpentry, iron and steel work and remodeling two floors of the main building fronting in North Pearl st. Contracts for heating, lighting and plumbing will be let separately. It will be 6-stys in height.

MUNICIPAL WORK.

HOBOKEN, N. J.—The Town Council has awarded the contract for the sewer and drainage system to be installed in the Clarendon section to Chas. O'Neill, of Hoboken, for \$24,900.

PUBLIC BUILDINGS.

28TH ST.—The T. J. Buckley Construction Co., 103 Park av, has received the general contract to erect the 4-sty brick and stone public bath and gymnasium at 407-413 West 28th st, for the City of N. Y., Geo. McAneny, president. William Emerson, 281 5th av, is architect. Frank Sutton, 80 Broadway, is engineer. Cost about \$165,000. Bids are wanted by the general contractor on subs.

PLEASANTVILLE, N. Y.—R. Brundage, Jr., this place, has received the general contract to erect the 5-sty frame and stucco village hall, court and fire house on Wheeler av for D. P. Hayes.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., June 3, 1913.—Sealed proposals will be received at this office until 3 p. m. on the 7th day of July, 1913, and then opened, for the construction (except mechanical equipment and approaches) of the United States post office at Bangor, Me. The building is three stories and basement, and has a ground area of approximately 15,600 square feet. Fireproof construction; stone and brick facing; composition roof. Drawings and specifications may be obtained from the custodian of site at Bangor, Me., or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., June 3, 1913.—Sealed proposals will be received at this office until 3 o'clock p. m. on July 15, 1913, and then opened, for the construction (including mechanical equipment, interior lighting fixtures and approaches) of a one-story-and-basement, stone-faced building of 5,300 square feet ground area, nonfireproof construction (except the first floor), for the United States post office at Poplar Bluff, Mo. Drawings and specifications may be obtained from the custodian at Poplar Bluff or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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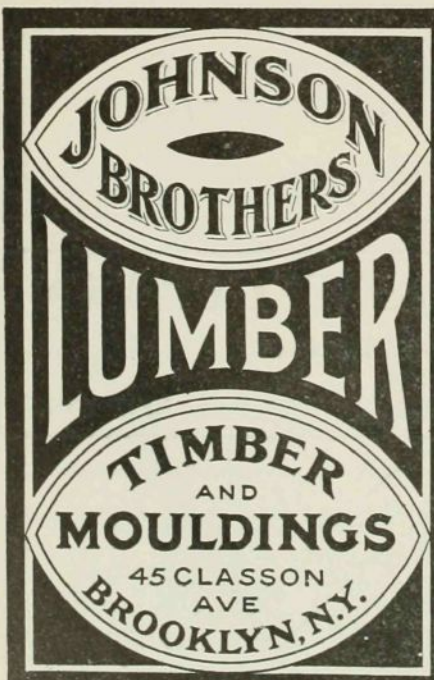
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Contracts Awarded (Continued).

SCHOOLS AND COLLEGES.

BELFAST, N. Y.—The Board of Education of Union Free School, District No. 1, has awarded the contract for the new high school building for the sum of \$29,000 to the Tuna Manufacturing Co., of Bradford, Pa., who was the lowest bidder.

SCHENECTADY, N. Y.—John McDermott, of this city, has received the general contract to erect the parochial school for St. Mary's Polish Catholic Church, in this city at a cost of \$61,000.

STORES, OFFICES AND LOFTS.

LONG BEACH, L. I.—G. Aarvig, Boardwalk, has received the general contract to erect the 3-story brick store, apartment and studio here, 20x100 ft., for C. M., M. G. and G. O. Coleman, 430 West 34th st., N. Y. C. C. B. Brun, 1 Madison av., N. Y. C., is architect.

THEATRES.

BROADWAY.—The Keystone Construction Co., 28 East 85th st., has received the general contract to erect the store and theatre building on the west side of Broadway, between 147th and 148th sts., for the 147th and 148th St. Corporation. Geo. F. Pelham, 30 East 42d st., is architect.

MISCELLANEOUS.

PORT WASHINGTON, L. I.—H. K. Corbin, 170 Broadway, N. Y. C., has received the contract to lay 1,000 ft. of 12-in. water main at the Goodwin Gallagher Sand & Gravel Co.'s plant.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SHERMAN AV & ARDEN ST., n w c, 5-story brick tenement, 80x113; cost, \$125,000; owner, Gibraltar Realty Co., 475 8th av.; architects, Gronenberg & Leuchttag, 300 5th av. Plan No. 306.

85TH ST & PARK AV., s e cor, 4-story brick and stone residence, 25x82; cost, \$50,000; owner, Lewis G. Morris, 80 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 300.

DWELLINGS.

164TH ST., 430-432 West, 6-story brick hospital, 112x50; cost, \$500,000; owners, Sister of Charity of St. Vincent De Paul, Mt. St. Vincent on Hudson; architect, Isaac E. Ditmars, 111 5th av. Plan No. 307.

HOSPITALS AND ASYLUMS.

5TH AV., 204, 3-story brick and stone bank, 28x96; cost, \$70,000; owner, Stuart Duncan, 3 East 75th st.; architect, Chas. P. H. Gilbert, 1123 Broadway. Plan No. 305.

147TH ST., 601 West, 1-story brick stores, 74x45; cost, \$7,000; owner, 147th & 148th St. Corporation, M. C. Rosenbaum, Pres., 28 East 86th st.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 303.

148TH ST., 606 West, 1-story brick stores, 110x39; cost, \$18,000; owner, 147th & 148th St. Corporation, M. C. Rosenbaum, Pres., 28 East 86th st.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 304.

BROADWAY., 414 West, 4-story brick store and lofts, 25x64; cost, \$6,000; owner, Elane H. Fuller, 416 West Broadway; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 308.

STORES, OFFICES AND LOFTS.

147TH ST., 601 West, 1-story brick stores, 74x45; cost, \$7,000; owner, 147th & 148th St. Corporation, M. C. Rosenbaum, Pres., 28 East 86th st.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 303.

148TH ST., 606 West, 1-story brick stores, 110x39; cost, \$18,000; owner, 147th & 148th St. Corporation, M. C. Rosenbaum, Pres., 28 East 86th st.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 304.

BROADWAY., 414 West, 4-story brick store and lofts, 25x64; cost, \$6,000; owner, Elane H. Fuller, 416 West Broadway; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 308.

THEATRES.

124TH ST., 43 to 49 West, 1-story frame open-air theatre, 156x88; cost, \$750; owner, John H. Colwell, 678 Dawson st.; architect, John P. Walther, 147 East 125th st. Plan No. 301.

MISCELLANEOUS.

15TH ST., s s, 295 e Av A, 1-story frame lumber rack, 18x78; cost, \$250; owner, Consolidated Gas Co., 124 East 15th st.; architect, Henry Schweitzer, 1133 Broadway. Plan No. 302.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

176TH ST., s e cor Arthur av, three 5-story brick tenements, slag roof, 37.10x88.6, 39.7x83, 39.7x82; cost, \$125,000; owner, Wm. C. Bergen, 150 West 180th st.; architect, Chas. S. Clark, 441 Tremont av. Plan No. 387.

181ST ST., s e cor Belmont av, two 5-story brick tenements, plastic slate roof, 45.4x88, 40.3x90.8; cost, \$85,000; owner, Crownhill Const. Co., Jacob Kronenberger, 814 Ritter pl, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 386.

EELMONT AV., e s, 100.9 s 181st st, 5-story brick tenement, plastic slate roof, 40.6x61.4; cost, \$35,000; owner, Crownhill Const. Co., Jacob Kronenberger, 814 Ritter pl, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 384.

CARTER AV., w s, 105.09 s 174th st, two 5-story brick tenements, slag roof, 37.6x75.2; cost, \$50,000; owner, Martin Tully Realty Co., Martin Tully, 810 East 173d st, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 383.

173D ST., n w cor So. Boulevard, 5-story brick tenement, plastic slate roof, 40x72.5; cost, \$45,000; owner, Trask Bldg Co., Aug. J. Schwarzler, 1662 Boston rd, Pres.; architects, Tremont Archtl Co., 401 Tremont av. Plan No. 391.

182D ST., n s, 221.4 e Crotona av, two 5-story brick tenements, plastic slate roof, 50x80, 50x79; cost, \$90,000; owner, Sarah J. Browning, 2286 Beaumont av; architects, Tremont Archtl Co., 401 Tremont av. Plan No. 390.

STEBBINS AV., n e cor Freeman st, two 6-story brick tenements, slag roof, 60x100.43, 53.4x103.18; cost, \$120,000; owner, Louis E. Kleban, 1116 Jackson av; architect, Maximilian Zipkes, 220 5th av. Plan No. 393.

172D ST., w s, 150 s Boston rd, five 5-story brick tenements, tin roof, 40x88; cost, \$200,000; owners, Sole Realty Co., Saml. Carucci, 643 East 183d st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 400.

DWELLINGS.

232D ST., n s, 323 e Bussing av, 2-story and attic frame dwelling, shingle roof, 22x45; cost, \$5,000; owner, John W. Smyth, 488 Bronxwood av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 389.

WALDO AV., w s, 77.02 n 250th st, 2½-story brick dwelling, shingle roof, 59x26; cost, \$6,000; owner, Mrs. Dwight J. Baum, 800 Riverside drive; architect, Dwight J. Baum, 800 Riverside drive. Plan No. 392.

VICTOR ST., w s, 100 s Morris Park av, 1-story frame dwelling, tin roof, 20x21; cost, \$900; owner, Solomon Levine, 1745 Victor st; architect, Wm. Emrich, 990 East 173d st. Plan No. 395.

UNDERHILL AV., e s, 356.70 n Ludlow av, 2-story brick dwelling, tin roof, 20x55; cost, \$5,500; owner, Anna De Feo, 187th st and Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 399.

FACTORIES AND WAREHOUSES.

WEBSTER AV., e s, 725 n Wendover av, 1-story brick storage, slag roof, 100x40; cost, \$6,000; owners, Claremont Supply Co., Sam Hellman, 1650 Webster av, Pres.; architect, Fred Jacobson, 132 East 23d st. Plan No. 398.

SCHOOLS AND COLLEGES.

144TH ST., n s, 150 e Willis av, 2-story brick school, slag roof, 75x69.4; cost, \$60,000; owner, R. C. Church of St. Pius, Rev. Francis M. Fagan, 420 East 145th st, rector; architect, A. F. A. Schmitt, 604 Courtlandt av. Plan No. 385.

STORES AND DWELLINGS.

170TH ST., s w cor Charlotte st, 2-story frame stores, nicollette and school, slag roof, 101.7x95; cost, \$35,000; owners, John J. Tully Co., John J. Tully, 1603 Boston rd, Pres.; architects, Kreyborg Archtl Co., 163d st and So. Boulevard. Plan No. 396.

138TH ST., n w cor Canal pl, 1-story brick store, tin roof, 20x50; cost, \$2,000; owner, Geo. A. & Wm. C. Ruber, 2595 3d av; architect, John E. Kirby, Tremont and Arthur avs. Plan No. 394.

ST. PETERS AV., w s, 194.6 s Walker av, 1-story brick store and dwelling, tin roof, 25x65; cost, \$5,000; owner, Rocco Graziano, Seldon st and Walker av; architect, Henry Woodhime, 1087 Tremont av. Plan No. 401.

MISCELLANEOUS.

SEDGWICK AV., w s, 325 s 171st st, 2-story brick shop, slag roof, 50x90; cost, \$2,500; owner, Edw. R. Poerschke, 107 Bible House; architect, Richard Rohl, 128 Bible House. Plan No. 382.

JACKSON AV., e s, 225 s 147th st, 1-story frame shed, 15x12; cost, \$65; owner, Dominick Pizzo, on premises; architect, Chris F. Lohse, 371 East 149th st. Plan No. 388.

LAFAYETTE AV., n s, from Manida to Barretto st, 2-story brick restaurant, smoking rooms for employees, welfare and storage building, slag roof, 153x143; cost, \$65,000; owner, American Banknote Co., 70 Broad st; architect, Harry W. Butts, 1018 Hoe av. Plan No. 397.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV., e s, 465 n Parkside av, 4-story brick tenement, 50x125.4, gravel roof, 25 families; cost, \$45,000; owner, Chas. A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 3178.

OCEAN AV., e s, 415.1 n Parkside av, 4-story brick tenement, 50x121.4, gravel roof, 25 families; cost, \$45,000; owner, Chas. A. Chase, 479 Franklin av; architects, Slee & Bryson, 154 Montague st. Plan No. 3177.

KOSCIUSKO ST., n s, 301 e Tompkins av, 4-story brick tenement, 49x89, slag roof, 16 families; cost, \$45,000; owners, Webster Development Co., 268 Hart st; architects, Shampam & Shampam, 772 Broadway. Plan No. 3207.

CATON AV., s w cor East 10th st, 4-story brick tenement, 44x114, gravel roof, 16 families; cost, \$10,000; owner, Thos. Corrigan, 456 7th st; architect, J. P. Cowles, 215 Montague st. Plan No. 3208.

PARK PL., s s, 145 e Howard av, two 4-story brick tenements, 40.3x90, gravel roof, 16 families each; total cost, \$40,000; owner, David Isacowitz, 316 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 3250.

CHURCHES.

8TH AV., s e cor 52d st, 2-story brick church, 58x70, shingle roof; cost, \$3,500; owner, Norwegian Free Evan Church, 15th st and 4th av; architects, J. C. Wandell & Co., 4-5 Court sq. Plan No. 3182.

6TH AV., n w cor 53d st, 1-story brick church, 56x89.8. — roof; cost, \$3,200; owner, Grace Baptist Church, 5509 4th av; architects, Koch & Wagner, 26 Court st. Plan No. 3204.

DWELLINGS.

MALTA ST., e s, 115 s Vienna av, 1-story frame dwelling, 18x38, gravel roof, 1 family; cost, \$1,000; owner, Jacob Pacetzky, — New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3160.

WEST 31ST ST., w s, 220 n Mermaid av, 1-story frame dwelling, 32x40, rubberoid roof, 2 families; cost, \$1,700; owners, J. F. O'Neil & ano, 489 Graham av; architect, Wm. Richter, 4111 18th av. Plan No. 3152.

62D ST, n s, 200 e 13th av, 1-sty brick dwelling, 40x25, gravel roof, 1 family; cost, \$2,000; owner, Mario Manarso, 176 Eldridge st, N. Y.; architect, C. B. White, 189 Montague st. Plan No. 3151.

11TH AV, n e cor 51st st, 2-sty brick dwelling, 20x54.6, tin roof, 2 families; cost, \$5,500; owner, John S. Wallace, 1039 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3154.

11TH AV, e s, 20 n 51st st, four 2-sty brick dwellings, 20x51, tin roof, 2 families each; total cost, \$20,000; owner, John S. Wallace, 1039 49th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3155.

56TH ST, s s, 100 w 15th av, 2-sty brick dwelling, 25x50, shingle roof, 2 families; cost, \$6,500; owners, Max Baron Building Co., 49th st and New Utrecht av; architect, A. J. McManus, 1905 86th st. Plan No. 3212.

EAST 3D ST, e s, 408 s Ditmas av, 2-sty brick dwelling, 24x58, slate roof, 2 families; cost, \$6,000; owner, Wm. Kaase, 710 East 30th st; architect, Jacob H. Anslin, 1616 Crosby av, Bronx. Plan No. 3213.

PRESIDENT ST, n s, 160 w Brooklyn av, 3-sty brick dwelling, 22x35.6, tile roof, 1 family; cost, \$10,000; owner, Rudolph Norek, 1544 Union st; architects, Cohn Bros., 361 Stone av. Plan No. 3191.

SHEFFIELD AV, e s, 170 s Cozine av, 1-sty brick dwelling, 20x28, gravel roof, 1 family; cost, \$700; owner, Guiseppi Purio, 2074 Broadway; architect, C. P. Cannella, 60 Graham av. Plan No. 3195.

SHEPHERD AV, w s, 25 n Dumont av, two 2-sty brick dwellings, 20x50, gravel roof, 2 families each; total cost, \$6,000; owners, Cohen & Cunia, 63 Christopher av; architect, Harry Dorf, 614 Kosciusko st. Plan No. 3188.

76TH ST, n s, 100 e 6th av, ten 2-sty brick dwellings, 20x38, tin roof, 1 family each; total cost, \$35,000; owner, P. J. Carley, 225 74th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3237.

OCEAN PARKWAY, e s, 170 n Cortelyou rd, 2-sty frame dwelling, 25x44.6, tile roof, 1 family; cost, \$5,000; owner, Jas S. McBride, Ocean parkway and Av D; architect, B. F. Hudson, 319 9th st. Plan No. 3224.

WILLIAMS AV, w s, 308.8 n Hegeman av, two 2-sty brick dwellings, 19.4x51, — roof, 2 families each; total cost, \$7,000; owner, Square Bldg. Co., 734 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3235.

EAST 19TH ST, e s, 160 n Av O, six 2-sty frame dwellings, 20x35, gravel roof; 1 family; cost, \$15,000; owner, Mallvarve Lucas, 2022 Av M; architect, B. F. Hudson, 319 9th st. Plan No. 3223.

BEVERLY RD, n e cor East 54th st, 2-sty frame dwelling, 24x38.6, shingle roof, 1 family; cost, \$5,000; owner, John J. Keating, 1199 St. Marks av; architect, H. E. Gunbruck, 1463 Fulton st. Plan No. 3215.

EAST 7TH ST, w s, 180 n Av J, 2-sty frame dwelling, 24x35, shingle roof, 1 family; cost, \$4,600; owner, Caroline F. Brennan 334 Stuyvesant av; architect, R. F. Schaeffer, 1526 Flatbush av. Plan No. 3254.

SULLIVAN ST, s s, 160 w Nostrand av, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$5,000; owner, Wm. Robert, 251 Nostrand av; architect, Alex McLean, 882 East 35th st. Plan No. 3241.

DYCKMAN ST, s s, 95 e Dwight st, 2-sty brick dwelling, 25x40, gravel roof, 1 family; cost, \$3,000; owner, Wm. H. Woods, 17 Dyckman st; architect, Mical. Riele, 64 1st pl. Plan No. 3268.

BAY 18TH ST, e s, 100 s Bath av, two 2-sty frame dwellings, 17x28, gravel roof, 1 family each; total cost, \$3,500; owner, Theresa Cocran, Bay 10th st and Bath av; architect, C. S. Haviland, 8651 Bay 13th st. Plan No. 3287.

WEST 35TH ST, w s, 290 n Neptune av, 1-sty frame dwelling, 8x19, canvas roof, 1 family; cost, \$1,080; owner, Robt. Dueffe, 74-6 Hudson st, Jersey City; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 3284.

58TH ST, n s, 260 w 9th av, two 2-sty brick dwellings, 20x54.6, slag roof, 2 families; cost, \$8,000; owner, Albert Pierce, 286 11th av, Astoria, L. I.; architect, Maurice P. O'Connor, 136 Lexington av. Plan No. 3288.

63D ST, s s, 100 w 14th av, 2-sty brick dwelling, 20x48, gravel roof, 2 families; cost, \$5,000; owner, Antonio Crancimino, 8 Spring st, N. Y.; architect, C. P. Cannella, 60 Graham av. Plan No. 3276.

65TH ST, n s, 160 e 13th av, 1-sty brick dwelling, 22x50, gravel roof, 1 family; cost, \$2,000; owner, Nicholas Burgess, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 3275.

FACTORIES AND WAREHOUSES.

DIVISION PL, n s, 90 e Logan st, 1-sty brick factory, 59x39, gravel roof; cost, \$4,000; owner, Wm. James, 294 Taaffe pl; architect, John H. Holler, Jr., 82 Wall st. Plan No. 3270.


HOTELS.

PINEAPPLE ST, s w cor Henry st, 8-sty brick hotel, 75.6x83, tile roof; cost, \$100,000; owner, Capt. Wm. Tumbridge, "Hotel St. George"; architect, Montrose W. Morris, 82 Wall st, N. Y. Plan No. 3228.

STABLES AND GARAGES.

UNION ST, n s, 171 E Rogers av, 2-sty brick garage and dwelling, 20x31, gravel roof, 1 family; cost, \$2,000; owner, Philip Bierschenk, 668 Eastern parkway; architect, F. L. Hine, 189 Montague st. Plan No. 3150.

ATLANTIC AV, s s, 300 w Troy av, 1-sty brick garage, 100x96, gravel roof; cost, \$10,000; owners, Jacob Simon & ano, 26 Court st; architect, L. Allmendinger, 926 Broadway. Plan No. 3162.




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LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point**Pains Filed, New Buildings, Brooklyn (Contd.)**

WEST ST, e s, 235 s Av F, 1-sty brick garage, 21.6x20, — roof; cost, \$400; owner, John J. Evans, on premises; architect John Burke, 603 East 2d st. Plan No. 3210.

PRESIDENT ST, n s, 160 w Brooklyn av, 1-sty brick garage, 18x18, gravel roof; cost, \$800; owner, Rudolph Norek, 1544 Union st; architects, Cohn Bros., 361 Stone av. Plan No. 3190.

VAN SICLEN st, ws, 136.6 n 86th, 1-sty frame stable, 14.6x33.1, gravel roof; cost, \$400; owner, Pietro Imperiale, on premises; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 3255.

PRESIDENT ST, n s, 400 e Kingston av, 1-sty steel garage, 12x18, steel roof; cost, \$200; owner, R. Parker, 1447 President st; architect, Wm. Buchanan, 488 Sumner av. Plan No. 3278.

STORES AND DWELLINGS.

FLATBUSH AV EXT, e s, 75 s Concord st, 2-sty brick store and dwelling, 27.3x41.3, gravel roof, 2 families; cost, \$5,000; owner, John Clark, 322 Myrtle av; architect, A. Ulrich, 371 Fulton st. Plan No. 3203.

SKILLMAN AV, s s, 55 w Lorimer st, 3-sty brick store and dwelling, 27x18, tin roof, 2 families; cost, \$2,500; owner, Antonio Trofa, 37 Skillman av; architect, C. P. Cannella, 60 Graham av. Plan No. 3277.

53D ST, s s, 100 w 5th av, 2-sty brick store, 20.2x95, gravel roof; cost, \$5,000; owners, Jacob Sperling & ano 5206 5th av; architect, Thos. Bennett, 52d st and 3d av. Plan No. 3209.

BUTLER ST, n s, 618 e 5th av, two 1-sty brick stores, 14.2x18.6, gravel roof; cost, \$12,000; owner, David E. Natell, 138 5th av; architect, Wm. Dilthey, 1 Union sq. Plan No. 3189.

STORES, OFFICES AND LOFTS.

FLATBUSH AV, e s, 69.10 n Hanson pl, 3-sty brick store and offices, 20x28, slag roof; cost, \$7,000; owner, Gabriel Schwager, 140 Flatbush av; architect, H. G. Dangler, 215 Montague st. Plan No. 3119.

THEATRES.

PARK PL, n s, 160.5 w 7th av, 2-sty brick moving picture show, 7.10x9.2, concrete roof; cost, \$1,200; owner, Jos. H. McGowan, 493 8th st; architects, Eisenla & Carlson, 16 Court st. Plan No. 3289.

MISCELLANEOUS.

EAST 45TH ST, s w cor Lenox rd, 1-sty frame shed, 15x88, tin roof; cost, \$400; owner, Dailledouze Bros., Lenox rd and Troy av; architects, Lord & Burnham, 30 East 42d st, N. Y. Plan No. 3169.

GEORGIA AV, w s, 192.11 n Sutter av, 1-sty frame shed, 40x100, — roof; cost, \$750; owners, Victor Henning & Son, 330 Belmont av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3248.

Queens.**APARTMENTS, FLATS AND TENEMENTS.**

LONG ISLAND CITY.—Jackson av, n w cor Paynter av, 4-sty brick tenement, 29x80, slag roof, 6 families; cost, \$28,000; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 1827.

DWELLINGS.

ELMHURST.—Victor pl, s s, 312 w 8th st, 2-sty frame dwelling, 20x31, shingle roof, 1 family; cost, \$3,500; owner, J. L. Gundry, 173 9th st, Elmhurst; architect, E. H. Lochart, care architect. Plan No. 1818.

FOREST HILLS.—Burns st, s s, 698 n Union turnpike, ten 2½-sty brick dwellings, 18x38, tile roof, 1 family; cost, \$52,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 42d st, N. Y. C. Plan No. 1812.

FLUSHING.—22d st, e s, south of Cypress av, four 2-sty brick dwellings, 20x55, tar and gravel roof, 2 families; cost, \$12,000; owner, Wesley Voebel, 992 Greene av, Brooklyn; architect, Walter B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 1810.

FLUSHING.—Murray st, e s, 200 n Mitchell av, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$3,200; owner, Victor Hess, 12th st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 1830.

JAMAICA.—Dewey av, n w cor George st, 2-sty frame dwelling, 20x39, tar and slag roof, 2 families; cost, \$2,500; owner, Isaac Mayer, 51 Dewey av, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1806.

JAMAICA.—Catherine st, s s, 75 e Church st, 2-sty frame dwelling, 15x40, shingle roof, 2 families; cost, \$2,500; owner and architect, John J. Bliss, Oceanview av, Jamaica. Plan No. 1819.

MORRIS PARK.—Wick st, w s, 200 s Mills st, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,600; owner, Mrs. D. Havenden, 363 Kosciusko st, Brooklyn; architect, A. J. Nelson, Dakota av, Dunton. Plan No. 1817.

RICHMOND HILL.—Church st, e s, 180 n Ridge av, 2½-sty frame dwelling, 19x26, shingle roof, 1 family; cost, \$2,600; owner, Riddell Const. Co., 65 Briggs st, Richmond Hill; architect, Thomas Riddell, 65 Briggs st, Richmond Hill. Plan No. 1829.

ROCKAWAY BEACH.—Hollywood av, w s, 273 n Boulevard, four 1-sty frame bungalows, 20x16, felt roof, 1 family; cost, \$1,600; owner, Mrs. P. Ford, Rockaway Beach; architect, Wm. S. Rothschild, Washington av, Rockaway Beach. Plan Nos. 1820-21-22-23.

UNION COURSE.—Leggett av, s e cor Ruth pl, four 2-sty frame dwellings, 18x55, tin roof, 2 families; cost, \$14,000; owner, Wm. Sim, 165 2d st, Union Course; architect, J. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 1815-1816.

WOODHAVEN.—Park pl, e s, 100 s Grafton av, 2-sty brick dwelling, 20x48, tin roof, 2 families; cost, \$3,500; owner, Jacob Ringesin, Canal st and Grafton av, Woodhaven; architect, Wm. A. Beecher, 4420 Belmont av, Woodhaven. Plan No. 1814.

WOODHAVEN.—4th st, n s, 300 e Shaw av, three 2-sty frame dwellings, 18x44, tin roof, 1 family; cost, \$6,000; owner, Robert C. Doblin, 164th st, Union Course; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 1824-25-26.

ELMHURST.—Petit st, e s, 75 n 2d st, 2½-sty frame dwelling, 19x32, shingle roof, 1 family; cost, \$4,000; owners, Nicholas & Peterson, 1247 4th av, L. I. City; architect, C. L. Varone, Corona av, Corona. Plan No. 1850.

EDGEWATER.—Frank av (Ocean Breeze Camp), two 1-sty frame bungalows, 18x14, felt roof, 1 family; cost, \$200; owner, A. Reinhardt, Edgemere. Plan Nos. 1840-41.

FOREST HILLS.—Kelvin st, n w cor Colonial av, 2½-sty brick dwelling, 36x31, tile roof, 1 family; cost, \$6,500; owners, Cord Meyer Co., Forest Hills, L. I.; architect, Wm. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1848.

HOLLANDS STATION, on Jamaica Bay, 1-sty frame summer house, 12x20, shingle roof; cost, \$75; owner, A. F. Conzen, 461 Grand st, Brooklyn. Plan No. 1844.

ROCKAWAY BEACH.—Hollywood av, w s, adj L I R R, two 1-sty frame dwellings, 15x20, felt roof, 1 family; cost, \$500; owner, Gustave Broeckleman, Rockaway Beach; architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan Nos. 1833-34.

ROCKAWAY BEACH.—Seminole av, e s, 300 n L I R R, 2½-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$4,000; owners, Neponset Realty Co., Neponset, L. I.; architects, J. Powers Co., Fairview av, Rockaway Beach. Plan No. 1835.

ROCKAWAY BEACH.—Thomas st, e s, 300 n L I R R, 1-sty frame bungalow, 15x30, felt roof, 1 family; cost, \$300; owner, P. J. Meenan, 641 Walton av, Bronx; architects, J. P. Powers Co., Fairview av, Rockaway Beach. Plan No. 1836.

EAST WILLIAMSBURG.—Martin st, w s, 100 n Willow st, three 2-sty brick dwellings, 16x92, tin roof, 2 families; cost, \$9,000; owners, Froehlich & Reich, 17 Creek st, East Williamsburg; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1853.

METROPOLITAN.—Hillside av, e s, 100 s Evelin av, two 1½-sty frame dwellings, 18x36, tin roof, 2 families; cost, \$3,000; owner, Edward Hauffe, 23 Vienna av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1854.

STORES AND DWELLINGS.

JAMAICA.—Johnson av, s s, 238 w Bryant av, two 3-sty brick stores and dwellings, 20x55, tar and gravel roof, 2 families; cost, \$14,000; owner, Aiello Serentino, 110 Rockaway rd, Jamaica; architect, Chas. P. Cannella, 60 Graham av, Brooklyn. Plan No. 1846.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Vernon av, e s, 250 n 4th st, 1-sty frame factory, 27x200, gravel roof; cost, \$2,300; owner and architect, Welin Marine Equipment Co., on premises. Plan No. 1807.

FAR ROCKAWAY.—Grandview av, n s, 100 e Rue De St. Felix av, 1-sty brick storage, 66x33, slag roof; cost, \$4,000; owner, Postal Telegraph Co., 253 Broadway, N. Y. C.; architect, Frank Freeman, 132 Nassau st, N. Y. Plan No. 1809.

LONG ISLAND CITY.—10th st, s s, 185 w West av, 2-sty brick factory, 26x64, slag roof; cost, \$10,000; owners and architects, Standard Oil Co. of N. Y., 26 Broadway, N. Y. C. Plan No. 1845.

LONG ISLAND CITY.—Hancock st, w s, 104 s Pierce av, 3-sty brick storage, 82x46, slag roof; cost, \$15,000; owners, Prospero DeNobila Cigar Co., premises; architect, Thos. J. Reidy, 67 Hoyt av, L. I. City. Plan No. 1839.

STABLES AND GARAGES.

BEECHURST.—33d st, s s, 200 w 16th av, 1-sty brick garage, 14x20, tile roof; cost, \$450; owner, B. C. Austin, care architect; architect, T. H. Reynolds, 28th st, Beechurst. Plan No. 1803.

KEW.—Newbold pl, n s, 103 w Kew Gardens, 1-sty frame garage, 15x20, shingle roof; cost, \$800; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1828.

WOODSIDE.—Flushing rd, s s, 175 w Thomas st, 1-sty frame garage, 25x35, corrugated iron roof; cost, \$500; owner, A. Kunor, Flushing rd and Hall st, Woodside; architect, Emil Motl, 806 2d av, L. I. City. Plan No. 1811.

FOREST HILLS.—Kelvin st, n w cor Colonial av, 1-sty brick garage, 14x18, tile roof; cost, \$150; owners, Cord Meyer Co., Forest Hills; architect, Wm. S. Worrall, 9 Twombly pl, Jamaica. Plan No. 1849.

JAMAICA.—Johnson av, s s, 238 w Bryant av, 2-sty brick dwelling and stable, 23x23, tar and gravel roof, 1 family; cost, \$2,000; owner, Aiello Serentino, 110 Rockaway rd, Jamaica; architect, Chas. P. Cannella, 60 Graham av, Brooklyn. Plan No. 1847.

BEECHURST.—33d st, s s, bet 14th and 15th avs, 1-sty steel garage, 12x16, corrugated iron roof; cost, \$300; owner, C. Hatrell, on premises. Plan No. 1851.

MISCELLANEOUS.

OZONE PARK.—Wyckoff av, e s, 200 n Belmont av, erect new brick retaining wall; cost, \$150; owner, Vincent Carpio, 2366 University pl, Woodhaven. Plan No. 1813.

SPRINGFIELD.—Lakeview av, s s, 150 e Willow pl, 1-sty frame coop, 30x10, paper roof; cost, \$75; owner, Thos. B. Orr, 324 Fulton st, Jamaica. Plan No. 1805.

WOODHAVEN.—Hopkinton av, w s, 275 n Broadway, 1-sty frame tool house, 10x20, paper roof; cost, \$40; owner, Jules Chamont, on premises. Plan No. 1808.

LONG ISLAND CITY.—Rapelje av, on right of way, N Y Connecting R R, erect two sheds to cover engines; cost, \$5,000, tin roof; owners, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 1842-3.

LITTLE NECK.—Old Landing House rd, e L I R R right of way, 1-sty frame shelter shed, 4x24, tin roof; cost, \$200; owner and architects, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 1837.

LONG ISLAND CITY.—Steinway av, w s, 200 n Potter av, 1-sty frame shed, 30x30, paper roof; cost, \$25; owners, Astoria Silk Mills Co., premises. Plan No. 1838.

Richmond.

DWELLINGS.

COLUMBUS AV, n s, 112 e Richmond rd, Rose Bank, two 2-sty frame dwellings, 28x27; total cost, \$10,000; owner, architect and builder, Michael Sofarrelli, Rose Bank. Plan No. 447.

GIFFORD LA, n s, opp Dewey av, Great Kills, two 2-sty frame dwellings, 20x30; total cost, \$4,000; owner, architect and builder, Julius De Roche, Great Kills. Plan No. 441.

JEFFERSON AV, n s, 500 n Railroad av, Dongan Hills, 1-sty frame bungalow, 10x18; cost, \$30; owner and builder, Chas. C. Babbitt, Dongan Hills. Plan No. 446.

MIDLAND AV, 20 n 8th st, Grant City, two 1-sty frame bungalows; total cost, \$60; owner, Blanch Lurger, Grant City; builder, F. Lurger, Grant City. Plan No. 438.

PALMER AV, n s, 275 w Heburton av, Port Richmond, 2-sty brick dwelling, 22x28; cost, \$3,000; owner and architect, Mark Milnes, Port Richmond; builders, John Milnes Co., Port Richmond. Plan No. 448.

SHERMAN AV, w s, 350 n 1st av, Tompkinsville, 2½-sty frame dwelling, 21x30; cost, \$2,600; owner, Fred Swinsen, Tompkinsville; architect, C. B. Heweker, Tompkinsville; builders, Karlsson Bros., Tompkinsville. Plan No. 429.

SEASIDE AV, n w cor Barrett av, Arrochar, 1½-sty frame dwelling, 49x30; cost, \$6,000; owner, Jennie Pepper, Arrochar; architect, Jas. Whitford, New Brighton; builder, P. N. Hannin, New Brighton. Plan No. 445.

WASHINGTON AV, s w, 150 s e Egbert st, Grant City, 2-sty frame dwelling, 20x26; cost, \$2,200; owner, Johan Sarg, Grant City; architect and builder, Chas. Schultz, Dongan Hills. Plan No. 437.

3D ST, w s, 150 n Midland av, Grant City, 1-sty frame bungalow, 11x22; cost, \$275; owner, J. Herzog, Grant City; builder, Frank E. Parsons, Grant City. Plan No. 435.

6TH ST, s s, 160 e Midland av, Grant City, 1-sty frame bungalow, 10x22; cost, \$200; owner, John Lane, Grant City; builder, Chas. C. Lockwood, Grant City. Plan No. 433.

8TH ST, w s, 120 n Midland av, Grant City, 1-sty frame bungalow, 12x16; cost, \$275; owner, James Quayle, Grant City; builder, Frank E. Parsons, Grant City. Plan No. 443.

8TH ST, e s, 100 n Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, \$270; owner, M. McGowan, Grant City; builder, Frank E. Parsons, Grant City. Plan No. 434.

1ST AV, n s, 500 e Jersey st, West New Brighton, 2½-sty frame dwelling, 21x45; cost, \$4,000; owner, Louis Klausky, West New Brighton; architect, John Davis, West New Brighton; builder, David Steinberg, West New Brighton. Plan No. 428.

ELM AV, s s, 40 e 4th st, Midland Beach, 1-sty frame bungalow, 12x26; cost, \$300; owner, B. Windle, Midland Beach; builder, Adam Marks, Jr., Grant City. Plan No. 430.

STABLES AND GARAGES.

DOUGLAS RD, w s, Emerson Hill, Stapleton, 1-sty frame garage, 16x18; cost, \$250; owner, Lucille B. Van Slyke, Brooklyn; builder, W. E. Baldwin, 553 Lincoln pl, Brooklyn. Plan No. 444.

CAST AV, n s, 80 e Bodine st, West New Brighton, 1-sty frame garage, 18x15; cost, \$30; owner and builder, F. S. Janssen, West New Brighton. Plan No. 440.

CRESCENT AV, n s, 200 w Low terrace, West New Brighton, 1-sty frame garage, 12x10; cost, \$25; owner, architect and builder, G. W. Irving, New Brighton. Plan No. 432.

THEATRES.

EUREKA ALLEY, n s, 96 e Butler av, Tottenville, 1-sty concrete moving picture, 40x86; cost, \$5,000; owner, W. W. Laird, Tottenville; architect, Thos. C. Perkins, 103 Park av, N. Y. C.; builders, P. N. Wolff & Son, Stapleton. Plan No. 436.

MISCELLANEOUS.

BOULEVARD, s s, 2000 w Seaside, South Beach, two 1-sty frame shed and chicken coops; total cost, \$100; owner and builder, F. D. Palmer, South Beach. Plan No. 439.

COLUMBIA ST, e s, 300 s Carey av, West New Brighton, 1-sty frame chicken coop, 20x12; cost, \$45; owner, Annie Gaskin, West New Brighton; builder, G. Gaskin, West New Brighton. Plan No. 431.

CHURCH ST, n e cor I R R Co, Tottenville, 1-sty brick boiler and machinery, 50x90; cost, \$7,500; owner, Tottenville Copper Co., Tottenville; architects, Sommerfeld & Steckler, 31 Union sq, N. Y. Plan No. 442.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 27, reset building front to 5-sty brick offices; cost, \$2,400; owner, American Cotton Oil Co., 27 Beaver st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 1632.

KING'S

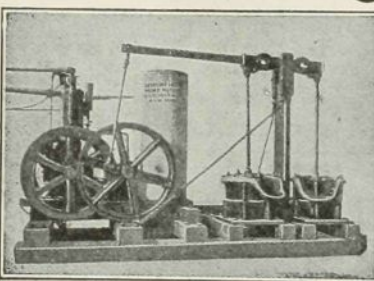


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BEAVER ST, 45, reset store front to 5-sty brick store and offices; cost, \$300; owner, Joann G. McCollough, 15 Broad st; architect, Henry C. Pittennau, 1123 Broadway. Plan No. 1641.

BROAD ST, 64-68, reset store front and new partition to 10-sty brick offices; cost, \$1,000; owner, Valentine Blug Co., Alfred H. Morris, Pres., 64-68 Broad st. Plan No. 1645.

CEDAR ST, 45-49, removal of projection to 11-sty brick offices; cost, \$1,500; owner, The Mutual Life Ins. Co., 32 Nassau st; architect, John I. Downey, 401 West 34th st. Plan No. 1625.

DELANCEY ST, 136, 1-sty extension to 6-sty brick store and tenement; cost, \$800; owner, Sarah Grozcky, 1265-7 50th st, Brooklyn; architects, Cantor & Levingston, 39 West 38th st. Plan No. 1030.

EAST BROADWAY, 266, masonry, new stores and general repairs to 2-sty brick store and dwelling; cost, \$3,000; owner, The Rudolph Wallace Co., 68 William st; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 1,02.

FULTON ST, 182-184, side extension to 5-sty brick stores and lofts; cost, \$10,000; owner, Est. of Jas. R. Roosevelt, 23 West 26th st; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1668.

GRAND ST 194, masonry and steel to 3-sty brick stores; cost, \$500; owner, Catherine E. Turnbull, 71 West 23d st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1725.

GRAND ST, 301, 1-sty addition, new stairs and partitions to 3-sty brick stores and dwelling; cost, \$2,000; owner, Meyer Goldberg, 301 Grand st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 1655.

HOUSTON ST, 314 East, masonry, iron and new partitions to 3-sty brick lofts and dwelling; cost, \$1,500; owner, Max Schlanger, 29 Leonard st; architect, Jacob Fisher, 25 Av A. Plan No. 1647.

JAY ST, 32, masonry and steel to 5-sty brick store and tenement; cost, \$500; owners, John H. Hinslage et al, 1851 7th av; architect, Julius J. Diemer, 118 East 28th st. Plan No. 1643.

JOHN ST, 43, reset show window to 5-sty brick store and loft; cost, \$300; owner, Colgate estate, 36 Wall st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1624.

MAIDEN LANE, 89, remodel store front to 4-sty brick restaurant and lofts; cost, \$300; owner, estate of Mary G. Clark, 19 Liberty st; architect, D. A. Calhoun, 17 Madison av. Plan No. 1637.

MOTT ST, 14, alterations to 4-sty brick store and tenement; cost, \$210; owner, Mon Farlow, 11 Mott st; architect, Eli Benedict, 1947 Broadway. Plan No. 1723.

PINE ST, 45, removal of projections to 5-sty brick offices; cost, \$1,000; owner, Est. of Geo. L. Adee, 45 Pine st; architects, Delano & Aldrich, 4 East 39th st. Plan No. 1628.

SPRING ST, 19, new partitions and plumbing to 5-sty brick tenement; cost, \$150; owner, Carmela Lucaro, 19 Spring st; architect, Joseph Monda, 372 Broome st. Plan No. 1654.

SULLIVAN ST, 6 & 8, side extension to 8-sty brick loft; cost, \$70,000; owners, The Corporation of Trinity Church, H. H. Cammann, comptroller, 187 Fulton st; architect, Chas. C. Haight, 452 5th av. Plan No. 1708.

WALL ST, 7, reset store front to 4-sty brick stores and offices; cost, \$75; owner, John Young, 3449 W. Adams st, Chicago, Ill.; architect, Chas. Diegelmeier, Jr., 535 East 138th st. Plan No. 1692.

WALL ST, 48, remodel entrance to 6-sty brick bank and offices; cost, \$7,500; owner, The Bank of New York, 1 East 86th st, Herbert L. Griggs, Pres.; architects, Clinton & Russell, 32 Nassau st. Plan No. 1685.

WALL ST, 70, removal of encroachments to 5-sty brick offices; cost, \$200; owner, Index Realty Co., Jas. L. Laidlaw, Pres, 26 Broadway; architect, Fred W. Burnham, 30 East 42d st. Plan No. 700.

WEST ST, 139, reset store fronts to 3-sty brick hotel and cafe; cost, \$2,000; owner, Union Trust Co., 80 Broadway; architect, Herman Horenberger, 422-24 East 159th st. Plan No. 1623.

6TH ST, 500 E, new partitions to 4-sty brick dwelling and store; cost, \$200; owner Joseph Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1621.

8TH ST, 62, reset show windows to 5-sty brick stores and tenement; cost, \$500; owners, Clinton H. Woodford et al, Hatley, N. J.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1676.

10TH ST, 20-22 West, masonry, new plumbing and partitions to 5-sty brick bachelor apartments; cost, \$9,000; owner, R. Foster Walton, 280 Broadway; architect, Jas. S. Maher, 1328 Broadway. Plan No. 1662.

11TH ST, 340 East, new partitions to 5-sty brick stores and tenement; cost, \$200; owner, John Lolricelli, 340 East 11th st; architect, Otto Reissmann, 30 1st av. Plan No. 1735.

13TH ST, 105-7 East, masonry, new stairs and elevator to 4-sty brick bottling department and lofts; cost, \$15,000; owner, August Luchow, 105-7 East 13th st; architect, Frank Wenemer, 2136 Honeywell av. Plan No. 1718.

14TH ST, 248 West, masonry, new plumbing to 3-sty stores and moving picture theatre; cost, \$2,000; owner, Louis M. Ledell, 234 West 21st st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 1729.

15TH ST, 300-304 East, masonry, iron and hospital rooms; cost, \$3,000; owner, Hebrew Technical School for Girls, 300 East 15th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 1697.

15TH ST, 316-319 East, masonry, new partitions, plumbing and fire-escapes to 5-sty brick home; cost, \$1,500; owner, The Salvation Army, Inc., 120-124 West 14th st; architect, Wm. C. Nichol, 120-124 West 14th st. Plan No. 1686.

16TH ST, 6-12 West, bridge to 6-sty brick hospital; cost, \$200; owners, The Society of New York Hospital, 8 West 16th st; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 1719.

18TH ST, 40 West, new stairs and window to 4-sty brick stores and loft; cost, \$75; owner, Martha B. Philip, 399 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1727.

24TH ST, 63 West, reset fronts to 4-sty brick hotel, stores and offices; cost, \$900; owner, Sol. Rich, 127 Madison av; architect, Evan T. MacDonald, 1181 Broadway. Plan No. 1667.

26TH ST, 422 West, new door opening to 5-sty brick tenement; cost, \$10; owner, Jas. P. Clark, 202 West 23d st; architect, John J. Lawlor, 360 West 23d st. Plan No. 1698.

28TH ST, 47 East, new show window to 5-sty brick store and dwelling; cost, \$50; owner, Samuel K. Jacobs, 12 West 83d st; architect, F. W. Edwards, 1 Madison av. Plan No. 1689.

44TH ST, 216 to 232 West, sky sign to 6-sty brick theatre; cost, \$300; owner, The 44th St. Realty Co., Jacob J. Shubert, Pres., 216 West 44th st; architects, Strauss & Co., 442 West 42d st. Plan No. 1639.

44TH ST, 343-345 West, masonry and new partitions to 4-sty brick tenement and store; cost, \$300; owner, Louis S. Marty, 216 West 31st st; architect, Clement B. Brun, 1 Madison av. Plan No. 1683.

44TH ST, 300-304 West, new window to 4-sty brick hotel and stores; cost, \$25; owner, Wm. Shoemaker & David Miller, 699 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 1690.

44TH ST, 154 West, new partitions and plumbing to 4-sty brick stores and dwelling; cost, \$200; owner, Louis Steckler, 261 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1726.

45TH ST, 132-34 West, new bathrooms and metal partitions to 8-sty brick hotel; cost, \$7,500; owner, The 132d West 45th St. Co., 132 West 45th st; architect, Simeon B. Eisendrath, 500 5th av. Plan No. 1629.

56TH ST, 10 East, masonry and new skylights to 4-sty brick dwelling; cost, \$1,100; owner, Wm. Hull Wickham, 10 East 56th st; architect, Harry N. Paradise, 231 West 18th st. Plan No. 1713.

58TH ST, 53 West, remove encroachments and install iron ventilators to 8-sty brick athletic club; cost, \$2,000; owner, New York Athletic Club, William H. Page, Pres., 32 Liberty st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 1649.

59TH ST, 600 West, drafting-room to 4-sty brick electric power house; cost, \$2,800; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 1695.

63D ST, 33 East, masonry and new partitions to 5-sty brick dwelling; cost, \$7,000; owner, Mrs. Hannah Waixel, 33 East 63d st; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1709.

73D ST, 8 East, front and rear extension to 4-sty brick dwelling; cost, \$15,000; owner, Mrs. Edward Von Ingen, 8 East 73d st; architect, Donn Barber, 101 Park av. Plan No. 1707.

74TH ST, 21 West, masonry, steel and new partitions to 4-sty brick residence; cost, \$5,000; owner, Dr. Anthony Bassler, 126 East 60th st; architect, Henry Regelmann, 133 7th st. Plan No. 1669.

77TH ST, 119 East, masonry and iron grating to 5-sty brick tenement; cost, \$800; owner, John Wm. Herold, 117 East 77th st; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 1651.

78TH ST, 120 East, new door to 3-sty brick storage and shop; cost, \$50; owner, Louis Curiosity Co., 120 East 28th st; architect, Otto Reissmann, 30 1st st. Plan No. 1693.

81ST ST, 23 East, front extension to 6-sty brick residence; cost, \$7,000; owner, Harry S. Harkness, 23 East 81st st; architect, Collins Marsh, 40 West 33d st. Plan No. 1663.

83D ST, 147-51 West, masonry, new plumbing and fireproofing to 4-sty brick garage; cost, \$5,000; owners, Havemeyer Real Estate Co. Wm. B. Duncan, president, Cortlandt and Church sts; architect, Alexander Baylies, 33-4 Bible House. Plan No. 1703.

83D ST, 9 East, new partitions and skylights to 4-sty brick dwelling; cost, \$300; owner, John H. MacCracken, 9 East 83d st; architect, Harry N. Paradise, 231 West 18th st. Plan No. 1691.

84TH ST, 40 East, new store and partition to 4-sty brick and stone dwelling; cost, \$350; owner, Patrick Kiernan, 14 East 83d st; architect, Abraham Berer, 35 Nassau st. Plan No. 1696.

88TH ST, 14 West, new laundry and dumb-waiter to 5-sty brick dwelling; cost, \$7,000; owner, Edward S. Levy, 251 5th av; architect, Harry A. Jacobs, 320 5th av. Plan No. 1717.

94TH ST, 8 East, new partitions to 4-sty brick and stone dwelling; cost, \$200; owner, Max Newberger, 8 East 94th st; architect, Chas. H. Dietrich, 402 East 134th st. Plan No. 1678.

96TH ST, 138 East, alterations to 5-sty brick tenement and stores; cost, \$1,000; owner, The Gerbereux Co., 385 S. Broadway, Yonkers; architect, Geo. Provot, 104 West 42d st. Plan No. 1637.

97TH ST, 164 West, new plumbing and partitions to 4-sty brick baths; cost, \$850; owner, Robt. W. Thompson, Morsemere, N. J.; architect, Frank Richter, care owner. Plan No. 1737.

102D ST, 122 East, new partitions and plumbing to 5-sty brick tenement; cost, \$1,000; owner, Rosa Goldberger, 210 East 79th st; architect, Sidney F. Oppenheimer, 1511 3d av. Plan No. 1714.

113TH ST, 131 East, masonry to 3-sty brick laundry and dwelling; cost, \$300; owner, Henry S. Cook, 38 Park Row; architect, Nathan Langer, 81 East 125th st. Plan No. 1694.

Plans Filed—Alterations, Brooklyn (Continued).

FULTON ST. s s, 255 e Sackman st, plumbing to 4-sty dwelling; cost, \$300; owner, Angelo Lattuge, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3186.

GEORGE ST. s s, 150 e Hamburg av, 1-sty brick extension, 5x6.6, to store and tenement; cost, \$350; owner, Matteo Fiorelli, on premises; architect, C. P. Cannella, 60 Graham av. Plan No. 3249.

GRAND ST. n s, 125 e Roebling st, exterior and interior alteration to 3-sty store and dwelling; cost, \$150; owner, Jos. Lustig, 285 Grand st; architect, Max Cohn, 280 Broadway. Plan No. 3273.

KOSCIUSKO ST. e s, 150 n Broadway, interior alterations to 3-sty tenement; cost, \$100; owner, Jennie Cohen, on premises; architect, Jas. McKillop, 154 India st. Plan No. 3184.

MAUJER ST. s s, 243.9 w Lorimer st, exterior and interior alterations to 3-sty store and tenement; cost, \$300; owner, Jacob Zarcher, 48 Maujer st; architect, E. J. Messinger, 394 Graham av. Plan No. 3173.

NO. HENRY ST. e s, 100 n Richardson st, exterior and interior alterations to 3-sty tenement; cost, \$200; owner, Mich'l Germanio, 12 No. Henry st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3179.

REMSEN ST. n s, 50 w Clinton st, plumbing to 4-sty dwelling; cost, \$125; owner, Chas A. Scher Estate, 20 Sidney pl; architect, Wm. A. Nugent, 61 DeKalb av. Plan No. 3247.

SACKETT ST. n s, 16 e Van Brunt st, extension to 3-sty store and dwelling; cost, \$3,200; owner, C. Manzella, 61 Sackett st; architect, John Burke, 603 East 2d st. Plan No. 3168.

ST EDWARDS ST. e s, 72.6 n Tillary st, extension to 3-sty tenement; cost, \$500; owner, Anna M. Fischetti, 63 St. Edwards st; architect, W. J. Conway, 400 Union st. Plan No. 3198.

SPENCER ST. e s, 244.6 s Flushing av, exterior and interior alterations to 3-sty dwelling; cost, \$200; owner, Antonette Sassi, 23 Spencer st; architect, Hy. Holder, Jr., 242 Franklin av. Plan No. 3222.

TIFFANY PL. w s, 297.7 s Hanson st, extension to 4-sty factory; cost, \$5,000; owner, Frank O. Pierce, 30 Tiffany pl; architect, W. J. Conway, 400 Union st. Plan No. 3159.

WALTON ST. s s, 150 w Harrison av, exterior alterations, etc., to 4-sty lofts; cost, \$5,000; owner, Saml. Stein, 378 Wallabout st; architect, C. P. Cannella, 60 Graham av. Plan No. 3163.

WATKINS ST. w s, 240 s Livonia av, exterior and interior alterations to 2-sty dwelling; cost, \$2,000; owner, L. Whitney Searle, 56 Pine st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3253.

1ST ST. n s, 212.10 w 7th av, plumbing to 4-sty dwelling; cost, \$150; owner, Mary Brady, 435 1st st; architects, McNeil & Collins, 160 7th av. Plan No. 3251.

SOUTH 2D ST. w s, 205 n Wythe av, extension to 2-sty factory; cost, \$1,200; owner, W. S. Burg Co., 50 S. 2d st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3266.

NORTH 7TH ST. n s, 197 e Havemeyer st, plumbing to 1-sty stable; cost, \$125; owner, Wm. McGahey, 298 North 7th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 3195.

15TH ST. n s, 300 e 4th av, interior alterations to 4-sty tenement; cost, \$1,000; owner, Pasquale De Modeno, 175 15th st; architect, Hyman Paris, 258 Rivington st, N. Y. Plan No. 3229.

48TH ST. n e cor 5th av, interior alterations to 2-sty store and dwelling; cost, \$500; owner, Hy J. Collester, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3206.

65TH ST. w s, 93 n Greenwood av, extension to 3-sty dwelling; cost, \$500; owner, Stephen Heaton, 481 East 5th st; architect, Thos. Bennett, 52d st and 3d av. Plan No. 3274.

67TH ST. s s, 144.3 e 17th av, 1-sty frame extension, 21.6x10; cost, \$1,800; owner, John Gurnsaw, on premises; architect, Ernest Hanson, 230 95th st. Plan No. 3231.

84TH ST. s w cor 11th av, exterior alterations to 2-sty dwelling; cost, \$200; owner, Geo. W. Dickinson, 1169 85th st; architect, Theo B. Du Bois, 1569 84th st. Plan No. 3242.

ATLANTIC AV. n s, 78 e Pennsylvania av, extension to 3-sty tenement; cost, \$150; owner, Schieffner Bros., 138 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3147.

BELMONT AV. s e cor Stone av, exterior and interior alterations to 4-sty store and tenement; cost, \$500; owners, Halpern & Mandel, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 3180.

BROADWAY. n s, 50 w Halsey st, interior alterations to 3-sty store and dwelling; cost, \$1,500; owner, Simon Schwartz, 270 Decatur st; architects, Koch & Wagner, 26 Court st. Plan No. 3220.

BUSHWICK AV. n w cor Pellington pl, 1-sty frame extension, 20x12, to store and dwelling; cost, \$250; owner, Betsy Benion, 424 Bainbridge st; architect, L. Dananher, 7 Glenmore av. Plan No. 3240.

CHRISTOPHER AV. w s, 200 n Blake av, extension to 3-sty tenement; cost, \$300; owner, Rubin Reder, 248 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 3158.

CLASON AV. s s, 25.6 s Park av, plumbing to factory; cost, \$200; owner, John McQuade, 134 Clason av; architect, C. G. Knox, 105 Broadway. Plan No. 3281.

CROSBY AV. n w cor 18th av, interior alteration to club house; cost, \$500; owner, S. T. Hayes, 18th av and Crosby av; architect, Walter Jackman, 1536 Bath av. Plan No. 3282.

CLINTON AV. w s, 512.7 n Myrtle av, exterior and interior alterations to 5-sty store and tenement; cost, \$105; owner, Jos. Rollo, 104 Clinton av; architect, C. P. Cannella, 60 Graham av. Plan No. 3202.

EASTERN PARKWAY. n w cor Pacific st, plumbing to 3-sty store and dwelling; cost, \$100; owner, John Losie, on premises; architect, John Burke, 603 East 2d st. Plan No. 3185.

EAST NEW YORK AV. n s, 128.7 w Rochester av, exterior alterations to three 2-sty dwellings; cost, \$900; owner, Anton Albert, on premises; architect, W. E. Wills, 1181 Myrtle av. Plan No. 3227.

EUCLID AV. s e cor Hill st, extension to church; cost, \$800; owner, Euclid Av. Baptist Church, on premises; architect, Geo. E. Crane, 1796 Jamaica av. Plan No. 3166.

FLATBUSH AV. e s, 149.10 n Hanson pl, extension to 3-sty store; cost, \$1,500; owners, Realty Associates, 162 Remsen st; architect, Benj. Driesler, 153 Remsen st. Plan No. 3243.

FLATBUSH AV. w s, 113.6 Nevin st, interior alteration to 4-sty brick loft building and school; cost, \$1,000; owners, Realty Associates, 162 Remsen st; architect, Benjamin Driesler, 153 Remsen st. Plan No. 3265.

GATES AV. n s, 100 w Hamburg av, new elevator; cost, \$400; owner, Fred Weber, 197 Woodbine st; architect, R. H. Emerich, 139 Stockholm st. Plan No. 3280.

HUDSON AV. e s, 50 s Prospect st, exterior alterations to 4-sty store and tenement; cost, \$600; owner, Cornelia Peppi, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 3194.

KINGSTON AV. s w cor Maple st, exterior and interior alterations to 2-sty store and dwelling; cost, \$700; owner, Jacob Silber, 209 Siegel st; architect, H. M. Entlich, 29 Montrose av. Plan No. 3226.

LIBERTY AV. s s, 40 e Montauk av, exterior and interior alterations to 2-sty store and dwelling; cost, \$200; owner, Rosa Boagstedt, Springfield Dock, Jamaica; architect, Louis Schilling, 167 Van Sielen av. Plan No. 3218.

LIBERTY AV. n w cor Miller av, plumbing to 2-sty dwelling; cost, \$200; owner, Wm. Stone, 75 Lincoln pl, Freeport, L. I.; architect, John O. Hughes, 101 Van Sielen av. Plan No. 3176.

MANHATTAN AV. e s, 75 n Ten Eyck st, exterior alterations to 3-sty tenement; cost, \$100; owner, Emma Furest, 39 South 13th st, College Point; architect, Wm. Mack, 40 Maujer st. Plan No. 3256.

NORMAN AV. s w cor Jewell st, extension to 5-sty store and tenement; cost, \$700; owner, Isaac Wank, 188 Nassau av; architect, E. J. Messinger, 394 Graham av. Plan No. 3279.

NOSTRAND DAV. w s, 85 s Sterling pl, extension to 3-sty store and dwelling; cost, \$1,500; owner, E. A. Garlett, 774 Nostrand av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3267.

PAIDGE AV. Dock and Brandt st, new elevator; cost, \$1,000; owner, Sicilian Asphalt Co., 41 Park Row, N. Y.; architect, C. E. Dowdell, 152 West Broadway. Plan No. 3271.

PARK AV. n s, 162 w Delmonico pl, exterior and interior alteration to 3-sty tenement; cost, \$500; owner, Sam Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3286.

PARK AV. n s, 187 w Delmonico pl, exterior and interior alteration to 3-sty tenement; cost, \$500; owner, Sam Goldinger, 42 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3285.

REID AV. e s, 20 s Van Buren st, new show window to 2-sty store and dwelling; cost, \$200; owner, Sam'l Armstrong, 962 Halsey st; architect, E. O. Holmgren, 371 Fulton st. Plan No. 3260.

REID AV. e s, 50 n Decatur st, plumbing to 3-sty tenement; cost, \$125; owner, Fredk. Frust, 291 Reid av; architect, John Nigio, 1796 Atlantic av. Plan No. 3199.

SHEPHERD AV. w s, 125 n Arlington av, plumbing to 3-sty dwelling; cost, \$100; owner, Mr. Gafga, 134 Shepherd av; architect, John Mayahof, 2931 Fulton st. Plan No. 3257.

SOUTH PORTLAND AV. e s, 166.8 n Lafayette av, interior alterations; cost, \$150; owner, Mrs. B. Schwartzwalder, 289 Clinton av; architect, Geo. Schrader, 810 Fulton st. Plan No. 3295.

TROOP AV. s e cor Park av, exterior and interior alterations to 3-sty store and tenements; cost, \$750; owner, Loewer Realty Co., 528 West 42d st, N. Y.; architect, John Ph. Voelker, 979 3d av, N. Y. Plan No. 3165.

TOMPKINS AV. e s, 60 s Park av, extension to 3-sty store and dwelling; cost, \$2,000; owner, Albert Haberman, 16 Court st; architect, A. W. Pierce, 59 Court st. Plan No. 3230.

WORTMAN AV. n s, 40 w New Jersey av, 1-sty frame extension, 12x15, to store and dwelling; cost, \$150; owner, Rachel Goldstein, on premises; architect, L. Dananher, 7 Glenmore av. Plan No. 3239.

WYCKOFF AV. n e cor Greene av, new elevator; cost, \$1,100; owners, Ort & Co., on premises; architect, Wischert Mfg. Co., 302-4 McDougal st. Plan No. 3181.

WYTHE AV. s w cor North 10th st, extension to 4-sty store and tenement; cost, \$250; owner, Cornelius Duzan, Bethel, N. Y.; architects, P. Tillion & Son, 1780 Pitkin av. Plan No. 3187.

3D AV. s e cor 33d st, extension to 3-sty hotel and store; cost, \$200; owner, Geo. Martin, on premises; architect, John Burke, 603 East 2d st. Plan No. 3232.

4TH AV. s w cor 18th st, exterior and interior alterations to 3-sty store and tenement; cost, \$300; owner, Angolina Lonzo, 215 20th st; architect, Jas. A. Boyle, 387 Fulton st. Plan No. 3161.

5TH AV. e s, 50 n 51st st, new electric sign; cost, \$140; owner, Bernard J. O'Neil, 5015 5th av; architect, F. M. Moran, 465 Pearl st, N. Y. Plan No. 3234.

Queens.

BROOKLYN HILLS.—Woodward pl, 2, 2-sty frame extension, 13x16, on rear 2-sty frame dwelling, new plumbing; cost, \$500; owner, John J. Steigelmayer, premises. Plan No. 1032.

CORONA.—41st st, e s, 150 n Washington pl, interior alterations to shop; cost, \$45; owner, P. A. Plautit, premises. Plan No. 1026.

CORONA.—Cambridge av, e s, 450 n Rene st, install new plumbing in dwelling; cost, \$150; owner, Mrs. L. John, 6 Way av, Corona. Plan No. 1037.

COLLEGE POINT.—14th st, w s, 450 n 4th av, 1-sty added to top of dwelling, tin roof; cost, \$800; owner, Peter Einsacht, 17th st, College Point. Plan No. 1044.

DOUGLAS MANOR.—Main av, w s, 150 s L. I. R. R., interior alterations to hotel; cost, \$150; owner, Villa Const. Co., on premises. Plan No. 1064.

ELMHURST.—Chicago av, s e cor Lawn av, install new plumbing in stable; cost \$60; owner Clarence Edwards, Elmhurst. Plan No. 1065.

FLUSHING.—Myrtle av, 69, install gas piping in dwelling; cost, \$10; owner, M. Scheffrin, on premises. Plan No. 1066.

FLUSHING.—Flushing av, w s, 417 s Hempstead rd, 1-sty frame extension, 26x12, on rear 2-sty frame dwelling, shingle roof; cost, \$500; owner, Mrs. Edw. Reddins, on premises. Plan No. 1068.

FLUSHING.—Washington av, n e cor Main st, install gas piping in dwelling; cost, \$20; owner, John W. Crawford on premises. Plan No. 1059.

GLENDALE.—Oceanview av, w s, 400 s Myrtle av, 1-sty added to top of dwelling, tin roof, new plumbing; cost, \$1,000; owner, Jos. Heffer, 26 Oceanview av, Glendale; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1035.

JAMAICA.—Bandman av, 23, 2-sty frame extension, 23x13, on rear 2-sty frame dwelling, interior alterations, new plumbing; cost, \$1,500; owner, Jacob Grimpono, 423 Bandman av, Jamaica; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 1051.

JAMAICA.—Fulton st, 341, erect new electric signs on store; cost, \$50; owner, M. Bernstein, on premises. Plan No. 1061.

JAMAICA.—Washington st, 21, erect new electric sign; cost, \$35; owner, B. F. Everett, 23 Washington st, Jamaica. Plan No. 1062.

LONG ISLAND CITY.—Wilbur av, e s, 146 s Paynter av, install new gas piping in dwelling; cost, \$20; owner, Mrs. Owens, 208 Wilbur av, L. I. City. Plan No. 1069.

LONG ISLAND CITY.—Court st, w s, 150 s Jackson av, interior alterations to office building; cost, \$350; owner, Stuard Hirschmann, 200 Broadway, N. Y. C. Plan No. 1063.

LONG ISLAND CITY.—Potter av, s w cor Albert st, install gas piping in dwelling; cost, \$10; owner, A. Kempf, 251 East 84th st, N. Y. C. Plan No. 1058.

LONG ISLAND CITY.—Jackson av, s w cor Honeywell st, install three new freight elevators in factory; no cost given; owner, Ford Motor Co., on premises. Plan Nos. 1054-55-56.

LONG ISLAND CITY.—Review av, n w cor Gilbert st, 2 rooms to be erected on roof of factory; cost, \$400; owners, National Bridge Co., premises. Plan No. 1038.

LONG ISLAND CITY.—Paynter av, 628, install new gas piping in dwelling; cost, \$15; owner, Tony Adamno, premises. Plan No. 1052.

LONG ISLAND CITY.—Marion st, 62, install new gas piping in dwelling; cost, \$20; owner, Ralph Franzzi, premises. Plan No. 1053.

LONG ISLAND CITY.—14th av, e s, 420-470 s Wilson av, install new plumbing in 2 dwellings; cost, \$600; owner, Emma Tisdale, 124 Remsen st, L. I. City. Plan No. 1047.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 50 n Vienna av, interior alteration to dwelling, new plumbing; cost, \$600; owner, Wm. Detmar, premises; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 1036.

RIDGEWOOD.—Woodward av, n s, 25 e Stanhope st, install new gas piping in dwelling; cost, \$20; owner, J. Givemann, premises. Plan No. 1048.

RICHMOND HILL.—Jamaica av, 3220, erect new electric on dwelling; cost, \$50; owner, Chas. Hungsam, premises. Plan No. 1043.

RICHMOND HILL.—Elm st, s s, 150 e Union pl, 1-sty frame extension, 12x14, on rear school, tin roof, new plumbing; cost, \$2,500; owners, Board of Education, 59th st and Park av, N. Y. C. Plan No. 1050.

RICHMOND HILL.—Greenwood av, w s, 147 n Jamaica av, install new plumbing in dwelling; cost, \$150; owner, Harry Wade, Richmond Hill. Plan No. 1030.

RICHMOND HILL.—Oak st, w s, 25 s Myrtle av, install new plumbing in dwelling; cost, \$90; owner, Mrs. Hinsdell, 723 St. Nicholas av, N. Y. C. Plan No. 1060.

RICHMOND HILL.—Welling st, e s, 481 n Myrtle av, interior alterations to dwelling, new plumbing; cost, \$800; owner, Mark W. Lewis, 443 Welling st, Richmond Hill; architect, P. Gregory Stadler, 363 East 156th st, N. Y. C. Plan No. 1057.

ROCKAWAY BEACH.—Junction Ocean av and Boardwalk, general repairs to picture gallery; cost, \$50; owner, Chas. Schilling, premises. Plan No. 1045.

UNION COURSE.—2d st, n s, 325 e Shaw av, 1-sty frame extension, 12x14, on rear 1-sty school, tin roof; cost, \$2,500; owners and architects, Board of Education, Park av and 50th st, N. Y. C. Plan No. 1049.

Departmental Rulings, Continued from page 1256

67th st, 42-50 W—Adolph & Joseph Danbeck, G-C-F-A
67th st, 42-50 W—Wm Craig, G-C-F-A
67th st, 42-50 W—Leonard V Fletcher, G-C-F-A
67th st, 42-50 W—Wm D Bird, G-C-F-A
67th st, 42-50 W—Wm Woop, G-C-F-A
67th st, 42-50 W—Danl E Seybel & Wm Woop, G-C-F-A
69th st, 244 W—Jas J Marshal, C
69th st, 244 W—Chas F Brann, K-L
79th st, 11 E—Virginia Danziger, C
84th st, rear, 173—Joseph Rosenberg, J-C-G-A
86th st, 210-214 E—Michael Naughton, C
87th st, 252-62 W—Liebman Consta Co., C
88th st, 69-71 W—Theophilus B Roessle, C
89th st, 137-9 W—Robert Thedford Garage Co, K-L-A
105th st, 174 E—Philip Englander, K
109th st & Manhattan av—Frank G Cook, F-A
114th st, 349 E—Albanta Rotondo, G-A-C
116th st, 408-10 E—Guseppe Fusco, G
123d st, 343 E—L Rosenthal & Chas R Letts, G-C
125th st & St Nicholas av—John J Lucey, G-C
126th st, 270 W—Joseph R Potter Co., G
127th st, 158 E—Mary Jane Archer, G
130th st, 501 W—Oppenheimer & Eisler Realty Co., G
135th st, 266 W—Joseph Levine, I-C
135th st & Mott Haven Canal—Long Dock Mills & Elev, A
142d st, 231 W—Dysart Garage, J
144th st, 388 E—Benj Mandelkorn, A-G
144th st, 30-32 W—Dolphin Garage, L-A-K
144th st, n e c 7th av—Toale & Harris, C
151st st, 245-47 E—Salvatore Lo Cascio, G-A
176th st, 342 E—C S Corrigan, G

Named Avenues.

Amsterdam av, 75—J J Kayser, G
Broadway, 372—Carson C Peck, C
Broadway, 374-8—Vincent Astor, C
Broadway, 407-9—Wallbridge Estate, F-E-C
Broadway, 418-22—John H Hallock, D
Broadway, 434-8—Metropolitan Life Ins Co., A
Broadway, 473—Estate of Joseph J Little, C-B
Broadway, 475—Mitchell B Bernstein, C-B
Broadway, 894-900—M Freedman Bros & Co., D
Broadway, 894-900—Est of Ogden Goelet, D
Broadway, 1230—Mauger Bros., A
Broadway, 1760—Peerless Motor Car Co of N Y, L-G-K
Broadway, 1871—Charles E Johnson, E
Broadway & 135th st—Hudson-Fulton Photo Play Co., A
Clinton av, 547-555—N Y Telephone Co, Union Bethel, Pres, A-C
Lenox av, 126-28—Joseph S Thorn, C-G
Lenox av, 318-20—Morris Sashin, G-C-A
Lenox av, 650-52—Oceanic Theatre Co, F-A-G-I-C
Madison av, 1492—Madison Amusement Co, J M Goldstein, Pres, I
Park av, 485—M Thomas, C
Park av, 485—Samuel Machson, K-L
Park Row, 93—Rosevale Amusement Co, C
St Nicholas av, 1281—The Apothecary, H Beinfeld, Pres, G
St Nicholas av, 1390—Julius Gray, A-G
Washington av, 1526—Neiditch & Machleder, A-G

West End av, 89-91—Locomobile Co of America, A-L-K

Numbered Avenues.

1st av, 1051-53—Henrietta Weiss, C
1st av, 1153—Victor Weiss, I-C
1st av, 1359—Bohemian Amusement Co, Jos Jdecek, Mgr, C-I
1st av, 1444—Anera Theatre Co, E Prince, Mgr, I
1st av, 2157—Benedetto Zuccaro, C
2d av, 76—Marguerite Maid of, C
2d av, 534—Jacob Herb, C
2d av, 845—Tartzan Amusement Co., I-C-A
2d av, 953—Henry Swayne, E
2d av, 1319—Aaron Kosofky, B-C-F-I-G-A
2d av, 1980—Celia Wallace, A-G
3d av, 249—Rudolph Levitus, C-G
3d av, 703-5—Bielecky Bros., C
3d av, 703-5—J Edgar Leaycraft & Co., C
3d av, 777—James Doris, C
3d av, 870—Schiller Supply Co., G
3d av, 2172—Emile Rosenbaum, C-A
3d av, 2356—Olivi D Thompson Est., C
4th av & 3d st—Bradley Contracting Co, A-K-C
5th av, 236-8—Michael H De Young, E
6th av, 272-4—Gustav L Morgenthau, C
6th av, 277—Louis Mateliano, C
6th av, 277—John Koger & Henry Ott, C
6th av, 279—John L Tannelle, E
6th av, 482—Est of Geo H Kearney, B
7th av, n e c or 137th st—J T Harris, C-A
8th av, 129—Antonio Esposito, I-F
8th av, 189—Bros Amusement Co., I
8th av, 394—A W Cohen, C
8th av, 2285—Mushel & Sobel, I-C
8th av, 2544—Louis W Weill et al., C
8th av, 2847—Charlie Lee, C
8th av, 110th-111th sts—Fred Eckardt, F-A
9th av, 517—Gordon & Pavity, B-A

BRONX ORDERS SERVED.

Named Streets.

Oakley st, 1436—John S Swan, A-G

Numbered Streets.

149th st and Courtlandt av—Michel & Sobel, C-C

Named Avenues.

Boston rd, 1321—Saml Harris, C-A
Bronx Blvd, 3521—Joseph Marcus, A
Brook av, 1463—Saml Kerbel, G
Courtlandt av, 931—Mrs Mary McMahon, G
Holland av, 3552—T Cuti, A-G
Jerome av, 2444—Jung & Landen, A-C
Park av, 4119—John Wanamaker, K-L
Rider av, 363-71—Geo Haiss, C
Tremont av, rear, 742—Asch & Gartensteig, A-F-C
Tremont av, 796—Jos Bergman & Jos Shanski, C
Washington av, 1281—John C L Becker, C
Williamsbridge rd, 1423—Adolph Werber, I-A
Willis av, ft of—N Y, N H R Co., K-A

Numbered Avenues.

3d av, 3858—Joseph Caplan, C
3d av, 3862—Joseph Caplan, C

BROOKLYN ORDERS SERVED.

Named Streets.

Adams and Concord sts, P S No 1—Board of Education, T W Churchill, Pres., D
Ash & Oakland sts—A J & J J McCollum, A-G-K-H
Bellie st, 247—Roger S Cunningham, M
Bergen st, 1448—Mrs Ellen McCrystal, G
Bergen st, 1448—Grazia Mangino, G
Bridge st, 396—Isaac Blyn, G
Chauncey st, 90-92—Andrew Schmitt, A-C
Clay st, 58-66—Silas E Edwards, B-E-D-C-K
Cleveland st, 370-372—Thos Schulz's Son, Herman Schulz, C-G-F-A-B-K
Columbia st, 211—Samuel Cohn, C-G-A-E
Cook st, 140—L Feldman, C-A-H
Degraw st, 127, rear of, Building No 2—Edward B Jordan, H-C-F-A
Essex st, 293—Atlantic Metal Bed Co., A
Front st, 176—Tin Plate Dec Co, Alfred R Torres, Mgr, G
Fulton st, 3043—Geo Lugt, A-G
Grand st, 193-197—Edw McCarvey, B-C-E-M
Grand st, 193-197—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
Grand st, 193-197—Meyer Gluckstel, A-G-C-F-E
Grand st, 193-197—Hyman Garfinkel, A-G-C-F-E
Henry st, 546—Vincenzo Clement, K-M-C-L-A
Hicks st, bet Middagh & Poplar sts, P S No 1—Board of Education, T W Churchill, Pres., D
Humboldt st, 332—Jennie Broadwin, C-G
Humboldt st, 332—Ainslie Knitting Machine Co, Selig Broadwin, H
Humboldt st, 332—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
Jackson st, 16-18—Italian Baptist Society, Pietro Salterih, C
Johnson pl & Church av—Robt A Holcke, C
Lincoln pl, 725—E L Lucas, K-C-M-A-G
Linwood st, 443—Broadway Trust Co, Frederick C Lee, Pres., C
McKibbin st, 140—Isaac Rubinstein, C
Madison st, 798-804—Parochial School, Rev J J McGoldrick, C
Marlborough rd, 80—J Edw Coles, C-K-G-A
Monitor st, Parochial School, 1-15—Rev E J McGoldrick, pastor, D
Middleton st, 124—E Greenfield's Sons, K-D
Nassau st, 223—Mrs Vincenzo Russo, G-M
Newton st, 126—Geo N Gardiner & Son, A-G-L
Noble st, 113—Henry German, C
Oak st, 137-143—Old Ladies' Benevolent Soc, Mrs Geo W Owen, Pres., G-A-F-C-E
Pacific st, 622—Sterling Auto Garage, C-K-A-L-D
President st, 560—Union Bag Co, James Martin, Treas., A-H
Rockwell pl, 93-95—Charles Tisch, B-C-F-A-G
Rockwell pl, 93—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
Skillman st, 81—Samuel J Kornblum, C-A-G-H
Starr st, 199-217—Chas Rothenbach & Co, Chas Rothenbach, C-A-G-D-B-F
Sterling pl, 98—Borden Milk Co, Edward Taylor, Pres, C-A
Suydam st, 27—Chas A Vollemer, D-K-C
Tiffany pl, 31—Herman Behr & Co, Herman Behr, Pres, E
Tillary st, 170—Leon N Adler, K
Union st, 39—Andrew Olsen, K
Van Buren st, 327-329—Max Reiss, C
Van Buren st, 327—Brooklyn Union Gas Co, F R Wogan, Secy, A
Van Buren st, 327-329—Warren H Thompson, C
Van Buren st, 327-329—Jas A Osterhout, C-F
Varet st, 6-8—Max Kurzk, D
Visitation pl, 81—Visitation Parochial School, Sister Raymond, Principal, C
Water st, 66-72—Sweeney Mfg Co., John J Sweeney, Pres, C-B-F
Willow st, 151—Chas A Hull, K
Wolcott st, 112, P S No 2—Board of Education, T W Churchill, Pres., D
York st, 106-110—Ed Pervis & Son, F-D

Numbered Avenues.

3d av, 171-179—3d Av Garage, Inc., K-C-D
3d av, 188—Arthur L Foster, H-C
3d av, 188—Brooklyn Union Gas Co, F R Wogan, Asst Secy, A
3d av, 390-2—Obermeyer & Liebman, B-C-F
4th av, bet 40th and 41st sts, P S No 136—Board of Education, T W Churchill, Pres., G

QUEENS ORDERS SERVED.

Named Streets.

Blanco pl, 73 (Jamaica)—Sarah F Cooke, C
Canal st, bet University pl & Atlantic av (Woodhaven)—Lalace & Grosjean Mfg Co, L-G-K
Gould st, 314 (Richmond Hill)—Mrs Louise Niederstein, C
Hancock st, 20-22—Stephen Briggs, A-D-G
Hancock st, 480-494 (L I City)—John Polachek Bronze & Iron Co., G-K
Lawrence st, 16 (Flushing)—Knickerbocker Ice Co, A
Locust st, 192 (Corona)—Jacob Alexander, C-G
Malcolm pl & Hebert av (Maspeth)—S V W Sammis, A
Puntine st, 58 (Jamaica)—J R Carpenter Co, C-K-A-L-G-D
Remsen pl, 22 (Maspeth)—Alex Novitzke, C
Remsen pl, 36—Mrs Maria Graff, G
Remsen pl & Clinton av (Maspeth)—Philip Jones, K-A-G
University pl, 333 (Woodhaven)—James G Pineau, K
Wexford terrace & Homer Lee av (Far Rockaway)—Michael J Degnon, D-A-G-K-C
White st (Far Rockaway)—Mullen & Buckley, A-G-K-C

Numbered Avenues.

Bergen av, 22-28 (Jamaica)—Metropolitan Tobacco Co, Edward Graner, Mgr., K
Boerum av, 74 (Flushing)—Cornelius V Garbison, A-G-K
Borden av, 33 (L I C.)—Gustav Steiner, A
Borden av, 43 (L I City)—Theodore Smith, G
Broadway, 4105 (Ozone Park)—Nathan Goldgier, K
Casino Beach, Lawrence Pt (Astoria)—The Astoria Light, Heat & Power Co., C-K-D
Catalpa av, 38—John Bernard, C-M
Channel av, nr Railroad av (Far Rockaway)—Dr Ed Miller, A-G
Corona av, 55 (Elmhurst)—Wm E Batterman, C
Cypress av, 1026—Joseph Drescher, F-A
Dry Harbor road and L I R R—Newtown Gas Co, F B Gordon, A
Fisk av, 142 (Maspeth)—James Cating, A-G
Flushing av, nr Metropolitan av (Maspeth)—Richey Browne & Donald, Inc., K-A
Grand av, 3 (Corona)—Ike Ronuck, A-K-C
Grand av, 253 (Astoria)—Fred O Schroeder, D
Grand & Lexington avs (Maspeth)—Chris Guenkel, A
Jackson av, 534—John H Landwer, A
Jamaica av, 1162 (Woodhaven)—Henry Hartman, G-A-M-D
Jamaica av, 2113 (Richmond Hill)—Arthur J Notz, K-C-A-F
Jerome av, 4258 (Ozone Park)—Louis F Mellere, A-K-C
Liberty av, 216 (Jamaica)—Jacob Drogin, A
Merrick rd and Samson st (Jamaica)—Paget & Peithman, K-L-G-A
Metropolitan av, 1604—Quezal Art Glass & Decorating Co, G-A
Metropolitan av & Prospect st (Middle Village)—Henry F Homeyer, A
Myrtle av, 1841—Ed Schlatter, G
Ocean av, 275 (Woodhaven Junction)—Harry Werbin & David & Joseph Shedlin, C-M-E-B-F-G-H
Rockaway rd, 108 (Jamaica)—Gustave G Halter, A-K
Rockaway rd, 120 (Jamaica)—Isaac Heiscovici, A
Rockaway rd & Beaufort st (Jamaica)—General Acoustic Co, C-K
Sanford av, 117 (Flushing)—Wm Stone, MD, A-C-K
Shell rd, 64 (Corona)—J W Haines, K-C-L-A-H
Vernon av, 481 (L I City)—Bradley Contg Co., A-G
Washington av (Laurel Hill, L I)—Nichols Copper Co, A
Webster av, 149 (L I City)—Thos Conlon, C
Webster av, 358-368—Palmer-Singer Co, Chas Singer, Pres, C-E-F
West av, 62-8 (L I City)—R W Rhoades & Co, Richard W Rhoades, Pres, F-A-C
West av & Newtown Creek (Flushing)—Roscoe Lumber Co, A
Whitestone Landing, L I—Long Island R R Co, C-G-K
Woodward av, 665 (Ridgewood)—A Theis, K
Woodward av, 819 (Ridgewood)—Frank D Greene, G-A-E

Numbered Avenues.

7th av, 308 (L I City)—John Lackner Co., C-G
Foot of 7th av (Whitestone)—C H Senf, G-A-H-K

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. 2361

New York, June 14, 1913

(50)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Academy st (nwc Sherman av, blk 2224-29.	10th st, 31-3, 129 E.	87th st, 114-22 E.	136th st, 108, 128, 607-9	3d av, 253, 693.
Bleecker st, 341.	12th st, 722-8 E.	88th st, 14 W.	W.	8th av, 2580.
Broome st, 182-4, 319.	16th st, 140-2 W.	89th st, 311 W.	138th st, 33, 37 W.	9th av, 690.
Broad st, 49-51.	25th st, 208 E.	92d st, 46 W.	143d st, 147 W.	10th av, 430-6.
Cherry st, 361.	33d st, 33-43 E.	95th st, 209 W.	144th st, 262 W.	
Chrystie st, 67.	34th st, 469 W.	100th st, 227 E.	153d st, 269 W.	WILLS.
Clinton st, 135-7.	35th st, 29-33 W.	101st st, 121-3 W.	172d st W (ns), 2141-49-	22d st, 403 E.
Dry Dock st, 19.	37th st, 52 W.	108th st, 9 E.	50.	22d st E (n e c 1st av),
Eldridge st, 54-6, 68.	38th st, 432 W.	109th st, 169-71 E.	183d st W (n s), 2155-pt	blk 954-1.
Elizabeth st, 91.	47th st, 36 W.	112th st, 26-30 W.	lt 68.	34th st, 245 W.
Hester st, 111.	48th st, 402 E.	114th st, 135-7, 213, 337-	Amsterdam av (e s),	43d st, 106 W.
Houston st, 34-6 W.	49th st, 220 E.	9 E.	2149-11 & 16.	45th st, 1-5 W.
Isham st (nwc Sherman av), blk 2227-19.	50th st, 417 E.	115th st, 605-7 W.	Convent av, 383.	45th st W (n w c 5th
Lispenard st, 60-2.	51st st, 354 E.	116th st, 449 E.	Lexington av, 2027-31.	av), 1261-34.
Market st, 85.	53d st, 237-9 E.	118th st, 308-10 E.	Pleasant av, 308-12.	46th st, 24 W.
Mott st, 66.	59th st, 335-41 W.	120th st, 51 E.	Riverside dr (es), 2179-8.	57th st, 16 W.
Pearl st, 362.	72d st, 107 E.	121st st, 102 W.	St Nicholas av, 454.	63d st, 140 W.
South William st, 18-26	75th st, 11, 231 E.	124th st, 150 E.	Sherman av (ws), 2224-	68th st, 61 W.
8th st, 371 E.	76th st, 37 E.	131st st, 108 W.	29.	83d st, 606 E.
9th st, 309 E.	77th st, 403 E.	133d st, 12 W.	Sherman av (ws), 2227-	92d st, 323 E.
	79th st, 234 E.	134th st, 185 W.	19.	97th st, 144 E.
	81st st, 209 E.	135th st, 512 W.	2d av, 678, 2091, 2451.	1st av, 378.
				5th av, 546, 552-4.

EXPLANATIONS OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10. It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1913.

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 instance 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.
constr—construction.
con omitted—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indiv—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.

114TH st, 135-7 E (6:1642-13), ns, 87.6 w Lex av, runs n100.10xw26.9xs0.1xw17.10xs 100.10 to st x44.7 to beg, 6-sty bk tnt; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7 '13; A \$19,500-50,000. nom

114TH st, 135-7 E; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7 '13. nom

114TH st, 213 E (6:1664-10), ns, 210 e 3 av, 25x100.11, 5-sty stn tnt; Alex I Hahn, ref, to Minnie Blohm, 2845 Bainbridge; mtg \$15,000; FORECLOS May20; June9; June12 '13; A\$8,000-19,500. **1,850**

114TH st, 213 E; Minnie Blohm to Meta Blohm, 2845 Bainbridge av, TRSTE Herman Blohm; mtg \$15,000; June9; June12 '13. nom

114TH st, 337-9 E (6:1686-16), ns, 225 w 1 av, 40x100, 6-sty bk tnt & str; Lewis S Marx ref to Minnie J Douglass, 1102 Nutmeg st, San Diego, Cal; mtg \$40,000; FORECLOS May14; May16; June9 '13; A \$13,500-43,500. **500**

114TH st, 337-9 E; Minnie J Douglass to Richd W Horner, 701 W 178; mtg \$40,000; May23; June9 '13. nom

114TH st, 37 W (6:1598-17), ns, 495 w 5 av, 25x100.11, 5-sty bk tnt; Walter Hardwick to Mamie Cohen, 2319 Crotona av; mtg \$24,800; Jun2; Jun11 '13; A\$14,000-27,000. nom

115TH st, 605-7 W (7:1896-61), ns, 125 w Bway, 50x100.11, 6-sty bk tnt; Gertrude R Smith to Natalie R Lefevre, 450 Riverside dr; mtg \$80,000; Jun6; Jun7 '13; A \$44,000-92,000. nom

116TH st, 449 E (6:1710-21½), ns, 94 w Pleasant av, 25x100.10, 5-sty stn tnt; Salvatore Purificato to Giuseppina Lukes, 8772 25 av, Bklyn; mtg \$16,000; June2; June 6 '13; A\$9,000-20,000. O C & 100

118TH st, 308-10 on map 310 E (6:1689-46), ss, 140.9 e 2 av, 40.9x100.10, 6-sty bk tnt & str; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7 '13; A\$13,000-41,000. nom

118TH st, 308-10 on map 310 E; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7 '13. nom

120TH st, 51 E (6:1747-4½), ns, 300 w Park av, 17x100.11, 3-sty & b stn dwg; Maurice Goodman, ref, to Patk Goodman, 744 Kelly; FORECLOS Apr18; June12 '13; A\$7,500-11,500. **8,835**

121ST st, 102 W (7:1905-37), ns, 75 w Lenox av, 21x100.11, 3-sty & b stn dwg; Stonington Realty Co to Philip Novick, 519 Willoughby av, Bklyn; AL; Apr18; Jun7 '13; A\$12,000-21,000. nom

121ST st, 102 W; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7 '13. nom

124TH st, 150 E (6:1772-52), ns, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31) x100.11, 5-sty bk hotel; Annie Hochstim to Gussie Deklade, 129 E 123; 2-3 pts; AL; June6 '13; A\$40,000-80,000. nom

128TH st, 246 E (6:1792-28½), ns, 75 w 2 av, 26x99.11, 5-sty bk tnt; Plainfield Plumbing, Hardware & Paint Supply Co, a corp, to South Jersey Land Co, a corp, 220 Bway; mtg \$15,500; Jun10; Jun11 '13; A\$7,500-16,000. nom

131ST st, 108 W (7:1915-39), ns, 140 w Lenox av, 17.6x99.11, 3-sty & b stn dwg; Jas E Taylor to D C Mackey, 25 8 av; mtg \$6,500; June4; June9 '13; A\$7,000-10,000. nom

133D st, 12 W (6:1730-44), ss, 185 w 5 av, 25x99.11, 5-sty bk tnt; Emil F Lumpe to Winona C Schoefer, 2296 Loring pl; mtg \$15,500; June6; June9 '13; A\$9,000-20,000. O C & 100

133D st, 601 W, see 10 av, 282.

134TH st, 185 W (7:1919-11), ns, 225 e 7 av, 25x99.11, 5-sty stn tnt; Dorothea L Breisacher to Revenue Realty Co, a corp, [care M J Katz], 320 Bway; mtg \$17,000 & AL; Mar1; June9 '13; A\$10,000-19,000. O C & 100

134TH st, 600 W, see 10 av, 282.

135TH st, 512 W (7:1988-46), ss, 329.2 w Ams av, 45.10x99.11, 6-sty bk tnt; Sellwell Realty Co to Hudson Realty Co, a corp, 30 E 42; mtg \$53,000; May14; June 10 '13; A\$24,500-58,000. O C & 100

136TH st, 108 W (7:1920-39), ns, 125 w Lenox av, 16x99.11, 3-sty & b stn dwg; Ensign Realty Co to Right Realty & Security Co, a corp, 35 Nassau; mtg \$5,800; June5; June6 '13; A\$6,400-9,000. O C & 100

136TH st, 108 W; Right Realty & Security Co to Lelia W Robinson, 592 Lenox av; mtg \$5,800; Jun5; Jun6 '13. O C & 100

136TH st, 128 W (7:1920-45), ns, 285 w Lenox av, 15x99.11, 3-sty & b stn dwg; Mary F Stanley to Geo Wallace, 631 E 138; mtg \$9,350; Jun2; Jun6 '13; A\$6,000-8,500. nom

136TH st, 128 W; Bertha Holland to Mary F Stanley, 274 W 140th; mtg \$9,350; May9; Jun6 '13. nom

136TH st, 607-9 W (7:2002-41), ns, 100 w Bway, 54.6x99.11, 5-sty bk tnt; Brown-Weiss Realities to Nason Realty Co (Inc), a corp, 206 Bway; AL; May27; June12 '13; A\$34,000-65,000. O C & 100

137TH st, 222 W (7:1942-44½), ns, 274.6 w 7 av, 16.6x99.11, 3-sty & b stn dwg; Paul T Davis ref to Danl J O'Connor, 902 West End av; FORECLOS Jun2; June6; Jun11 '13; A\$6,600-13,000. **12,000**

138TH st, 33 W (6:1736-25), ns, 295 w 5 av, 37.6x99.11, 6-sty bk tnt; Maurice Cohen to Matilda D Minck, 216 W 100; mtg \$26,000; June3; June12 '13; A\$10,500-36,500. O C & 100

138TH st, 37 W (6:1736-23), ns, 332.6 w 5 av, 37.6x99.11, 6-sty bk tnt; Maurice Cohen to Matilda D Minck, 216 W 100; mtg \$36,000; June3; June12 '13; A\$10,500-36,500. O C & 100

143D st, 147 W (7:2012-12), ns, 250 e 7 av, 37.6x99.11, 6-sty bk tnt; Hattie Saper to Joel David Marder, 222 W 122; B&S & CaG; mtg \$36,000 & AL; June9; June10 '13; A\$16,000-45,000. O C & 100

144TH st, 262 W (7:2029-57), ss, 179.9 e 8 av, 29.9x99.11, 5-sty bk tnt; Max Reese to Arthur Lyon, 1919 Arch, Phila, Pa; mtg \$24,500; Apr1; June10 '13; A\$13,000-31,000. O C & 100

153D st, 269 W (7:2039-5), ns, 100 e 8 av, 37.6x99.11, 5-sty bk tnt; Emma C Haake to Dora Schlumbohm, 537 W 144; mtg \$36,000; Jun6; Jun7 '13; A\$12,500-36,000. O C & 100

172D st W (8:2141-49-50), ns, 100 w St Nicholas av (11th), 50x94.6; vacant; Percival Wilds, ref, to E Ormonde Power, 102 E 3, as TRSTE will Douglas Gordon; FORECLOS May28; June6 '13; A\$10,000-10,000. **10,000**

183D st W (8:2155-pt lot 68), ns, 100 w Ams av, 170x74.11, 1 & 2-sty fr bldg & vacant; Alice Y Eaton to Placid Realty Co, a corp, 35 Nassau; B&S; May10; June 7 '13; A\$—\$. nom

Av C, 283 (3:984-30), ws, 92 s 17th, 23x 88, 4-sty bk tnt; Henry Brandt as heir Margt Siemon to Anna Jackson, 48 Hart, Bklyn; 1-12 pt; AT; AL; Jun11 '13; A\$6,000-9,000. nom

Amsterdam av (8:2149-11), es, 99.11 s former 183d (closed), runs e 150x129.11 xw150 to av x129.11 to beg; vacant; Abr B Meyer & Corinne B, his wife, to Emil Frenkel, 8 E 81; Sanford H E Freund, at St Paul, Minn, & Emily Freund, at Hotel Ansonia, 73d & Bway, TRSTES will Max Freund; ½ pt; AT; mtg \$—; Apr22; June 6 '13; A\$55,000-55,000. partition & nom

Amsterdam av (8:2149-16), es, 99.11 n former 183d (closed), runs e150xs129.11xw 150 to av x129.11 to beg, vacant; Emil Frenkel et al, TRSTES Max Freund, to Abr B Meyer, 32 Green, Newark, NJ; ½ pt; AT; Apr22; June6 '13; A\$55,000-55,000. partition & nom

Broadway, 3301-21, see 10 av, 282.

Columbus av, 786 (7:1853), ws, 100.11 s 99th, 25x—; consent to station, &c; Benj & Chas Rauner to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$14,000; May 6; Jun11 '13. nom

Columbus av, 790 (7:1853), ws, 50.11 s 99th, 25x—; consent to station, &c; Johannah Krumwiede to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$12,000; Apr1; Jun11 '13. nom

Columbus av, 794 (7:1853), ws, 25x—; consent to station, &c; Jno & Mary Branigan to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$30,000; Sept12 '08; Jun11 '13. nom

Columbus av, 800-2 (7:1854), nwc 99th, (No 101), 49.6x—; consent to station &c; Jacob Selig to Interborough Rapid Transit Co, 165 Bway; Oct27 '08; Jun11 '13. nom

Columbus av, 804 (7:1854), ws, 49.6 n 99th, 26.2x—; consent to station, &c; Frank T Day, 1 W 64 to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$20,000; May5; Jun11 '13. nom

Columbus av, 806-8 (7:1854), ws, 75.8 n 99th, 50.3x—; consent to station, &c; Belle D Dent, 181 W 75 to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$32,500; May3; Jun11 '13. nom

Columbus av, 812-6 (7:1854), ws, 50.11x —; consent to station, &c; Jno H Diersen of Bklyn to Interborough Rapid Transit Co & ano, 165 Bway; May1; Jun11 '13. nom

Convent av, 383 (7:2061-18), es, 19.11 n 146th, 16x50, 3-sty & b stn dwg; Harriet S Pinney to S Norma Winch [care M J Katz, Pelham Heights], Pelham, NY; May 31; June9 '13; A\$6,000-9,000. O C & 100

Fort Washington av (8:2179), ns, 9768 n from ss 155th, runs n41.2xs41.5xe4.8 to beg; also FORT WASHINGTON AV (8:2180), es, 9.780.3 n from ss 155th, runs— 140.9x121.5 to ss Overlook ter xe7L7xs 246.1 to beg; also FORT WASHINGTON AV (8:2180), es, at east line of parcel of land acquired for said rd to open same; runs—196.10xs57.5 to ns Overlook ter xe 64.11x121.5 to beg, vacant; City NY to Jonas M Libbey, 1 E 39 & Cornelius K G Billings at Ft Wash av & 195th; Jun11 '13. **15,690.40**

Lexington av, 2027-31, see 124th, 150 E.

Pleasant av, 308 (6:1715-4), es, 80 n 116th, 20.10x98, 3-sty bk bldg; Wm L Cahn ref to Eliz F King, 128 E 34; Jas G King, 103 E 65, & Herman L R Edgar at Dobbs Ferry, NY, EXRS Edw King; FORECLOS June3; June7; June9 '13; A\$7,500-9,500. **8,500**

Pleasant av, 310-2 (6:1715-50½-51), es, 72.5 s 117th, 28.5x98, 2 3-sty & b stn dwgs; Wm L Cahn ref to Eliz F King, 128 E 34; Jas G King, 103 E 65, & Herman L R Edgar at Dobbs Ferry, NY, EXRS Edw King; FORECLOS June3; June7; June9 '13; A\$10,000-14,000. **13,000**

Riverside dr (8:2179-8), es, 149.11 n 181st, 54x100, 2-sty fr dwg; Chas Baier to Louise Baier, both on Riverside dr, — n of 181st; B&S & CaG; ½ pt; June7; June 9 '13; A\$13,000-15,500. nom

St Nicholas av, 321 (7:1952-51), swc 126TH (No 350), 99.10x150, 6-sty bk tnt; A\$105,000-245,000; mtg \$180,000 & AL; also 8TH AV, 2620-8 (7:2025-61 & 64), sec 140th (No 274), 99.11x100, 6-sty bk tnt & str; A\$87,000-193,000; mtg \$138,000 & AL; also 124TH ST, 557 W (7:1979-5), ns, 75 e Bway, 100x100.11, 6-sty bk tnt; A\$62,000-150,000; mtg \$114,000; also RIDGE ST, 155-61 (2:345-20-22), nws, 200 ne Stanton, 100x100, 2 5-sty bk tnts & str; A\$88,000-142,000; also ATTORNEY ST, 164 (2:345-7), es, 225 n Stanton 24.9x100, except strip on s 0.1x—, 5-sty bk tnt & str; A\$20,000-26,000; mtgs on last two parcels, \$135,500; trust deed;

Jacob Baumann & Frances his wife to Columbia-Knickbocker Trust Co, a corp, 60 Bway as TRSTE; B&S; Jun5; Jun11 '13. nom

St Nicholas av, 454 (7:1958-39), es, 26.4 s 133d, 37.6x81.8x36.11x87.11, 5-sty bk tnt; Hicks Realty Co to Fredk Frenz, 796 9 av, ½ pt, & M A Josephine Kessler, 145 W 10, & pt; mtg \$26,000 & AL; June5; June10 '13; A\$18,500-31,000. nom

Sherman av (8:2224-29), nwc Academy, 100x100, 5-sty bk tnt; Dyckman Constn Co to Purchase Holding Corp, at Purchase, NY; AL; June12 '13; A\$—\$. nom

Sherman av, (8:2227-19), nwc Isham, 100x100, 2 5-sty bk tnts; Dyckman Constn Co to Purchase Holding Corp, at Purchase, NY; AL A\$22,500-P35,000. nom

1ST av, 1213-5 (5:1440-27-28), ws, 61.11 s 66th, 38.6x100, 2 3-sty bk tnts & str; Reversionary Estates Co to Jno P Wulff, 271 Forrest av, Jersey City, NJ; AT; Jun9; Jun11 '13; A\$18,000-27,000. nom

1ST av, 1213-5; Bertha Tonjes widow to same; QC; May26 '13; Jun11 '13. nom

1ST av, 1213-5; Jno H Ringe to same; AT; mtg \$10,000; Apr18 '12; Jun11 '13. **35,500**

1ST av, 1213-5; Rebecca Monsees et al heirs & Margaretha Stuve to same; AT; mtg \$10,000; Sept21 '12; Jun11 '13. **35,500**

1ST av, 1213-5; Gesine wife Luhr Ringe et al to same; AT; QC; May26 '12; Jun11 '13. nom

1ST av, 1213-5; Elise Ropke widow to same; AT; mtg \$10,000; Aug13 '12; Jun11 '13. **35,500**

1ST av, 1213-5; Fred Tonjes et al to same; AT; mtg \$10,000; May10 '13; Jun 11 '13. **35,500**

1ST av, 1213-5; Henry C Ringe to same; AT; mtg \$10,000; Apr9 '12; Jun11 '13. **35,500**

1ST av, 1213-5; Margarete B wife & Claus H Boschen to same; AT; mtg \$10,000; Nov6 '12; Jun11 '13. **35,500**

2D av, 678 (3:942-60), es, 39.7 s 37th, 19.7x78, 4-sty bk tnt & str; Wm Kalish to Brono Kalish at Calais, Me; 1-13 pt AT; AL; June5; June6 '13; A\$10,500-13,500. **269.23**

2D av, 2091 (6:1657-27), ws, 25.10 s 108th, 25.3x75, 4-sty bk tnt & str; Vito Bonomo to Maria Bonomo, his wife, 2091 2 av; mtg \$12,250; June6; June9 '13; A\$9,000-14,500. nom

2D av, 2451 (6:1790-25), ws, 74.11 n 125th, 25x74, 5-sty stn tnt & str; Fredk L Keating ref to Union Trust Co of NY, 80 Bway as gdn of Edith Williams, Sarah Floyd-Jones Williams & Coleman H Williams; FORECLOS June4; June6 '13; A\$9,500-18,000. **15,000**

3D av, 253 (3:901-5), ses, 82 sw 21st, 18.2 x75, 3-sty bk tnt & str; Eliz A Kennelly to Chas E Colthup, 255 3 av; mtg \$11,500 & AL; Jun5; Jun7 '13; A\$13,600-15,000. nom

3D av, 693 (5:1317-48), es, 100.5 n 43d, 20x80, 5-sty bk tnt & str; Bernhard Mayer & ano EXRS & Jacob Mayer to Mayer & Jourmire Silverman, 670 3 av; AL; June 7; June9 '13; A\$13,500-19,500. **19,000**

3D av, 1707 (5:1541-46), es, 25.2 s 96th, 25.2x100, 3-sty bk tnt & str; Neerg-Reality Co to Josephine A Budke at Clarkstown, Rockland Co, NY; mtg \$14,500 & AL; Jun10; Jun11 '13; A\$15,000-16,000. O C & 100

5TH av, 1106-7, see 92d, 2 E.

7TH av, 1801-5 (7:1820-2-4), nec Cathedral pkway or 110th (No 153), 70.11x100, 1 & 3-sty bk bldg & 1-sty fr bldg; Melvin H Walberg ref to Jno S Cram, 3 E 38th, EXR & Henry A Cram; FORECLOS May28; Jun3; Jun11 '13; A\$91,000-97,500. **80,000**

8TH av, 2580 (7:2023-63), es, 124.11 n 137th, 25x80, 5-sty bk tnt & str; Henry Schlumbohm to Emma C Haake, 269 W 153; mtg \$28,000; Jun6; Jun7 '13; A\$15,500-24,500. nom

8TH av, 2620-S, see St Nicholas av, 321.

9TH av, 690 (4:1038-4), es, 100.5 s 48th, 25.1x100, 5-sty bk tnt & str; Emma J Doscher to Mathilda Luger, 690 9 av; Jun 20 '04; Jun7 '13; A\$20,000-33,000. O C & 100

10TH av, 280, see 10 av, 282.

10TH av, 282 (3:724-3), es, 37 n 26th, 37x100, 6-sty bk tnt & str; A\$18,000-46,000; also 10TH AV, 280 (3:724-1), nec 26th, (Nos 463-5), 37x100, 6-sty bk tnt & str; A \$24,000-70,000; mtgs on above \$99,000; also BROADWAY, 3301-21 (7:2000-29 to 36), swc 134th (No 600), runs w 100xs 99.11 w 25xs 99.11 to ns 133d (No 601) xe125 to ws Bway xn199.10 to beg, 5 6-sty bk tnts & str; A\$159,500-363,000; mtg \$199,000 Oaklawn Corp, 27 Wm to Robt L Hoguet, 47 E 92; Ramsay Hoguet, 29 Washington sq & Marie N, Rene E, Marie V & Marguerite M Hoguet all at 152 Riverside dr; Jun11 '13. nom

10TH av, 430-6 (3:732-1), nec 34th (No 469), 74x20.10, 4-sty bk tnt & str; Mary T Donovan to Tespil Co, a corp, 461 W 34; B&S & CaG; AL; June5; June6 '13; A\$22,000-28,000. O C & 100

All R T & I (4:1210) to any real estate of which Helen M wife Edw E Follitt died seized; Lucinda Galusha et al to Edw E Follitt, 51 W 81; B&S; May23; June7 '13. nom

Interior gore (3:909), 100 w 2 av & 24.8 s 29th, runs e—xw—xs to beg; Chas W Trembley et al heirs & Geo W Trembley, to Mary L, wife Patk J Hatton, 303 E 37; QC; June7; June12 '13. nom

Power of atty (miscel); Emma Gutman to Abr L Gutman her son; Jun9; Jun11 '13.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Attorney st, 164, see St Nicholas av, 321.

Hester st, 111 (1:306-37), ns, 42.7 w Eldridge, 24.7x50x24.6x50, 5-sty bk tnt & str; re mtg; Saml Wacht to Conservative Holding Co, a corpn, 23 Jefferson; ½ R T & I; QC; June2; June10'13; A\$17,000-24,000. nom

Ridge st, 155-61, see St Nicholas av, 321.

12TH st, 239-41 E, see 2 av, 193-5.

33D st, 33-43 E (3:863-29-34), ns, 125 e Mad av, 115.6x98.9, 4 & 5-sty bk hospital; re mtg; Jno B Walker to Madison Realty Co, a corpn, 37 E 33; AT; QC; June6'13; A\$322,900-370,500. O C & 100

33D st, 33-43 E (3:863), re mtg; Astor Trust Co to Madison Realty Co, a corpn, 37 E 33; QC; May22; June6'13. nom

33D st, 33-43 E (3:863-29-34), ns, 125 e Mad av, 115.6x98.9, 4 & 5-sty bk hospital; re-mtg; Mutual Life Ins Co of NY to Madison Realty Co, a corpn, 37 E 33; QC; Jun 7'13; A\$322,900-370,500. O C & 100

33D st, 43 E (3:863); with strip 2.6 adj on e; certf & declaration as to release of reservation, etc, in deed Pennsylvania Tunnel & Terminal Co & the Pennsylvania, N Y & L I R R Co to Madison Realty Co, 37 E 33; June2; June 10'13.

37TH st, 4 W (3:838), ss, 141.6 w 5 av, 21.6x98.9; also 37TH st, 6 W (3:838), ss, 163 w 5 av, 21.6x98.9; asn rents; Midville Realty Co, 4-6 W 37 to Royal Co of NY, 93-5 Nassau; June5; June6'13. 4,500

37TH st, 6 W, see 37th, 4 W.

50TH st, 417 E (5:1362-7), ns, 155.7 e 1 av, 19.5x100.5, 3-sty & b stn dwg; re mtg; Bertha Halpron to Jacob Vogelfanger, 417 E 50; QC; June2; June10'13; A\$6,500-9,500. nom

50TH st, 417 E; re mtg; Babette Horn to same; QC; June2; June10'13. 1,000

78TH st, 156 E (5:1412), ss, 95 e Lex av, 18.9x102.2; asn rents to extent of \$600; Jas R Keane to Bronx Security & Brokerage Co, a corpn [care I Levison], 258 E 138; June6; June7'13. nom

99TH st W, see Col av, see Col av, 795.

99TH st W, nec Col av, see Col av, 801.

99TH st, 101 W, see Col av, 800-2.

100TH st, 227 E (6:1650), ns, 400 e 3 av, 25x100.8; asn rents to secure loan of \$400; Jos Defazio, Bklyn, NY, to Estates Mortgage Securities Co, 160 Bway; June9; June 10'13. nom

101ST st, 427 E (6:1695-pt Lt 17), ns, 395 e 1 av, 25x100.11, 1-sty fr rear stable, re mtg; Metropolitan Savgs Bank to Jno H Scully, 109 W 126; QC; June6'13. 4,000

108TH st, 240 E (6:1657), ss, 75 w 2 av, 25x100.11; agmt as to covenants, payment of mtg for \$12,500 & asmt of same; also as to lease; Francesco De Maria, 240 E 108 with Henry Elias Brewing Co, a corpn, 403 E 54; June3; June9'13. nom

109TH st, 417 E (6:1703), ns, 270 e 1 av, 150x100.11; re dower as to mtg for \$4,200, &c; Emma D. wife Ehler J Ernst, to Wm Meyer, 204 E 116; AT; QC; Decl1'12; June 12'13. nom

110TH st, 209-11 E (6:1660-6-7), ns, abt 135 e 3 av, 50x100.10, 2 4-sty stn tnts valued at \$35,000; mtg \$26,000; CONTRACT to exchange for STUYVESANT ST, 98-100 (Bklyn), valued at \$15,000; mtg \$6,000; Hannah E Abell, widow, with Anna C Johanson, widow [100 Stuyvesant], Brooklyny; June5; June12'13; A\$16,00-27,000. exch

114TH st, 337-9 E (6:1686-16), ns, 225 w 1 av, 40x100, 6-sty bk tnt & str; CONTRACT; Richd W Horner with Louis Leo, 337 E 114; mtg \$45,000; June9; June10'13; A\$13,500-43,500. 48,000

123D st, 512 W (7:1977); agmt that party 2d pt may enter into a contract of exchange with Central Bldg Impt & Investment Co; Kean & Greenberg Inc with 114th St & 7th Av Constn Co [care Max Weinstein, 1884 7 av]; Apr28; June11'13. nom

124TH st, 557 W, see St Nicholas av, 321.

126TH st, 350 W, see St Nicholas av, 321.

140TH st, 274 W, see St Nicholas av, 321.

Amsterdam av (8:2149-16), ss, 99.11 n former 183d (closed), runs e150x8129.11xw 150 to av xn129.11 to beg; vacant; re mtg; Margt S Brandreth et al, TRSTES will Ralph Brandreth, to Abr B Meyer, 32 Green, Newark, NJ; QC; Apr22; June6'13; A\$55,000-55,000. 22,500

Columbus av, 783-5 (7:1834), es, 125.11 s 99th, 50x—; consent to station, &c; Wm Otten, ADMR & TRSTE Hy Otten to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$24,000; May5; June11'13. nom

Columbus av, 784 (7:1835), ws, 125.11 s 99th, 25x—; consent to station at 99th; Max Bamberger to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$4,000; May2; June11'13. nom

Columbus av, 787 (7:1834), es, 100.11 s 99th, 25x—; consent to station, &c; Nelson Riger to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$12,000; Feb20'09; June11'13. nom

Columbus av, 789 (7:1834), es, 75.11 s 99th, 25x—; consent to station, &c; Abr Sandberg to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$15,000; May12; June11'13. O C & 100

Columbus av, 795 (7:1834), see 99th, 25.11 x74; consent to station, &c; Louis Kempner et al TRSTES of Nathan & Isidor H Kempner to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$40,000; May6; June11'13. nom

Columbus av, 801 (7:1835), nec 99th, 25.11 x75; consent to station, &c; Peter Doelger to Interborough Rapid Transit Co, 165 Bway; Sept21'08; June11'13. nom

Columbus av, 805 (7:1835), es, 50.11 n 99th, 25x—; consent to station, &c; Jos Kopperl & ano EXRS & of Henry Steiner to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$12,000; May6; June11'13. nom

Columbus av, 807 (7:1835), es, 75.11 n 99th, x—; consent to station, &c; Zacharias Bendheim to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$18,000; Feb24'09; June11'13. nom

Columbus av, 809 (7:1835), es, 100 n 99th, 25x—; consent to station, &c; Ernest & Jno Wetterer & ano to Interborough Rapid Transit Co, 165 Bway; mtg \$10,500; May 14'08; June11'13. nom

Columbus av, 811 (7:1835), es, 50.11 s 100th, 25x—; consent to station, &c; Anna H Condict at Essex Falls, NJ to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$18,000; Apr16; June11'13. nom

2D av, 193-5 (2:468-42), nwc 12th (Nos 239-41), 61.3x90, 6-sty bk tnt & str; CONTRACT to exchange for 228 lots at Westfield, NJ; Jos Hahn with Chadwick Realty Co, Inc, 72-4 Mad av; mtg \$135,000; May 15; June6'13; A\$60,000-125,000. Difference in favor of party 1st pt 4,870

3D av, 693 (5:1317-48), es, 100.5 n 43d, 20x80, 5-sty bk tnt & str; CONTRACT; Bernard Mayer & ano EXRS Jacob Mayer with Henry Hof, 80 Argyle rd, Bklyn; mtg \$13,000; Mar8; Jun7'13; A\$13,500-19,500. 19,000

Power of atty (Misc); Pasqualina G Pecci to Frank A Pecci, both at 3674 White Plains av; June5; June6'13.

Power of atty (misc); Wm or Wm F Baxter to W Bernard Vause, 15 Broad; Apr25'12; June12'13.

Power of atty (misc); Helen C Bostwick to Harry S Ford; Nov13'11; June10'13.

Revocation of power of atty (misc); Louis Casari to Rosa Casari, 300 E 125; June12'13.

WILLS.

Borough of Manhattan.

22D st, 403 E (3:954-5), ns, 73 e 1 av, 23x49.5, 4-sty bk tnt; A\$6,500-10,500; also 1ST Av, 378 (3:954-1), nec 22d, 26x73, 4-sty bk tnt & str; A\$17,500-22,500; Cath Reilly Est, Edw J O'Gorman EXR, E 182d cor Grote; atty, Fred St John, 2 Rector; Will filed May7'13.

22D st, nec 1 av, see 22d, 403 E.

34TH st, 245 W (3:784-17), ns, 312.8 e 8 av, 22.10x98.9, 4-sty bk tnt; A\$5,000-59,000; also 63D ST, 140 W (4:1134-55), ss, 225 e Ams av, 25x100.5, 5-sty stn ft tnt; A\$14,000-23,500; Margaret or Margret Biehn Est, EXRS Ottilia M Biehn, 2150 Aqueduct av, & Jno J Biehn, 45 W 90; atty, Emil J Villanyi, 40 Wall; Will filed June6'13.

43D st, 106 W (4:995-37), ss, 102.6 w 6 av, 22.6x100.5, 3-sty & b stn ft dwg; Chas V Faile Est, Kenneth C Faile, EXR, 53 W 49; attys, Brush & Crawford, 30 Broad; A\$62,000-64,000. Will filed June10'13.

45TH st, 1-5 W, see 46th, 24 W.

45TH st W, nwc 5 av, see 46th, 24 W.

46TH st, 24 W (5:1261-52), ss, 350 w 5 av, 18.9x100.5, 4-sty & b stn ft dwg (pt int); A\$60,000-70,000; also 57TH ST, 16 W (5:1272-50), ss, 300 w 5 av, 25x100.5, 4-sty stn ft dwg; A\$110,000-135,000; also 45TH ST, 1-5 W (5:1261-32), ns, 100 w 5 av, 55x100.5, 6-sty bk loft & str bldg; A\$240,000-295,000; also 5TH AV, 546 (5:1261-34), nwc 45th, 25.5x100, 6-sty bk loft & str bldg; A\$530,000-575,000; also 5TH AV, 554 (5:1261-38), ws, 75.5 s 46th, 25x100, 4-sty bk stn ft dwg & str; A\$310,000-330,000; also 5TH AV, 552 (5:1261-pt lt 36), ws, 100.5 s 46th, 25x100 (land owner); leasehold; Adelaide Scott Browning Est, Jno Scott Browning, EXR, 22 E 75; attys, Ladd & Opdyke, 20 Nassau. Will filed May6'13.

57TH st, 16 W, see 46th st, 24 W.

63D st, 140 W, see 34th, 245 W.

68TH st, 61 W (4:1121-7½), ns, 160 e Col av, 18x100.5, 4-sty & b stn ft dwg; Annie J Dade Est, Nathan A Seagle, EXR, 61 W 68; attys, Strang & Taylor, 55 Liberty; A\$15,500-24,000. Will filed May28'13.

83D st, 606 E (5:1590-18), ss, 123 e Av B, 21x102.2, 4-sty bk tnt; A\$6,500-15,500; also 92D ST, 323 E (5:1555-14), ns, 300 w 1 av, 25x100.8, 5-sty bk tnt & str; A\$8,500-19,500; Fritz Monatsberger Est, Carrie Wendenger, EXTRX, 323 E 92; attys, Phillips, Mahoney & Wagner, 51 Chambers; Will filed June7'13.

92D st, 323 E, see 83d, 606 E.

97TH st, 144 E (6:1624-49), ss, 76 e Lex av, 27x100.11, 5-sty bk tnt; Francis Guillot Est, Jennie Guillot, EXTRX, 165 E 70; atty, Adam Werner, 320 Bway; A\$11,000-19,000; Will filed June7'13.

1ST av, 378, see 22d, 403 E.

5TH av, 546, see 46th, 24 W.

5TH av, 552, see 46th, 24 W.

5TH av, 554, see 46th, 24 W.

CONVEYANCES.

Borough of the Bronx.

Adams st (*), es, 270 s Van Nest av, runs s48ex8x812xe92x60xw100 to beg; Clyde F Howes to Bronx Sash & Door Co Inc, a corpn, 1600 Adams; Jun7; June11'13. O C & 100

Bartholdi st (*), see Rosewood av, 30.8 x100; except pt for st; also LOTS at Brentwood Plaza, Harrison, NY; Maria Rizzo et al heirs & Sebastiano Rizzo to Donato Pizzutiello, 3370 Cruger av; Apr19; June7'13; O C & 100

Drake st, ws, see plot begins 100 n Eastern blvd.

Fairmount pl, 794 (11:2954), ss, 220.9 w Marmion av, 25x75.4x25x77, 3-sty bk dwg; Annie W Baker to Bertha Finger, 524 Brook av; mtg \$3,500 & AL; June12'13. nom

Grand View pl, see 168th, see Grand View pl, nec 167th.

Grand View pl or Morris av (9:2464), nec 167th or James, runs se125xne100xn 8.6xne75xw116.7 to Morris av xsw175 to beg, except pt for 167th & Grand Blvd & Concourse, vacant; also GRAND VIEW PL or MORRIS AV (9:2464), see 168th st or Charles pl, runs se125xsw100xnw7.11xsw 75xw116.11 to Morris av xne175 to beg, vacant; Juanita Dalby to Arthur J Grosz, 590 W 172; 1-5 pt; AT; June6'13. nom

Hawkstone st (11:2837 or 2838-3), ns, 38.1 e Walton av; 30.9x75.5x25x57.2, 1-sty fr dwg; Phoenix Ingraham ref to Harold Swain, 1650 Grand blvd & concourse; FORECLOS of transfer tax lien; May22; June7; June9'13. 500

Irvine st (10:2761), swc Garrison av (Nos 1112-6), 49.4x50x21.4x57.4, 1-sty bk str; Fredk Meyer to Geo H Scheele, 731 Melrose av; mtg \$10,000; May16; June11'13. nom

Kelly st, 854-62 (10:2710), es, 430 n Longwood av, 112x100, 3 4-sty bk tnts; Emanuel Stern to Benj Marder, 784 Kelly; B&S & CaG; mtg \$66,000; Jun2; June6'13. nom

Kingsbridge ter, 2748 (12:3253), es, 724.3 n Kingsbridge rd, 30x125, 2-sty bk dwg; Richd F Kolb to Jas E March, 233 Lafayette; AL; Jun2; June6'13. O C & 100

Lincoln st (*), es, 350 n Walker av (West Farms rd), 25x100, Westchester; Jno F Coffey to Anna Coffey, 1538 Haight av; mtg \$400; June6; June10'13; nom

Lincoln st (*), es, 375 n Walker av (West Farms rd), 25x100; Jno T Coffey to Anna Coffey, 1538 Haight av; mtg \$1,969.15; June6; June10'13. nom

Lyman pl, 1344, see Stebbins av, nec Lyman pl.

Public sq, swc Monroe av, see Monroe av, swc Public sq.

Seabury pl, ws, abt 127.9 s Boston rd, see 172d st E, es, 127.9 s Boston rd.

Whittier st, ws, see plot begins 100 n Eastern blvd.

136TH st, 570 E, see St Ann's av, 174.

136TH st, 602 E (10:2548), ss, 325 e St Anns av, 25x100, 4-sty bk tnt; Chas Nienaber to Robt Koch, 174 St Anns av; ½ pt; AT; mtg \$8,000 & AL; June5; June10'13; nom

137TH st, 630 E (10:2549), ss, 176.11 w Cypress av, 37.6x100, 5-sty bk tnt & str; Martin H Cohen to Max Reinitz, 820 Dawson; mtg \$27,500; Jun10; June11'13. O C & 100

139TH st, 518 E (9:2266), ss, 122.4 e Brook av, 37.6x100, 6-sty bk tnt; Stonington Realty Co to Philip Novick, 519 Wiloughby av, Bklyn; AL; Apr18; Jun7'13. nom

139TH st, 518 E; Philip Novick to Ignatz Roth, 102 W 121; AL; Apr18; Jun7'13. nom

151ST st, 254 E (9:2440), ss, 125 w Morris av, 25x118.5; also 151ST ST, 256 E (9:2440), ss, 100 w Morris av, 25x118.5, 5-sty bk tnt & str; Theo H Friend Jr, ref, to Michele Lagomarsino, 123 Worth; mtg \$33,000; FORECLOS June10; June12'13. 13,000

151ST st, 256 E, see 151st, 254 E.

155TH st, 817 E, swc Old Boston rd, see Old Boston rd, swc 155.

155TH st, 834 E, see Union av, 696.

155TH st, 817 E, swc 3 av, see Old Boston rd, swc 155.

159TH st E (John), (10:2619), ns, at nes Carr av, runs ne along av — to nes St Anns av xs— to ns 159th xe2.9 to beg, being strip bet old es of Carr av & new es St Anns av; Frank B Lown et al individ & exrs & Jno S Shaw to A Hupfels Sons, a corpn, 161st st & 3 av; QC; Jun2; Jun7'13. O C & 100

159TH st, 314-S E (9:2418), ss, 150 w Courtlandt av, 50x100, except part for 159th st, vacant; Louis Lese to Cedar Constn Co, Inc, 35 Nassau; mtg \$4,000; May16; Jun7'13. O C & 100

159TH st, 428-30 E (9:2380), ss, 100 w Elton av, 50x100, except part for st, 2-sty & a fr dwg & 1 & 2-sty fr rear stable; Louis Lese to Cedar Constn Co Inc, 35 Nassau; mtg \$8,000; Apr14; Jun7'13. O C & 100

162D st, 433 E (9:2384), nes, 675 se Cortlandt av, 35x100, 2-sty fr dwg; Benenson Realty Co to Jno Lyons, 417 E 153; mtg \$5,500; May24; June10'13. O C & 100

166TH st, 564 E (10:2607), ss, 31.6 e Franklin av, 37.6x100.3, 5-sty bk tnt; Alanson Bruce Realty Co to Rudolph F Rabe, 900 Hudson, Hoboken, NJ; mtg \$30,000; June2; June12'13. nom

167TH st E, nec Grand View pl, see Grand View pl, nec 167th.

167TH st E, see Teller av, see Teller av, see 167th.

168TH st E, see Grand View pl, see Grand View pl, nec 167th.

170TH st E, nwc 3 av, see 3 av, 3701.

172D st E (11:2967), es, 127.9 s Boston rd, 51.4x93.8 to Seabury pl x57x133, vacant; Pietro Criscuolo to Susie Golding, 101 W 141; ½ pt; mtg \$6,300; Jun5; June6'13. O C & 100

175TH st E (*), ss, 131.8 e Gleason av, 25x100; also BEACH ST (*), es, 200 s Lacombe av, 25x100; also GRACE AV (*), es, 653.5 s Boston rd, 50x95, Neil estate; also 177TH ST E (*), nwc West Farms rd, 15.5x100x50.11x106.2; Annie Dillon to D J Dillon Co, a corp, Beach av, near Lacombe av; June5; June12'13. O C & 100

175TH st E (*), ss, 131.8 e Gleason av, 25x100; D J Dillon Co to Willard P Beach, on Beach av, nr Patterson av; mtg \$4,000; June5; June12'13. O C & 100

176TH st, 499 on map 493 E, see Bathgate av, 1867-9 on map 1865-9.

176TH st E, ss, 275 w Park av, see 176th, 400 E.

176TH st, 400 E (11:2900), ss, 250 w Park av, 25 to Webster av x108, except pt for 176th, 2-sty fr dwg; also 176TH ST E (11:2900), ss, 275 w Park av, 55 to River st x108x43x108, except strip 23.11 in front on Mott x110 in depth on River x11 in rear x108, said strip being taken for Webster av, vacant; Advance Fireproof Storage Co to Boscobel Bldg Co, 45 Bway; mtg \$12,500; June9'13. O C & 100

176TH st, 499 E, see Bathgate av, 1867-9 on map 1865-9.

177TH st E, nwc West Farms rd, see 175th st E, ss, 131.8 e Gleason av.

178TH st E, nes, 78.4 se Crotona pkwy, see 178th, 865, on map 871 E.

178TH st, 865, on map 871 E (11:3123), nes, at es Crotona pkwy, runs se along st 78.4x36.3xw80.2 to ses Mohegan av (No 2004) xsw32 to es Crotona pkwy xs 4.6 to beg, 5-sty bk tnt & str; mtg \$32,000 & AL; also 178TH ST E (11:3123), nes, 78.4 se Crotona pkwy, 65x36.4x65x 36.3, 5-sty bk tnt; mtg \$20,000 & AL; Hamilton Holt as TRSTE in bankruptcy of Security Holding Co, bankrupt, to Henry Flaster, 401 Jerome av, McKeesport, Pa; AT; May19; June10'13. 225

179TH st E, swc Belmont av, see Hughes av, es, at sws 179.

179TH st E (11:3123), ns, 100 w Honeywell av, 40.5x28; vacant; Mary E Michels to J G Michels Co, 881 E 179; AL; June 10; June12'13. O C & 100

179TH st E, sws, at es Hughes av, see Hughes av, es, at sws 179.

179TH st E, swc 3 av, swc 3 av, swc 179.

180TH st, 452 E (11:3036), ss, 116 e Park av, 25.6x108.10x25x135.10, 5-sty bk tnt & str; Auguste Juhe to Wolfgang Weinhardt, 454 E 180; 1/2 pt; B&S; mtg \$32,500; June11; June12'13. nom

188TH st, 438 E, see 3 av, 4697-4701.

212TH st E, swc DeKalb av, see DeKalb av, 3565.

229TH st E (*), ss, 480 e Barnes av, 30x 114.6; Isaac Kaston to Jos Cohen, 20-2 E 90; mtg \$3,750; Aug10'12; June6'13. nom

256TH st W, nwc Bway, see Bway, nwc 256th.

260TH st W, nec Huxley av, see Huxley av, nec 260.

Aqueduct av, 2626-S, see Kingsbridge rd, 82.

Aqueduct av, es, 128.11 s Kingsbridge rd, see Kingsbridge rd, 82.

Arthur av (11:3073), es, 125 s 186th, 50x 86.4x50x86.2, vacant; Lewis J Conlan ref to Simeon M Barber, 137 E 55; FORECLOS; transfers tax lien; May22; June10; June11'13. 2,000

Barker av (*), es, 300 s Julianna, 100x 125; Wm E Pringle to Jno Muller, 1522 Overing & Mary McGarry, 660 Burke; AL; Jun10; Jun11'13. nom

Barnes av (*), ss, 645 n Morris Park av, 25x100; Paul Relling to Annie Kawasoye, 133 Lex av; mtg \$3,000 & AL; Jun5; June6'13. O C & 100

Bathgate av, 1867-9 on map 1865-9 (11:2918), nwc 176th (No 499), 108x129.5, 3-5-sty bk tnts; Chas Gillen to Queen Mab Co, a corp, 60 Wall; mtg \$81,900; Jun5; June6'13. nom

Bathgate av, 1867-9 on map 1865-9 (11:2918), nwc 176th (No 499 on map 493), 108 x129.5, 3 5 & 1 4-sty bk tnts; Queen Mab Co to Erie Basin Impt Co, a corp, at Portland, Me; mtg \$80,000; June10; June 12'13. nom

Bathgate av, 2279 (11:3050), old ws, 67.3 s 183, old line, 25x100, except pt for av, 2-sty fr dwg; Geo Munk to Anna J McSweeney, 4409 3 av; mtg \$6,000; June10'13. nom

Bathgate av, 2325 (11:3053), ws, 153 s 3 av, 25x100, except pt for av; 2-sty fr dwg; also BATHGATE AV, 2327 (11:3053), ws, 100 s 185th, 30x96x30x96.11, 1-sty fr dwg; Jno Perry to Abr L Lazarus, 150 Rodney, Bklyn; mtg \$10,000 & AL; May27; June6'13. nom

Bathgate av, 2327, see Bathgate av, 2325.

Beach av, es, 200 s Lacombe av, see 175th E, ss, 131.8 e Gleason av.

Beach av (*), es, 225 s Lacombe av, 50x100; Willard P Beach to D J Dillon Co, a corp, Beach av nr Lacombe av; June9; June12'13. O C & 100

Belmont av, swc 170th, see Hughes av, es, at sws 179.

Boston rd, 1057-61 (10:2607), ws, 317.11 s 166th, 75.1x117.9x74x129, 2-5-sty bk tnts; David Lewis to Kassel Oshinsky, 535 9th, Bklyn; mtg \$32,500; Feb19; June9'13. nom

Briggs av, 2767 (12:3301), ws, 260 n 196th, 20x94.6x20x94.1, 3-sty bk dwg; Inland Holding Co to Ellen McCullagh, 2767 Briggs av; mtg \$8,000; Jun3; June6'13. O C & 100

Broadway (13:3421), nwc 256th, 347.7x 100x323.3x92.6, lots 10 to 13, blk 1 of 96 lots, map Sheridan & Segrave or Schermerhorn est; vacant; Kate Denehy to Fannie McGay, 55 W 127; AL; Dec19'12; June11'13. O C & 100

Bryant av, ws, see plot begins 100 n Eastern blvd.

Commonwealth av (*), ws, 175 n Merrill, 25x100; Emily, wife Chas Cook, to Willard E Wager, 527 W 43; mtg \$2,300, RS \$4; Oct3'00; re-recorded from Oct12'00; June10'13. exch

Concord av, 509 (10:2579), ws, 138.3 n 147th, 19.9x100, 3-sty fr tnt; Patk Lennon heir & c Bridget Lennon to Hugh Duffy, 509 Concord av; mtg \$4,000; Jun10; Jun11'13. O C & 100

Courtlandt av, 524 (9:2327), es, 27.3 n 148th, 24x100, 3-sty fr tnt & str; Katie Oetzman & ano heirs Jos Abb to Saml E Jacobs, 27 W 85; mtg \$3,000; May24; Jun11'13. O C & 100

Courtlandt av (9:2327), es, 52.3 n 148th, strip, 0.1x100; Michl Eckes to Saml E Jacobs, 27 W 85; QC; Jun5; Jun11'13. nom

Creston av 2402 (Av B) (11:3165), es, 250 s Irving, 25x100, except pt for Creston av, 2-sty fr dwg; Annie Smith to Fannie McGay, 55 W 127; May3; Jun11'13. O C & 100

Creston av (11:3165), es, 205.1 s 189th, now 188th, runs e 86.3xs10xe8.8xs60xw95 to avxn70 to beg, 3-sty fr dwg; Jas T Doyle to Addie B Seligman, 1 E 59th & Beatrice S B Ziegel, 8 W 86th, ADMX Simon Bernheimer; QC; Jun9; Jun11'13. nom

Cromwell av, es, 345 s 170th, see Inwood av, ws, 345 s 170th.

Crotona pkwy, (11:3118), es, 199 s 180th (Samuel), 66x144.7 to ws Mohegan av x66x146.2, vacant; Seymour Realty Co to Hannah Schwab, 315 Av A; Jun9; Jun 11'13. O C & 100

Crotona pkwy, es, at nes 178th, see 178th, 865, on map 871 E.

Cruger av, ws, 206.8 s Bear Swamp rd, see Cruger av, es, 152.5 s Bear Swamp rd.

Cruger av (*), es, 152.5 s Bear Swamp rd, 50x100.9x59.7x100; also CRUGER AV (*), ws, 206.8 s Bear Swamp rd, 25x100; Louis C Rose to Mark Harris, 349 W 145; AL; May29; June12'13. nom

De Kalb av, 3565 (12:3328), swc 212th, 25x100, 2-sty fr dwg; Egbert D McLean to Henry R Hoyt, 18 Balding av, Poughkeepsie, NY; mtg \$4,000 & AL; May20; Jun6'13. nom

De Milt av (*), nes, lots 98 & 99, map Penfield property, So Mt Vernon, 100x100; Stephen J Stilwell to Jno Gerhardt, 615 Eagle av; mtg \$2,000; Jun5; Jun7'13. nom

Eastern blvd, ns, see plot begins 100 n Eastern blvd.

Edgewater rd (10:2762), ws, 150 n Seneca av, 75x100; vacant; Lawrence Davis to Albt Gramaglia, 2157 Mapes av; mtg \$2,500 & AL; May29; June10'13. O C & 100

Frisky av (*), ns, 220.5 w Rowland, 25x 122.9x25x122.7; except pt for st; Michl Lee to North Bronx Realty Co, a corp, 2022 Boston rd; 1/2 pt; June10'13. nom

Garrison av, 1112-6, see Irvine, swc Garrison av.

Grace av, es, 653.5 s Boston rd, see 175th E, ss, 131.8 e Gleason av.

Grand Blvd & Concourse, see Public sq, see Monroe av, swc Public sq.

Grand blvd & concourse, es, 1 s Public sq, see Monroe av, ws, 1 s Public sq.

Havemeyer av (Av B) (*), see Westchester av, 67x105x146.6x132, except pt for Havemeyer av, Unionport; Anna E Wenzel to Geo J Wenzel, 405 Frelinghuysen av, Newark, NJ; AL; June5; June9'13. O C & 100

Hughes av (11:3079), es, at sws 179th, 73.4x95 to Belmont av x59x96, vacant; Reliable Constn Co, Inc, to Alert Constn Co, Inc, 1905 Marmion av; mtg \$11,000; June9; June10'13. 9,000

Hunts Point av, nec Whitlock av, see Whitlock av, nec Hunts Point av.

Hunts Point av, ss, see plot begins 100 n Eastern blvd.

Huxley av (13:3423), nec 260th, 50x100, 1-sty fr dwg; Thos F Rice to Jos Heck, 33 W 65; mtg \$4,690; June5; June6'13. nom

Inwood av (11:2864), ws, 345 s 170th, 200x177.7 to es Cromwell av; vacant; Erie Basin Impt Co to Queen Mab Co, a corp, 60 Wall; June10; June12'13. O C & 100

Katonah av, 4323 (12:3378), ws, 25 s 238th, 25x85, vacant; Jno A Doran to Lillian B Koepke, 1522 Pacific, Bklyn; mtg \$6,150; June4; June7'13. nom

Kingsbridge rd, 84, see Kingsbridge rd, 82.

Kingsbridge rd, 82 (11:3215), ss, 66.8 e Aqueduct av (McCombs Dam rd), 33.4x 118.2x32.5x111.10, except pt for rd, 2-sty fr dwg; mtg \$9,000 & AL; also KINGSBRIDGE RD, 84 (11:3215), old ss, at es Aqueduct av (No 2626-8) (McCombs Dam rd) runs e66.8xs111.10xe32.5xs30xw97.1 to av xnl128.11 to beg, except pts for av & rd, 3 2-sty fr dwgs & 1 & 2-sty fr rear stable; mtg \$13,500 & AL; also AQUEDUCT AV (11:3215), es, 128.11 s Kingsbridge rd, 30x 96.11x30x97.1, vacant; mtg \$7,800 & AL; Emilie Wendel to Poundridge Realty Co Inc a corp, 277 Bway; B&S; May27; Jun7'13. nom

Leeder av (*), ns, 401.2 e Elm, 25x100; Susan Grant et al heirs, & c, Patk Grant to Alfd A Grant, 227 W 46; QC; June11; June12'13. nom

Longfellow av, ws, see plot begins 100 n Eastern blvd.

Maclay av, nws, at nes Zerega av, see Zerega av, nes, at nws Maclay av.

Mohegan av, ws, 199 s 180th, see Crotona pkwy, es, 199 s 180th.

Mohegan av, 2004, see 178th, 865, on map 871 E.

Monroe av (11:2805), swc Public sq, lying s of Tremont av, runs s126xw— to es Grand Blvd & Concourse xnc— to ss of Public sq xel0 to beg, vacant; Oscar H Vaupel to Jno Wiehe, 460 E 167; Jun6'13 O C & 100

Monroe av (11:2805), ws, 1 s Public sq, lying s of Tremont av, runs s125xw51.11 to es Grand Blvd & concourse xnel31.9xe 10.4 to beg, vacant; Jno Wiehe to Otto J Schwarzler, 212 East Tremont av; mtg \$10,500; June9; June10'13. O C & 100

Morris av, 1059 (9:2448), ws, 275.10 n 165th, 25x101.1x25x101.3, 2-sty & b bk dwg; Nathan Bayer to David Litzky, 620 E 170; mtg \$7,000; June10; June12'13. O C & 100

Morris av, 2762 (12:3318), es, 171.9 n 196th, 23x95.3; 2-sty fr dwg; Edw Elliott to Susan W & Gergette G Patterson, see 138th & 3 av, joint tenants; AL; June10'13 O C & 100

Murdock av (*), ws, 475 s Randall av, 25x100; Land Co "C" of Edenwald to Nils A Johansson, 591 Eagle av; AL; Feb27; Jun11'13. O C & 100

Newbold av (14th) (*), ss, 255 e Pugsley av (Av E), 25x108, Unionport; Jos S Rosalsky ref to Fritz Doll, 1827 Amethyst; FORECLOS Jun3; Jun7; Jun11'13. 500

Newbold av (14th) (*), ss, 230 e Pugsley av (Av E), 25x108, Unionport; Jos S Rosalsky ref to Fritz Doll, 1827 Amethyst; FORECLOS Jun3; Jun7; Jun11'13. 500

Newbold av (14th) (*), ss, 280 e Pugsley av (Av E), 25x108, Unionport; Jos S Rosalsky ref to Fritz Doll, 1827 Amethyst; FORECLOS Jun3; Jun7; Jun11'13. 500

Old Boston rd (9:2376), swc 155th, a strip runs s51.3xe2.5 to ws 3d av xnl51.3xw2.9 to beg; Jno A Foley, assignee in bankruptcy of Francis J Barretto to Sophia Lerch, 152 Chester, Mt Vernon, NY; AT; QC; June5; June9'13. 9,10

Old Boston rd (9:2376), swc 155th, same prop; Henry L Morris et al EXRS & c Arthur R Morris, decd et al; to same; AT; QC; June9'13. 318.90

Olmstead av (Av D) (*), nwc Powell av, 108 to Tremont av x105, except pt for Tremont av, Unionport; Wm R Ehler to Hotel Bronx Co, Inc, a corp, 1053 Westchester av; June7; June9'13. O C & 100

Olmstead av, swc Tremont av, see Olmstead av, nwc Powell av.

Park av, 4283-5 (11:3028), ws, abt 210 n 178th, or reserved right of way 15 ft wide, ws, begins 15wof ws NY & H RR Co x100 n Valentine av or Quarry rd, runs w170.3 xnl49.11xe170.3xw49.11 to beg, except pt for Park av, 1 & 2-sty bk bldg; Felix A Donnelly, ref to Henry Wendt at Pearl River, NY; FORECLOS; May23; Jun5; June6'13. 5,755

Powell av, nwc Olmstead av, see Olmstead av, nwc Powell av.

Pugsley av (*), ns, 25 e 174th, 50x100; Fred O Porter to Wm Odesky, 91 E 3; May7; June12'13. O C & 100

Rosewood av, see Bartholdi, see Bartholdi, see Rosewood av.

St Anns av, 174 (10:2548), see 136th (No 570), 25x100, 4-sty bk tnt & str; Chas Nienaber to Robt Koch, 174 St Anns av; mtg \$15,000; June5; June10'13. O C & 100

St Anns av, es, at ns 159th, see 159th st E, ns, at nes Carr av.

Sedgwick av, 1415 (9:2541), ws, 100 s 171st, 25x95, 2-sty bk tnt; Gustave Richter to Danl Seymour, 2 Dunwoodie, Yonkers, NY, & Louis F Therasson, — Munro av, Mamaroneck, NY, EXRS & c H Louisa Mulford; mtg \$6,500; June7; June9'13. nom

Stebbins av (11:2970), nec Lyman pl (No 1344), runs n 85.8xe71.11 to avxsw111 to beg, gore; 4-sty bk tnt & str; Wade Greene to Ardolas Co, 233 Eway; mtg \$38,600 & AL; Jun3; June6'13. O C & 100

Tinton av, 731, see Westchester av, 756.

Teller av (9:2429), see 167th, 105.5x97.9 158.8x111, vacant; Jno A Ryan to G S Amusement Co, Inc, 1316 Clay av; mtg \$9,500; Jun9; Jun11'13. O C & 100

Tremont av, swc Olmstead av, see Olmstead av, nwc Powell av.

Union av (10:2582), ws, 25 n 147th, 39.3 x100, vacant; Harold L Warner ref to Moris Wolfinger & Max Lasberg, both at 1226 49th, Bklyn; FORECLOS May22; June 9; June10'13. 500

Union av (10:2582), ws, 64.3 n 147th, 39.3 x100, vacant; Edw T Hiscox ref to Peter Criscuolo, 221 S 11 av, Mt Vernon, NY; mtg \$3,850, taxes, assts, & c; FORECLOS June5; June9'13; 50

Union av, 696 (10:2675), see 155th (r Dawson (No 834), 27.5x94.9, 4-sty bk tnt & str; Royal L Wolcott to Thos H Roff at Morganville, NJ; mtg \$26,000 & AL; Jun5; June6'13. O C & 100

Washington av, 2152 (11:3049), es, old line 569 n 180th, old line, 25x112x25.4x 108.8, except pt for av, 2-sty bk dwg; Eliz M Coogan to Vincenzina Milano, 2152 Wash av; mtg \$5,000; Jun6; Jun7'13. nom

Webster av, 2333-45 (11:3024), ws, 74 n 184th, 156x110, 4 5-sty bk tnts; Stonington Realty Co to Philip Novick, 519 Willeughby av, Bklyn; AL; April8; Jun7'13. nom

Webster av, 2333-45 (11:3024), ws, 74 n 184th, 156x110, 4 5-sty bk tnts; Philip Novick to Ignatz Roth, 102 W 121; AL; April8; Jun7'13. nom

Webster av, see 176th, see 176th, 400 E.

Westchester av, 756 (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xnel3.9 to ws Tinton av (No 731) at pt 101.5 s 156th xn29.11xsw

6.10xw65.8 to beg, 4-sty bk int & str; Chas Hauck to Rebecca Goldberg, 1109 E 156; mtg \$21,000 & AL; June5; June9'13.

O C & 100 Westchester av, see Havemeyer av, see Havemeyer av, see Westchester av.

West Farms rd, nwc 177th, see 175th E, ss, 131.8 e Gleason av.

White Plains av (*), nws, 229.6 ne Becker av, 30.1x171.11x28.2x182.7; Jno Mack et al to Edw Mack, 4722 Richardson av & Louisa M Hodge, Mt Vernon, NY; QC & CaG; Oct28'12; June7'13.

Whitlock av (10:2741), nec Hunts Point av, 211.5 to land Harlem River & Portchester RR Co x290.1x455x160.1, vacant; Ryawa Realty Co to Bronx Terminal Corporation, 30 E 42; June6; June11'13.

O C & 100 Zerega av (*), nes, at nws Maclay av, 19.11x78.11x20.3x79.10; Chas A Tilley to Commercial Finance Co, a corpn, at Poughkeepsie, NY; mtg \$6,000; May6; June 12'13.

3D av, 3701 (11:2911), nwc 170th, 57.10x 91.7x—x87.9, 5-sty bk int & str; Amelia Haines & Florence H Gauthier to Geo A Gauthier, 371 Laurel, Hartford, Conn; mtg \$57,000; May1; June9'13.

3D av, 3827 (11:2912), ws, 25.3 s Wendover av, 20x100, 5-sty bk int & str; G & S Realty Co to Louis Frankenthaler, 1888 Belmont av; AL; June6'13.

3D av (11:3044), swc 179th, 90.6x92.9x90.5 x90.9, vacant; Taxpayers Realty Co to Jacob H Amsler, 1616 Crosby av & Herman Schoenlank, 2850 Valentine av; mtg \$9,500 & AL; June9'13.

3D av, 4439 (11:3048), ws, 331.6 n 181st, 50x127.11, 5-sty bk int & str; Valentine Constr Co to Taxpayers Realty Co, a corpn, 1203 Franklin av; mtg \$43,200; June 9'13.

3D av, 4697-4701 (11:3041), swc 188th (No 438), formerly 189th, 58.3x104.3x55.10 x75.11, 4-sty bk int & str; Adrian T Kiernan, ref, to Peter Otten, 1321 Clinton av; mtg \$33,000; FORECLOS May13; June 2; June6'13.

3D av, 4697-4701; Peter Otten to Jos Schilling, 798 E 165; B&S; mtg \$33,000 & AL; May31; June6'13.

3D av, swc 155th, see Old Boston rd, swc 155.

Lot 37, blk 49; lot 19, blk 45; lot 50, blk 54; lot 11, blk 51, (*), sect Morris Park; Jno W McKinnon to Morris Park Estates, a corpn, 25 Broad; B&S; June4; June10'13.

Parcel (11:2836-10) of land beg at point 1.1 sw Hawkstone, 50x100, vacant Phoenix Ingraham ref to Harold Swain, 1650 Grand Blvd & concourse; FORECLOS of transfer tax lien May22; June7; June9'13.

Plot (10:2768 to 2773 & 2775 to 2781) begins 100 n Eastern Blvd & 1 e old Hunts Point rd, runs e69 to ws Bryant av xs100 to ns Eastern Blvd x—60 to es Bryant av xn100xne200 to ws Longfellow av xs100 to ns Eastern Blvd x60 to es Longfellow av xn100xne200 to ws Whittier st xs100 to ns Eastern Blvd x60 to es Whittier st xn 118 to ss Hunts Pt av xse— to pt 100 n Eastern Blvd x60 to es Hunts Pt av to ns of av xne78.9 to ws Drake xn93.10 to cl of a creek xse78.7 to cl old creek xse29.7xne 100.11, 207.3, 99.9, 98, 103.8, 118.3, 63.7, 105.2, 54.5 to small creek on ws Long Isl- and meadow xne37.1xse47.8xse again 380 to cl Causeway creek xse 70.3xsw74.3xse 192.7, 104.8, 41.4 to ns old Hunts Pt rd xse 20.3 to cl said rd xne168.11xse455.5, 58.9x sw25 & 283 to cl Causeway creek xse20.8 xsw45 & 120xw12 to ws said creek xsw 282.8, 297.2, 100.7, 186, 149 xse 1,625 to Har- bor C&M's bulkhead & pier line of April 7 '57 xsw720xw1,400 & 1,300 to cl Sacra- hong creek xnw27.8, 39.6, 36.9 to end of stone fence at head of creek xnw46.1, 73.10, 20.6, 41.5, 52.1, 35.1, 150.10, 50.2, 50, 87, 45, 50.3, 50.8, 50.11, 21.3 to an angle or cor xne126.1 to ss old Hunts Pt rd thence crossing rd ne41 to ns of rd xne1xse219.11 to beg, except pt for Hunts Pt av & the Jos Rodman Drake Park, vacant; Geo F Johnson to Bronx Terminal Corpn, 30 E 42; B&S & CaG; Jun6; June11'13.

O C & 100

MISCCELLANEOUS CONVEYANCES.

Borough of the Bronx.

133D st, 550 E (9:2260-17); general rel of all claims for damages, &c; Moritz L & Carl Ernst to N Y, N H & Hartford R R Co, of New Haven, Conn; May30; June12 '13.

158TH st E, nec Morris av, see Morris av, nec 158th.

Bailey av (11:3237), es, 186.6 s Heath av, 40.2x69.9x41.4x83.8, vacant; re-mtg; May Terhune to Fordham Realty Co, a corpn, 2585 Sedgwick av; Jun6'13.

Boston rd (*), ss, 45 e Ely av, 50x121.2x 50x118.7; re-mtg; Crawford Real Estate & Bldg Co to Henry L Maus at Calli- coon, NY; Oct5'12; Jun6'13.

Boston rd (*), see Bruner av, 100.10x 159.3x100x124.11, except pt for Boston rd; re-mtg; Crawford Real Estate & Bldg Co to Wm L A Arcander, Chas L Neff, Wm Munsch & Fridolin Weber; May1; Jun6'13.

Boston rd (*), ss, 45 w Grace av, 50x121.2 x50x123.9; re mtg; Crawford Real Estate & Bldg Co to Thos Miller, 648 Ams av; Jan24'11; Jun6'13.

Boston rd (*), swc Ely av, 49.3x115.11x 50x133.2; also ELY AV (*), ws, 132.3 s Boston rd, 25x95, except pt for Boston rd; re-mtg; Crawford Real Estate & Bldg Co to Paul Plein, 881 Tinton av; QC; May1; Jun6'13.

Brook av, 421 (9:2289), ws, 125 n 144th, 24.10x100; re-asn rents; Estates Mtg Securities Co to Rebecca Cahn, 228 W 140; May6; Jun6'13.

Bruner av, see Boston rd, see Boston rd, see Bruner av.

Ely av, swc Boston rd, see Boston rd, swc Ely av.

Jackson av, see Westchester av.

Morris av (9:2420), nec 158th, 51x101x 53.3x101, owned by party 1st pt; also MORRIS AV, es, adj above on n—x—, owned by party 2d pt; beam right agmt; Lillian E Rogers with Blanche B Terrill; May31; June12'13.

Morris av (Misc), es, 171.9 n 196th, 23x 95.3; power of atty to mtg &c; Susan W & Georgette G Patterson to Chas F Minor, 26 E 120 as manager of Bronx Branch of Columbia-Knickerbocker Trust Co; May16; June10'13.

St Anns av, 115 (9:2260-20); general rel of all claims for damages, &c; Moritz L & Carl Ernst to N Y, N H & Hartford R R Co, of New Haven, Conn; May30; June12 '13.

Westchester av (10:2635-59), also Jack- son av; re mtg as to easements of RR, &c; Emigrant Indust Savings Bank to Jonas Weil; Oct27'11; Jun11'13.

LEASES

Borough of Manhattan

JUNE 6, 7, 9, 10, 11 & 12.

1Ann st, 9, see Park row, 11.

1Canal st, 313 (1:230); asn Ls; Jno Polizo to Emil Zengin, 200 W 85; mtg \$—; May26; June9'13.

1Centre st, 210 (1:235), all; Alice Fitz- patrick & ano to Morris Freidus, 723 E 160; 5yf June1; June9'13.

1Dey st (1:63); str in bldg Nos 189-91 Bway, at swc Dey; Oceanic Investing Co to Danl Newman, 51 E 88; 10yf May1; June12'13.

1East Broadway, 17 (1:280), cor str & b; Lazarus Levy to Alex Zucker, 39 Stanton; 5yf May1; June6'13.

1East Broadway, 17; asn Ls; Alex Zucker to Esther Eichman, 17 East Bway; AT; May21; June6'13.

1Emerson st, nwc 10 or Ams av, see 10 or Amsterdam av, 3866.

1Goerck, 7 (2:326), all; Nathan Cohen to Carmine Di Buona, 7 Goerck; 5yf June1; June6'13.

1Grand st, 265 (1:305); asn Ls; Louis Rosenberg Tailor Inc, a corpn, to Louis Rosenberg, 996 Tiffany; June7; June10'13.

1Mott st, 125 (1:237); asn Ls; Jno Mar- chetti to Antonietta Marchetti, 121 Mott; mtg \$—; May29; Jun11'13.

1Rivington st, 11-13 (2:425); bakery in basement; Regal Mtg Security Co to Her- man Holtzman, 11 Rivington; 4 10-12yf July'13; June11'13.

1Stanton st, 189 (2:344), cor str & pt b; Chas S Meyerson to Abr Degen, 189 Stan- ton; 5 2-12yf Marl; June6'13.

120TH st, 302 W (3:743); asn Ls; Law- rence S Bolognino to Eros Amusement Co, a corpn, 189 8 av; AT; June1; June12'13.

121ST st, 31-3 W (3:823), 3d loft; Holland Holding Co to Harry H Birnbaum, 109 S 3, Bklyn, et al as firm La Rose Waiste Co; 3yf Feb1'14; June6'13.

122D st, 62 W (3:823); space or stand in str, 4.2x10; Jacob Storch & ano to Jos & Louis Erlich, 69 Gold; 3 4-12 yf May25; June12'13.

127TH st, 102 W (3:852), basement str; Jas Jacobs Corpn to Kopel Schwartz, on premises; 2yf May1; June9'13.

127TH st, 248 W (3:776); all; Myra V T Kerr to Columbia Transfer Co, a corpn, 248 W 27; 10yf June1; June9'13.

127TH st, 337-47 W (3:751), ns, 291.3 e 9 av, 127.6x98.9, all; St John's Park Realty Co to American Tobacco Co, a corpn, 111 5 av; 10 5-12yf Sept1; option of 10y ren; June6'13.

128TH st, 134 W (3:803); all; Woodbury G Langdon to Henri Gallard, 134 W 28; 6yf Sept'03; re recorded from June16'04 & 6 yrs renewal re recorded from June30 '05; June9'13.

128TH st, 134 W; asn Ls with renewal; Henri Gallard to Jean Labourdette, 134 W 28; AT; Mar9'09; June9'13.

128TH st, 134 W; agmt as to cancellation & sur leases as above in consideration of new agmt, dated June1'10, made by Jean Labourdette to Jno Alban; Jean Labour- dette to Aaron Coleman, 50 W 68; Mar 29'11; June9'13.

129TH st, 236 E (3:909), b; Tony Frimo- freedo to Pasquale Lalomia & Carmelo Fabio, on premises; 3yf June9; June10'13.

136TH st W, see 11 av, see 11 av, 436.

141ST st, 23 E (5:1276), all; Maud W G Marshall to 42d St & Madison Ave Co, 30 E 42; 21yf June1; June10'13.

142D st, 137-43 E, see Lex av, 395-413.

143D st, 130-40 E, see Lex av, 395-413.

147TH st, 117-21 W (4:1000), 3 bldgs; Edw Margolies to Mrs Pauline Krug, 119 W 47; 7 6-12yf May1'13; June10'13.

157TH st W, nwc Bway, see Bway, 1769.

160TH st, 235 W (4:1152); asn Ls; Jos L Waters to Chas P Kennedy, 441 W 33; Jun4; Jun11'13.

160TH st, 235 W (4:1152), str & pt c; Maria K Gray to Jos L Waters, 252 W 62; 5yf Feb1'13; Jun11'13.

161ST st E, see 3 av, see 3 av, 1029.

168TH st E, swc 3 av, see 3 av, swc 68.

173D st, 406 E (5:1467), str fl, pt c & 4 rms on 2d fl; Isidor Wisenberger to Jno Nemecek, 406 E 73; 5yf Jan2; June12'13.

187TH st E, nec Lex av, see Lex av, 1297.

188TH st W (4:1201), "D" flat, also 2 rooms of E flat on 6th floor; Adjustment Realty Co to Lester Milius & S Simon- son, 2 W 88; 5yf Oct'13; June11'13.

1105TH st E, cor Park av, see Park av, 1408.

112TH st, 120 E (6:1639), all; Barbara Tausky to Louis Sonkin, 8 E 118; 5yf June1; June6'13.

1144TH st, 351 E (6:1686); asn Ls; Frank Nigro to Giuseppe Ambrogio, 2224 1 av; mtg \$500; Jun6; Jun11'13.

1135TH st W, nec Lenox av, see Lenox av, nec 135.

1145TH st W, see 8 av, see 8 av, sec 145.

1146TH st W, swc 7 av, see 7 av, swc 146.

1Av A, 107 (2:434), all; Paul Puschel to Nathan Tennenbaum, 83 Av B, 10yf Aug 1; June6'13.

1Amsterdam av, 932 (7:1877); str & c; Ferd N Sheppard to Henry Schwane, 200 W 106; 3yf May1'13; Jun11'13.

1Broadway, 825 1/2 (2:564), 2-sty bldg; P W Eng's & Sons to Simon Calev; 2 1-12yf Apr1; June12'13.

1Broadway, 1769 (4:1029), nwc 57th, str 10, 11, 12 & rear part 15; Columbus Circle Arcade Co to F B Stearns Co of NY, a corpn, 1769 Bway; from Marl'14 to Feb28 '19; June10'13.

1Lenox av (6:1733), nec 135th; str; asn Ls; Marie Benjamin to Oscar Schein, Inc, a corpn, 342 Lenox av; May9; June9'13.

1Lexington av, 395-413 (5:1297), nec 42d (Nos 137-43), runs n 200.10 to ss 43d (Nos. 130-40), xe205xs28.7 to c 1 old East- ern Post rd xs— to ns 42d xw167.2 to beg; consent to asn Ls & renewal of same, also to mtg for \$150,000, &c; Cooper Union for Advancement of Science & Art, owner, consents to asn Ls & ren by Wm H Rey- nolds to First Constr Co of Bklyn & to said mtg & asn Ls & ren by First Constr Co of Bklyn to Title Guarantee & Trust Co as trste; Jun5; Jun11'13.

1Lexington av, 1297 (3:893), nec 87th; cor str; Moritz Neuman to Max Rothen- berg; 2 10-12yf July'12; Jun11'13.

1Park av, 1408 (6:1610), cor 105th; asn Ls; Patk Huvane to Jas McWalters, 80 E 105; mtg \$5,190; Jun11'13.

1Park row, 11; also ANN ST, 9 (1:90), all except basements and sub-basements, tenant to erect motion picture theatre; Fredk Frisch to Jos Anker, 203 E 47; 5yf May1; option of ren; June6'13.

1Park row, 11; also ANN ST, 9; asn Ls; Jos Anker to Leo Frisch, 1071 St Nicholas av; AT; June5; June6'13.

1West End av, 450 (4:1229), s flat, 4th fl; Z Van Raalte to Rachel Lehmaier; 3yf Oct1'13; June7'13.

1ST av, 1592 (5:1562); asn Ls; Wm C Koehler to Jacob Greenberger, 1592 1 av; May31; June12'13.

12D av, 120 (2:449); str & c; Cornelia L O Kent to Gustav Gross, 120 2 av; 5 11-12 yf Jun1; Jun11'13.

13D av, 1029 (5:1415); see 61st, str & pt c; Wm A Wilson individ & TRSTE Ella Wil- son decd to Jno J Daly, 207 E 19; 10yf Jul1'13; 5yren at \$5,000; Jun11'13.

13D av, 1164 (5:1402), swc 68th, all; Jos W Hatch to Kathryn B O'Reilly, 256 E 68; 12yf June1; June6'13.

15TH av, 634 (5:1266), n loft on 1st fl above str; Wm W Hall et al EXRS Thos R A Hall to Jno D Graziadei, 263 W 14; 5yf May1'12; June7'13.

16TH av, 195 (2:609); all; A Butler Dun- can to Sam Solowey, 145 W 10; 10yf Jul1 '13; Jun11'13.

16TH av, 410 (3:826), b str; Paul's Lunch System to Emanuel K Semon, 410 6 av; 3yf May1; June6'13.

16TH av, 649 (2:813), basement; Chas M Bernstein to Mary Alexion & Alex Dimas, 649 6 av; 2yf Jul1'13; 1yren; Jun11'13.

17TH av (7:2031), swc 146th, str & b; Chas M Rosenthal to Maxwell Address, 200 W 147; 4 8-12yf Sept'15; June10'13.

17TH av (7:2031), swc 146th, str & b; Max- well Address to Harold S Relin, 53 E 112; 6 11-12yf June1; June10'13.

17TH av, 2516-18 (7:2031); str & b; Chas Kimmelman to Max Address; 2 4-12yf May 1; June12'13.

18TH av, 189 (3:743); asn Ls; Lawrence S Bolognino to Eros Amusement Co, a corpn, 189 8 av; AT; June11; June12'13.

18TH av, 2546 (7:1941), str & b; Chas Eggenspieler to Blumenstock Bros, 137 W 141; 10yf May1; June6'13.

18TH av, 2642 (7:2026), double str fl & basement; Louis Grunig to Martin Hipfl, 2642 8 av; 5yf July1'13; June9'13.

18TH av (7:2030), sec 145th; cor str; Fleischmann Realty Co Inc with Louis Gersten, 253 Park av; 10yf May1'13; Jun 11'13.

19TH av, 533 (3:737), str, c & 1st fl; Car- oline E Billhardt & ano to Wm Hodde, 533 9 av; 3yf Oct15'15; June9'13.

19TH av, 249-51 (3:723); asn ls; Jas P Madden to Peter J Madden, 422 W 24; mtg \$10,059.90; Jun9; Jun11'13. nom
10TH or Amsterdam av, 3866 (8:2219) adj the nwc Emerson on s front pt of str; Martin J Martell & ano to Jos R Reader & ano, 518 W 179; 10yf May11'13; Jun10'13. 720 to 1,500
10TH av or Amsterdam av, 3866; asn ls; Jos R Reader & ano to Harry Haskell, 128 Post av; AT; Jan17; Jun10'13. nom
11TH av, 837 (4:1104), all; Kath T Flaherty & ano to Jos L Waters, 252 W 62; 10yf Mar15'13; Jun11'13. taxes & c 1,320
11TH av, 436 (3:707), sec 36th; str fl & pt c; Frank J Reckhart to Wm E Crick, 436 11 av; 2yf May1; June9'13. 780

LEASES.

Borough of the Bronx.

173D st E, swc 3 av, see 3 av, 3973.
Ash av (*), ss, 400.6 w Corsa av, 25x 100; Irving Realty Co to Sabino Caterino at West Portal, Montreal, Can., & Emil Cuccinello, 24 Mulberry; AL; May27; June 9'13. O & C 100
Boston rd, 2131 (11:3133), ws, part str & b, 15x35; Land Realty Co to Einhorn & Kirk, 2119 Boston rd; 10yf time when certf for light is issued; Jun11'13. 600 to 1,200
Clinton av (11:3101), es, 95 s 183d (Columbia av), 48x41x46.10x31.5; Wm Burrows to Mary Nestor, NY; A R T & I; confirmation deed; Feb4'10; June9'13. nom
Clasons Point rd (*), sws, being lot 5 map Clasons Point, contains 1 51-100 acres, except pt for rd; Wm R Ehler to Hotel Bronx Co Inc, a corpn, 1053 Westchester av; AL; June7; June9'13. O C & 100
Jerome av, 1579 (11:2860-2859), asn Ls; Edw B Teichmann to Wilbur Philipps, 486 St Nicholas av; June3; Jun12'13. nom
Prospect av, 883 (10:2677); double str; Henry Acker to Bernard Haimowitz, 1 W 114, & Morris Haimowitz, 382 Grand; 5yf July1; Jun12'13. 2,000 & 2,200
Tremont av, 453 (11:3034), str fl —x— & cellar, 40x90; Avenue Amusement Co to NY Telephone Co, 15 Dey; 5yf Jun11'13; Jun 11'13. 4,000 to 5,000
Westchester av, 709 (10:2645); sobrn of Ls to mtg; J F M Co & Wm Sternschuss with U S Savings Bank, 606 Mad av; June 5; June6'13. nom
Willis av, 483 (9:2307); n ½ str fl; Louis F Haffen to Leon Hollander, 374 E 147; 5yf Jun1; 5y ren; Jun12'13. 420
3D av, 3973 (11:2920), swc 173d, 2-stry frame str & dwg, all; Louisa C Squire to Bernard Simon, 3973 3 av; 3yf May1; June 6'13. 600

MORTGAGES.

Borough of Manhattan.

JUNE 6, 7, 9, 10, 11 & 12.

Allen st, 87, see Broome 275-7.
Bank st, 129, see Washington, 735.
Broome st, 275-7 (2:413), swc Allen (No 87), 44x87.6; ext of mtg for \$75,000 to June10'18, 5%; Jun10'13; Max & Jos Kas-howitz with Harris Fine, 24 W 115. nom
Canal st, 313 (1:2300), sal ls; May26; June9'13; demand, 6%; Emil Zengin to Lion Brewery, 104 W 108. 150
Cherry st, 362 (1:259); ext of \$13,000 mtg to May28'18 at 5%; May13; Jun6'13; Lawyers Mtg Co to Jacob Zlotnick, address not given. nom
Chrystie st, 205 (2:426), swc Stanton (Nos 19-21), 25x66.8; ext of \$40,000 mtg to Jun1'18 at 5%; May28; Jun10'13; Henry Schneider exr Jno P Schmenger with Flint Realty Co. nom
Dry Dock st, 19, see 12th, 722-8 E.
East Broadway, 17 (1:280); asn ls by way of mtg to secure \$3,000; May19; Jun 6'13; Esther Elchman to North American Bwg Co, 1306 Greene av, Bklyn. nom
Grand st, 173-9 (1:236); agmt as to share ownership in mtg; Jun5; Jun6'13; Greenwich Savings Bank with Canal Realty Co, 41 Canal. nom
Greenwich st, 22-4 (1:14), ws abt 265 n Battery pl, 36.7x85; pr mtg \$—; May31; June7'13; due July1'15; 6%; Home for Scandinavian Emigrants to Nels V Nelson, 21 Bergen, Bklyn, et al. 9,000
Henry st, 101 (1:282), nwc Pike (Nos 20-4), 55.2x irreg x85.4x67.6 to beg; ext of \$82,500 mtg to May28'18 at 5%; Apr15; Jun11'13; Lawyers Mtg Co with Victor Muller. nom
Lewis st, 60 (2:328); ext of mtg for \$12,000 to July24'16, 5%; May19; June9'13; Jacob H Westheimer, NY, & Conrad R Schmitt, B of Q, with Seymour Schlus-sel, 37 W 74, exr Alex Schlus-sel. nom
Lewis st, 154 (2:358), nec 3d (Nos 381-3), 25x100.7x25.4x100.9; pr mtg \$32,000; June9; Jun10'13; 5y6%; Maydan Realty & Constn Co to Jacob Larchan, 212 W 140. 12,000
Lewis st, 154; consent to above mtg; June9; Jun10'13; same to same.
Ludlow st, 156 (2:411); ext of \$22,000 mtg to July3'16 at 5%; June6; Jun12'13; Lawyers Mtg Co with Dorothea Rohland. nom
Monroe st, 76 (1:254); ext of \$22,000 mtg to July5'18, at 5%; May29; June9'13; Morris Wangrow with Edw F De Beix-edon, 61 8 av, Bklyn & ano exrs Cornelius F Kingsland. nom

Mott st, 125 (1:237), sal Ls; May29; Jun11'13; demand, 6%; Antonetta Marchetta to Lion Brewery, 104 W 108. 355.10
Mott st, 160 (2:470), es, abt 160 s Broome, runs e94xsl1xsl4.1xsl25xw14xnl1 xw94 to st xn24.9 to beg; pr mtg \$25,000; June9; Jun10'13; 1y6%; Michele Lisanti, 160 Mott to Bernard J McCann, 210 Bow-ery. 3,000
Mott st, 160; ext of mtg for \$25,000 to Jun16, 5%; June9; Jun10'13; Michele Lisanti, 160 Mott, with Union Trust Co of NY. nom
Mott st, 161 (2:471); asn Ls by way of mtg as collateral for \$900; Apr24; June7 '13; Consumers Brewing Co of NY, Lim to Grazia Tedesco, 161 Mott. nom
Norfolk st, 102 (2:353), ext of \$47,000 mtg to June8'18 at 5%; June6; June7'13; Lawyers Mtg Co with Max J Kramer Co, 135 Bway. nom
Orchard st, 48-52 (1:309), es, 200 s Grand, 75x87.6; pr mtg \$60,000; May10; Jun10'13; 4y5%; Jacob Levy to Joshua Herzog, 157 W 119. 8,000
Pike st, 20-4, see Henry, 101.
South st (1:242 & 245), bet Clinton & Montgomery, being all the land lying bet ss lots 1159 to 1162 on map Col Henry Rutgers & the East River, with all rents, profits, & c & all rights & water privileges & rents thereof & the pier & dock property known as Pier No 49 East River; ½ pt all title; Jun12'13; due & c as per bond; Kath R B Wilmerding, of Plainfield, NJ, to Title Guar & Trust Co, 176 Bway. 9,000
Spring st, 195-7 (2:503); ext of \$48,000 mtg to Nov1'18 % as per bond; June7; Jun11'13; Sol Alter with Chas H Phelps exr Jno G Butler, 1 E 39. nom
Stanton st, 19-21, see Chrystie, 205.
Stanton st, 189 (2:344); asn ls by way of mtg as collateral security for payment of \$2,000; Jun4; Jun6'13; Abr Degen with North American Bwg Co, 1306 Greene av, Bklyn. nom
Stanton st, 189 (2:344); ext of \$50,000 mtg to July2'18 at 5%; June4; Jun11'13; Lawyers Mort Co with Chas S Meyerson. nom
Washington st, 735 (2:635), es, 22.9 n Bank, runs e61.1xsl1.7 to ns Bank (No 129) xe20.11xn28xw76.9 to Washington xs 20 to beg; Jun12'13; 5y5%; Frank W Larom to Emigrant Indust Savgs Bank. 6,500
2D st, 276-80 E (2:372), ns, 393 w Av D, 100x106; ext of \$40,000 mtg to March11'18 at 4½%; June9; Jun11'13; Austrian Hebrew Free Burial Assn with N Y City Society of the Methodist Episcopal Church, 150 5 av. nom
3D st, 381-3 E, see Lewis, 154.
7TH st, 237 E (2:377), ns, 71 e Av C, runs n48.9xe11.4xe48.9xe12.3xsl46.6x—7.4x 46.6 to st xw18 to beg; June9'13; 3y5%; Sadie wife Saml S Koenig to N Y Trust Co, 26 Broad. 8,300
12TH st, 313-5 E (2:454), ns, 180.6 e 2 av, 50x103.3; pr mtg \$53,000; June7; June 9'13; 3y6%; Isaac Mendoza to Rachel Levy, 185 Varick. 6,000
12TH st, 722-8 E (2:381), swc Dry Dock (No 19), 84x75; PM; pr mtg \$—; May10; June9'13; 5y5%; Arthur McGlone to Marie J Myers, 459 W 140. 26,000
15TH st, 521 E (3:973); ext of \$8,000 mtg to May15'16 at 5%; May13; Jun6'13; Christine G Openhym et al trstes Adolphe Openhym, with Alice Bullowa & ano exrs Alfred L M Bullowa. nom
16TH st, 140-2 W (3:791), ss, 275 e 7 av, 37.6x103.3; June9'13; 5y4½%; Julius B Fox, 520 Ocean av, Jersey City, NJ, to J Sergeant Cram, 4 E 38 & ano trstes Harry S Cram. 37,500
16TH st, 140-2 W; sobrn agmt; June9 '13; same & Jos L Bittenwieser with same. nom
17TH st, 413 E (3:949); ext of \$12,000 mtg to July16'18 at 5%; May26; Jun1'13; Frank Vanderpoel with Jacob Wolf, nom
17TH st, 258-60 W (3:766), ss, 118 e 8 av, 34x74x34.2x78.7; Jun12'13; 3y5%; Ellen T O'Reilly to Emigrant Indust Savgs Bank. 20,000
19TH st, 410-12 W, see Audubon av, 11-15.
24TH st, 240-2 E, see 2 av, 411-5.
25TH st, 439 W (3:723), ns, 275 e 10 av, 25x98.9; June9'13; 3y5%; Mary E Reed to Emigrant Indus Savings Bank. 2,000
27TH st, 240 E (3:907), ss, 100 w 2 av, 20x98.9; pr mtg \$13,000; June9'13; 2y6%; Thos Farley, 240 E 27, to Thos Humes, 341 E 21. 3,000
27TH st, 23-5 W, see 5 av, 341-7.
28TH st, 154-60 W (3:803), ss, 56.11 e 7 av, runs s73.2xe18.6xn6.10xe27xs27.5xe50.2x n25.3xw1.10xn73.6 to st xw93.5 to beg; pr mtg \$80,000; Jun10; Jun11'13; due Dec 10'14, 6,000; Twenty-Eighth Street & Sev-enth Avenue Realty Co to Tillie Wacht, 790 Riverside dr. 17,000
28TH st, 154-60 W; certf as to above mtg; June9; Jun11'13; same to same.
31ST st, 243 E (3:912), ns, 140 w 2 av, 20x98.9; pr mtg \$11,000; Jun6'13; 3y6%. Adam J Klinger to Barbara Schulz, 318 E 31. 3,000
31ST st, 408 W (3:728), sws, 625 se 10 av, 25x87.9x30x72.2; PM; June9; Jun11'13; 1y6%; Annie T Campbell, 459 W 22, to Margt Cook, 914 Pembroke av, Lansdowne, Pa. 12,000
32D st, 1-3 W, see 5 av, 341-7.
32D st, 22-6 W (3:833), ss, 325 w 5 av, 75x98.9; sobrn agmt; May29; Jun10'13; Midwest Realty Co & Pacific Bank, Met-ropolitan Bank with Metropolitan Life Ins Co, 1 Mad av. nom

33D st, 33-43 E (3:863), ns, 125 e Mad av, 115.6x98.9; bldg loan; Jun6'13; due Sept1'18; 6% until completion of bldg & 5½% thereafter; 33 East 33d St Realty Co Inc, 33 W 42d, to Met Life Ins Co, 1 Mad av. 550,000
33D st, 33-43 E; certf as to above mtg; Jun6'13; same to same.
33D st, 33-43 E; PM; pr mtg \$550,000; Jun6'13; due & c as per bond; same to Madison Realty Co, 37 E 33. 210,000
33D st, 33-43 E; certf as to above mtg; same to same.
33D st, 424-38 W (3:730), ss, 268.9 w 9 av, 131.3x98.9; pr mtg \$400,000; Jun5; Jun 6'13; 1y6%; McKeon Realty Co, 80 Maiden la to Abr E Magnus, 836 Jefferson av, Bklyn. 30,000
33D st, 424-38 W; certf as to above mtg; Jun5; Jun6'13; same to same.
33D st, 424-38 W (3:730), ss, 268.9 w 9 av, 131.3x98.9; pr mtg \$400,000; June9; Jun10'13; due July9'13, 6%; McKeon Realty Co to Francis B Robert, 17 E 45. 50,000
33D st, 424-38 W; certf as to above mtg; June9; Jun10'13; same to same.
33D st, 424-38 W; sobrn agmt; Jun10 '13; same & Keystone Constn Co with same. nom
34TH st, 469 W, see 10 av, 430-6.
36TH st, 442 W (3:733); ext of \$18,000 mtg to Jun11'16 at 5%; Jun11; Jun12 '13; Hugh Reilly with Henry Geissen-heimer, 442 W 36. nom
37TH st, 210 W (3:786), ss, 141.7 w 7 av, 20.11x60; ext of \$12,000 mtg to May 23'16 at 5%; May22; Jun11'13; N Y Title Ins Co with Seventh Ave Associates, 115 Bway. nom
44TH st, 508 W (4:1072), ss, 150 w 10 av, 25x100.5; May27; Jun12'13; due & c as per bond; Wm G McClane, 508 W 44, to Title Guar & Trust Co. 8,500
44TH st, 508 W; pr mtg \$8,500; May27; Jun12'13; due & c as per bond; same to Fredk Reifel, 1358 Stebbins av. 1,500
48TH st, 201 E, see 7 av, 724-30.
48TH st, 402 E (5:1359), ss, 75 e 1 av, 25x75.4; PM; June6; June7'13; 3y5%; Sol Olinka to Frances G Lloyd, 157 E 71 & ano trstes David Stevenson. 8,000
49TH st, 38 E (5:1284); ext of \$34,000 mtg to May29'18 at 5%; Apr2; Jun6'13; Lawyers Mtg Co to Henry H Whitehouse. nom
49TH st, 41 E (5:1285), ns, 145 e Mad av, 22x100.5; May23; June9'13; 1y6%; Royal P Carroll to Edw C Potter at Clear-view, Westchester Co, NY. 10,690.01
49TH st, 219 E (5:1323), ns, 219.6 e 3 av, 19.6x74; June3; June9'13; 2y6%; Jeannette E Braden, Highland Falls, NY, to Francis H Schaefer, Newburgh, NY. 250
49TH st, 167 W (4:1002), ns, 20.10 e 7 av, 20.10x80; Jun11; Jun12'13; due & c as per bond; Chas McBurney & Robt Connor to Title Guar & Trust Co. 20,000
49TH st, 167 W; sobrn agmt; Jun10; Jun12'13; Elise Schoonmaker with same. nom
50TH st, 417 E (5:1362), ns, 155.7 e 1 av, 19.5x100.5; pr mtg \$—; June3; Jun10 '13; due, Dec6'14, 6%; Jacob Vogelfanger to Babette Horn, 232 Covert, Bklyn. 1,000
50TH st, 417 E (5:1362), ns, 155.7 e 1 av, 19.5x100.5; ext of \$7,000 mtg to Mar16 '16 at 5%; Mar14; Jun10'13; Julia D Heinemann with Vogelfanger, 417 E 50. nom
50TH st, 361 W (4:1041), ext of \$8,000 mtg to June30'16 at 5½%; May10; Jun11 '13; Equitable Trust Co with Kitty Kier-nan. nom
51ST st, 354 E (5:1343), ss, 85 w 1 av, 20 x100.5; PM; pr mtg \$7,000; June6; June 7'13; due & c as per bond; Wm Garber, 767 3 av to Therese L Weiss, Calvert, Tex. 2,500
52D st, 127 E (5:1307), ext of \$9,000 mtg to June30'18 at 5%; May12; Jun11'13; Lawyers Title Ins & Trust Co with Maria A Berti. nom
53D st, 138 W (4:1005), ss, 305 e 7 av, 19.6x100.5; equal lien with mtg for \$8,000 recorded Oct10'11; June6; June9'13; 3 y5½%; Hannah Elias to Excelsior Sav-ings Bank, 79 W 23. 2,000
53D st, 409 W (4:1063), ns, 150 w 9 av, 25x100.5; ext of \$17,000 mtg to May21'18 at 5%; May21; June6'13; Wm Bach with Metropolitan Securities Co, 257 Bway. nom
59TH st, 43 E (5:1374), ns, 106.8 e Mad av, 16.8x100.5; ½ pt; May20; Jun10'13; demand, 6%; Lena H wife & Nathan J Conover at Roselle, NJ, to Monmouth Title Co, a corpn, at Freehold, NJ, 2,800
59TH st, 335-41 W (4:1112), ns, 175 e 9 av, 4 lots, ea 25x100.5; 4 mtgs, ea \$5,000; 4 pr mtgs, \$26,000 ea; Jun11; Jun12'13; 2y6%; Millie Schwarz to Ralph Holding Co, 55 Liberty. 20,000
60TH st, 18 E, see Madison av, 649-51.
60TH st, 235 W (4:1152), sal Ls; June4; Jun11'13; demand, 6%; Chas P Kennedy to Lion Brewery, 104 W 108. 350
72D st, 107 E (5:1407), ns, 60 e Park av, 20x102.2; PM; June6; Jun12'13; 5y4½%; Haliburton Fales, 105 E 72, to Laura Hoag, 20 Bedford rd, Schenectady, NY. 32,500
73D st, 218 E (5:1427), ss, 285 e 3 av, 24.11x102.2x25x102.2; ext of \$9,500 mtg to Jun11'18 at 5%; Jun11'13; Ferd Rosen-stock with Guisepe Stella, 204 E 80. nom
73D st, 258 W (4:1164), ss, 225.8 e West End av, 20x102.2; June5; Jun12'13; 5y5%; Julie F House to Marie J Ammon, 134 W 97. 8,000

76TH st, 37 E (5:1391), ns, 45 e Mad av, 12.6x102.2; PM; June12'13; due &c as per bond; Richd C Bultman to Title Guar & Trust Co. 14,000

76TH st, 225 E (5:1431) ext of \$3,050 mtg to July1'14 at 6%; May28; June6'13; Jacob L Manheimer & Minnie Glauber with Wm T Elsing, 283 Highland Blvd, Bklyn. nom

81ST st, 235 E (5:1527); ext of \$6,000 mtg to May15'15, at 6%; May27; June11'13; Geo L Hein & ano with Wave Impt & Constn Co, 11 Pinehurst av. nom

82D st, 132 E (5:1510), ss, 35 w Lex av, 20x70; June2; June10'13; due, &c, as per bond; Caroline wife of & Kaufman Mandell to Title Guar & Trust Co. 12,000

83D st, 130 W (4:1213); ext of \$22,000 mtg to Jun20'16 at 5%; Jun5; June6'13; Mayer J Weinstein with Milton A Rauch, 875 Park av. nom

91ST st, 122 W (4:1221), ss, 275 w Col av, 33.4x100.8; pr mtg \$32,000; June9; June 11'13; due, &c, as per bond; Walter F Macklin, Flushing, LI, to Title Guar & Trust Co. 2,350

94TH st, 135 W (4:1225), ns, 429 e Ams av, 17x100.8; pr mtg \$—; June6'13 3y5%; Mary A Walsh to Rose Byrnes, 137 W 92. 11,000

96TH st, 334 E (5:1558), ss, 140 w 1 av, 35x100.8; PM; pr mtg \$—; June2; June 6'13, due Sept'13, 6%; Mary F Stanley to Geo Wallace, 631 E 138. 1,000

97TH st, 128 W (7:1851); ext of mtg for \$9,000 to June4'16, 5%; June4; June12'13; Tuttle Guar & Trust Co, a corpn, with Jno M Kyle, 433 W 147. nom

100TH st, 227 E (6:1650), ns, 400 e 3 av, 25x100.8; pr mtg \$15,500; June9; June10'13; due Dec9'13; 6%; Jos Defazio, 21 Colebridge st, Manhattan Beach, NY, to Estates Mortgage Securities Co, 160 Bway. 400

101ST st, 427 E (6:1695), ns, 395 e 1 av, 25x100; June6'13; 5y5%; Jno H Scully, 109 W 126 to Metropolitan Savings Bank, 59 Cooper Sq E. 10,000

102D st, 77 W (7:1838), ns, 100 e Col av, 19x100.11; PM; June9'13; due Apr9'14, 6%; Mary A Dempsey to Myron Straus, 6 Storm av, Queens, Borough, NY. 500

103D st, 10 E (6:1608), ext of \$15,000 mtg Jan27'15, at 5%; June9'13; Louise Bostwick (by atty) with Phebe P Lahens, Lake Mohegan, NY. nom

106TH st, 318 W (7:1891), ext of \$17,000 mtg to Apr14'15 at 5%; Mar25; June10'13; Lawyers Title Ins & Trust Co with Edmond F Bonaventure. nom

109TH st, 304 W (7:1893), ss, 119 w Bway, 19x100.11; pr mtg \$24,000; May22; June11'13; 1y6%; Andw F Murray, 304 W 109, to Mary G Haight, Lynbrook, LI. 3,000

111TH st, 25 W (6:1595), ns, 389 w 5 av, 30x100.11; PM; pr mtg \$—; June2; June7'13; installs; 6%; Chas Lebenstein, 2 W 112 to Saml Schwartz, 27 W 111; re recorded from June2'13. 5,000

114TH st, 213 E (6:1664), ns, 210 e 3 av, 25x100.11; PM; pr mtg \$15,000; June9; June 12'13; 3y6%; Minnie Blohm to Lewis S Goebel, trste for Mary M Bergener, 338 W 87. 2,400

114TH st, 337-9 E (6:1686); agmt that party 1st pt agrees at cost & expense of party 2d pt either to procure a renewal of 1st mtg for \$35,000 of 2 yrs from July 1'16 at 5% or 1st & 2d mtgs for similar sum at 5 & 6%, etc; June9; June10'13; Richd W Horner with Louis Leo, 337 E 114. nom

114TH st, 351 E (6:1686); asn ls by way of mtg as collateral security for payment of \$300; June6; June11'13; Giuseppe Ambrogio to Jacob Hoffmann Brewing Co, 211 E 55. nom

118TH st, 512-4 E (6:1716), ss, 198 e Pleasant av, 50x100.100; June10'13; 5y5%; Mary A Stokes to Isabella M Hayes, 2 E 128 & ano trstes Stephen Hayes, 11,000

120TH st, 51 E (6:1747), ns, 300 w Park av, 17x100.11; PM; June12'13; due &c as per bond; Patk Goodman to Greenwich Savgs Bank, 246 6 av. 4,500

120TH st, 15 W (6:1720); ext of \$12,000 mtg to May9'18 at 5%; Mar14; June11'13; Lawyers Mort Co with Augusta M MacMannus. nom

122D st, 203 W (7:1928), ns, 80 w 7 av, 20x100.11; June9'13; due, &c, as per bond; Tilmil Realty Co to Title Guar & Trust Co. 14,500

122D st, 203 W; certf as to above mtg; June9'13; same to same.

122D st, 236 W (7:1927), ss, 454 w 7 av, 34x100.11; ext of \$28,000 mtg to June1'16 at 5%; May29; June6'13; Gustav Otto with Metropolitan Life Ins Co, 1 Mad av. nom

126TH st, 66 E (6:1750), ext of \$7,000 mtg to June1'16 at 5%; June6; June7'13; North River Savgs Bank with Florence K wife Isaac W Goodhue, 218 E 21, Paterson, NJ. nom

126TH st, 318 E (6:1802), ss, 300 e 2 av, 25x99.11; June3; June7'13; due &c as per bond; Land Map Realty Corpn, 206 Bway to Marie Kohnert, 630 Tyler pl, West NY, NJ. 500

127TH st, 277-9 W (7:1933); ext of \$29,888.10 to Dec31'17 at 4 1/2%; May28; June 9'13; Mattie C Raynolds gdn Chas C Walton with Jno J McGrath, 171 W 71. nom

128TH st, 411-7 W (7:1968), ws, 135.7 e Convent av, 2 lots, ea 60x99.11; 2 mtgs, ea \$52,000; June12'13; 5y5%; Manchester Constn Co to Reuben L Maynard, 46 E 41, & ano, trstes for B A Thompson. 104,000

128TH st, 411-7 W; 2 certfs as to above mtgs; June12'13; same to same.

131ST st, 532-4 W (7:1985); ext of \$20,000 mtg to May1'17 at % as per bond; June5; June10'13; Abner T Bowen with Chas H Phelps trses Geo J Weaver. nom

136TH st, 108 W (7:1920), ss, 125 w Lenox av, 16x99.11; PM; pr mtg \$5,800; Jun5; June6'13; 2y6%; Lelia W Robinson to Right Realty & Security Co, 35 Nassau. 1,400

136TH st, 108 W; PM; pr mtg \$—; June5; June6'13; 1y6%; Right Realty & Security Co to Ensign Realty Co, 55 Liberty. 300

137TH st, 210 W (7:1942), ss, 172 w 7 av, 18x99.11; June9; June11'13; 1y6%; Carrie Kitzinger to Flora M Sandomire, 5525 Ellsworth av, Pittsburgh, Pa. 500

139TH st, 112 W (7:2007), ss, 234 w Lenox av, 26x99.11; pr mtg \$—; June4; June 6'13; 5y5%; Sallie Simpson, 124 W 114, to Isaac Brown, 120 W 114. 17,000

142D st, 129 W (7:2011), ext of \$34,000 mtg to May18'16 at 5%; Apr25; June7'13; Evan L T Sprague with Jos Yeska. nom

145TH st, 274-6 W, see 8 av, 2726-8.

156TH st, 544 W (8:2114), ss, 375 w Ams av, 25x99.11; pr mtg \$20,500; May29; June 6'13; 1y6%; Thos Jones, 570 W 156 to Chas Wynne, 321 So 4 av, Mt Vernon, NY. 500

156TH st, 544 W; ext of \$2,500 mtg to Jun1'16 at 6%; Jun5; June6'13; Wm Lubbert with Thos Jones. nom

158TH st, 476 W (8:2108), ss, 72.3 e St Nicholas av, 95.11x99.11; bldg loan; pr mtg \$—; June 9; June10'13; 1y6%; Riverview Constn Co, 594 Bway, to Jacob Levy, 1187 Lex av. 35,000

158TH st, 476 W; certf as to above mtg; June9; June10'13; same to same.

176TH st W, sec Audubon av, see Audubon av, 11-5.

181ST st W, swe St Nicholas av, see St Nicholas av, swe 181st.

183D st W (8:2155), ns, 100 w Ams av, 170x74.11; pr mtg \$25,000; June6; June7'13; due Dec6'13; 6%; Placid Realty Co, 35 Nassau to Abel King, 148 E 65th & ano. 40,000

183D st W (8:2155), same prop; certf as to above mtg; June6; June7'13; same to same. nom

183D st W (8:2155), same prop; PM; May 10; June7'13; PM; 2y5%; same to Alice Y Eaton, New Haven, Conn & ano. 25,000

207TH st W, nwe Ams av, see Ams av, nwe 207th.

Av B, 12 (2:397), ws, 44.8 s 2d, 22.4x80; pr mtg \$27,700; June10; June11'13; due June10'14, 6%; Jos oGldman to Saml Danson, 187 Henry. 1,000

Av B, 87 (2:388); ext of \$13,000 mtg to June30'16 at 5%; May9; June11'13; Lawyers Title Ins & Trust Co with Morris & Philip Wildfeuer. nom

Amsterdam av (8:2149), es, 99.11 s former 183d, closed, runs e150xn129.11xw150 to av x129.11 to beg; ext of mtg for \$22,500 to Feb1'14, 6%; Apr22; June6'13; Margt S Brandreth et al trstes Ralph Brandreth with Emil Frankel, 8 E 81, et al, trstes Max Freund. nom

Amsterdam av (8:2219), nwe 207th, —x—; leasehold; June10'13; demand, 6%; Nicolaus Wrede to Jacob Ruppert, a corpn, 1639 3 av. 12,000

Amsterdam av, 491 (4:1214); ext of mtg for \$30,000 to Aug1'16 at 4 1/2%; June2; June12'13; Louise W Hansen, of Bklyn, with Leopold Saalberg, 262 W 89. nom

Audubon av, 11-5 (8:2123), sec 176th, 70.3x100x83.5x95; also 19TH ST, 410-2 W (3:716), ss, 150 w 9 av, 50x92; also TRINITY AV, 740-4 (10:2636), nec 156th, 102x97.10; also BOSTON RD, 1019-31 (10:2607), nwe 165th, 148.11x183.9x161.3x100.8, except pt for 165th; also CAULDWELL AV (10:2633), ws, 57.8 s Boston rd, 90x125; pr mtg \$347,000; June9; June10'13; 1y6%; American Exchange Realty Co to Julius Liberman, 1245 Mad av. 75,000

Audubon av, 11-5; 19th st, 410-12 W; Trinity av, 740-4; Boston rd, 1019-31; Cauldwell av; certf as to above mtg; June 9; June10'13; same to same.

Broadway, 1161-75, see 5th av, 341-7.

Broadway, 1596-1602, see 7 av, 724-30.

East End av, 65 (5:1590), es, 51.5 n 82d, 25.6x100; ext of \$15,000 mtg to June1'16 at 5%; June1; June9'13; Kath Kappler, Bklyn, with Geo Lautenschlager, 65 East End av. nom

Edgecombe av, 123 (7:2048), ws, 74.11 s 141st, 25x90; pr mtg \$20,000; June5; June 11'13; due Dec5'15; 6%; Wm Oeters to Wm Heckman, 125 Edgecombe av. 2,000

Edgecombe av, 125 (7:2048), ws, 49.11 s 141st, 25x90; pr mtg \$20,000; June5; June 11'13; due Dec4'15, 6%; Magdalena O Heckman to Wm Heckman, 125 Edgecombe av. 2,000

Lexington av, 886 (5:1400); agmt changing interest days; June12'13; Maria A E Wibom with German Savgs Bank, 157 4 av. nom

Madison av, 308 (5:1276), ws, 82.3 n 41st, 16.5x100; June10'13; 5y4 1/2%; Mary E Jackson, Stamford, Conn, to Seamen's Bank for Savgs, 76 Wall. 25,000

Madison av, 649-51 (5:1374), sec 60th (No 18), 50.5x90; pr mtg \$200,000; June11; June12'13; due &c as per bond; Madison Ave Real Estate Co, a corpn, to Maxilian Fleischmann Co, 1 Mad av, 30,000

Madison av, 649-51; certf as to above mtg; June11; June12'13; same to same.

Madison av, 649-51; ext of mtg for \$200,000 to June17'16 at 4 1/2%; May25'11; June 12'13; Madison Ave Real Estate Co, a corpn, 99 Nassau, with Cornelius F Kingsland, at Babylon, LI. nom

Madison av, 1674-6 (6:1617), ws, 21 n 111th, 39.11x50; June11'13; due, &c, as per bond; Leopold Kaliski to Title Guar & Trust Co. 18,000

Manhattan av, 109 (7:1840); ext of \$8,000 mtg to Aug15'16 at 5 1/2%; May29; June7'13; Lawyers Mtg Co with Chas L Goddard. nom

Morningside Park E, 18 (7:1849), es, 25.3 s 116th, —x—; ext of \$28,000 mtg to June 23'18 at 4 1/2%; June2; June9'13; Jno S Bussing with Harry M Lawrence. nom

St Nicholas av, 416 (7:1958), es, 197.10 n 130th, 32x125; ext of \$18,000 mtg to June4'18 at 4 1/2%; June4; June6'13; Stephen McDermott with Clarence H Kelsey, East Orange, NJ & ano exrs Caroline F Butterfield. nom

St Nicholas av, 454 (7:1958), es, 26.4 s 133d, 37.6x81.8x36.11x87.11; pr mtg \$26,000; June6; June10'13; 3y6%; Fredk Frentz, 796 9 av, & M A Josephine Kessler, 145 W 10, to Hicks Realty Co, 36 Cannon. 2,500

St Nicholas av, 728 (7:2053); ext of \$11,000 mtg to June9'16 at 5%; June9; June11'13; Burlock E Rabell exr Jas W Westerfield with Geo L Mason. nom

St Nicholas av (8:2162), swe 181st, runs w225xsl00xe25xsl19.6xe200 to St Nicholas av xnl19.6 to beg; May7; June12'13; due &c as per bond; Gustavus L Lawrence to Greenwich Savgs Bank, 246 6 av. 250,000

18T av, 1213-5 (5:1440), ws, 61.1 s 66th, 38.6x100; June5; June11'13; 3y5%; Jno P Wulff to German Savgs Bank, 157 4 av. 20,000

18T av, 1213-5; PM; pr mtg \$20,000; June 9; June11'13; due, &c, as per bond; same to Maria C Basse, 45 Eppirt st, East Orange, NJ. 9,000

18T av, 2346 (6:1808), es, 25.8 s of cl of blk bet 120th & 121st, 25x100; ext of \$12,000 mtg to Feb18'16 at 5%; Apr14; June9'13; Jacob Weil with Udetta D Brawn, 162 W 76. nom

2D av, 411-5 (3:904), swe 24th (Nos 240-2), 74x97; ext of \$60,000 mtg to May4'18 at 5%; May26; June7'13; N Y Life Ins Co with Alrose Realty Co, 103 Park row. nom

2D av, 2235 (6:1664); ext of mtg for \$18,000 to June8'18, 5 1/2%; June5; June 10'13; Lawyers Mtg Co with Rosie Goldstein. nom

3D av, 253 (3:901), ses, 82 sw 21st, 18.2 x75; also 3D AV, 255 (3:901), ses, 64 sw 21st, 18x75; PM; pr mtg \$22,500; June5; June7'13; 3y5%; Chas E Colthup to Eliz A Kennelly, 60 W 50. 4,000

3D av, 255, see 3d av, 253.

3D av, 693 (5:1317), es, 100.5 n 43d, 20x 80; PM; pr mtg \$—; June7; June9'13; 3 y5%; Mayer & Jourmire Silverman to Bernard Mayer, 687 3 av & ano exrs & C Jacob Mayer. 13,000

5TH av, 320-2, see 5th av, 341-7.

5TH av, 341-7 (3:863), es, 59.3 s 34th, runs e100xs39.6xw5xs39.6xw95 to es 5 av xn79 to beg; also 5TH AV, 320-2 (3:834), nwe 32d (Nos 1-3), runs w123.6xn98.9xe 23.6xs32.11xe100 to av xs65.10 to beg; also BROADWAY, 1161-75 (3:829), nwe 27th (Nos 23-5), runs n135.10xw78.11xs25xe 17.2xs25xs8.6 to 27th xe87.7 to beg; leasehold; pr mtg \$400,000; Apr1; June7'13; 5y6%; New York Business Buildings Corpn to Farmers Loan & Trust Co, 20 William, trste. gold bonds 150,000

5TH av, 341-7; also 5TH AV, 320-2; also BROADWAY, 1161-75; certf as to above mtg; June5; June7'13; same to same.

7TH av, 256-8 (3:774), ws, 130 n 24th, 42.10x78.2; ext of \$40,000 mtg to June6'16 at 4 1/2%; June6'13; Mary A G McLaughlin with Franmor Realty Co, 207 W 24. nom

7TH av, 724-30 (4:1020), nwe 48th, (No 201), 112.6x121 to es Bway (Nos 1596-1602) x113.8x104.5; leasehold; pr mtg \$330,000; Apr30; June6'13; due Mar12'8, 6%; Mecca Realty Co to Title Guar & Trust Co. gold bonds 250,000

7TH av, 724-30; Bway 1596-1602 & 48th st, 201 W; certf as to above mtg; Jun4; June6'13; same to same.

8TH av, 2726-8 (7:2030), sec 145th (Nos 274-6), 40x100; sobrn agmt; May13; June 11'13; Fleischmann Realty Co Inc with Farmers L & T Co trste, 22 Wm, & Louis Gersten, 381 Park av. nom

9TH av, 503 (3:735); ext of \$10,000 mtg to July29'18 at 5%; May26; June7'13; Lawyers Mtg Co with Mary McG O'Brien. nom

10TH av, 136-8 (3:716), es, 69.8 n 18th, 44.8x100; ext of mtg for \$35,000 to Apr8'16, 5 1/2%; May15; June12'13; Chas E & Edgar S Appleby trstes Leonard Appleby with Jno J Gillen. nom

10TH av, 136-8; consent to ext of above mtg; June10; June12'13; Celia P Murphy, 11 E 35, holder of 2d mtg for \$4,500, to Chas E & Edgar S Appleby trstes Leonard Appleby. nom

10TH av, 430-6 (3:732), nec 34th (No 469), 74.2x20.10; PM; June5; June6'13; 5y5%; Tespil Co, 461 W 34 to Mary T Donovan, 302 W 105. 20,000

11TH av, 837 (4:1104), sal ls; June10; June11'13; demand, 6%; Jos L Waters to Lion Brewery, 104 W 108. 1,201.04

All R T & I (5:1404), in estate of his father to extent of \$47,894.51 to secure note payable upon death of Annie W Hollister, widow; June4; June9'13; due as above, 6%; Henry H Hollister on of Hy H Hollister of Islip, LI, to G Trowbridge Hollister, 830 Park av et al, firm Hollister, Fish & Co, in liquidation. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Vernon av (5:1373), nws, at sws Bway, runs nw 596 to Harbor Comrs bulkhead & pier line xsw641xse585 to Vernon av xne 549.3 to beg, with land under water bet high & low water mark, Boro of Queens, NY; Dec30'10; June12'13; due &c as per bond; Saml Stevens Realty Co to Mutual Life Ins Co of N Y, 34 Nassau. 120,000

Land at Douglas Manor, Douglaston, LI (misc); certf as to mtg for \$5,500; June 6; June11'13; Douglas Manor Homes Co Inc to Title Guar & Trust Co, 176 Bway.

Land at White Plains, NY (misc); certf as to mtg for \$65,000; June2; June6'13; Westchester Real Estate & Impt Co to Westchester & Bronx Title & Mtg Guaranty Co, White Plains, NY.

MORTGAGES.

Borough of the Bronx.

Barretto st, sec So blvd, see So blvd, sec Barretto.

Beck st (10:2710), ws, 470 n Longwood av, 40x100; collateral for two notes for \$2,450 & \$4,400, respectively; June6; June 7'13; due &c as per bond; Mardece Construction Co, a corpn, to Chas F Minor, 26 E 120. 7,000

Beck st; same prop; certf as to above mtg; June6; June7'13; same to same.

Bronx ter (*), ws, 275 s 226th, 70x172, except part for Bronx blvd; May31; June 9'13; due July1'16, 6%; North Bronx Realty Co to Caroline Ritter, gdn Jno J Ritter, 756 Jennings & ano. 1,500

Bronx ter (*), same prop; certf as to above mtg; May31; June9'13; same to same.

Cedar st, es, 283.5 n Boston Post rd, see Cedar, ws, 250 s Chester av.

Cedar st (*), ws, 250 s Chester av, 75x100; also CEDAR ST (*), es, 283.5 n Old Boston Post rd, -100x100; June2; June6'13; 5y6%; Julius Sultan, 2017 5 av, to Andw Nadel, 311 E 85. 1,500

Clifford pl, nwc Townsend av, see Townsend av, nwc Clifford pl.

Fairmount pl, 794 (11:2954), ss, 220.9 w Marmion av, 25x75.4x25x77; PM; June 12'13; 3y6%; Bertha Finger to Annie W Baker, 2260 84th, Bklyn. 1,000

Fillmore st (*), es, 225 n Van Nest av, 25x100; except pt for st; June6'13; due &c as per bond; Jno J Cork, South Branch, NJ, to Sarah J Gedney, 208 W 118. 500

Irvine st, swc Garrison av, see Garrison av, 1112-6.

Jennings st, 890 (11:2976 & 2977), ss, 178 e Wilkins av, 26x131.8x20x129.10; June 9'13; 5y5%; Duo Co to Martha Oser, 692 Quincy, Bklyn, et al trstes Katharina Balheimer for benefit Helen Balheimer, 10,500

Jennings st, 890; certf as to above mtg; June5; June9'13; same to same.

Kelly st, 854-62 (10:2710), es, 430 n Longwood av, 112x100; PM; pr mtg \$66,000; June5; June6'13; installs; 6%; Benj Marder to Emanuel Stern, 515 W 110. 10,000

Kingsbridge ter, 2748 (12:3253), es, 724.3 n Kingsbridge rd, 30x125; PM; June2; June 6'13; 3y5%; Jas E March, 233 Lafayette to Richd F Kolb, cor Hanscom av & Forbus, Poughkeepsie, NY. 6,000

Lincoln st (*), es, 350 n Walker av (West Farms rd), 25x100; June5; June6'13; 2y6%; Jno F Coffey to Aug Steitz, 440 W 124th. 400

Merrill st, swc St Lawrence av, see St Lawrence av, swc Merrill.

Minford pl, 1547 (11:2967 & 2977); ext of \$28,000 mtg to July25'17 at 5%; July25'12; June11'13; Florence M Haskin with Foxvale Realty Co. nom

Parkside pl (12:3354), ns, 118 sw 207th, 25x102.2x25x100.9; Feb27; June6'13; 5y6%; Paul Peck to May F Winghart, 109 W 77. 2,500

Public sq, swc Monroe av, see Monroe av, swc Public sq.

Public sq, sec Grand blvd & concourse, see Monroe av, swc Public sq.

Tower pl, es, 242.6 n Shonnard pl, see Creston av, 2402.

137TH st, 630 E (10:2549), ss, 176.11 w Cypress av, 37.6x100; PM; pr mtg \$27,500; June10; June11'13; due, &c, as per bond; Max Reinitz, 820 Dawson to Martin H Cohen, 322 W 100. 2,000

138TH st, 530 E (9:2265); ext of \$40,000 mtg to Apr30'18 at 5%; May8; June12'13; Cohoes Savgs Instn with Ansonia Realty Co. nom

149TH st, 448 E (9:2293), ss, 140.8 w Brook av, 25.2x101.6x25x99; June6; June 11'13; due, &c, as per bond; Cath F & Edw J McMullan, Mary E M Loftus & Edw & Jno O'Brien to Title Guar & Trust Co. 3,500

149TH st E (9:2337), ss, 433.4 w Morris av, 33.4x86.6; June6; June9'13; due, &c, as per bond; Eliz J Stanciloff widow, 242 W 104 & Anna F wife Hy W Somers at Fort Edward, NY, & Ida H, wife Francis J Mulgannon at Hempstead, LI, to Martha L Barbe as trste, 307 W 79. 7,000

156TH st E, nec Trinity av, see Audubon av, 11-15, Manhattan.

158TH st, 271-3 E (9:2420), nec Morris av, 101x51; ext of \$42,000 mtg to Dec1'15 at 5%; Jan1; June12'13; Jennie Currier & ano, exrs Geo C Currier, with Lillian E Rogers, 138 E 31, & Oliver E Davis, 824 Morris av. nom

158TH st E, nec Morris av, see Morris av, nec 158th.

158TH st E, nec Morris av, see Morris av, nec 158.

162D st E (9:2384), nes, 675 se Cortlandt av, 35x100; PM; pr mtg \$5,500; May 24; June10'13; due June24'14; 6%; Jno Lyons, 417 E 153, to Benj Benenson, 1001 E 167. 1,000

163D st E, sec Intervale av, see Intervale av, sec 163.

165TH st E, nwc Boston rd, see Audubon av, 11-15, Manhattan.

166TH st W, nec Woodycrest av, see Woodycrest av, 1121-3.

169TH st W, sec Ogden av, see Ogden av, sec 169.

171ST st, 539 E (11:2928), ns, 127.8 e 3 av, 27.6x117.4x27.6x118.8; June9'13; 5y5%; Realty Business Corpn, 156 Bway, to Arnold Hague trste Geo W Robins, 1724 I st, Wash, DC. 22,000

171ST st, 539 E; certf as to above mtg; June9'13; same to same.

173D st, 495 E (11:2915), ns, 44.5 w Bathgate av, 42x100; pr mtg \$33,500; June 5; June10'13; due Marl'15; 6%; Fulle Bldg Co to Isaac Simons, 230 Riverside dr & ano. 1,050

173D st, 495 E; certf as to above mtg; June5; June10'13; same to same.

173D st E (11:2915), ns, 44.5 w Bathgate av, 42x100; ext of \$30,000 mtg to June 5'18 at 5%; June5; June6'13; Lawyers Mtg Co with Fulle Bldg Co. nom

174TH st (formerly 175th) W (11:2876), ss, 125 e Nelson av, 50x100; pr mtg \$34,000; June12'13; 2y6%; Stewart Constn Co, a corpn, to Emil W Klappert, 873 West End av. 6,000

174TH st W (11:2876), same prop; certf as to above mtg; June12'13; same to same.

175TH st, 864 E (11:2957), ss, 96 w Crotona Park N, or Crotona av, 48x94.7x48x 94.4, except pt for st; June10'13; 5y5%; S N Constn Co to Daisy E Booss at Long Branch, NJ. 33,000

175TH st, 864 E; certf as to above mtg; June10'13; same to same.

176TH st, 499 E, see Bathgate av, 1867-9.

176TH st E, nwc Bathgate av, see Bathgate av, nwc 176.

176TH st, 777-9 E (11:2954), ns, 140.4 e Prospect av, 50x100; pr mtg \$—; June 2; June10'13; 1y6%; Geo J Lauten, 779 E 176 to Frank Herwig, 408 E 82. 1,000

179TH st E, sec Hughes av, see Hughes av, sec 179.

179TH st E, swc Belmont av, see Hughes av, sec 179.

179TH st E, swc 3 av, see 3 av, swc 179.

180TH st E (11:3138), nes, adj land formerly Henry McEnroe, runs ne60xnw25xs w60 to st xse25 to beg; except part for st; June7; June9'13; 1y5%; Jos Loweth to Chas P Hallock, 2070 Honeywell av. 1,000

182D st, 717 E (11:3099), ns, 71.4 e Crotona av, 25x100; June11; June12'13; 10y installs, 5 1/2%; Annie Kelly to Title Guar & Trust Co. 3,500

188TH st, 438 E, see 3 av, 4697-4701.

188TH st, 438 E, see Prospect av, es, 289 s 165.

198TH st E, sec Valentine av, see Valentine av, sec 198.

208TH st E, swc Rochambeau av, see Rochambeau av, swc 208.

220TH st E (*), ss, 180.3 w Barnes av, 25x114.3; June7; June9'13; due July1'16, 5 1/2%; Wm J or Wm I, Chas E V & Harry D Gordon, firm Wm J or Wm I Gordon & Sons to Susie Norman, Mt Vernon, NY. 3,000

220TH st E (*), ss, 155.2 w Barnes av, 25x114.3; June7; June9'13; due July1'16, 5 1/2%; Wm J or Wm I, Chas E & Harry D Gordon, firm of Wm J or Wm I Gordon & Sons to Susie Norman, Mt Vernon, NY & ano. 3,000

227TH st E (*), ns, 350 e White Plains av, 50x114, Wakefield; June7; June9'13; due Oct1'16, 5 1/2%; Wm H McIntyre to Fishkill Savgs Instn at Fishkill, NY. 4,500

235TH st, 644 E (*), ss, 255 e Carpenter av, 25x114; June10; June11'13; due, &c, as per bond; Sarah A Nolan, 644 E 235 to Julia Epstein, 814 E 229. 3,000

260TH st W, nec Huxley av, see Huxley av, nec 260.

Bailey av (11:3237), es, 186.6 s Heath av, 20.1x76.6x20.8x83.8; Apr1; June6'13; 3y 5 1/2%; Fordham Realty Co to Central Mtg Co, 60 Wall. 4,000

Bailey av (11:3237), es, 206.7 s Heath av, 20.1x69.9x20.7x76.6; Apr1; June6'13; 3y 5 1/2%; Fordham Realty Co to Central Mtg Co, 60 Wall. 4,000

Barkley av (*), sec Dean av, 25x100; June5; June9'13; 3y6%; Frank Gass Inc, 2215 Westchester av to Augusta Meyer, 2416 Butler pl. 600

Barkley av (*), same prop; certf as to above mtg; June6; June9'13; same to same.

Barnes av (*), ws, 645 n Morris Park av, 25x100; June5; June6'13; 5y5%; Paul Reiling to Geo Hauser, 1462 St Lawrence av. 3,000

Barnes av (*), same prop; PM; pr mtg \$3,000; June5; June6'13; 4y6%; Annie Kawasoye to Paul Reiling, 1881 Holland av. 1,500

Bathgate av, 1867-9 (11:2918), nwc 176th (No 499), 108x129.5; PM; pr mtg \$80,000; June10; June12'13; due &c as per bond; Erie Basin Impt Co, a corpn, of Portland, Me, to Queen Mab Co, a corpn, 60 Wall. 10,000

Bathgate av, 1993 (11:3044), ext of \$24,000 mtg to June10'16 at 5 1/2%; May20; June11'13; Lawyers Title Ins & Trust Co with Annie M Cox. nom

Bathgate av (11:2918), nwc 176th, 3 lots together in size 108x129.5; ext of three mtgs aggregating \$80,000 to May1'18 at 5%; June5; June6'13; East River Savgs Instn, 291-5 Bway to Chas Gillen, 226 E 34. nom

Bathgate av, 2279 (11:3050), ws, old line, 67.3 s 183d, old line, 25x100, except pt for Bathgate av; PM; June10'13; 1y6%; Anna J McSweeney, 4409 3d av to Geo Munk, 2279 Bathgate av. 500

Belmont av, swc 179th, see Hughes av, sec 179.

Belmont av (11:3074), ws, 100 s 187th, 25x87.6; bldg loan; June11; June12'13; demand, 6%; Carmela Barba to Jas G Wentz, 335 West End av. 10,500

Boston rd, 1019-31, see Audubon av, 11-5, Manhattan.

Boston rd, 1046, see Cauldwell av, 1027.

Brook av (9:2395), es, 149.7 n 168th, 17.8 x95; May14; June6'13; 3y6%; Anna L Pusemann to Emil P Rump, 45 Locust, Springfield, Mass. 500

Cauldwell av, 1027 (10:2622), ws, 170.5 n 165th, 27.11x101.2 to Boston rd (No 1046), x34x119.5; June5; June6'13; 5y5%; Aug F Schwarzler to Lincoln Trust Co, 208 5 av. 12,000

Cauldwell av, ws, 57.8 s Boston rd, see Audubon av, 11-5, Manhattan.

Clinton av (11:3093), ses, 215 ne Tremont av, 25x100; June9; June10'13; due, &c, as per bond; Eliz Fagan to Fredk T Fagan, 1974 Clinton av. 1,000

College av (9:2423), ws, bet 163d & 164th, being lot 43, blk 2423, tax map transfer of tax lien for yrs 1907-1908, assessed to unknown; Mar18'12; June11'13; 3y12%; City of New York to City of New York & assigned to Lien Securities Corpn, 51 Chambers. 922.39

Commonwealth av (*), ws, 175 n Merril, 25x100, except pt for av; May28; June 10'13; 3y5%; Jno G Mayer to Eliz A Hays, 324 Carlon av, Bklyn. 2,600

Concord av, 509 (10:2579), ws, 138.3 n 147th, 19.9x100; PM; pr mtg \$6,000; June 10; June11'13; 5y5 1/2%; Hugh Duffy to Patk Lennon, 509 Concord av. 4,700

Courtlandt av, 524 (9:2327), es, 27.3 n 148th, 24x100; PM; pr mtg \$3,000; May 24; June11'13; 3y5%; Saml E Jacobs, 27 W 85, to Katie Oetzman, 303 E 157, & ano. 12,000

Courtlandt av, 524; estoppel certf; June 10; June11'13; Chas Spillner to same.

Creston av, 2402 (Av B) (11:3165), es, 250 s Irving, 25x100, except pt for Creston av; also TOWER PL (13:3424), es, 242.6 n Shonnard pl, 64.2x100; June5; June11'13; due July31'13, 6%; Fannie McGay, 55 W 127, to Archie B Morrison, 426 E 143. 7,500

Dean av, sec Barkley av, see Barkley av, sec Dean av.

Evergreen av (*), nec Westchester av, runs n104xe100xs7.10xe80xs108.7 to Westchester av xw180.5 to beg; pr mtg \$96,240; June5; June7'13; demand; 6%; Pew Realty Corpn to City Mtg Co, 15 Wall. 8,000

Evergreen av (*), same prop; certf as to above mtg; June5; June7'13; same to same.

Evergreen av (*); same prop; sobrn agmt; June5; June7'13; American Real Estate Co with City Mtg Co, 15 Wall. nom

Garrison av, 1112-6 (10:2761), swc Irvine, 57.4x21.4x50x49.4; PM; pr mtg \$—; May16; June11'13; 3y6%; Geo H Scheele to Fredk Meyer, Drackenberg, Germany. 2,000

Grace av (*), es, 75 n St Raymond av, 50x100; ext of \$2,600 mtg to July21'16 at 6%; May28; June10'13; Sabina E Taugher with Fred Weller individ & as admr Regina Weller, 615 Eagle, Bronx. nom

Grand blvd & concourse, sec Public sq, see Monroe av, swc Public sq.

Grant av (*), es, 269.8 s Middletown rd, 50x100; June6'13; 3y6%; Mary R Shaw to Geo McCauslan, 3 6th, Weehawken, NJ. 800

Hoe av, 1010 (10:2749); ext of \$9,000 mtg to June10'14 at 6%; June10'13; Geo W Millar with Chas J Roeder, 388 Summit av, Hackensack, NJ. nom

Hoe av, 1014 & 1018 (10:2749), es, 430 s Bancroft, 2 lots, ea 40x100; ext of two mtgs for \$9,000 each to Mar1'15 at % as per bond; June10'13; Chas J Roeder with Gaines-Roberts Co, 2414 Aqueduct av. nom

Hughes av (11:3079), sec 179th, 73x— to Belmont av x59x96; bldg loan; June9; June10'13; demand, 6%; Alert Constn Co Inc to City Mort Co, 15 Wall. 60,000

Hughes av (11:3079), same prop; certf as to above mtg; June9; June10'13; same to same.

Huxley av (13:3423), nec 260th, 50x100; June5; June6'13; due Jan6'16, 5%; Jos Heck, 32 W 66, to Thos F Rice, 43 Sidney pl, Bklyn. 1,800

Intervale av, 966 (10:2703), leasehold given as collateral security payment of \$2,000; June4; June7'13; demand; 6%; Felix Amusement Co, 966 Intervale av to Saml J Littenberg, 945 E 163. 1,000

Intervale av, 966; certf as to above mtg; June2; June7'13; same to same.

Intervale av (10:2703), sec 163d, 101x 125; sobrn agmt; June4; June6'13; Henry Morgenthau Co with City Mtg Co, 15 Wall. nom

Jackson av, es, abt 99.8 n Westchester av, see Westchester av, nws, 99.8 ne Jackson av.

Jerome av, 1579 (11:2859-2860), sal Ls; June3; June12'13; demand, 6%; Wilbur D Phillips to A Hupfel's Sons, a corpn. 688.06

Jerome av (12:3328), ses, 224.3 sw 121th 25x100; June5; June6'13; 3y5%; Speranza Realty Co, 309 Bway to Kath Hausling, 58 Prospect, Portchester, NY. 2,000

Jerome av, 2635 (11:3202); sal Ls; June 12'13; demand; 6%; Patk F Conroy to Jacob Ruppert, a corpn, 1639 3 av. 3,955

Monroe av (11:2805), swc Public sq, acquired in opening of Monroe & lying s of Tremont av, runs s126xw— to es Grand blvd & concourse xne— to Monroe av x e10 to beg; June6'13; 3y5%; Jno Wiehe to Oscar H Vaupel, 225 W 138. 10,500

Morris av (9:2420), nec 158th, 51x101x 53.3x101; pr mtg \$—; June11; June12'13; due Oct11'13, 6%; Everett Harrison to Adam Vorndran, 412 E 147. 2,000

Morris av (9:2420), nec 158th, 51x101x 53.3x101; ext of \$10,000 mtg to June1'16 at 6%; May20; June12'13; Oliver E Davis with Lillian B Rogers, 317 W 121. nom

Morris av, nec 158th, see 158th, 271-3 E.

Morris av, 2762 (12:3318), es, 171.9 n 196th, 23x95.3; PM; June10'13; due, &c, as per bond; Susan W & Georgette G Paterson to Edw Elliott, 2758 Morris av. 6,000

Ogden av (9:2518), sec 169th, 32x98x60x 106.11, except pt for sts; May29; June6'13; due &c as per bond; Jos Weber to Title Guar & Trust Co. 2,500

Plimpton av, 1319 (9:2522); ext of \$5,000 mtg to June6'16, at 5%; June6; June9'13; Title Guar & Trust Co with Jos Weber, 1319 Plimpton av. nom

Prospect av (10:2690), es, 289 s 165th, 75x182.10x78.3x160.8; also 3D AV, 4697-4701 (11:3041), swc 188th (No 438), formerly 189th, 58.3x104.3x55.10x75.11; pr mtg \$159,000; June3; June6'13; due Dec1'13, 6%; Geo Keller Constn Co & Jos Schilling, 798 E 165 to Nathan A Eisler, 550 Riverside dr. 6,000

Prospect av (10:2690); also 3D AV, 4697-4701, same prop; certf as to above mtg; June3; June6'13; same to same.

Pugsley av (*), ns, 25 e 174th, 50x100; PM; May22; June12'13; due, &c, as per bond; Wm Odesky to Fred O Porter, Woodbridge, Bergen Co, NJ. 450

Rochambeau av (12:3336 & 3337), swc 208th, 225x100; pr mtg \$2,500; June4; June 10'13; due, &c, as per bond; Cech Realty Co, 320 E 71, to Josef Vyskocil, 342 E 71, et al. 9,400

Rochambeau av (12:3336 & 3337), same prop; consent to above mtg; June3; June 10'13; same to same.

St Ann's av (10:2616), es, 402.10 s Westchester av, 25x121.3x—x117.11; pr mtg \$13,000; June7; June9'13; due, &c, as per bond; Otto Ehrenhardt, 809 Col av, to Biagio Campanella, 598 St Ann's av. 4,500

St Lawrence av (*), swc Merrill, 25x 100, except part for av; June6; June9'13; 3y6%; Frank Gass Inc, a corpn, 2215 Westchester av to Jos Gurth at Sauger-ties, NY. 3,500

St Lawrence av (*), same prop; certf as to above mtg; June6; June9'13; same to same.

St Paul's av (*), nes, 407.2 nw Pelham rd, 50x104.1x50.3x102.1; June9'13; due, &c, as per bond; Geo H Cornely, 1862 Wallace av, to Jno Cornely, 577 E 161. 300

Southern blvd (10:2733), sec Baretto; sal Ls; Apr15; June12'13; demand, 6%; Chas Schipper to Jacob Ruppert, a corpn, 1639 3 av. 7,327.17

Stebbins av (11:2965), es, 200 n 170th, 62.6x82.4x62.9x87.11, bldg loan; June9; June 1'13; demand; 6%; Freeminstreet Co, Inc, to City Mort Co, 15 Wall. 42,500

Stebbins av (11:2965), same prop; certf as to above mtg; June 9; June11'13; same to same.

Stebbins av (11:2965), es, 262.6 n 170th, 62.6x76.9x62.9x82.4; bldg loan; June9; June 11'13; demand; 6%; Freeminstreet Co, Inc, to City Mort Co, 15 Wall. 42,500

Stebbins av (11:2965), same prop; certf as to above mtg; June9; June11'13; same to same.

Stebbins av (11:2965), es, 200 n 170th, 125x76.9x125x87.11; agmt that all advances to be made under bldg loan for \$64,000 or upon the security of two mtgs for \$42,500 each or both of them shall be secured by said mortgages in same manner as if they were secured by a blanket mtg covering whole of said premises & not by several respective mortgages covering portions thereof; June9; June11'13; Freeminstreet Co, Inc, with City Mort Co, 15 Wall. nom

Taylor av (*), ws, 200 s Lacombe av, 25x100; bldg loan; June5; June9'13; 3y6%; Katharina Zimmer, 158 Graham av, Bklyn., to Magdalena Erzer, 1180 Jackson av. 3,500

Taylor av (*), same prop; sobr n agmt; June7; June9'13; Beach Estates Impt Co with same. nom

Tinton av, 731, see Westchester av, es, 44.5 s 156.

Townsend av (11:2849), nwc Clifford pl, being lot 36 blk 2849 tax map; transfer of tax lien for yrs 1874 to 1908, assessed to J Cheever; Nov27'11; June9'13; 3y12%; City of New York to Simeon M Barber, 137 E 55. 7,309.91

Trinity av, 740-4, see Audubon av, 11-5, Manhattan.

University av, 2233 (11:3217); June11; June12'13; due &c as per bond; Amandus Meyer to Title Guar & Trust Co. 5,000

Valentine av (12:3301), sec 198th, 90.1x 25.5x90x30.6; June11'13; due &c as per bond; Peter Fox to Harlem Savgs Bank, 125 E 125. 22,000

Verlo av (12:3385), ws, 55.1 n 236th, 109.7x144.7x99.4x98.5; May31; June6'13; 5y 6%; Patk M Burke to May F Winghart, 109 W 77. 5,000

Virginia av (*), ws, 90.5 s Westchester av, 101.3x101.3; pr mtg \$12,500; June10; June11'13; 1y6%; Jno C Fisher, 752 St Nicholas av, to Northern Co, 150 Nassau. 2,500

Vyse av, 1159 (10:2752), ws, 380 n 167th, 20x100; pr mtg \$—; June2; June12'13; 1y6%; Wm Lyons, Bklyn, to Jno H McC Ardle, 18 Broome, Bklyn. 1,000

Washington av, 1170-6 (9:2372); ext of two morts for \$32,000 each to Dec18'17, 5%; Apr16; June10'13; Kingston Savings Bank with Commercial Information Co. nom

Webster av (11:2898), es, 242.8 n 173d, 16.8x121x16.8x122.4; June10; June12'13; due &c as per bond; Herman G Dircks to Title Guar & Trust Co, a corpn. 4,000

Westchester av (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xne13.9 to ws Tinton av (No 731), xn29.11xsw6.10xw65.8 to beg; pr mtg \$21,000; June6; June9'13; 1y 6%; Rebecca Goldberg to Louisa Adami, 769 Prospect av. 4,000

Westchester av, nec Evergreen av, see Evergreen av, nec Westchester av.

Westchester av (10:2645), nws, 99.8 ne Jackson av, 67.5 to es Jackson av, xn29.11 xse84.11 to av xsw28.10 to beg; June5; June6'13; 5y5%; J F M Co to U S Savgs Bank of City of NY, 606 Mad av. 18,000

Westchester av (10:2645), same prop; certf as to above mtg; June5; June6'13; same to same.

White Plains av, 3427 (*), ws, 250.7 n Magenta or 209th, 50x100.7x50x105; May 29; June9'13; 5y5½%; Sophia M Woessner to Sebastiano Tronto, 14 Courtlandt av. 12,500

White Plains av, 3427 (*); sobr n agmt; June7; June9'13; same & A Hupfel's Sons with same. nom

White Plains rd (*), ws, 50 s 224th, 50x 100, except part for White Plains av; June6; June9'13; 1y6%; Jadwiga wife of & Frank Piasecki to Eastchester Sav-ings Bank, 9 S 3 av, Mt Vernon, NY, 1,000

Wilkins av, 1420 (11:2977 & 2966), es, 206.6 n Jennings, 25x100; June5; June6'13; due &c as per bond; Saml Greenfeld, 352 E 79 to Emanuel Moses exr Bernard Cohen, 1 W 70. 8,500

Willis av, 377 (9:2305); sal Ls; Apr8; June12'13; demand, 6%; Ernst Bracker to Jacob Ruppert, a corpn, 1639 3 av. 5,234.41

Woodycrest av, nec 166th, see Woodycrest av, 1121-3.

Woodycrest av, 1121-3 (9:2509); also WOODYCREST AV (9:2513), nec 166th, 112.6x100.9; agmt as to cancellation of 4 mtgs; May26; June9'13; Bagot Realty Co with Thos D Malcolm & Thos D Malcolm Constn Co, 3651 3 av. nom

3D av (11:3044), swc 179th, 90.6x92.9x 90.5x90.9; PM; pr mtg \$9,500; June9'13; 1 y5%; Jacob H Amsler, 1616 Crosby av & Herman Schoenlank, 2850 Valentine av to Taxpayers Realty Co, 1203 Franklin av. 500

3D av, 4697-4701 (11:3041), swc 188th (No 438), formerly 189th, 58.3 to ns Cyrus pl, formerly 188th, 58.3x104.3x55.10x75.11; PM; June3; June6'13; 1y6%; Jos Schilling to Peter Otten, 1321 Clinton av. 4,000

3D av, 4697-4701, see Prospect av, es, 289 s 165.

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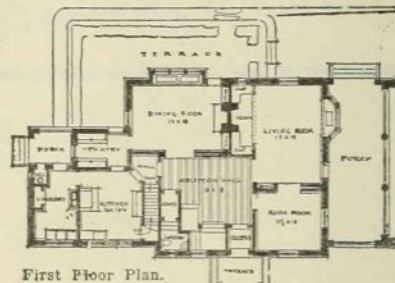
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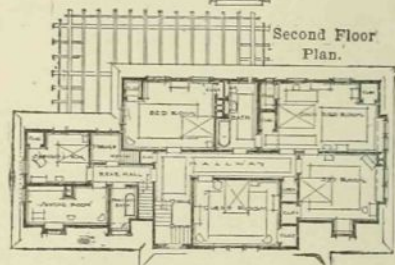
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