

REAL ESTATE RECORD AND BUILDERS GUIDE.

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OBVIOUS NEXT STEPS FOR TAXPAYERS

Real Estate as New York's Principal Source of Revenue—Modernize Method of Selecting Public Servants—Why a New Charter is Needed—Home Rule Necessary.

—Article IV, Part II.—

By HENRY BRUERE, Director, Bureau of Municipal Research.

EACH taxpayers' pronunciamento on civic matters combines a demand for economy with a complaint against the growing taxation of real estate. Complaints and protests have yet been unavailing. Taxes on land have increased from \$67,927,925 in 1903, to \$144,658,762, in 1912. Land taxes are New York City's chief revenue reliance and doubtless they will continue so. For the past ten years an average of 74 per cent. of the budget total has been levied against real estate. As long as the cost of government continues to increase, it is safe to assume that at least there will be no important reduction in the total tax collected from real estate.

The Income Tax a German Alternative.

In contrast with New York, the budgets of the great German cities show that most of their revenues comes from sources other than land taxation. In Hamburg, for example, in 1910, only \$6,250,000 (Mess. 25,000,000) of the \$19,250,000 (Mess. 77,000,000) total revenues were collected from the land tax. In Frankfurt, in 1911, \$1,250,000 (Mess. 5,000,000) out of a total of \$6,250,000 (Mess. 25,000,000) were collected from land taxes.

There are few taxpayers or rentpayers who would prefer the substitution of the income tax for present land taxation as a means of supplying funds for municipal purposes. But income taxation is a chief source of revenue of the great German cities. Citing Frankfurt and Hamburg again, in 1910, 58 per cent. of the total revenue in the first city, and in 1911, 60 per cent. in the second, was collected from incomes.

Income taxation is a logical means of obtaining funds to defray the cost of city government, if the principle governing taxation is the ability of taxpayers to pay. But for municipal purposes, taxation of land makes the stronger equitable appeal, because land values not only reflect the benefit of municipal services, but are themselves the peculiar product of community growth. The average non-land owning citizen of New York will prefer to continue paying taxes in the disguised form of rent to the more direct method of the income tax.

German Cities Make Money as Well as Spend It.

ponderance of land taxation in the municipal economy is a result of a city business policy which taxpayers themselves have willed. Revenue statements of German cities often show a surplus derived from the operation of public utilities. German cities are to this extent in the business of making money. It is a commonplace that taxpayers in Germany are the advocates of municipal

Non-partisan Government

Until taxpayers insist that the method of selecting the men who are to administer public business is modernized, the efficiency program is likely to suffer periodic political obstruction. Good administration is more likely to be obtained from a government directly responsible to the people than from a government responsible to political bosses, self-constituted committees, however well-intentioned, or to one or another dominating or influential personality. Direct and non-partisan primaries and non-partisan elections will help mightily in modernizing New York City's government.

HENRY BRUÈRE.

ownership of their utilities, because they have always been accustomed to a city government competent to organize and operate them. New York's taxpayers very largely still regard any extension of public operation of public utilities as fraught with danger.

Assuming that there had existed the efficient, business-like government that New York is now striving for, it would long ago have been regarded mere common sense for the municipality to derive whatever legitimate profit it could from public utility services, and not merely take over, as in the case of the Staten Island ferry, only those utilities which are commercially forlorn hopes.

When perpetual franchises are forever revoked, and the city acquires control of its natural common services, taxpayers will doubtless be prepared to compel their efficient operation by the city and for the city. For the time being, however, reduction in taxation by means of public service revenues is out of the question.

Lesser Alternatives.

The large revenue alternatives of the income tax and public ownership profits being out of the question, there are left lesser ones which merit attention. Irrespective of the propriety of land taxation it is good public policy to develop other proper sources of revenue. Two years ago a revenue commission was appointed to inquire into possible new sources of revenue. They made their report in January, 1913. The commission suggested some new sources, but

the bulk of their report has to do with further development of old sources. Some taxpayers protested against one of the commission's recommendations, that for a land value increment tax, but no organized taxpayers support has been given to other recommendations concerning which there is little chance of controversy.

Revenue Commission's Suggestions.

In the six months that have passed since the commission reported, action has been taken on only one recommendation. The Legislature has authorized the establishment of a fund from the sale of real estate owned by the city, but no longer required to be used in purchasing other real estate. There is some question whether it would ever be wise for the city to give up land once acquired, provided it made it its business to put all vacant city land to some profitable use.

At present, land can be purchased by the city only for public use and used only for public purposes (except dock lands and lands under water and property awaiting use for the purpose for which the city acquired it).

Recommendations not yet acted upon and which taxpayers will hardly oppose, are the following:

1. Annual payment for the privilege of erecting and maintaining billboards and signs on private property.

The very reasonable proposal is made that the square footage of bill boards, sign boards and electric signs be taxed at the rate of 2 per cent. per annum on an assessed valuation of 1 per cent. of the front foot value of the land occupied. This tax will either bring a substantial revenue, or discourage the present plague of offensive, uncontrolled billboard advertising.

2. Adequate payment for the use of vault spaces under sidewalks. An annual charge, as made in Chicago and demanded by common sense, is proposed instead of the present ridiculously low once-for-all payment.

3. Taxing franchises irrespective of other payments. Sec. 48 of the tax law which the commission proposes should be repealed, according to the report, "has whittled away a source of income to which the city is justly entitled." It permits corporations to deduct from the levy made upon their franchises, payments made under franchise provisions.

4. Sale of privileges at public auction. A practice that not only increases revenue but interferes with political favoritism in disposing of park concessions and other privilege rights.

5. An extended use of water meters. A business-like method of collecting water revenues and the only means of

equitably distributing the cost of supplying water.

6. Discontinuing the practice (required by law) of exempting church and other tax exempt (except city) property from assessment for benefits resulting from public improvements.

Many now favor the complete doing away with all exemption from taxation.

7. Assessing cost of rapid transit extensions against benefited property, as permitted by the Rapid Transit Act. An economically sound proposal, but one generally regarded as politically inexpedient.

8. Charging slightly higher fees for certain specific services performed in the county offices, e. g., recording instruments, in order that these services may be self-sustaining.

This proposal opens the question of the economy with which county offices are conducted. It may be desirable to increase fees charged, but a study should first be made of county administration.

The commission recommended in addition, a tax on all forms of business which require inspection and regulation by the city government. This proposal bears resemblance to the archaic occupation tax, and, therefore, is not likely to be welcomed.

Excess Condemnation.

An amendment of the constitution to permit excess condemnation was included among the commission's proposals. An amendment providing for excess condemnation had been passed by the Legislature before the commission made its report, but was defeated at the polls because of insufficient vote. The 1913 Legislature has again passed the proposed amendment and it will be submitted to the people in November. Taxpayers can help bring out a full vote in November to give cities the desirable power of participating in the increment in contiguous land values that generally result from great public improvements.

Investigate Operation of Lower Tax on Buildings.

The Bureau of Municipal Research, and the writer personally, are frequently asked for an opinion on the "halving-the-tax-on-buildings" proposal. The friends of this measure say that it will shift the incidence of taxation to the land miser and land under-user from the occupiers of buildings and the owners of improvements. There is an appealing force in the argument that to tax improvements is to tax enterprise. Personally, I believe that the argument is so appealing that persistent advocacy of it will continue for some time and with reasonable prospects of success.

The project of lowering the tax on buildings at the expense of land is not untried. Influential taxpayers whose public interests outweigh their real estate interests, should have a scientific, impartial study made of its operation in Canadian provinces. It would be appropriate for the Tax Department itself to conduct an investigation of the measure if funds were granted for the purpose. If it is true that by lowering the tax rate on buildings the use of land now unused is encouraged, and the burdens of enterprising land owners and the owners of small houses lowered, the measure will benefit all taxpayers who are not land speculators, as well as their tenants.

Opposition to this adjustment in taxation methods will not finally prevail unless it is based on evidence clearly showing that the predictions of its advocates are disproved by the experience of other communities.

However great the zeal and ability which officials may apply to improving administrative methods, thoroughly di-

rect, business-like and progressive government will not be attained under the present charter.

Defects in the Charter.

From time to time scores of defects have been pointed out in the present city charter, but five attempts to prepare a new charter in the past six years have inspired more opposition than advocacy. Perhaps one reason for this condition was that none of the charters was framed by a commission truly representative of the community. Taxpayers should see that the new constitution (1914) permits local home rule and charter-making by representatives chosen by the electorate. This is the method employed in Ohio and State further west.

At this moment the three important cities of St. Louis, Minneapolis and Cleveland have see charter commissions at work. The Cleveland commission has just submitted its proposal. This commission is headed by the mayor of the city. Its secretary is the secretary of the Municipal Association of Cleveland.

Whatever action the people take upon these charter proposals, they at least will have had an opportunity to say not only who shall prepare their charter, but whether the charter prepared suits them. The people of New York should have this power and when they do, more public support will be obtained for the much needed redrafting of the city charter.

Taxpayers should include the preparation of an efficient home-rule charter among their next steps towards efficient government for New York City.

Make Use of the Home Rule Law.

Amid a good deal of doubt as to its application, there is a general understanding that the Home Rule bill passed at the last session of the Legislature, confers upon the Board of Aldermen power to regulate in detail and reconstruct, if necessary, the administrative machinery of the city.

The Governor vetoed several bills amending the charter on the ground that the aldermen now have power to do for the city what formerly lay within the exclusive power of the Legislature. This being so, there is no longer any excuse for postponing the adoption of a city-wide business procedure. At the suggestion of the Bureau of Municipal Research several cities are now preparing administrative codes to insure uniformity and efficiency of method throughout all city departments. An administrative code provides one best way of letting and executing contracts, one best way of executing public improvements, one best way of making purchases, keeping stores, preparing payrolls, and all the other details of city business that can be standardized, and by standardization made efficient. Taxpayers should see that the aldermen have this opportunity for promoting efficient government effectively brought to their attention.

Non-Partisan Primaries and Elections Help Efficient Government.

Nothing in government is more important than the method of selecting those who govern. Good administration is helped by popular control of the elective machinery. It will help New York's efficiency program if the New York electorate are given as full control over the selection and removal of officials as is provided for in the charters of many Western cities. There modern election provisions are fairly represented by the election clauses of the proposed new Cleveland charter. Would citizens find it less difficult to insure the

election of competent officials than now if these provisions, taken from Cleveland's charter, governed the selection of public officials in New York?

1. Nominations by petition.
2. Ballots without party mark or designation.
3. Ballots so printed that each elector is enabled to designate for each office the candidate of his first choice, the candidate of his second choice and such other candidates as he may desire to support.
4. Names of candidates on ballots printed in rotation in different order in different lots, so that no candidate shall have undue advantage by reason of having his name placed first in the list of candidates.
5. Recall of elective officials by majority vote on petition signed by a suitable number of voters.

The Iowa and New Jersey commission laws add to these provisions a plan for primaries on similar lines for the purpose of reducing the number of contestants for each office to two. With provisions of this kind in force, pilgrimages of aspiring candidates to the seats of the mighty, more or less secret deliberations of self-constituted committees, and speculation as to the intentions of the boss or bosslets, would play a less important part in the all-serious people's business of choosing the managers of city government. If nothing more, the people themselves would have the right to pass on the relative merits of aspirants for nomination. Every four years intelligent voters in New York undergo the humiliation of having applicants for the chief administrative positions of the city combed over and culled out by the politicians or well-intentioned men who act no doubt conscientiously but wholly without popular authority.

Until taxpayers insist that the method of selecting the men who are to administer public business is modernized, the efficiency program is likely to suffer periodic political obstruction. Good administration is more likely to be obtained from a government directly responsible to the people than from a government responsible to political bosses, self-constituted committees, however well-intentioned, or to one or another dominating or influential personality. Direct and non-partisan primaries and non-partisan elections will help mightily in modernizing New York City's government.

Mechanics' Wages at Various Centers.

A table, showing the rate of wages, per hour, that is being paid in the building trades, has been compiled and issued by E. M. Craig, secretary of the Builders' Association, 808 Chamber of Commerce, Chicago, Ill. On studying this table it will be seen that New York by no means pays the highest wages in the country. The following list gives the average rate per hour paid to bricklayers at various centers:

Albany, \$0.65; Birmingham, \$0.70; Buffalo, \$0.60; Chicago, \$0.72½; Cincinnati, \$0.65; Cleveland, \$0.67½; Denver, \$0.75; Des Moines, \$0.70; Indianapolis, \$0.70; Kansas City, \$0.75; Los Angeles, \$0.75; Minneapolis, \$0.65; Newark, \$0.65; New York, \$0.70; Omaha, \$0.70; Peoria, \$0.70; Portland, \$0.75; Philadelphia, \$0.62½; Rochester, \$0.60; San Francisco, \$0.87½; Salt Lake City, \$0.75; Seattle, \$0.75; St. Louis, \$0.70; Sioux City, \$0.80; Washington, \$0.62½; Tacoma, \$0.75. A number of cities, it will be noted from the above list, pay mechanics equally well as New York City.

THE PROBLEM OF LIGHT AND VENTILATION

As Intensified By Skyscrapers—A Practical Method For Limiting Building Bulk—Evils Not Due to Height Alone—Restricting Ground Dimensions.

By A. L. A. HIMMELWRIGHT, C. E., Member Advisory Committee on Building Code.

THE advisability of restricting the height of buildings in this city is a subject that has again been brought to the attention of owners, architects and builders. Limiting the height of buildings will not in itself bring about the improved conditions so greatly desired in the congested districts, nor will it affect the most important question of light and ventilation in the buildings.

We all know that the present building code in effect in this city is in part hopelessly antiquated and inadequate. The proposed revisions that have been submitted to the Board of Aldermen during the last six years have each represented considerable advances in the right direction. All the revisions, however, so far submitted have been defective in the following details:

(1) Lack of specific regulations in regard to lighting and ventilation, except for sleeping rooms. The sizes of light courts are carefully designated, but there are no provisions as to the minimum number or location of such courts.

(2) The portions of building lots that may be occupied by buildings is left practically the same as is permitted under the existing laws and regulations, without any different or better distribution of the unoccupied spaces.

There can be no question but that the time has arrived when it is absolutely necessary for the protection of the public health that some definite and effective regulations should be provided governing the questions of light and ventilation. Unscrupulous and grasping owners and speculators are so prone in these days to evade the building law and construct buildings which will have the maximum amount of renting space, irrespective of sanitary conditions, light and ventilation, that regulations governing these matters must positively be enacted and enforced.

The Case Against High Buildings.

Many persons erroneously believe that the conditions in regard to light and ventilation are due to the height of buildings, and that the limitation of the height of buildings is the proper and only means of correcting the difficulties in regard to light and ventilation.

The leading argument against high buildings is that they obstruct the light and impede the fresh air currents. Localities such as Nassau street, near Printing House Square, and lower Broadway, are pointed out as illustrating the wanton and exorbitant appropriation of sunshine and air. It is asserted that high buildings at such places produce the effect of continuous canyon-like walls on both sides of the narrow streets, intercepting the light and rendering the streets dark and gloomy; that offices and stores in the lower stories are dark and in many cases must be lighted by artificial means.

While these assertions are undoubtedly true, it is necessary to consider this subject in a broader light and look into the conditions of light and ventilation that exist in other sections of the city where the buildings are of moderate height, and we will see that the high buildings are not the many headed monsters some would have us believe,



A. L. A. HIMMELWRIGHT.

Everyone who is familiar with lower New York and other closely built up sections of our large cities is well aware that block after block of buildings present a solid front on the streets. The depth of the buildings generally averages between 60 and 90 feet, the average frontage being about 25 feet per lot and the average height from five to seven stories. These buildings, flanked on both sides by solid party walls, are wholly dependent for light upon the windows in the front and rear. In some instances additional light is obtained in the top story by means of skylights in the roof. The great majority of these buildings are dimly dark and artificial light must invariably be resorted to whenever they are to be used for business purposes.

Even in four and five-story residences, of which there are many thousands between 23d street and the Harlem River, practically the same conditions exist. These residences have only a few well-lighted rooms in the front and rear, while the hallways and interior rooms are dark, cheerless and frequently are lighted only by doorways leading to the front and rear rooms and have insufficient or no ventilation.

A Question of Design.

When we find the same conditions as to inadequate lighting and ventilation in practically all the moderate height residences and commercial buildings that have been built under our existing laws, is it not conclusive proof that the question of light and ventilation is one wholly of design? This is the important point to which I wish to call attention. The question of light and ventilation is simply and absolutely a question of suitable design and depends only in a very small degree on the height of the building. It would amaze most persons if they were to have correct knowledge of the actual number of owners and architects who besiege the Building Department after plans have been filed in their effort to evade the laws and sacrifice necessary stairways, light and ventilation to secure maximum renting space. It is also to be regretted that there are numerous architects, who, for a consideration, are willing to smother whatever professional pride they may possess and in opposition to their better judgment and good taste, cater to the vicious greed of unprincipled speculators and owners.

It seems to me that the permissible

area of a lot which may legally be occupied by a building can be properly further restricted, and that there cannot be any reasonable objection in requiring this, if an owner by complying with legal regulations governing light and ventilation is permitted to build a large part of his building to any desired height. This, in my opinion, is the solution of the present problem.

The area of lots which buildings may occupy should, therefore, be further restricted so as to permit conformity with reasonable and sufficient regulations governing the problems of light and ventilation.

A Practical Method Suggested.

The problem of restricting the height of buildings in New York City was first suggested and considered sixteen years ago and met with overwhelming opposition by the property owners. To improve the conditions and solve the problem of light and ventilation, I suggested that a law be framed prescribing that only a certain portion of the total frontage in the middle of the lot might be occupied by a building. A passage for light and air would thus be provided between all buildings which would render each independent of any and all others as regards light and ventilation.

Such a plan would have many other advantages. It would afford better and safer means of escape for the occupants in case of fire and would facilitate the operations of the Fire Department. Many of the perplexing difficulties experienced by owners of adjoining properties when excavating for new buildings would be obviated and, most important of all, such a plan would insure absolute freedom of design, which is impossible when buildings adjoin each other.

A practical illustration may make this plan clearer. Assume a law as suggested that prescribes that a building may occupy 80 per cent of the middle portion of the frontage of the lot (other than corner lots) and 72 per cent of its total area to a height of two and one-half times the width of the street; and that one-half of the building, or 36 per cent of the lot area, may be continued to any desired height.

Properly Lighted Buildings.

It would be apparent that under this plan a lot with 50-foot frontage would be occupied by a building 40 feet wide in the center of the lot; a lot 25 feet wide by a building 20 feet wide, and a lot 100 feet wide by a building 80 feet wide. The space between two adjoining 50-foot lots would be 10 feet; between two 25-foot lots 5 feet, and between two 100-foot lots 20 feet.

The unoccupied spaces distributed in this way would afford conditions making it possible to design buildings that would be properly lighted and ventilated to a height of two and one-half times the width of the street, and by restricting the portion of the building of unlimited height to 36 per cent of the lot area, similar conditions would result for the proper lighting and ventilation of the higher portions of the buildings.

No more difficult problem has ever been presented to architects than the

artistic designing of high buildings. When this problem is still further complicated by the necessity of adapting the design so that it may harmonize with adjoining buildings the task becomes well nigh hopeless. If, on the other hand, all buildings were isolated as is here proposed the utmost liberty of design and freedom of action would result.

The Profit Limit.

The practical and profit-producing limit of height to which buildings may be built has been approximately reached in the cases of the Singer Building, the Metropolitan Life Tower, and the Woolworth Building. From authoritative sources it is learned that these buildings, provided they can be kept filled with tenants, will furnish sufficient revenue to pay only a fair rate of interest on the entire investment. They are, therefore, not attractive investments from a business standpoint, and never can be. Consequently, we need have no fear that any considerable number of such buildings will ever be built in this city.

It is my belief that to arbitrarily limit the height of buildings is not only a mis-

take, but that the 100,000 property owners in this city whose interest and influence would overwhelm any other influence would never consent to it. Take for example a man owning a lot with a 100-foot front on Broadway, which at the present time may be covered with five or six-story buildings, alongside of an adjoining property of the same size improved by a building twenty-five stories in height. Would not the owner of the property with the low buildings make an instant and vigorous protest against a law which would restrict any proposed new building to a height of two and one-half times the width of the street and thus prevent him from ever constructing a building as high as his neighbor's, and thus forever cut off the possibility of his obtaining the same income or returns for his property as his neighbor? In other words, all owners of such property would have the actual value of their properties arbitrarily diminished. This would result in a universal protest, which could only be remedied by a modification of the law restricting the height of buildings, and

this would probably be done within a few months after its adoption.

In view of these conditions, it is the duty of the Board of Aldermen to anticipate any such result, and so regulate the questions of light and ventilation that wholesome and healthful conditions will result independently of the height of buildings.

Adequate Exits.

Another important question that heretofore has never been considered in our building laws is the question of adequate exits so as to provide reasonable safety in buildings occupied by large numbers of persons. The joint committee report represents a distinct advance in this respect on all previous drafts that have been proposed, but even the joint committee draft is insufficient and inadequate in some respects. It is now possible to make buildings of any height perfectly safe for all the occupants and without materially increasing the cost or sacrificing space. In fact, it is generally possible to make a building safe for its occupants at less cost than they are now being constructed.

TRINITY'S DWELLINGS ARE REAL HOMES

They Give Character to Greenwich Village—Are Free From the Lodger Evil—In Good Repair and Carefully Looked After.

By MISS E. W. DINWIDDIE.

(Miss Dinwiddie has again made a report to Trinity Corporation on the general conditions in its tenement properties. For years the corporation needlessly submitted to criticism through a mistaken policy of official silence. Miss Dinwiddie, who has been called Trinity's housekeeper, has through her reports revealed the corporation as an excellent landlord.)

TRINITY'S houses have some advantages which most homes, even of the very wealthy, in downtown New York City lack. They have, as a rule, large yards, which not only serve as playgrounds for the children, but are commonly utilized by the tenants for flower gardens and in a few instances for vegetable gardens as well. They are, in over two-thirds of the cases, private dwellings for only one or two families in each, giving an opportunity for quiet family life with room for children to grow up and space for their play, totally different from the surroundings in New York's towering apartment houses and swarming barrack tenements.

As compared with East Side houses equally far downtown, the contrast is marked. They are low buildings, not making dark canyons of the streets on which they stand, and the large open spaces in the rear give abundant light for the back rooms as well as for those facing on the street. There are no rear tenements on the back of the lots. There are few stairs for mothers and babies to climb. The bedroom windows do not open on airshafts where one crying child keeps twenty families awake. The rooms are on the average much larger than in

the dumbbell and other common tenement and apartment types. Large families are not excluded from the houses, but are welcomed as tenants, the only restriction enforced being that they shall not take or keep quarters too small for the number of persons.

Free from Saloons.

The houses through the corporation's control are kept free from saloons, gambling houses and immoral resorts, and also from rag shops and junk shops with their dangers to health and proper sanitary conditions. The rents have remained practically the same for a quarter of a century. Probably as a result of this the dwellings even of the tenants in very limited circumstances are free from the lodger evil in its dangerous form. Moreover, the corporation on its own initiative has instituted systematic inspections of the houses for the purpose of discovering need for repairs, or other defects which call for remedy, or opportunities for improvements of any kind, or for being of service to the tenants in other ways.

The popularity of the dwellings is

shown by the length of residence of the tenants, of whom more than half have been living in the same houses for from ten to fifty years or more.

Few who have not seen this section realize that such a neighborhood is to be found on Manhattan Island, below 14th street, within a short distance of the business district and the congested tenement streets. Flower gardens and low buildings are not commonly thought of in connection with this part of the city.

Though the lots belonging to Trinity are not blocked solidly together, but are sandwiched in among others, still they are sufficiently closely grouped for the corporation's houses to affect the character of the whole neighborhood, making this an area of quiet residences, very different from the swarming tenements to the east and the waterfront section to the west.

What Trinity Corporation Owns.

The corporation now owns 366 houses, containing accommodations for 882 families, or between 3,000 and 4,000 persons, a small village in itself with many characteristics of village life.

The average number of families to a house is only 2.4. Of the total number of dwellings, 36.6 per cent. are two-family houses; 32.0 per cent. are occupied by one family each, and only 31.4 per cent. have as many as three families. Most of the buildings are only three stories high, and many cover less than half of the lots on which they stand.

Effort is made by the corporation to prevent overcrowding in the houses and its consequent



TYPICAL TRINITY HOUSES.
West Houston St., between Hudson and Greenwich.

evils, but apart from this no attempt is made to keep out children or to make families move when the number of children increases. One record-breaking tenant was a woman, twice married, who had twenty-four children. Another family had eight sturdy sons born in a space of eight years.

The lodger evil as it is seen on the East Side is non-existent in the Trinity properties. In examination of all the houses no instances have been found in which lodgers shared the use of sleeping rooms with members of the family. Over 80 per cent. of the tenants have no lodgers, and where lodgers are taken they are in separate rooms, not interfering with the privacy of home life.

Rental Rates.

The rents in the houses vary between wide limits, but they have not been raised to the excessive rates which make one of the heaviest burdens families in New York with small incomes have to bear if they wish decent accommodations. One small dwelling rents for only \$12 a month for the entire house. Another building, a two-family house, rents for \$1,200 a year. The lowest rents in apartments in three-family houses are \$7 per month for three rooms. The highest apartment rents are \$26 a month for five rooms. An average rent per room in the Trinity houses is at the rate of only about \$1 per week or between \$4 and \$5 a month per room.

Not only is it true, as previously stated, that over half the tenants have been living in the same houses for from ten to fifty years or more, but in many cases the actual length of tenancy under Trinity is longer than appears, because the families rented from the corporation in other buildings before moving to their present quarters. Because of increase in the size of the family, or on account of the growing up of small children, or because sons and daughters have married and left the home, families sometimes wish to move into a larger or smaller number of rooms. Or they may wish to move into more or less expensive quarters, or to be in a different section for business or other reasons.

But the permanency of residence in the individual house and still greater permanency of residence under Trinity are conspicuous. One tenant still in a Trinity house has been living here for fifty-five years, and her four children were born and grew up in the house. Another tenant, now ninety-five years old, has been living in one Trinity house for forty-six years. As she says, she has been renting from Trinity since she first came over from "the old country" as a "greenhorn." This is a striking contrast to the proverbial New York tenant, moving once a year, and to the actual migratory life of a large part of the population of the city.

It should, however, be borne in mind that with the exception of ten houses built by the corporation as model tenements the dwellings were all erected and owned by holders of ground leases and have only come into the possession of Trinity by purchase on the termination of these leases. They are old, are usually in a run-down condition when acquired, and require a larger amount of renovation and repair than would be the case with newer houses of the same type. The number of children occupying them increases this amount, especially in the

houses tenanted by three or more families. The structural conditions were fixed before the houses came into the hands of the corporation, but these have been modified, and in cases of such matters as interior rooms, where found in three-family houses, and of inadequate fire-escapes and so on, they have been altered to conform to law and to the needs of the tenants.

The proximity of the Trinity houses to those held by other owners in certain cases has objectionable features. Some very neat tenants, for instance, have difficulty in keeping their premises in good condition on account of rubbish carelessly thrown out of the windows of adjoining tenement houses. An unsettled condition in one section of the properties, too, is already in existence and more disturbances here are in prospect on account of the projected widening of one of the streets, which the city has in view as part of a general scheme of municipal improvement. This scheme will involve at some date in the future the tearing down of the houses on one side of the street, some of which belong to Trinity, some to other owners. The liking of Trinity's tenants for their houses is shown by the general satis-

eight houses purchased on termination of leases have been renovated and put in thoroughly satisfactory repair and have had many improvements added.

The number of dwelling houses on Trinity's land belonging to other owners has greatly decreased. Since early in 1910 these have been reduced from between 200 and 300 to 136. But as it will be many years before all the ground leases expire, there are some dwellings on Trinity's ground which will not come under the corporation's control for a long period.

There are other dwellings on land held on short ground leases. In cases where ground tenants ask renewals of leases not compulsory under the terms of the original lease, the corporation makes it a rule not to grant these where the houses are in unsatisfactory condition, or where they do not comply with the law, but has not thought renewals for one year objectionable in the case of sites of dwelling houses ascertained by examination to be in good condition throughout. Some of the tenants who have well-kept houses which they have owned for many years would feel it a great hardship to have these taken from them.

Holiday Business Prospects.

The "Fourth of July," which falls on a Friday, and the succeeding Saturday and Sunday are three holidays, in which to have merry times in the suburbs. Transit lines will unquestionably be crowded during these three days. A general outpour is expected on Friday, Saturday and Sunday, July 4th, 5th and 6th, if the weather is good. Promoters are running special excursion trains, as requests for free tickets are coming from all quarters. Even other large cities are sending big delegations to look at New York's growing suburbs. This stimulation in the realty business is unquestionably due to the advertising of the Dual Subway System, running into all the outlying sections of the city.

Home sites are wanted as urgently as new homes. According to suburban promoters, a large proportion of this year's lot buyers say they intend to build dwellings for their own use. If all carry out their plans, a great boom in suburban building will take place. It is the intention of several promoters on scores of new settlements to keep open house for the visitors over the triple holiday period, and many unique "Fourth of July" displays are being planned for the streams of visitors. It is expected that this entertainment will continue throughout the three days. It is said that the masses of wage earners are buying more enthusiastically than ever, and that most of them are paying in cash. They have been convinced that real estate is the safest investment, because it alone, above all other securities, has been able to hold its own against the recent hard times.

Brooklyn Terminal Plans Sent Back.

Upon the motion of Borough President McAneny at the Board of Estimate meeting, this week the recommendations of the Terminal Committee of the Board of Estimate, with regard to the improvement of the South Brooklyn waterfront, were referred back to the committee for further consideration and report.



TYPICAL TRINITY BUSINESS IMPROVEMENT.

This fine loft building stands on a site formerly occupied by stores and dwellings, on the west side of Hudson street, between LeRoy and Clarkson, opposite the park.

faction expressed by the families living in other sections that their dwellings are not to be disturbed.

Newly-Acquired Houses.

Within the year the corporation has taken over eleven additional houses formerly belonging to ground leaseholders. Of these one was a rear building on the back of a lot behind a front house. This rear building was removed at once, as soon as it was within the corporation's power to do so. The house was the last but one of its kind anywhere on Trinity's land. The single remaining rear dwelling is a one-story janitress' house, belonging to an owner holding an old ground lease, which does not expire for a number of years. Another recently purchased small house was torn down and its site was concreted to make a large yard for the use of the two adjoining dwellings. Still a third house taken over in the course of the year was vacated permanently, as it was an old frame building in poor repair and

GREATER CHANGES FOR MANHATTANVILLE.

Engineer Rice's Plans to Save Real Estate Values—Would Cover Over the Freight Yard, Raise Grade of Manhattan Street and Build Marginal Way.

THE three-sided negotiations over plans for improving the West Side terminal facilities became so tangled that the Board of Estimate concluded at the public hearing on Tuesday afternoon to send the whole matter back to the Terminal committee for reconsideration. Doubts are expressed that the committee will be able to make the new study and general revision which it intends before the close of the present administration.

The property owners who challenged the legal soundness of claims concerning right of way on the part of the New York Central Railroad Company, those who protested against the monopolization of the river shore at Manhattanville with an enormous freight yard and those who alleged a serious error in the railroad company's map affecting Fort Washington Park, bombarded ex-President John Purroy Mitchel's arrangement with the New York Central with what seemed great effectiveness. Besides, Col. Kline, Mr. Mitchel's successor in the board, was new to the negotiations, while Comptroller Prendergast and President McAneny on whose perspicuity real estate interests have learned to place great reliance, had been unable on account of the subway negotiations to give much aid to Mr. Mitchel as chairman of the Terminal Committee, in his negotiations with the railroad company for a reformation of its lines and terminals.

Moreover, the arguments made against the written opinions from the Corporation Counsel's office on legal points involved, by Charles L. Craig, of the firm of Hoadley, Lauterbach and Johnson, representing the West End Association, and Julius Henry Coehn, representing the Citizens Union, came with such logical power as to make another reason for reconsideration.

The proceedings at the hearing were of such short duration as to suggest the probability that the members of the board had tacitly agreed on this course in advance, and when counsel for the property owners asked for time to study the latest opinion of the Corporation Counsel, which had just been read, it was decided to send the whole matter back to the committee for reconsideration. Further hearings will be held but no date was named, and Mr. McAneny remarked that if those who wished to appear in opposition would give their names to the stenographer they would be specially notified.

Whereat, a long roll of names of civic bodies was called off, including the Riverside Drive Protective Association, the West End Association, the Washington Heights Taxpayers' Association, Citizens Union, Merchants' Association, Parks and Playgrounds Association, Founders Progressive Club, Manhattan Single Tax Association, the Socialist Party, the Municipal Art Society and the Reform Club.

Engineer Rice's New Plans for Manhattanville.

Apart from the questions concerning franchise and Ft. Washington Park, the most interesting problem the Terminal Committee has been called upon to solve is the modification of the plans



GEO. S. RICE, C.E.

for the enormous terminal at Manhattanville. A month ago George S. Rice, who was the chief engineer of the Rapid Transit Commission, was called upon by the property owners on Riverside Drive at 135th to 153d streets to see if some scheme could not be devised to overcome the objectionable features of a freight yard on the west side of the Manhattan waterfront from 135th street to 153d street. In an interview Mr. Rice gave this explanation of the railroad company's scheme:

"I find that the plan as proposed contemplates the construction of a freight yard of over thirty acres, extending from 135th street to 153d street west of Riverside Park, and embracing the greater part of the land to the bulkhead line, as shown on the plans you see here and designated by a yellow color.

"The scheme of the railroad company contemplates the use of this section as a yard with the elevation of about six tracks from 146th street southerly to about 122d street, crossing the Manhattan Valley streets from 129th to 133d streets with a viaduct. The main objectionable features of this scheme is that the greater part of the territory is absolutely cut off from access to the waterfront by the construction of the yard; also the elevating of the tracks is an objectionable feature, as the freight cars and traffic would at all times be in evidence for a good portion of this section. And the yard will be a great detriment to the residential abutting property owners from the necessary annoyance both day and night from the constant movement and bumping of cars, due to the breaking and making up of trains, and to the passing of the same.

Would Elevate Manhattan Street,

"I have carefully studied this question and have hit upon a scheme by which a greater part of the objectionable features can be eliminated. In 1906 I made a careful study of the treatment of the New York Central tracks on the West Side of Manhattan while I was Chief Engineer of the Rapid Transit Railroad Commission, which study was made at the order of the Legislature. At that time the carrying out of the Act was not easily secured, and at a later date a new Act was drawn under which the present scheme has been divulged. At that time it was suggested that an easy solution of abolishing the grade crossings in the Manhattan Valley would be to elevate the railroad in this par-

ticular section, but the construction of a freightyard was not then considered.

"I now propose to keep the yard and railroad at their original grades and to elevate Manhattan street by a structure extending for about five or six hundred feet from the eastward of the railroad, and then to construct a way along the marginal road as proposed, with a down grade of 3 per cent.

"The section in the vicinity of 133d street is treated in the same way with a connection along 12th avenue with Manhattan street if desired. There would be a connection with the street extending from the Riverside Drive section south of 129th street with a crossing at about 129th street, rendering the lands of the Park department to the south available by means of a ramp and also connecting directly with the upper level of the recreation pier at 129th street."

Mr. Rice illustrated his points by means of colored drawings.

Ferry Accessible From Two Levels.

He further said that this scheme enables the upper level of the ferryhouse to be directly connected with the elevated portion of Manhattan street, giving a parking space for automobiles and also rendering the ferry and recreation pier accessible for both levels. This treatment of the abolition of the grade crossings in the Manhattan Valley is shown on the plan in red.

The railroad in this particular section is to be laid out for six tracks at the present grade and allows of communication along a large portion of both sides of the railroad with the abutting properties. A very little damage to real estate interests is involved in this treatment and practically no business interests are eliminated or wiped out of existence as far as the use of the railroad is concerned.

Covering the Railroad Tracks.

It is proposed that the railroad shall be covered to the south of 129th street through the Park and also that the yard north of 135th street shall be wholly covered. Mr. Rice says this yard can be covered by a masonry and steel structure and the deck parked and used by the public in connection with Riverside Park from one end of the yard to the other. The surface can be laid out in an agreeable and presentable scheme with openings for the railroad yard underneath so that good ventilation can be secured and the front of the railroad yard can be left open as suggested in the scheme contemplated south of 122d street to 72d street.

A Marginal Way.

It is proposed for the preservation of the waterfront directly to the west of the yard and extending from 129th street north, that a marginal way 150 feet in width shall be laid out so that the Hudson River can in the future be available both for vehicular travel and for pedestrians. It is proposed that on top of the yard that ways of communication can be laid out so that the public living on and using the Riverside Drive can have access by means of stairways along the west side of the covered yard with the waterfront.

(Continued on page 1334.)

FIFTH AVENUE'S PERIL.

Depreciation in Real Estate Values—Reasons for Decline.

"If we do not take strong measures now, Fifth avenue, the street of which all America is proud, will have become in a few decades merely a name. Already the cancer has eaten in deeply. It was only a few years ago that a well known piece of property on the avenue near 30th street sold for \$380,000, for a 25x100 foot lot. Today the same property goes begging at \$240,000. Why this drop of nearly forty per cent.? And there is nothing to prevent the same thing happening further up the avenue, unless buildings are restricted in height or size and in character or amount of occupancy."

All of this and a great deal more came out at the conference just held between the Heights of Buildings Commission and A. W. Bruner, representing the Fifth Avenue Commission; Robert Grier Cooke, president, and Messrs. Frank D. Veiller, Simon Brentano, Bruce M. Falconer, R. P. Bolton, S. H. Tyng, J. M. Gerard, and Louis H. Hosmer, representing the Fifth Avenue Association; Edward I. Devine, Comptroller of the New York Life Insurance Co.; Gerald R. Brown, Comptroller of the Equitable Life Insurance Co., and Edward R. Hardy of the New York Fire Insurance Exchange.

A man well known for his real estate operations on Fifth avenue gave reasons for this decline. He said land between that avenue and Sixth avenue or Broadway, on one side, and Madison or Fourth on the other, has no shopping value that compares with Fifth avenue. Where land on the avenue is worth from \$10,000 to \$20,000 or more per front foot for an inside lot, land just back from the avenue on the side streets is selling for from \$3,000 to \$5,000 per front foot. Influenced by the settled factory development on lower Fifth avenue and on Fourth avenue these side streets are far more desirable for salesrooms, sample rooms and warehouses than for any other purposes. Now manufacturers, especially of "seasonal" goods, are convinced that the salesroom and the factory must be together under one management and under one roof. And so they are crowding their often large plants into these loft buildings near the avenue above 23d street.

"Various tall office buildings have been erected along the avenue between 23d and 34th streets," this expert said. "It has been becoming difficult in some cases to fill them, partly due to the constantly increasing crowd of factory operatives from the side streets filling the avenue during the noon hour and decidedly hurting its use as a high-class shopping and office street. Probably the office building managers could have made their buildings pay in the end as office buildings, but the temptation to fill up the building at any cost was too great, so they tore down partitions and changed many an unlet office floor into a loft floor, although these let at only half as much per square foot as the offices did. This again has helped to drive out the best retail trade and so values have dropped to nearer the factory loft level.

"If a man in Chicago or St. Louis has \$100,000 to spend does he spend it in the Chicago shops? No, he comes to New York. The great number of the highest class retail shops must be here, and they must be near together so that the shoppers can go readily from one to another. They must be, too, on a quiet broad street, where people can circulate easily on foot or in motors unobstructed by trolley cars or trucks.

"It is obvious that except for a short stretch on 57th street absolutely the only place left in Manhattan for this high-class shopping is on Fifth avenue below 59th street. For the best interest not only of New York but of the whole country this stretch of Fifth avenue must be reserved for high-class shopping."

Agreed on Proper Limit.

Those with the most experience seemed pretty well agreed that for this purpose a six-story or at most a seven or eight-story building is by far the most profitable investment and so they are convinced that along the avenue a cornice line about 100 feet above the curb with perhaps two more stories in the roof, bringing the total height up to 125 feet, would not only be to the great advantage of all but would work no hardship on the individual owner of property. They would, however, exempt from this height limit hotels and high class office buildings, for a certain number of both are for the good of the avenue yet they often have to be higher than eight stories to pay, especially on land worth \$20,000 or more per front foot.

They would keep lofts and factories off the avenue and for several hundred feet back from the avenue on side streets so as to keep the factory hordes away from the avenue at all hours. If the courts would not allow a direct discrimination against factories within the Fifth avenue zone, then they would urge the passage of a law from the standpoint of safety and health which would raise the minimum permissible space per person especially for the upper floors of buildings and so increase the size and number of exits that it would not pay to use these buildings for manufacturing.

STARTLING FACTS.

Disclosed at a Meeting of the City Economy League—To Open Campaign.

The present debt of the city is in the neighborhood of \$1,225,000,000, an increase since December 31, 1898, of over \$900,000,000.

The budget has increased from \$77,000,000 in 1898, to \$192,000,000 in 1913. In addition to this tremendous increase in the budget the habit of issuing corporate stock has grown enormously and from \$20,000,000 to \$30,000,000 of corporate stock is now issued annually.

The assessment on real property has been raised from \$2,063,135,687, in 1897, to \$7,861,898,890 in 1912. Notwithstanding this tremendous increase in assessment, both the debt limit and the tax rate are near the constitutional limit.

There was uncollected taxes due on January 1, 1913, amounting to \$21,818,996. There was due for unpaid assessments at the same time \$25,847,420. There was due for uncollected water rates \$543,999. This makes a total of \$48,210,415, and this great amount was due notwithstanding the fact that there had been tax sales in each of the boroughs except Manhattan and that a Manhattan tax sale was then being advertised.

The foregoing startling facts were made known by the publicity committee of the City Economy League, in a report submitted at the last meeting of the executive committee by Chairman Edward P. Doyle and Secretary Henry Bloch.

Another startling fact disclosed at the meeting was that at the tax sales the liens are almost invariably bid in by tax lien companies and not by the property owners, and that there are nearly 6,000 tax liens offered for sale in the Borough of Manhattan.

REAL ESTATE BOARD.

The Old Board of Brokers Adopts a New Constitution and Changes Its Name.

At a special meeting of the Real Estate Board of Brokers of the City of New York, held on Thursday afternoon, at the board rooms, 115 Broadway, important changes were made in the organization. The following statement was issued at the close of the meeting:

"The membership in the future will be divided into three classes: Active, non-resident and associate. The active membership which is to be limited to 200 will be composed of real estate brokers whose main office is in the City of New York. Non-resident membership will be composed of brokers whose main office is outside of the Borough of Manhattan. The associate membership is open to any owner of real estate or other persons who are interested in the welfare and advancement of real estate interests.

The name of the association was changed to the Real Estate Board of New York. The Board now has an active membership of 155.

President E. A. Tredwell, made the comment to a Record and Guide representative:

"The changes are along lines now in force in Chicago. Our new name is a shorter and broader term than the old, and we have limited the active membership, consisting of professional real estate men, to 200. After that number is reached those professional real estate men who desire to become active members will be placed on a waiting list.

"It was felt by the Board that its assets and influence had so grown in the past few years that a broader plan of operation was required.

"A healthy difference of opinion was developed during the meeting, but as the committee having the special matter in charge, consisting of Lawrence M. D. McGuire, chairman, Charles E. Duross, Edward L. King, Pierre M. Clear and W. J. Van Pelt, had given considerable thought and care to the revision of the constitution, they were ready and able to explain the details promptly to the satisfaction of all present.

"The final outcome of the deliberation was the unanimous adoption of the new constitution, including the new name of the organization."

In view of the situation the committee recommended, and the recommendation was adopted, that the property owners and rentpayers of the city of New York be organized by election districts, each election district to have a leader; the leaders to form an assembly district committee and the assembly district committee to send one or more delegates to a central committee.

This central committee is to force the several political parties to nominate proper candidates for the municipal offices to be filled at the coming election. In the Borough of Manhattan the trades and professions are to be organized also, but the basis of organization is to be the election district.

The executive committee feels that it is time a halt is called in the expenditure of city money for things not absolutely necessary. The organization is now going on and will be perfected within a month, when it is hoped to have at least 60,000 enrolled voters.

The opening gun of the campaign will be the massmeeting to be held at New York Turn Hall, Lexington avenue and 85th street, June 30, at 8 p. m.. William H. Chesebrough will preside and many prominent speakers will be present.

BUILDING MANAGEMENT

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

ECONOMIC BUILDING HEIGHT.

A Method Checking or Determining It In the Case of Skyscraper Office Buildings.*

By C. T. COLEY, M. E., 14 Wall Street.

WHEN our Secretary, Mr. Patterson, asked me to come to Cincinnati and lead in the discussion on some subject, I at once thought of the many friends that I have made among you, and realized that we were all handling hard problems, and that should I show you how I have solved one or two of mine, the work for you would be easy, when you are called upon to solve a similar problem.

I chose the subject, "The Method of Checking the Economic Height of an Office Building," both because it is a problem that is encountered almost daily, and also because it is one for which I have not seen a satisfactory solution, and consequently the development of a solution would be a little new and interesting to you.

First, the Land Value.

We will consider the erection of one of the most modern and expensive office building skyscrapers, the construction of which must be of the very highest grade. The plot of ground should be in the very best location for a building of this kind. Let us assume a land value of \$300 per square foot of lot area. The value of a plot of ground is determined by the best possible use to which it can be put, or the best improvement that can be made thereon, to bring in the largest net financial return per annum, upon the money invested in the lot.

The value of a plot of ground is therefore dependent upon its net annual earning capacity, which earnings are usually funded at 5 per cent., making the value of the land about twenty times the net return per annum earned by the land.

The annual interest charged on \$300 valuation per square foot would be \$15 with money worth 5 per cent. The New York City taxes are about \$1.83 per \$100 valuation, which on each square foot of land under consideration would be about \$5.50 per year. This added to the interest cost of \$15 makes a total cost of \$20.50 per year for owning one square foot of land in the best financial business district on which to stand a building.

Only 65 Per Cent. of Rentable Area.

If the entire area is not covered by the building, but say only 95 per cent. of the total, the balance being used for light courts, we must divide the total cost per square foot per annum (\$20.50) by 95c., giving \$21.58 the amount that must be earned per annum on each square foot of land on which the building actually stands. Since only 65 per cent. of the area is rentable area, to produce one square foot of rentable area, we will require one divided by .65, or 1.54 square feet of floor area, and consequently the land carrying charge would be increased from \$21.58 to \$33.23 per square foot of land over which to

secure one square foot of rentable floor area per floor.

The question arises at once, what can be done to meet this great expense? One answer is, after looking around to see that it is suitable for the neighborhood—build a skyscraper office building. What will one cost? How high will it have to be, so that the net profit on the building, will equal the expense on the land? What will the operating and other expenses be per annum? We will look into the problem.

An Office Building the Solution.

Experience shows that office buildings of the very best type of granite, marble, bronze and steel construction cost from



C. T. COLEY.
Will be the Operating Manager of the New Equitable Building.

80c. to \$1.00 per cubic foot of building volume to build. When the average distance between finished floors is 12 feet, it requires 12 cubic feet of building volume to produce one square foot of floor surface, of which past experience shows that in a well designed building, about 65 per cent. of the total floor area is rentable area. Therefore, to obtain one square foot of rentable area of floor under consideration, it will be necessary to build 12 divided by .65, or about 18½ cubic feet of building volume.

Let us assume that we are to erect a building about twenty-five stories high of the type costing 80c. per cubic foot. It would therefore be necessary to make an expenditure of 80c. multiplied by 18½, or \$14.80 for 18½ cubic feet of building volume, in order to secure one square foot of rentable area.

Cost of Maintenance.

The cost of maintaining one square foot of rentable area per annum in a high class building of this kind is shown in the accompanying table.

Assume an allowance of 10 per cent. of gross rents for vacancies and loss of rent on an average rent rate of \$3.50 per square foot—35c. This makes the

	Per sq. ft. rentable area.
Engine room labor, supplies and repairs.....	.18
Coal and ash removal.....	.15
Elevator labor, supplies and repairs. . . . .	.09
Janitor's labor and supplies....	.15
Electrician's labor and supplies....	.02
Supervision and collections....	.09
Building repairs.....	.15
Insurance .....	.01-1
Water .....	.02-1
Sundries .....	.01
Sub Total .....	.88
Taxes on structure alone.....	.27
Total	1.15

total \$1.50. Interest on 5 per cent. on an investment of \$14.80 necessary to produce the required building volume to secure one square foot of rentable area, 74c. Allow for depreciation and amortization in 50 years about 30c. (Money worth 4 per cent. compounded semi-annually.) Total cost per annum, \$2.54 per square foot of rentable area.

Subtracting this cost of \$2.54 from the gross rent rate of \$3.50 per square foot of rentable area leaves a net profit per square foot of rentable area of 96c. per floor.

The Final Calculation.

In order to equalize or wipe out the annual expense of \$33.23 for the lot area on which to build one square foot of rentable area, we would need to get the profit of 96c. per square foot rentable area per floor by repeating the operation or building floors upon floors as many times as 96c. is contained into \$33.23, or 34.6 times, making the building 35 stories high.

Hence it will be seen that properly to develop or improve a plot of land with the value assumed which will pay 5 per cent. on the investment in the land and building, and at the same time set aside a proper fund for depreciation and amortization, a 35-story building will be necessary. This would be the proper height for the building, provided that the plot area was sufficient to allow for the proper shafts up through the building to contain pipes, smokestack, stairs and elevator shafts and still give a rentable area of the assumed 65 per cent. of the gross area.

WIRE ROPE SUGGESTIONS.

Many Elements Combine to Produce Satisfactory and Economical Service.

Wire rope expense can be greatly reduced by the use of a suitable rope for every work and by its correct handling during installation and proper care during operation. Working conditions also require careful consideration and oftentimes changes can be made that will effect a material saving.

The most satisfactory results are always obtained with large size sheaves and drums; the greater the diameter of the sheaves and drums, the longer the rope will last.

Experience has demonstrated that wear increases with speed; therefore, true economy results from increasing the load

*A paper read before the National Convention of Building Owners and Managers, Cincinnati.

and diminishing the speed. For a working load, one-fifth of the ultimate strength of the rope is usually considered safe, although this is not recommended for all cases, as very frequently a greater safety factor is required.

Wire rope must not be coiled or uncoiled like a hemp rope. When not on a reel, roll on the ground like a wheel or hoop to prevent kinking or untwisting.

To insure against accidents the ordinary precautions should be taken to frequently examine wire rope and install a new one before the old is worn to the danger point.

However used, a wire rope should be made of the best obtainable material of the most suitable grade, for rope made from cheap materials is far more expensive in the end, as the time lost by the frequent changing of rope will greatly overcome the first cost saving.

The use of high-grade wire rope also provides the necessary strength in the smallest possible diameter, thereby reducing the dead weight of the rope itself.

The hemp center in a wire rope is also an important factor. If the quality is poor, it will soon go to pieces and allow the rope to lose its correct shape. After such an occurrence, deterioration of the rope is rapid.

Proper lubrication, both during manufacture and use, is necessary, as it lessens internal and external friction, prevents corrosion and renders the various wires impervious to the effect of steam, acids and other damaging influences often present.

QUESTIONS and ANSWERS

Varnish That Never Dried.

I had a little antique varnish job done recently and the varnish never dried. What can I do with it?

Answer: Get a good varnish remover, take it off entirely, fill the surface again and revarnish with a good, standard make of varnish. Be sure and wait until the wood is thoroughly dry and never varnish on a day when the temperature is below 70 degrees or when the humidity is excessive.

Testing Laboratories.

Is there any place in the city that is available to the general public where building materials are tested for fire.

Answer: The Bureau of Buildings cooperates with the Engineering Department of Columbia University which maintains a laboratory where tests may be arranged for.

Architect's Lien.

Can an architect file a lien upon a building for his pay if the owner refuses to pay on the ground that the charges are exorbitant?

Answer: An architect has a lien on a building for his pay, provided he superintends erection of the structure. He must file the same claim of lien as is required of laborers, mechanics and material men. The question of the size of his bill should be settled before he is formally engaged.

Where to Place Meters.

What is the best place to put electric meters in multi-tenanted buildings?

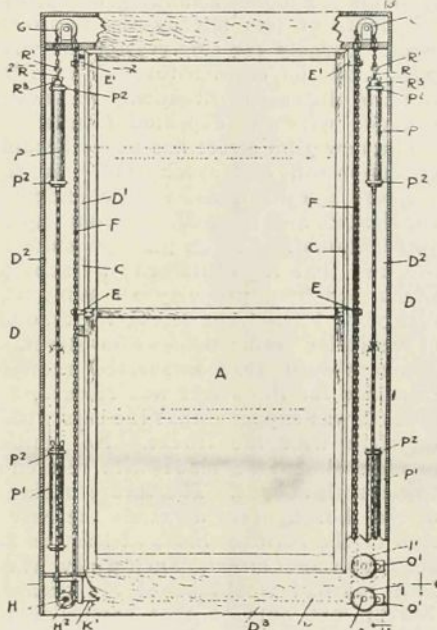
Answer: If it is the plan that tenants shall pay by meter for their illumination, meters should be located in the basement, as then the humming will not inconvenience anyone. For smaller apartments equipped with not more than one circuit, the branch cut-out should also be in the basement.

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.

An Operating Device for Window Sash.

Patrick F. Fitz Gerard, builder, of 823 Third avenue, has been granted a patent, No. 1,055,156, serial No. 701,557, for an operating device for window sashes. It comprises a pair of sidewise-extending brackets on the upper ends of the stiles of the sash, the brackets projecting into the weight pockets of the window frame through vertical slots formed in the sides of the window casing; a pair of endless chains for the sash and each connected at one run with the corresponding sash bracket; a counterbalancing weight interposed in the other run of each of the said chains, this weight having at one end a swivel connection with the chain; guide pulleys in the upper portion of the window casing, over which pass the upper ends of the chains; sprocket wheels around which pass the lower ends of the chains; transverse shafts journaled in the lower portions of the sides of the window casing and carrying the sprocket wheels, longitudinally-extending shaft journaled in the sill of the window casing; pairs of beveled meshing gear wheels connecting the ends of the



said longitudinal shaft with the said transverse shafts, one of the latter extending into the room, and a handle on the outer end of the shaft.

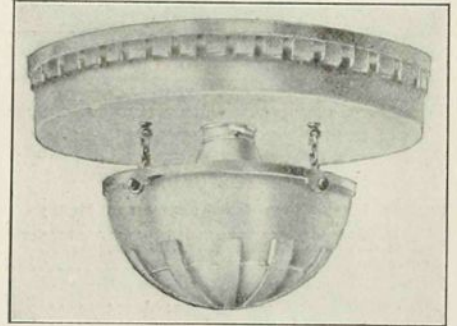
2. In a window-sash balance, an endless chain connected at one run with the sash, and a counter-balancing weight interposed in the other run of the chain, the said counter-balancing weight having at one end a swivel connection with the chain and having at the other end an adjustable screw and nut connection with the chain to permit of taking up.

An Improved Packing System.

If your engineer has constant trouble with his packing and blames his inability to bring his engine up to proper efficiency upon this factor, there may be a solution awaiting upon this problem by investigating a new type of packing that is now on the market. It is a woven fabric, but is conspicuous among others because of its soft metal inserts in the weave that prevent scoring, especially on rods. Building managers having trouble with leaky elevator plungers and pumps may find permanent relief by writing James Walker & Co., Ltd., of 27 Thames street, this city.

A Novel Indirect Lighting Fixture.

Here is an indirect lighting fixture which has some principles that are quite distinctive. It is called the Brascolite Unit and is semi-direct; or, in other words, all direct rays are diffused and indirect rays are reflected downward and outward. A glance at the cut will show how this is accomplished. It is provided with a canopy or reflector, which is made of dense white opal glass, and

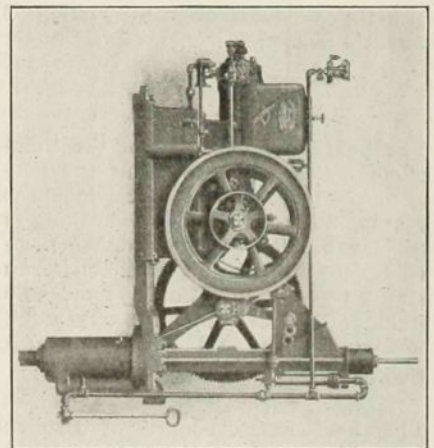


the suspended bowl below is made of Alba glass. This is a new illuminating unit which has attracted the favorable attention of illuminating engineers. It was recently put upon the market by the St. Louis Brass Manufacturing Co. of St. Louis, Mo.

Suburban Water Feed.

One of the advantages of living in the suburbs is the absolute independence one may have from domination by the rules and regulations of a water supply company. Many owners of estates have excellent water supply at hand, but very frequently the problem of cheaply conveying that water to the point of consumption is a problem which is not always satisfactorily solved. Usually the well system is the one employed, but this has been proved in many cases to be only a half solution. It is now possible to go into the market and buy a pumping unit line which is not only satisfactory but is absolutely dependable in any kind of weather. The accompanying illustration shows the new device being introduced by the Leader Iron Works, of 103 Park avenue.

This apparatus is distinguished by a differential plunger for equalizing the load which relieves the strain on the pump rod and connection, thus largely reducing the liability of fracture or wrenching when service is heavy. The discharge can be arranged either above or below the base, and water is discharged on both the up and the down



stroke. When the discharge is below the base, the pump is anti-freezing. An air compressor is attached to the plunger near the top of the pump. The device, herewith shown, is a great improvement over the systems heretofore on the market and where used has given splendid results. The ease with which it is operated also commends it highly to estates where the foreman is a general handy man. It is very simple in operation.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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Don't fail to attend the mass meeting in the New York Turn Hall next Monday evening, at 8 o'clock. The meeting has been arranged by the City Economy League under the auspices of the United Real Estate Owners' Associations.

The extra session of the Legislature did quick work with Governor Sulzer's direct primaries bill, and adjourned promptly—not promptly enough, however, to prevent the introduction of a bill levying a direct State tax of one mill.

—Whether the City Economy League wins its cause completely or no, it has achieved a remarkable thing in rallying to its banner so large a proportion of the really able men of the city. By the way, what are the league's colors and when can we expect to see its badges?

The board of governors of the Stock Exchange has voted to grant the petition of the members for a suspension of business Saturday, July 5, making a three-day holiday. Some architects, according to information and belief, are taking a three months holiday; and quite a number of real estate brokers would like to join them in Paris, if mortgage money wasn't so tight.

The Real Estate Board of Brokers did effective work in the field which it originally chose to occupy. Under its new name—the abbreviation to The Real Estate Board is significant—it may, therefore, be expected to accomplish larger results in the broad sphere of activity which it now proposes to enter. A professional body like the Board is a permanent institution, held together by permanent causes; and ought to be in a position to represent real estate for all purposes, including some that are now aimed at by temporary associations.

The Future of Seventh Avenue.

The consummation of the Seventh Avenue Improvement has now entered upon its final phase. Commissioners will soon be taking testimony as to the value of the property which has to be condemned and title will doubtless be vested in the city at the earliest possible moment, so as not to delay the construction of the Seventh avenue subway. That district of the city known as Greenwich Village, is expecting to reap considerable benefit from the opening up of Seventh avenue, and it is very much to be hoped that property owners thereabouts will not be disappointed.

Undoubtedly the business development of the section has been very much retarded as a consequence of its absurd street system, which seems to have been designed to prevent its convenient connection with the adjacent parts of Manhattan. Undoubtedly, also, the expected results would follow, in case the city possessed the power of excess condemnation. In that case a frontage on the new avenue sufficiently large for building purposes could be condemned and this frontage could be sold off to builders in large plots, which would be improved with up-to-date modern buildings, and which would bring new business and new life into the district. As it is the new avenue will be improved very slowly because of this difficulty and expense of collecting plots available for modern building out of the fragments of lots left by the improvement. Largely for this reason the widening and the cutting through of Elm street to the east of Broadway was never attended with the expected results.

The new Elm street has never become as important, either for traffic or for business purposes, as was confidently anticipated, and its failure to come up to anticipations has taken place in spite of the fact that it contained a subway which benefited property all along the rest of its line. Considering the amount of vehicular traffic using Elm street, it seems absurd that a surface railroad franchise for the street was refused, because it was expected that the cars would interfere with the trucks. No similar mistake should be made with reference to Seventh avenue. The future business of the thoroughfare demands the extension of the surface tracks at least as far south as Canal street. Such a new West Side railroad would be of the greatest benefit, not only to that particular locality, but to the whole of the lower West Side.

A Defect in Our Borrowing System.

A prominent official connected with the mortgage department of one of the title companies recently suggested a change in the prevailing system of borrowing money on real estate that is deserving of serious attention. He considers that the failure to provide for a systematic reduction of the principal of the mortgage constitutes a fundamental defect of existing methods. The lack of some regular plan of amortization frequently makes it extremely difficult for the borrower to renew his loan or obtain a new one, while it obviously injures the security which is obtained by the lender. The need of some amortization clause applies particularly to the case of modern apartment houses and loft buildings that are erected for sale by speculative builders. Such structures are usually mortgaged to the limit.

In many cases their value depreciates very rapidly either because of indifferent construction or because of the substitution of more desirable types of building. Yet this element of depreciation is largely ignored in mortgage lending, the idea apparently being that the increase in the value of the land will take care

of the decrease in the value of the building.

But now that the conditions of business development are becoming more stable in Manhattan, there is less chance for a future increase in land values, and the lenders of money, will frequently find the margin upon which the security for their loan depends, wiped out. These speculative buildings, which are mortgaged to the hilt, should be required during their early period of probable prosperity to earn enough money to pay for their own future depreciation. With an amortization clause in the mortgage, borrowers might be able to obtain loans running for periods from ten to twenty years, and thus avoiding the loss, which results from the frequent calling of their loans and the increased aggregate expense of refunding them. "There can be no doubt," says Mr. Randall Salisbury, "that in the past real estate owners have been to a certain extent responsible for their own troubles in this direction, owing to the apparent tendency of some of them to regard a real estate investment as of somewhat the nature of stocks carried on a margin." There can also be little doubt that in the course of time the terms, upon which money will be borrowed on New York improved real estate, will approximate to those which prevail and rightly prevail in other highly developed business communities.

What Does Space in the Municipal Building Cost?

The Record and Guide of last week contained a number of interviews with real estate brokers and architects respecting the future location of the offices of the Bureau of Buildings. The present plan is to move the offices of that bureau into the new Municipal Building, as soon as it is ready for occupancy; but the Superintendent of Buildings, Mr. R. P. Miller, objects to this removal. The Bureau of Buildings, over which Mr. Miller presides, is concerned with building in the Borough of Manhattan only. It should be situated in that part of the borough which is most convenient both to the employees of the bureau and to the citizens who need to go frequently to its offices.

In Mr. Miller's opinion these considerations demand a location somewhere between 32d and 39th streets. He has found, after careful inquiry, that the geographical centre of the offices of those who were applicants for building permits during the last six months of 1912 was somewhere near 39th street. Considerable difference of opinion was developed among the brokers and architects whose opinion was sought in relation to this question; but these differences of opinion were explicable. In every case those architects and brokers, whose own offices were situated uptown preferred an uptown situation for the Bureau of Buildings. In every case those architects and brokers whose offices were situated downtown preferred a downtown location. It is evident, consequently, that the opinions expressed by these gentlemen were determined largely by their own individual interests. As to the arguments on which these opinions are based, the one in favor of a location downtown which has most force hinges upon the desirability of having all departments in one building. It is frequently necessary for a broker or an architect to consult with several of them in relation to one matter, and the new Municipal Building has been erected chiefly for the purpose of concentrating the offices and enabling a citizen to go from one department to another with very little loss of time. On the other hand, it is unquestionably and emphatically true that the particular clientele of the Bureau of Buildings and

the most important part of its own field-work is situated uptown.

For this reason the Building Bureau has for a very long time occupied offices in the central part of Manhattan, and the arguments which were formerly urged in favor of such a location have become of late years more rather than less persuasive. It is undoubtedly the case that a concentration of the offices of architects, builders and building material dealers has been taking place in the district between 34th and 42d streets. It is undoubtedly the case, also, that a large and constantly increasing proportion of the money used in Manhattan buildings is being spent in the central district. Finally, there is another aspect of the matter upon which it would be interesting to have light. What would be the comparative expense to the city of offices for the Bureau of Buildings in the Municipal Building or in a loft building uptown? How much does space in the Municipal Building cost the city per square foot? Could the space which the Bureau of Buildings did not use in the Municipal Building be advantageously employed by some other department? Answers to all these questions are necessary to an adequately determination of the proper location of the office of the Building Bureau.

The Week in Real Estate.

The private sales reported during the week were few in number and of the miscellaneous order, reflecting a total absence of positive market movements or of tendencies toward expansion. Several modern buildings, including a loft building in 24th street, figured in trades; an investment corporation bought a Riverside Drive apartment house; a couple of dwellings in good residential blocks in the middle fifties were purchased by dressmakers; one or two sites were acquired by apartment house builders, and a building in middle Broadway which has remained tenantless about a year found a new owner. This enumeration will serve to illustrate the general character of the week's private sales in Manhattan.

The chief immediate cause of the present dullness is the scarcity of capital. Ordinary mortgage loans are difficult to obtain, except at stiff rates, and in the case of building loans bonuses are quite generally demanded. The monetary prospect is apparently clearing up, but the improvement, though substantial, is not of a kind to encourage the belief that there will be any notable change in real estate trading or in building for some little time.

Mortgage lenders will probably continue to be extremely conservative until the existing surplus of new housing is taken up. At present they are generally demanding higher rates on, or a reduction in the principal of, expiring mortgages. The falling off in building construction, which has been so marked in the last few weeks, should enable the demand to overtake the supply of housing, and the scarcity of money is, therefore, not an unmixed evil.

Because of the many vacancies in apartment houses, old and new, it is believed that the number of changes in tenants will be very considerable this summer. The changes under the present leasing custom will be made for the most part within a few days of October 1, resulting in a congestion of work for a number of professional people. It is interesting to note that a committee, appointed by the New York Furniture Warehousemen's Association, is trying to bring about a change to obviate this congestion. A letter sent out by the committee to agents reads in part:

"The New York Furniture Warehouse-

men's Association has had under discussion the matter of the change of date in the expiration of leases, particularly of apartments, and at a recent meeting of the association a committee was appointed to take up this matter with real estate agents.

"It is not necessary to remind you of the tremendous congestion in moving on October 1, when all leases under the present custom expire, but it is not only the moving man who is affected disadvantageously by this congestion but all lines of business engaged in the fitting up of homes. The moving business is only one of a number of industries thus affected. Painters, decorators, house furnishers and others find it impossible to get sufficient satisfactory help to carry them through this busy season. You real estate brokers also feel the pressure.

"We believe it has always been the custom in Philadelphia to have leases terminate at any period of the year. In Chicago, where conditions are more like those in New York City, and where leases formerly expired on May 1, a change was made about two years ago, and we are informed greatly to the advantage of all concerned.

"If it would not seem practical to have leases terminate the year round in New York City, might it not be well to extend the time to cover a period of, say, three months, from September first to December first?"

The chairman of the committee is Chas. R. Saul, of the Columbia Storage Warehouse, 149 Columbus avenue.

Who Owns the Brooklyn Waterfront?

Editor of the RECORD AND GUIDE:

Now that the Corporation Counsel has virtually thrown up the sponge and in effect admitted that he can not answer the question as to the title of the New York Central Railroad Company to its roadbed along the Hudson River in any way that would support the report of the subcommittee of the Board of Estimate and Apportionment—is it not time that a similar question be asked as to the title of the Brooklyn shore, along which the same subcommittee recommends that the City of New York pay eleven million dollars to acquire rights from private corporations? I believe that also in this Brooklyn case it will be found that the City of New York owns as substantial rights in the lands occupied by the companies from which it proposes to buy the water front freight railroad as it is now virtually confessed that the city owns in the roadbed of the New York Central along the Hudson River waterfront.

Certainly our experience in the latter case justifies the question being put to the Corporation Counsel, what right has the City of New York in the Brooklyn waterfront occupied by the freight railroad which the city is about to buy?

J. BLEECKER MILLER,

203 Broadway, June 26.

Moral: Advertise Your Auction Sales.

Editor of the RECORD AND GUIDE:

The outcome of the Morris Park track sale, proves that whether prices may be considered high, low or normal, the fact still remains that there are buyers for 3,000 lots at a time when money is positively hard to find for real estate investment. Therefore, the deduction is fair that the perfectly arranged advertising, logical and far-reaching, had the effect of producing the audience, without which neither the skill of the auctioneer nor agent could have produced results. The success can be largely spelled in one word "Publicity."

Now why not apply this same means to bring about results (in a manner and amount proportionate to the particular

circumstances) when property is offered under forced conditions at foreclosure? A little timely adv. (not a mere perfunctory notice of sale) in display type, in the regular columns, used for auction advertisements, might prove helpful in offering to the public at large bargains now proverbially secured by plaintiffs (who do not care to acquire the premises in that manner) simply because no one else is notified to come and compete at the sale.

A READER.

Tax Liens.

Editor of the RECORD AND GUIDE:

In the matter of tax liens in favor of the United States, to which I referred in a recent letter, I find from the Corporation Trust Company Journal that section 3186 of the revised statutes has been amended so that such tax liens are invalid against mortgagees, purchasers or judgment creditors, until notice of such lien is filed by the Collector of Internal Revenue with the clerk of the property is situated; and, further, the court for the district within which that where there is provision for the filing of such notices in the office of a recorder of deeds in any State, the lien of the United States tax is likewise invalid until a notice is so filed.

With this change in the law, there will be no difficulty in finding any liens that may attach to real property by reason of the failure of the owner to pay a federal income tax. A. C. PLEYDELL.

Extending High Bridge Park.

The Morris Heights Property Owners' Association and the American Scenic and Historic Preservation Society are favoring a plan for an extension of Highbridge Park to include the territory bounded by Amsterdam, Fort George avenue, St. Nicholas avenue, Dyckman street, the present westerly boundary of Highbridge Park and Laurel Hill terrace, Borough of Manhattan.

The Board of Estimate's engineer reports that the plan relates to an area of about 27.5 acres, of which 0.2 acres have been acquired for sewer purposes, while about 0.3 acres are included in a proceeding now in progress for acquiring land for the construction of a flight of steps. The latter improvement has been given preliminary authorization at an estimated expense of about \$25,000. The property is situated on a precipitous slope and is similar to that within the limits of Highbridge Park as heretofore laid out and acquired.

A large portion of the frontage on Amsterdam avenue is occupied by amusement resorts. The petitioners for the improvement allege that the inclusion of this area within the park system and the removal of the amusement resorts will substantially enhance property values in this vicinity, and that the land can now be bought at a low figure.

It is recommended by the engineer that the plan be approved provided that the property owners in the immediate vicinity are prepared to assume 30 per cent. of the cost of the proceeding, with the understanding that 65 per cent. of the expense will be placed upon the Borough of Manhattan, and the remaining 5 per cent. on the Borough of The Bronx, and that an opening proceeding will be instituted as soon as the map is adopted. It is also suggested that in this case the Borough President be asked to defer the carrying out of the work heretofore authorized relative to the construction of steps, inasmuch as this would become a corporate stock charge rather than one to be paid from the Street Improvement Fund.

In case the map is disapproved, it is recommended by the engineer that the attention of the Borough President be

called to the desirability of laying out a street along the present westerly boundary line of Highbridge Park in the section north of Laurel Hill terrace. At this week's meeting of the Board of Estimate consideration of the matter was laid over.

Changes at Manhattanville.
(Continued from Page 1328.)

"I realize from the reports and the statements of the New York Central authorities that there will be an objection to the covering of a freight yard," said Mr. Rice. "This problem I have studied very carefully and realize that the only real objection will be the question of cost. Of course it is more expensive to have a covered freight yard than an open one, but when one considers that the space above the yard can be made of some use and that the yard instead of being an eyesore can be entirely hidden, I think that the benefits to be derived are desirable, particularly as the front of the Hudson River along Manhattan should not be placed in the same category of 'squallor' as exists along the Manhattan and Brooklyn shores of the East River south of the Harlem River. The New York Central Railroad has to-day a large amount of space for waterfront traffic at the 60th to 72d street yard and no doubt another yard can be secured in some desirable locality to the north of this residential district desired. It has been my fortune to live in this particular section for the last thirteen years, first at 157th street, then at 137th street, and now at 113th street, and I have paid particular attention to this question on account of my study for the Rapid Transit Board of 1906.

"Independent of the aesthetic question of the location of a yard in this vicinity, I know that the disagreeable noise occasioned by the making up of trains and the shunting of cars both day and night is a decidedly objectionable one. These features will be entirely eliminated by the covered yard.

"Notwithstanding what has been said about the undesirability of a yard which will be covered, I am confident a freight yard although covered can be operated with ease and safety. One has only to raise the top of the yard to such a height as to enable men on top of freight cars to be safe in handling the cars. In our subway from 137th street to 145th street such a yard exists for eight tracks."

Mr. Rice's scheme does not attempt to limit the area of the proposed freight yard. He leaves to the Board of Estimate the duty of fixing the bounds, but provides for covering the entire yard whatever its extent, and strongly urges the laying out of a marginal road outside of the yards for the eventual use of the public.

—It is hoped that the new commission appointed to select a site for a State prison to take the place of Sing Sing will not make the mistake of desecrating sacred ground, as the first commission did when it chose the Fort Montgomery battlefield in the Hudson River highlands. To have reared a felons' pen where a national monument should have been dedicated long ago to commemorate one of the most glorious combats in American history would have been a shame to the nation. The second commission found a less incongruous place to immure convicts on the Harlem railroad out of sight from the river that has the strongest possible claim on patriotic Americans to be defended from desecration. It will be recalled that the Record and Guide was the first to inform the public that the

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 20 to 26	June 21 to 27	June 20 to 26	June 21 to 27
Total No.....	156	155		
Assessed value....	\$9,296,600	\$7,176,500		
No. with consideration...	25	26		
Consideration.....	\$744,483	\$1,822,500		
Assessed value.....	\$1,042,800	\$1,787,000		
	Jan. 1 to June 26		Jan. 1 to June 27	
Total No.....	4,253	4,891		
Assessed value.....	\$253,405,022	\$416,472,795		
No. with consideration...	614	508		
Consideration.....	\$26,068,025	\$36,632,557		
Assessed value.....	\$26,705,862	\$51,926,650		
Mortgages.				
	June 20 to 26		June 21 to 27	
Total No.....	95	110		
Amount.....	\$2,607,908	\$2,520,850		
To Banks & Ins. Cos....	34	30		
Amount.....	\$1,668,400	\$1,210,000		
No. at 6%.....	37	41		
Amount.....	\$752,103	\$615,200		
No. at 5½%.....	1	1		
Amount.....	\$400,000	\$30,000		
No. at 5%.....	29	31		
Amount.....	\$724,800	\$1,047,750		
No. at 4½%.....	2	8		
Amount.....	\$34,000	\$218,000		
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	26	29		
Amount.....	\$697,005	\$609,900		
	Jan. 1 to June 26		Jan. 1 to June 27	
Total No.....	2,726	3,298		
Amount.....	\$119,891,203	\$129,915,080		
To Banks & Ins. Cos....	672	722		
Amount.....	\$44,251,650	\$115,605,121		
Mortgage Extensions.				
	June 20 to 26		June 21 to 27	
Total No.....	49	59		
Amount.....	\$1,118,000	\$5,276,000		
To Banks & Ins. Cos....	19	35		
Amount.....	\$453,000	\$4,709,500		
	Jan. 1 to June 26		Jan. 1 to June 27	
Total No.....	1,029	1,272		
Amount.....	\$41,244,956	\$42,460,904		
To Banks & Ins. Cos....	349	390		
Amount.....	\$23,877,700	\$28,097,500		
Building Permits.				
	June 21 to 27		June 22 to 28	
New buildings.....	10	23		
Cost.....	\$907,500	\$3,982,800		
Alterations.....	\$247,521	\$377,740		
	Jan. 1 to June 27		Jan. 1 to June 28	
New buildings.....	350	457		
Cost.....	\$30,988,035	\$65,119,100		
Alterations.....	\$6,991,704	\$6,498,283		
BRONX.				
Conveyances.				
	June 20 to 26		June 21 to 26	
Total No.....	109	120		
No. with consideration..	8	14		
Consideration.....	\$70,725	\$184,970		
	Jan. 1 to June 26		Jan. 1 to June 27	
Total No.....	3,162	3,651		
No. with consideration..	424	354		
Consideration.....	\$3,549,969	\$4,612,559		

site chosen and first designated by an obscure name was in reality the famous battleground of the Revolution; and the outcome was that Mr. Harriman and Mr. Morgan, with the associates that they called together, bought up the whole tract between Stony Point and West Point and gave it to the people for an interstate park. The new commissioners are Simon Rosendale, of Albany; Edward M. Crocker, of Byron; A. V. Wadhams, of Wadhams; Leon C. Weinstock, of New York, and Charles Oberlander, of Buffalo.

—The sidewalk widths on Unionport road, between Walker avenue and White Plains road, were fixed this week by the Board of Estimate at a uniform width of fifteen feet.

—Mayor Gaynor has his own ideas on how to rectify the "break" on Park avenue and has vetoed the plan approved by the city engineers.

Mortgages.				
	June 20 to 26		June 21 to 27	
Total No.....	70	100		
Amount.....	\$666,345	\$972,232		
To Banks & Ins. Cos....	6	9		
Amount.....	\$76,000	\$167,500		
No. at 6%.....	33	49		
Amount.....	\$244,145	\$480,538		
No. at 5½%.....	3	5		
Amount.....	\$74,600	\$37,000		
No. at 5%.....	9	18		
Amount.....	\$131,613	\$286,990		
Unusual rates.....	4	3		
Amount.....	\$4,247	\$1,604		
Interest not given.....	21	25		
Amount.....	\$211,740	\$166,100		
	Jan. 1 to June 26		Jan. 1 to June 27	
Total No.....	8,199	2,671		
Amount.....	\$22,943,692	\$25,730,735		
To Banks & Ins. Cos....	225	299		
Amount.....	\$4,016,779	\$5,464,666		
Mortgage Extensions.				
	June 20 to 26		June 21 to 27	
Total No.....	8	10		
Amount.....	\$159,500	\$138,700		
To Banks & Ins. Cos....	1	1		
Amount.....	\$29,000	\$28,000		
	Jan. 1 to June 26		Jan. 1 to June 27	
Total No.....	301	358		
Amount.....	\$5,990,735	\$6,060,956		
To Banks & Ins. Cos....	71	66		
Amount.....	\$1,885,750	\$1,856,500		
Building Permits.				
	June 20 to 26		June 22 to 28	
New buildings.....	19	36		
Cost.....	\$370,950	\$988,600		
Alterations.....	\$36,225	\$10,150		
	Jan. 1 to June 26		Jan. 1 to June 28	
New buildings.....	552	733		
Cost.....	\$15,155,656	\$19,768,570		
Alterations.....	\$595,495	\$657,355		
BROOKLYN.				
Conveyances.				
	1913		1912	
	June 19 to 25	June 20 to 26	June 19 to 25	June 20 to 26
Total No.....	381	510		
No. with consideration..	44	37		
Consideration.....	\$149,714	\$247,963		
	Jan. 1 to June 25		Jan. 1 to June 26	
Total No.....	11,987	12,443		
No. with consideration..	1,023	778		
Consideration.....	\$6,209,006	\$7,217,837		
Mortgages.				
	June 19 to 25		June 20 to 26	
Total No.....	284	387		
Amount.....	\$1,298,531	\$1,322,205		
To Banks & Ins. Cos....	69	92		
Amount.....	\$664,500	\$1,244,500		
No. at 6%.....	138	212		
Amount.....	\$521,571	\$1,496,251		
No. at 5½%.....	53	42		
Amount.....	\$223,054	\$155,088		
No. at 5%.....	67	110		
Amount.....	\$477,145	\$592,420		
Unusual rates.....	3	3		
Amount.....	\$11,036	\$16,500		
Interest not given.....	23	20		
Amount.....	\$65,725	\$61,946		
	Jan. 1 to June 25		Jan. 1 to June 26	
Total No.....	8,674	9,717		
Amount.....	\$35,585,824	\$39,106,263		
To Banks & Ins. Cos....	2,080	2,389		
Amount.....	\$13,812,696	\$16,765,223		
Building Permits.				
	June 20 to 26		June 20 to 26	
New buildings.....	74	48		
Cost.....	\$427,675	\$775,270		
Alterations.....	\$50,370	\$96,865		
	Jan. 1 to June 26		Jan. 1 to June 26	
New buildings.....	1,908	3,017		
Cost.....	\$16,113,767	\$22,051,008		
Alterations.....	\$2,372,547	\$2,384,485		
QUEENS.				
Building Permits.				
	June 20 to 26		June 21 to 27	
New buildings.....	51	70		
Cost.....	\$205,825	\$256,790		
Alterations.....	\$7,854	\$14,970		
	Jan. 1 to June 26		Jan. 1 to June 27	
New buildings.....	2,290	2,370		
Cost.....	\$7,729,993	\$8,796,799		
Alterations.....	\$578,137	\$434,865		
RICHMOND.				
Building Permits.				
	June 20 to 26		June 21 to 27	
New buildings.....	11	22		
Cost.....	\$23,730	\$63,620		
Alterations.....	\$6,135	\$3,605		
	Jan. 1 to June 26		Jan. 1 to June 27	
New buildings.....	519	499		
Cost.....	\$928,731	\$1,776,308		
Alterations.....	\$126,651	\$172,027		

BUILDING MATERIALS AND SUPPLIES

WHY THE FIRST HALF OF THE YEAR JUST CLOSED HAS BEEN A GLOOMY ONE AND WHEREIN IT EXCEEDS IN VIRTUE 1912

A Comparison of Price Conditions That Offset Current Opinion

HERE endeth the first half of 1913, with building material men sitting around heavy of face and gloomy of heart, and their voice laden with plaint of dull times; but is such an attitude warranted?

In the brick market, for instance, up to June 20, twelve more barge loads of Hudson river common brick had arrived than in the corresponding period last year, and sixty more barge loads had been sold than in the same period during 1912. About 100,000,000 brick of last year's output is still unsold in the Hudson River sheds as against almost 200,000,000 brick last year at this time. In the first half of 1912 the average wholesale market price for North river brick was about \$6.37½ to \$6.72½, while the average price for the same brick during the first half of this year was from \$6.75 to \$7.25.

Portland cement at this time last year sold at \$1.48 a barrel, while the same product this year is bringing \$1.58 and is stiff at that level. During the first half of 1912 hardwood lumber brought \$2 a thousand less than it brought in the first six months of 1913. General building grades brought prices all the way from \$1 to \$1.50 more during the last six months just closed than they did in the corresponding period of a year ago. Lime was from five to ten cents a barrel lower in the first half of last June than it is at present, and in addition to that consumers are getting a standard barrel of 300 pounds now, whereas they were not sure whether they were getting uniform weight a year ago.

Steel is one exception to the general stiffness of prices at the end of the current half year, but this is only a temporary shading, designed to stimulate orders, and as an indication of the general crumbling in the market, pig iron is also down, but reductions have been made chiefly because of the falling off in demand for steel shapes, consequently pig iron producers have suffered. Architectural terra cotta, which can not be measured by prices, has had a good average season so far. Granite and other building stones have done fairly well, although prices have been shaded at times where competition has been unusually keen. The volume of paints that has been turned out of the leading factories has not been restricted, despite the fact that the enactment of proposed tariff legislation would seriously effect the raw material entering into its manufacture. Furthermore, the consuming paint market had a very encouraging half year, which usually is the case when construction is restricted.

This brings us up to the cause for the curtailment of new building operations in the East during the six months just closed. No two persons agree as to the actual cause of a drop of about 33 1/3 per cent. of the volume of new building construction in New York. It is doubtful if there is any one factor which has been responsible for it. It is significant that on the first of June building construction throughout the whole country was one per cent. in advance of the total volume for 1912, which was a boom year. At the same time Eastern

construction fell away from last year's record approximately one-third. In the first place, the tariff unsettled the securities market. In the second place, New York City, where the greatest stimulus to statistics emanates, found itself surfeited with too many buildings of one type per district, with the result that prospective builders did not see their way clear to invest as heavily as they otherwise might have done.

The fact that a new building code was in course of compilation was also a deterrent to new building projects. That there was to be a general breaking away of prices in the building material market as a result of the disturbance in the financial market, caused by pending tariff legislation, led many investors to believe that they could save considerable money in the cost of their materials by waiting for a sick market. Investors began to realize early in April that, instead of mills being overstocked and ready to sell at a sacrifice, in order to obtain working capital during the spring money stringency, that they were not only holding their prices firm, but in many cases actually advancing them, because their stocks were low and their terms rigid. As the open winter permitted general building construction, the retail yard stocks were seriously depleted, so that the estimates made by the wholesalers were entirely set at naught, and much of the spring reserve that manufacturers would have otherwise carried was sapped by general hand-to-mouth buying throughout the Metropolitan district which has continued even up to the present time.

Nobody looks for anything startling in the second half of this year because the renting market has not proved itself able for the time being to absorb the loft and office space now available. But the principal scene of building activity is expected to be shifted from the heart of Manhattan to its outskirts during the next six months, and in the following year, 1914, the close proximity of the opening of the new transportation lines will probably result in a great building movement in the suburbs.

There is no reason to be gloomy over the future. The second half of the year, judging from present indications, should provide a moderate volume of business. The speculator will begin to show some activity as soon as the tariff bill passes, and with most of the building material manufacturers forced to keep their supplies low because of the scarcity of labor, it is entirely probable that at the end of the ensuing six months manufacturers will find that they can take a profit that will be considered fair for a normal building year, considering the handicaps that business has had to meet during a twelve-months whose last two digits end with a 13.

BRICK IN LIGHT DEMAND.

Price Splitting a Feature of Week's Business—Few Out at Top.

NORTH RIVER common brick continues in light demand. Prices showed some signs of weakening at top where split-shilling quotations were made in some instances. Sales were fewer than arrivals, which accounts for the weakness in prices. Raritan Rivers are firm in Brooklyn. Raritans and Hackensacks in Newark and vicinity are active in demand and quotations are holding firm. Few Connecticut are coming into the market now, ex-

cept on specified jobs in the upper Bronx. Official transactions covering the week ending Thursday evening, June 26, with comparisons for the corresponding period last year, follow:

1913.		
Left over, Friday, A. M., June 20, 48.		
	Arrived.	Sold.
Friday, June 20.....	8	10
Saturday, June 21.....	9	5
Monday, June 23.....	21	13
Tuesday, June 24.....	2	2
Wednesday, June 25.....	7	8
Thursday, June 26.....	10	10
Total.....	57	48

Reported enroute to market, Friday A. M., June 27, 11.

Condition of market, dull. Prices, Hudsons, \$6.75 to \$7.25. (Top price split-shilling to \$7.10 on some brands.) Raritans, \$6.62½ to \$7.12½. (Wholesale dock, N. Y.) Newark (yard), \$8.25. Left over, Friday A. M., June 27, 57.

1912.		
Left over, Friday, A. M., June 21, 8.		
	Arrived.	Sold.
Friday, June 2.....	10	9
Saturday, June 23.....	3	3
Monday, June 24.....	18	19
Tuesday, June 25.....	4	4
Wednesday, June 26.....	12	13
Thursday, June 27.....	8	6
Total.....	55	54

Condition of market, dull. Prices, \$6.75 to \$7. Raritans, \$6.75 to \$7. Left over, Friday, June 28, 8.

OFFICIAL SUMMARY.	
Left over, Jan. 1, 1913.....	113
Total No. of barge loads arrived, including left overs, Jan. 1 to June 27.....	989
Total No. barge loads sold, Jan. 1 to June 27	932
Left over, Friday A. M., June 27.....	57
Left over, Jan. 1, 1912.....	17
Total No. barge loads arrived, including left overs, Jan. 1 to June 28, 1912.....	891
Total No. barge loads sold, Jan. 1 to June 28, 1912.....	882
Total No. barge loads left over, Friday A. M., June 28.....	9

STRUCTURAL STEEL OUTPUT.

1912 Statistics Just Compiled Show Tremendous Consumption.

COMPLAINT frequently is heard that the volume of business taken by building material producers this year does not compare with that taken for a corresponding period last year. As a matter of fact such a comparison is not fair because, as official statistics for 1912 come out, it is more and more evident that the year preceding this was distinctly abnormal whereas this one is barely a normal one. Recently the brick consumption figures for this market were announced showing record breaking conditions in many instances. Now comes the report of the American Iron and Steel Institute showing a greater tonnage of structural shapes turned out than ever before and in view of the fact that the behavior of the steel and iron markets have an intimate bearing upon those of almost every other building material, the following statistics are of more than passing interest: The total production of heavy and light structural shapes in 1912 amounted to 2,846,487 gross tons, of which 2,470,415 tons were heavy and 376,072 tons were light structural shapes. All the heavy shapes were rolled from steel, while of the light shapes 5,517 tons were rolled from iron and 370,555 tons were rolled from steel. As the classification adopted for 1912 differs materially from that used in both 1911 and 1910, we have not compared the output in 1912 with the output in 1911 or 1910.

In the following table the production of heavy and light structural shapes by states is separately given for 1912:

States—Gross tons	Heavy shapes.	Light shapes.	Total.
New York, New Jersey and Pennsylvania.....	1,968,967	204,650	2,173,617
Alabama and Ohio.....	6,818	66,323	73,141
Indiana, Illinois, Wisconsin, Col. and Cal.	494,630	105,099	599,729
Total.....	2,470,415	376,072	2,846,487

The production of structural shapes since 1909 by states was as follows: See the explanatory statement above in relation to the change in classifications in collecting the statistics for 1912:

States—Gross tons	1909.	1910.
New York & New Jersey.....	177,483	1,853,497
Pennsylvania.....	1,642,074	40,433
Alabama & Ohio.....	60,213	373,050
Indiana, Illinois, Wisconsin, Colorado & Cal.	395,792	2,266,890
Total.....	2,275,562	1,912,873
New York & New Jersey.....	1,565,457	122,773
Pennsylvania.....	30,773	73,144
Alabama & Ohio.....	30,773	73,144
Indiana, Illinois, Wisconsin, Colorado & Cal.	316,137	599,729
Total.....	1,912,367	2,846,487

In 1912 there were 38 works in ten states which rolled heavy or light structural shapes, as follows: New York, 2; New Jersey, 2; Pennsylvania, 20; Alabama, 1; Ohio, 4; Indiana, 3; Illinois, 3; Wisconsin, 1; Colorado, 1, and California, 1.

The following table gives the approximate annual consumption of iron and steel structural shapes in this country from 1900 to 1912 in gross tons, imports for each year having been added and exports deducted. Iron structural shapes were not separated from steel structural shapes for 1900, 1901, 1902 or 1903. Imports were included with ingots, billets, etc., prior to 1903:

(Continued on Page 1349.)

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THE WEEK'S REAL ESTATE NEWS

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

The Middle and Upper West Side Sustained the Market this Week.

The real estate market was quiet this week. Queens contributed the largest transaction, the purchase of 70 lots to be improved with 68 dwellings. In Manhattan the sales were few and inconspicuous, the biggest deals being trades of a loft building on East 24th street for dwellings in the East 30's, and the trade of West 27th street property for downtown parcels.

Trade continues its invasion of exclusive residential sections. This week two dressmakers purchased properties in West 55th street and West 56th street.

A new record price for waterfront property along the Sound was established by the Lyon purchase at Larchmont Manor.

The total number of sales in Manhattan this week was 24.

The number of sales south of 59th street was 13 against 8 last week and 5 a year ago.

The sales north of 59th street aggregated 11 compared with 20 last week and 14 a year ago.

From the Bronx 11 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 \$1,311,647, compared with \$3,012,078 last week, making a total since January 1 of \$33,376,098. The figure for the corresponding week last year was \$459,500, making the total since January 1, 1912, \$28,848,063.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

PEARL ST., 253, 4-sty loft building, on lot 23x113, resold to Marie Talbot Constant by the Charles F. Noyes Co. The building was recently modernized and leased by the same brokers for five years to the Richard L. Walsh Co. and Jacobs & Cohen. The property was held at \$35,000 and the purchase was made for investment purposes. David C. Bennett represented the buyer.

RIVINGTON ST., 136-138, 6-sty flat, on plot 44x100irreg., sold by Sarah A. Ward to a Mr. Arigon.

12TH ST., 539 East, 3-sty and basement building, on lot 22x103.3, sold for Margaret Brown to a client by the Herbert H. Herrman Co. The purchaser will improve the property by altering it into apartments.

24TH ST., 117-119 East, 12-sty mercantile building, on plot 46x100, between 4th and Lexington avs, sold for the 117 East 24th St. Co. (C. W. Cooley) to Mrs. Hedwig S. Beck, by Varick D. Martin. Mrs. Beck gave in part payment the 2 private houses at 35 and 37 East 31st st., 42.10x100. The deal amounts to over \$450,000.

25TH ST., 434 West, 3-sty building, on lot 22x100, sold by Register Max S. Grifenhagen to Hiram R. Smith, president of the Bank of Rockville Centre, L. I., for \$20,000. In exchange, the buyer gave the property known as the Ben Homan House, at the corner of Ocean and Atlantic avs, Freeport, L. I., a garage and about 1½ acres of land being included. The buildings are new and have never been occupied. The property, which will be used by Mr. Grifenhagen as a summer home, is in a most desirable locality, near the Freeport Yacht Club. It is to be delivered free from incumbrances, for a consideration said to be \$25,000.

27TH ST., 337-347 West, new 8-sty American Tobacco Co. Building, on plot 127x100, sold for the St. John's Park Realty Co. (William G. Kilpatrick and James H. Cruikshank) to the Colonial Real Estate Association. The property was taken by the buyer for more than \$400,000. In part payment they gave 83-5 White st., a 5-sty building, 50x100, located between Broadway and Lafayette st. This building is near the proposed civic centre and the County Court House zone, and directly adjoins the 20,000 sq. ft. plot about to be improved by H. C. Hallenbeck and the Hungerford Brass & Copper Co. with a 16-sty building at a cost of over \$2,000,000. The St. John's Park Realty Co. also took in part payment 378-80 West

Broadway, a 5-sty building, on lot 50x70, leased to Weiland & Co. for a long term of years. Dixon & Holmes represented the Colonial Real Estate Association, of which George P. Flade is treasurer and Alfred R. Kirkus is secretary. Bowers & Sands represented the St. John's Park Realty Co. Charles F. Noyes & Co. were the brokers in the deal.

37TH ST., 7 East, vacant lot, 22x98.9, and 8 East 38th st., a 4-sty building, on lot 25x98.9, sold by Evert Jansen Wendel to Albert J. Milbank, acting for his sister, Mrs. Elizabeth M. Anderson, who owns the large structure occupied by Bonwit Teller & Co., at the southeast corner of 5th av and 38th st.; the adjoining building, 415 5th av.; 2 lots at 3 and 5 East 37th st., and the plot, 53.9x100, at 9 and 11 East 37th st. The latter Mrs. Anderson leased last year to a syndicate which erected the present 12-sty structure, which is under lease to Higgins & Seiter. With this acquisition, Mrs. Anderson's property comprises a frontage of 123.6 ft. on 5th av., 122.7 ft. on 37th st., and 200 ft. on 38th st.

39TH ST., 119 East, 5-sty American basement dwelling, on lot 20x100.5, sold for the estate of Fanny B. N. Harper to a buyer, who will take title in the name of a realty corporation, by N. Brigham Hall & W. D. Bloodgood.

55TH ST., 39-41 West, 9-sty apartment house, on plot 50x100.5, sold by the 39 and 41 West 55th St. Realty Co. (George Becker and Arnstein & Levy) to Minnie T. Brown. The dwellings at 372 to 378 West End av and 262 West 78th st., on plot 83.2x68, reported sold last week, were given in part payment. Pease & Elliman were the brokers in the transaction.

55TH ST., 49 West, 4-sty dwelling, on lot 18.9 x100, sold for John B. Stevens to William T. Cully, a dressmaker, by J. P. Whiton-Stuart & Co.

56TH ST., 46 West, 5-sty American basement structure, on lot 25x100, sold for Mrs. Jackson Gouraud to Rebecca Crear, by Pease & Elliman. The buyer is a dressmaker, who will alter the building for business purposes. The property was held at \$150,000.

BROADWAY, 443-445, 5-sty building on plot 50x200, with an interior piece in the south side of 25x36, sold for the heirs of John Ludlum to a client, by William A. White & Sons. The property, which is assessed at \$260,000, has been in the Ludlum family since 1841. The entire building was up to last February occupied by Einstein-Wolf & Co., but has been vacant since that firm moved to its own building at Broadway and 25th st. Plans are being made for remodeling the present structure.

MADISON AV., 67, 3-sty brick dwelling, on lot 24.8x100, sold for Mrs. Lyle Van Wyck Butler and Mrs. Catherine Butler Thompson to a client, by John P. Kirwan. The building, which formerly housed the New York Yacht Club, has been owned by the Butler family for over 50 years.

Manhattan—North of 59th Street.

72D ST., 174 East, 4-sty dwelling, on lot 16.8 x102.2, sold for Chester Darling to a client, by Douglas L. Elliman & Co. The property adjoining at 176, owned by Hannah J. Hall, has not been sold, although in the early part of week the sale had been rumored.

77TH ST., 165 East, 5-sty flat, on lot 25x102.2, sold for Leonard Weill to Sigmund Meyer, by the J. Romain Brown Co. The same buyer bought last week the three adjoining buildings at 159-163 East 77th st. On the combined plot of 75x102.2, he will erect a substantial modern building.

86TH ST., 310 West, and 312 West 86th st., two 4-sty and basement dwellings, on plot 38.6x102.2; 310 sold for Israel Lebowitz and C. J. Behan, and 312 sold for Emma H. Naething to a client of Osgood Pell and Clark T. Chambers. This is the third sale of properties on West 86th st in the last month, which means apartment house erection.

88TH ST., 338 West, 4-sty and basement dwelling, on lot 21x100.8, resold for Samuel A. Herzog to a client, by Pease & Elliman. This property was secured by Mr. Herzog recently from Adam A. Luke in a trade involving the former David Dows place at Irvington, N. Y.

92D ST., 54 West, a 4-sty and basement dwelling, on lot 18x100.8, sold for the Equitable Life Assurance Society to Eugene Vallens, by L. J. Phillips & Co. The buyer owns the adjoining property at 46 to 52, and now controls a plot 90x100.8, which will be resold to a builder as a site for an apartment house.

123D ST., 402-406 East, three 4-sty single flats, on plot 54x100.11, sold by the Gifford Building Co. to a Mr. Meyer, who gave in part payment a plot on the west side of Intervale av, bet 165th and 167th sts. This property will be improved with apartment houses.

160TH ST., 531-537 West, two 5-sty flats, each on plot 44.2x99, sold by Lowenfeld & Prager to Bernard Curry, who gave in part payment a tract of 35 acres and a big hotel at Liberty, N. Y.

RIVERSIDE DRIVE, n e cor 135th st, 6-sty elevator apartment, known as the "St. Francis Court," on lot 102x125, sold for the Tilden Investing Co. to the New York Real Estate Security Co. by the Loton H. Slawson Co., in conjunction with the McVickar, Gaillard Realty Co. The property has been held at \$300,000.

2D AV, 1174, 4-sty brick building, on lot 25 x80, sold for Samuel Harris & Seamon Sylvester to a client, by Bernard J. Foss.

3D AV, s e cor 97th st, 6-sty tenement with stores, on plot 51x62.11, sold for the Lawyers Mortgage Co. by Louis Hutter. A sale of this property reported last month was not consummated.

7TH AV, s e c 142d st, 6-sty flat on plot 40x 100, and 949 2d av, 4-sty single flat, on lot 20x 70, sold by Bernhard Kolb to Lowenfeld & Prager, who gave in exchange the three 5-sty new law houses at 918-926 Morris av, on plot 126x86.

Bronx.

CHARLOTTE ST, s w c Crotona Park East, vacant plot 127x105, sold for Margaret J. Decker to Roy Barnett by Alexander Selkin and B. Mintz. The buyer will erect an apartment house.

COSTER ST, 622-624, two 2-family brick houses, on plot 40x100, sold for the Brown-Weiss Realities to John Buehler, by Charles Kuntze. In exchange the buyer gave 371 1st av, a 5-sty Hamilton Fish leasehold, reported sold in last week's news columns.

COSTER ST, 654, 2-family dwelling, on lot 21x100, sold by Brown-Weiss Realities to S. Wolkowitz.

LORILLARD PL, 2448, 2-family house, sold for Annie Heilpern to J. de Palma and M. de Palma Vergilio by D. A. Trotta.

159TH ST, 435 East, 2-family house, on lot 15x51, near Elton av, sold for Mrs. Nannie E. Fowler by L. G. Losere.

BRYANT AV, 1522, 5-sty apartment on lot 25 x100, sold for Cornelius O'Keefe to the Absur Construction Co. by A. J. Madden. The company gave in exchange the plot, 66x100, on the east side of Mapes av, 25 ft south of 181st st.

CRESTON AV, e s 205 ft. south of 188th st, plot 70x100, sold for a client by McLernon Bros.

ELTON AV, 810, 5-sty apartment house, on plot 50x100, sold by Cahn & Cahn to Mary A. Walters, for investment.

GRAND AV, 2610, 3-sty frame dwelling, on plot 50x100, bet 192d st and Kingsbridge rd, sold by Grace I. Van Demark to James J. Martin.

NORTH CHESTNUT DRIVE, s s, 460 ft. east of Earnes av, plot 40x100, known as plot 114 on amended map of Bronxwood Park, sold for George P. Shiemer to V. M. D'Amora, by D. A. Trotta.

PARK AV, s e c 184th st, vacant plot 50x100, sold for Mary Deeley to the John H. Buscall Co. by Thomas & Son. The buyer will erect a 5-sty flat house.

Brooklyn.

DECATUR ST, 101, 3-sty and basement brownstone dwelling, 20x100, sold for F. F. Quinn to a client for investment, by Everett Kuhn.

HANCOCK ST, 327, 3-sty and basement dwelling, on lot 18x100, sold for John J. Finnegan to W. H. Thomas by Everett Kuhn.

LEO PL, 34, 3-sty 3-family house, bet Myrtle av and Johnson st, sold for Claus H. Stelling to James H. Bracken for investment, by the Bulkley & Horton Co.

QUINCY ST, 560A, 2½-sty and basement brick dwelling, 17.6x100, sold for a client to M. Wolf, by Everett Kuhn.

3D ST, 339, 4-sty double brick flat, 28x70x 100, sold for Paul E. Theis to Mary L. Warren, for investment, by the John Pullman Real Estate Co.

6TH ST, 603, 3½-sty basement whitestone dwelling, on lot 19x100, sold for Dr. C. H. Whitcome to a client for occupancy, by G. W. Snyder & Son.

49TH ST, 414-418, two 4-sty double steam heated 8-family apartments, on plot 60x100, sold for Annie Wroath to the Realty Circle, by Tutino & Cerny. This is the second sale of this property by the same brokers in the past 6 months.

73D ST, 1048, 2-sty and attic Queen Anne cottage, 31.3x100, sold for a client to F. F. Quinn by Everett Kuhn.

100TH ST, n s, 112 ft. east of 4th av, 5 lots sold for a client to William Searing, of Lake-wood, N. J., by Frank A. Seaver. The same broker has also sold an interior lot adjoining the northeast corner of 4th av and 78th st for Graham Townsend to S. Goldberg.

ALBANY AV, e s, 87 ft. south of St. Johns pl, plot 93x100, sold by Henry K. Wilcox, of Middletown, N. Y., to Thomas A. Duffy, of Brooklyn, who will improve the site with apartment houses. The deal was negotiated by the Loton H. Slawson Co., in conjunction with E. J. & S. Grant and the firm of Delmasse.

BEVERLY ROAD, 594, dwelling on plot 80x 100, sold by Henry Pierson & Co. to Frank E. Brundage, for occupancy.

BROADWAY, 1259-1261, 4-sty brick building on plot 28x125, sold by George Kreig to Henry von Glahn for investment. The same buyer secured the 2-sty frame dwelling in the rear, on Central pl, on plot 18x125.

LINDEN AV, n s, bet Bedford and Rogers avs, vacant plot 225x257, sold for Mrs. Louise F. Cole and George A. Needham to New York Congregational Home for the Aged, now located at 125 Gates av. A handsome new building will be erected on the plot from plans being drawn by Parfitt Bros., to be completed as one of the finest buildings of its character.

PATCHEN AV, s e cor McDonough st, 3-sty store and apartment building, on lot 20x80, sold for the Lawyers Mortgage Co., by F. A. Young.

ST MARKS AV, s w cor New York av, a brick and stone dwelling and garage, on plot 120x 130, sold for the estate of John C. Schenck to Dr. E. W. Candidine for occupancy, by Edward Lyons.

EASTERN PARKWAY SECTION.—The Cooper tract in the Eastern Parkway section, comprising about 200 lots, which includes a part of the Grace tract purchased some time ago by former Senator Charles Cooper, is said to have been sold to a realty company, which will improve the entire property with dwellings. The property takes in half of the block on Union st bet Bedford and Franklin avs, half of the block on President st bet Bedford and Franklin avs and extends along Montgomery st bet Bedford and Rogers avs and takes in the block on Carroll st bet Bedford and Franklin avs. It is located at the south of Troop C Armory, and includes part of the block bet Crown st and Bedford av. The Weber estate also sold 22 lots in Eastern Parkway, Franklin av and Union st. The property fronts 220 ft. in Eastern Parkway, 192 ft. in Franklin av and 220 ft. in Union st, and is adjacent to the Cooper tract.

Queens.

BAYSIDE.—Henry Brady has purchased from Margaret McCoon the plot, 400x60, on Ashburton av, from Bismarck to 2d sts. The Halleran Agency was the broker.

LONG ISLAND CITY.—The Renault Freres Co. have bought a plot containing 17,500 sq. ft at Jackson, 3d and Beebe avs on which they will erect a 2-sty service building.

LONG ISLAND CITY.—The F. L. Bradbury Co., of Bridgeport, Conn., has acquired 4 lots at the northwest corner of Washington and 7th avs, and has begun the construction of a bakery building, 1-sty, 100x100 ft.

QUEENSBORO BRIDGE PLAZA.—Theodore M. Tobani has sold a plot and 2-sty frame dwelling on the west side of William st, for Thomas Spalding to an investor.

RIDGEWOOD.—Richard Goodwin sold for the Timothy G. Sellin estate to James A. Canfield for \$140,000 70 lots, facing in both sides of Jefferson av and both sides of Hancock st, bet Irving and Wyckoff avs. The buyer intends to improve the tract with 68 2-family brick houses, at an estimated cost of \$450,000.

Richmond.

ANNADALE.—Mrs. C. A. Williams sold through Cornelius G. Kolff to Catherine B. Richardson her 5-acre farm with residence, stable and outbuildings on the east side of the Annadale rd, near the Wood-Harmon development.

CLERMONT HEIGHTS.—J. Sterling Drake has sold for Edwin S. Lundy and John B. Dorman to John Brown and Jessie Brown 2 lots on Clermont av. Mr. and Mrs. Brown expect to erect a fine modern house thereon.

LIVINGSTON.—Cornelius G. Kolff sold to R. T. Rakeby, of Bard av, Livingston, plot, 50x 200, on the west side of Davis av, adjoining the residence of Mrs. Edwards and opposite the Cricket Club at Livingston.

WEST NEW BRIGHTON.—Mr. Miller Jones purchased through Cornelius G. Kolff plot 50x 117 on the east side of Pelton av.

WEST NEW BRIGHTON.—Henry F. Contois purchased through Cornelius G. Kolff plot 50x 117 on east side of Pelton av, near Richmond Terrace.

Rural and Suburban.

ARLINGTON, N. J.—Henry G. Eilshemius sold for estate H. G. Eilshemius to Mrs. M. K. Ritner, of Arlington, N. J., a building site, the southeast corner of Grand and Laurel avs, frontage 75 ft. on Grand av. on the Eilshemius tract, at Arlington, N. J.; site to be improved with dwelling for the owner's occupancy.

CANAAN LAKE, L. I.—R. L. Kilby, builder and developer, sold a tract of 1,500 lots partially surrounding Canaan Lake, to the Great South Bay Development Co. The company has begun the development of the tract with the erection of several dwellings. Others will be started shortly.

EAST NORWICH, L. I.—Worthington Whitehouse sold for Henry W. Warner about 15 acres in the north side of the Flushing and North Hempstead turnpike. The property is just east of a tract of 32 acres reported sold a month ago by the same broker.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to Leon Noel plot fronting on the south side of Arleigh rd, 320 ft. east of East drive, Kensington, upon which Mr. Noel is now erecting a Dutch Colonial house from plans by Aymar Embury II.

GREENLAWN, L. I.—Morris & Gerard have sold to W. L. Winkworth of Jersey City the Whipple property at Stony Hollow. It is the intention of the purchaser to improve the place for his all year residence.

LARCHMONT, N. Y.—Ennis & Sinnott have sold the Flint Homestead property known as Oak Bluffs, adjoining La Hacienda the famous country home of Mrs. Jackson Gouraud, consisting of an acre and a half with 3-sty dwelling and outbuildings. O'Reilly & Dahn were the brokers. The buyer will make extensive alterations.

LARCHMONT MANOR, N. Y.—The Louis V. Sone estate sold Point House, in Fleming Park to Whitney Lyon, the tooth-powder manufacturer. Mr. Lyon will fill land below highway mark and erect a hotel to cost about \$1,000,000. The property was held at \$125,000, and it is understood that the purchase price was slightly under that figure. The price for 1 1-3 acres is probably the record for waterfront property on the Sound.

LITTLE NECK, L. I.—The Rickert-Finlay Realty Co. sold to Anna Quinn, for investment, a plot situated on the northeast corner of Broadway and Bayview av, Westmoreland,

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MONTCLAIR, N. J.—F. M. Crawley & Bros. sold to F. A. Sawyer a large plot on Harrison av and Warren pl, Montclair, N. J., on which a 2½-sty residence of old English design is to be erected.

MORRISTOWN, N. J.—Worthington Whitehouse has sold to Louis A. Ripley, of Litchfield, Conn., his country estate on Madison and Woodland avs, consisting of 19¼ acres with house and buildings, to Wallace M. Scudder, of Newark, N. J.

PRINCETON, N. J.—Cahn & Cahn have sold a 150-acre farm, known as the Hawk Farm, for M. J. Moriarty to the Connelly estate.

ROSLYN, L. I.—Margaret Thaw Carnegie sold to a client of Worthington Whitehouse her country estate. The property consists of about 46 acres and has a house, stable, cottage, &c. It has frontages on Middle Neck rd and Barrow Beach rd, and water rights on Hempstead Harbor. The purchaser will occupy.

RYE, N. Y.—Warren & Skillen sold for S. Roger Mitchell about 2½ acres at the corner of Forest and Manursing avs.

LEASES.**Manhattan.**

THE ASCHER AMUSEMENT CO. leased for 8 years at \$9,000 per annum from the Minsker Realty Co. the Houston Hippodrome, a 2-sty structure at 141 to 145 East Houston st, between Eldridge and Forsyth sts. The leasing company was recently incorporated with a capital of \$100,000 and the following directors; Sidney Ascher, Jacob H. Lubin and Jay Leigh Wolf to operate motion picture enterprises.

ROBERT BROWN leased for a term of years the parlor floor of 57 West 39th st to Farber & Wallsh, of 57 West 39th st; the parlor floor of 10 West 46th st to Miss Anna Rothstein, milliner; the 5th loft of 11 West 46th st to Daniel Brandon, of 20 West 39th st.

THE CROSS & BROWN CO. leased the store in 137 West 42d st to Davis Fox & Co., owners of the London Shop of 986 3d av. The lease is for a long term of years. Also leased space on the 2d floor in 6 to 9 Columbus Circle to Jacob Wachter, and space on the 7th floor in the United States Rubber Bldg., at the southeast corner of Broadway and 58th st, to the General Automatic Sales Co., of Broadway and 58th st.

THE DUROSS CO. leased to Margaret Westervelt 40 Perry st; to Amelia Dausend 223 West 12th st; to William Wallace 319 West 18th st; to James Jarvis 211 Waverly pl; the 4th loft in 162 West 18th st to the Chemical Dyeing Co.; and the store and basement in 2739 8th av to George B. Gardner; also to Patrick Callan, of 245 West 19th st, the stable at 245 West 19th st; a loft in 116 West 14th st to E. Lederer; a loft in 26 9th av to the Georgette Hat Co., of 7 East 20th st; and to Arthur D. Barton the store in 152 West 14th st; also for Stephen J. Collins the dwelling at 323 West 18th st to John Boyle Hart; for the estate of Lawrence Mulry the dwelling at 38 Bedford st to Frank Denardo, and for the estate of M. W. Mack the dwelling at 38 Grove st to Charles F. Burnham.

FREDERICK FOX & CO. leased for the Fabian Construction Co. for a long term of years the 4th loft in 122 to 126 West 26th st to A. H. Morgen & Co., of 220 5th av; for the 29 West 35th St. Co. the 12th floor in 29 to 33 West 35th st to Max Wersha, of 37 West 28th st; and for Webster B. Mabie & Co. the 11th floor in 15 and 17 West 26th st to S. M. Brookstone.

GOODWIN & GOODWIN rented for Lowenfeld & Prager to Millie Fisher the 4-sty private dwelling at 105 West 11th st.

N. BRINGHAM HALL & WM. D. BLOOD-GOOD leased for the Fourth Av. and 32d St. Co. the entire 11th floor in 470 4th av to Jas. Gamble Rogers, architect, of 11 East 24th st, for a long term of years.

LOWENFELD & PFEIFFER leased the store in 1568 Park av to Fernman Bros., and the store and basement in 1396 Madison av to the Yorkville Hat Renovating Co., of 167 East 86th st, and the store in 1491 Av A to G. Csoke for a term of years.

MISS MARGARET MINER leased from a client of the United States Trust Co., through Pease & Elliman, 11 West 56th st, a 4-sty dwelling, on a lot 24.8x100.5. The lessee is a dressmaker and will occupy the building for her business.

PEASE & ELLIMAN leased the 4-sty dwelling at 11 West 56th st for the United States Trust Co. to the Frances Willard Co., now located at 9 East 41st st. The house will be altered for business use.

THE CHARLES F. NOYES CO. leased a store in 320 and 322 Pearl st to Courtney E. Knight and John C. Gittens; basement space in 543 Broadway to Samstag & Hilder Bros., of 557 Broadway; and a large suite of rooms in 45 John st to Law Union & Rock Insurance Co., Ltd., of London. Also for William F. Procter to London & Sack, of 249 Front st, for a long term of years 259 Front st, and 36 and 38 Dover st, connected buildings reconstructed a few years ago from plans of Frederick Putnam Platt; also for the County Holding Co. the building at 56 Front st to Ross W. Weir & Co., of 60 Front st.

HARVEY BLOOMER leased for the United Cigar Stores Co. to J. Bishop the 10-sty building at the southeast corner of 22d st and 6th av; also to the same party the store in 18 West 23d st. These leases are for a term of years.

JOHN J. CLANCY & CO. leased the dwelling at 322 West 58th st to Francois Roche for a term of years.

THE CROSS & BROWN CO. leased for a term of years the ground floor and basement in the building being erected at 245 to 249 West 55th st to the Brady-Murray Corporation, of 225 West 55th st, as a sales, show and service

room for the Chandler, Mack and Smith cars, for which they are the agents.

THE DUROSS CO. leased to J. H. Seibold the top loft in 106 and 108 Centre st; also to Elmus Coles the building at 216 West 30th st, and to Edward Levinsohn, of 429 East 86th st, the building at 218 West 30th st.

DOUGLAS L. ELLIMAN & CO., INC., and S. Osgood Pell & Co. leased for Mrs. Moses Hopkins 16 East 70th st, a 5-sty American basement dwelling on a lot 17x100, for a term of years to Myron C. Taylor, president of the International Cotton Mills Co.

M. & L. HESS leased the 1st loft in 110 West 14th st to Hindenburg & Cohn; space in 30 and 32 East 20th st, to A. W. Danziger, and space in 1270 Broadway to M. G. Ashie.

MRS. V. L. P. MONTGOMERY leased the dwelling at 41 West 52d st to Mrs. Mary Jeffery for a term of years.

M. MORGENTHAU, JR., CO. leased for the Selkirk Realty Co., Frederick Fox & Co., agents, the 4th loft in 29 and 31 East 22d st to Beir Levy & Co., ladies' neckwear manufacturers, of 13 West 20th st; also apartments in the 10-sty elevator apartment house at 307 to 313 West 79th st, known as Lasanno Court, to Richard B. Aldcroft, Jr., Wm. G. Dooley, Dr. R. Johnson Held, Edward J. O'Gorman.

J. P. & E. J. MURRAY leased for C. B. King to Charles Landadio the 3-sty dwelling at 118 East 113th st.

H. C. SENIOR & CO. leased for Hannah Halpin the 4-sty dwelling at 130 West 85th st to Nellie Kurtz for a term of years.

JOHN FREDERICK ZEREGA leased the 11th loft in 461 and 463 4th av for a term of years to the Canton Magazine Co., publishers of Today's Magazine for the Home.

THE CROSS & BROWN CO. leased space in 25 and 27 West 36th st to Sarah Fuyentes Hitchcock and space in 235 and 237 5th av to H. A. Jacobson.

THE DUROSS CO. leased the 4-sty house at 328 West 14th st to John F. Devlin, of 54 Wall st; also to Schmidt-Dauber Co. the 3d loft in 409 West 14th st.

JOHN J. KAVANAGH leased for Edward Zelenka to E. W. Poor for a term of years 132 East 64th st, a 3-sty dwelling on lot 15x100; also for Pauline MacArthur to J. H. Boedecker, 171 East 78th st, a dwelling.

PEASE & ELLIMAN leased stores in 507 5th av to the Eastern Utilities Co.; at 1651 Broadway for the Schnader Co. to the Republic Motor Co., of 816 11th av, and at 510 Park av to Leon Ingrassia.

PEASE & ELLIMAN leased the residence at 40 East 69th st for Mrs. Charles Winthrop to Orme Wilson, Jr. Mr. Wilson filed plans recently for a new 29-ft. house to be built in the north side of 64th st, bet 5th and Madison avs.

S. OSGOOD PELL & CO. have leased in the Carlton Chambers Building, Madison av and 45th st, half the 2d floor to Madame S. Walsh, milliner; also part of the store at 31 West 46th st for Madame Alberti to Madame Nilsen, embroideries and linens.

H. C. SENIOR & CO. have leased for Anna J. Kelly the 3-sty English basement dwelling 125 West 95th st to Frank A. Gruber, for a term of years.

H. C. SENIOR & CO. leased for Mrs. A. B. McCord the 4-sty dwelling at 48 West 9th st to Miss DeYoung.

SOL STERN leased in the office and sales-room building at 31-33 East 27th st space to Commercial Designers, of 31 East 27th st, George Hill, Herbert L. Furman, of 33 East 27th st, and Spengel & Menol.

G. W. BARNEY leased the store and basement in 462 8th av to the Hanover Lunch, Inc.; also to Samuel E. Bernstein of 205 Grand st the store and basement in 474 Broadway.

BENJAMIN BERNSTEIN leased for the Graft Realty and Holding Co., Inc., the store and basement in 119-125 West 24th st, consisting of 25,000 sq. ft., for a term of years to the National Cloak and Suit Co. of 207 West 24th st.

THE CROSS & BROWN CO. leased space in the United States Rubber Company Building to Taylor & Fiedler; Robert M. Ljovd; Wm. F. Mohr, and Geo. Le Prevost of 150 Nassau st.

THE DUROSS CO. leased for James S. Hermann to the Finkelstein Packing Box Co. of 131 West 3d st 518-520 West 21st st, and to Winifred S. Thorpe, 626-628 West 24th st.

DOUGLAS L. ELLIMAN & CO. leased for a long term of years for Alfred R. Conkling 41 East 60th st, a 4-sty high stoon dwelling on a lot 20x100, to Miss Sandifer, for dressmaking purposes.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for the Municipal Mortgage Co. the 6th floor in 39 to 47 West 19th st, to S. Rosenhaupt of 418 Broadway, for a long term of years.

AUGUST HERCKMANS, proprietor of a restaurant in the Brvant Arcade, leased from Mary G. Davis the Holland a 7-sty apartment hotel, at 66 and 68 West 46th st. The lease is for a long term of years.

ISIDOR KEMPNER leased for Lewine & Kempner, Inc., the double store at 2555 8th av to B. Wilkes.

THE McVICKAR, GAILLARD REALTY CO. leased the store in 1708 Broadway for the Times Square Automobile Co. to Nicholas A. Morris, for a term of years also the parlor floor store in 243 West 42d st for E. T. Paull to R. F. Moody.

THE MIDWEST REALTY CO. leased space in 22 to 26 West 32d st to Kagel & Kagel of 28 West 25th st.

WILLIAM R. MOORE leased for a term of years for the Estate of Edward Janeway, 46 West 48th st; also an entire floor in 77 West 46th st to John Pase of 36 West 28th st.

M. MORGENTHAU, JR., CO. leased apartments in the Ridgewood Apartment House at the northeast corner of Broadway and 107th st to Wm. H. Barley, Mrs. Emily F. Engelke, Dr.

Charles Greene Brink, W. R. Hazelton, Mrs. Fleurette Dunk.

THE NEHRING CO. leased the store at the northwest corner of 162d st and Broadway for 10 years to Michael Cassidy.

WILLIAM R. WARE has leased for the William Nelson estate the dwelling at 12 West 85th st to Emma Leopold for a term of years.

MILLICENT T. ROELKER has leased the dwelling at 70 West 85th st to a Miss Hall.

MISS E. M. HART has leased the dwelling at 11 West 82d st from Julius Janowitz.

DR. EPHRAIM D. KLOTS has leased the dwelling at 265 West 71st st.

J. IRVING WALSH leased for the Traber estate the 3-sty building 305 Bleecker st to Eugene Ritto for a term of years.

THE CROSS & BROWN CO., in conjunction with J. Edgar Leaycraft & Co., have leased for the 42d St. and Madison Av. Co. the store and mezzanine at 304 Madison av. to "Hahn," opticians. After extensive alterations they will occupy same for their business.

THE DUROSS CO. has leased the store at 104 7th av to Louis Greenberg and the house at 272 West 19th st to Elizabeth Doty.

REAL ESTATE NOTES.

THE KNEPPER REALTY CO. has moved to 4054 3d av.

J. G. BASSMAN is now managing the sales and exchange departments of the Nicholls-Ritter-Goodnow Co.

PEASE & ELLIMAN have been appointed agents of 162 East 74th st, also of 256 and 258 West 97th st.

ASHFORTH & CO. were the brokers in the recent sale of 524 West 45th st, a 5-sty tenement with stores.

BRYAN L. KENNELLY was the broker in the sale of 311 West 144th st, a 5-sty flat on lot 24.6x99.11, for the Selby Realty Co.

SCHWAB & CO. negotiated the sale of the 5-sty apartment house at 343 East 173d st for Max Cohen, the builder.

THE REPORT of the appraiser of the estate of Alice C. McGuire shows the value of 157 East 33d st to be \$20,000.

CHARLES KUNTZE was the broker in the sale of 371 1st av last week for John Buehler to the Brown-Weiss Realities.

THE EVERETT M. SEIXAS CO. has been appointed agent for the Columbia Bank Building, 507 5th av.

ERNST & CAHN were the brokers in the recent sale of 16 and 18 East 110th st for the Value Realty Co. to Harriet M. McKeown.

THE PROPERTY 135 West 131st st, belonging to the estate of Sophia J. Torrance has been appraised at \$9,500, showing a depreciation in value of over \$4,500 in the past five years.

NEGOTIATIONS are pending for the sale of the 5-sty flat on plot 50x100, west side of Forest av, 100 ft. north of 156th st, owned by the Benenson Realty Co.

THE REAL ESTATE BUSINESS of T. Scott & Son, established since 1886, will be continued at 1135 Lexington av by Julius Scott, Mr. T. Scott having died on June 16.

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

JOSEPH P. DAY sold the remaining lots, numbering out 40, of the Lynbrook Estates, on Wednesday evening. The highest price paid for a single lot was \$375.

E. FRANCIS HILLEBRAND and the Cross & Brown Co. negotiated the sale of the flat 304 East 123d st, reported sold recently by the Lawyers' Mortgage Co. to the Eflay Realty and Holding Co.

LILLIE FREEMAN has taken title from the Watson estate to the three 5-sty lofts on the northeast corner of Grand and Greene sts, which were sold at partition sale last May.

THE ESTATE OF JACOB KISSLING is the purchaser of the southwest corner of 106th st and Amsterdam av, sold recently by Ferdinand Sheppard and others, through Arnold, Byrne & Baumann.

BY DIRECTION of Comptroller Prendergast, Daniel Moynahan, Collector of Assessments and Arrears, has prepared a pamphlet setting forth in concise form the provisions of law with regard to local assessments.

THE ALICE PHELAN SULLIVAN CORPORATION, of San Francisco, realty, \$1,000,000 has been authorized to do business in this state. Charles L. Clark, of 21 Liberty st, New York, is its representative.

PEASE & ELLIMAN have been appointed agents of 162 East 74th st, a private dwelling owned by Frederick R. Swift, and also of the "Florham," a 7-sty apartment house at 256-258 West 97th st, owned by George J. Smith.

JAMES P. EADIE announces that the partnership heretofore existing between William J. Wells and himself having been dissolved by the death of the former, he will still continue the business under the name of James N. Wells' Sons, which it has borne for the past 94 years.

THE METROPOLITAN LIFE INSURANCE CO. has given a building loan of \$400,000 to the Herbert Dongan Construction Co. for the new apartment house to be erected on the southwest corner of Broadway and 161st st, plot 99.11x125.

THE WAITT INVESTING CO., incorporated this week with a capital stock of \$20,000, has as a director W. H. Waitt, who last week purchased 309-311 West 86th st, as a site for an apartment house. The other directors are Arthur M. Waitt and Francis Gilbert.

ROBERT J. H. POWEL has been named as receiver of the rents of 141-147 5th av, an 11 and 12-sty loft building, on plot 94x90, pending a suit by the Farmers Loan & Trust Co. as trustee, to foreclose a second mortgage of \$300,000 made by William S. Duncan.

JOSEPH S. EDELMAN, advertising director for Joseph P. Day, will be connected with the advertising department of Robert H. Ingersoll and Brother. He will assist in the planning and execution of advertising at special conferences. This arrangement will not affect his connection with Mr. Day.

PATRICK A. GEOGHEGAN, a prominent broker for many years in the "Pennsylvania Station" district, died at his home, 545 West 111th st, of a complication of diseases, aged 43 years. He was widely known in real estate circles and was long a member of the Real Estate Board of Brokers. His office was at 464 8th av, near 34th st.

IN THE REPORT of the appraiser of the estate of John Gitz, the property 267 West 113th st is valued at \$45,000 and 1758 2d av at \$25,000; in the estate of Herman Mehmelman, 133 West 188th st, is valued at \$7,600; in the estate of William M. Schwenker, 340-344 East 92d st, has been valued at \$40,000.

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We are entirely out of the New York Edition of the Record and Guide of September 28, December 21, 1912, and June 14, 1913. We will pay 20 cents for these numbers, if both sections are delivered to us in good condition. This offer will expire on July 1, 1913. Record and Guide Company, 119 West 40th Street, New York.

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Real Estate Notes—Continued.

LITTLE FARM SALE.—Another proof of the initiative of Joseph P. Day's office in planning new ideas comes in the form of a lithographed button in colors, advertising a "Little Farm" auction sale to be held by him at Terrace Garden on July 15 next. This sale will be the second night auction sale that Mr. Day will have held in his business career.

THE GREENWICH PRESBYTERIAN CHURCH has obtained permission from Justice Giegerich of the Supreme Court to sell its property on the southwest corner of 2d av and 14th st, 77.6x139xirregular, for \$200,000 to the Church Extension Committee of the Presbytery of New York. The proceeds of the sale will be applied toward the enlargement of the endowment fund of the Greenwich Presbyterian Church.

THE MORGENTHAU, JR., CO., has placed for Charles J. and Gustav Benisch a first mortgage loan of \$25,000 on their plant at Jamaica and Railroad avs, Cypress Hills, Brooklyn, N. Y. The monument and granite works of Messrs. Benisch Bros. has been located on this property for about 40 years. The proceeds of the loan have been used by the firm in the purchase of additional granite quarries in Maine.

THE 303 5TH AV. CO. was incorporated on Saturday with a capital of \$750,000 and the following directors: Theodore M. Tonnelle, James C. Higgins and Thomas C. Curtis, Jr. The company will take over the 20-sty loft building at the northeast corner of 5th av and 31st st, sold recently in foreclosure proceedings to Campbell Carrington, chairman of the Bondholders' Committee of the Improved Property Holding Co.

ACTIVITY IN QUEENS.

Effect of the New Trolley Road—A New Land Development.

One of the latest important phases of the suburban real estate market is the renewed activity at Rosedale, which is the eastern terminus of the new trolley road through Queens borough, which is destined to be completed by July 1. This is the road which extends across Queensborough Bridge to Manhattan. It will be the first trolley road to run across the Borough of Queens and connect directly with Manhattan for a five-cent fare. The circumstance spells a rapid change in the landscape of eastern Queens the same as the trolley roads through upper Brooklyn caused a wide lot selling and building movement there two decades ago.

The logical result of the operation of the new trolley road through Queens will be the influx of residential population to Rosedale and other points on the route, from middle Manhattan, because that part of the metropolis is on a direct line with Queens and the trolley road will remove all devious routes between the two boroughs. Rosedale is at the head of Jamaica Bay and is just within the boundaries of the city. A new land development is being made at a point southwest of the station while there is an extensive lot development right at the station, it having been laid out by the Windsor Land & Improvement Company a few years ago.

All property in Rosedale has shown an upward trend for the reason that the community is on the electrified Long Beach division as well as on the steam Montauk division of the Long Island Railroad. But the five cent fare on the new trolley road must necessarily result in an active building movement at Rosedale with a resultant further increment in lot values. The new trolley road means a new five-cent fare zone in the greater city with all the salutary accompaniments.

Closely linked henceforth are Rosedale, Jamaica and other important places along the line of the road, notably Long Island City, where the Queens County court house and borough offices are situated. Eastern Queens from now onward is linked to its western part for a five-cent fare as well as to Manhattan.

Steel Ceilings that Look Like Timber.

Tremendous progress is being made in the perfection of the steel ceiling. Among the notable innovations along this line in the recent past being the introduction of the craftsman idea in ceiling design executed in metal by Northrop, Coburn & Dodge Co., of 40 Cherry street. This is a beam ceiling wherein both sides and end edges of the sheet fit into grooves or channels of the adjoining pieces, and the end of the small beams fit into the grooves of the large beams. All the nailing is in the solid flanges so that the full beauty of a quartered oak beamed ceiling is returned in the finished job without any nail indentures. This company makes imitation wood-beam ceilings to correspond with any scheme of decoration. The practical utility of a metal ceiling is nowhere better demonstrated than in the following case:

In 1887 metal ceilings were put throughout the four-story building at the northeast corner of 125th street and Seventh avenue, now occupied by a well-known grocery firm. A few years afterwards the entire fourth story and roof were burned off, and the entire building flooded with water. At an expense of \$15 and repainting, the then remaining ceilings were restored, and are still looking well. Such instances are of frequent occurrence, and in a great many cases the metal ceilings have prevented the spread of flames. Other instances of the durability of steel ceilings are those in the Carv Building, 105-107 Chambers street, and the building at 86 and 88 Chambers street, put up in 1889; the Parsons Building, 149-151 Franklin st., put up in 1888. A water tank on the roof of this building burst a few years ago and the ceiling was flooded, but it seems to be in perfect order to-day.

AUCTION SALES OF WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending June 27, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

*Greene st, 255, ws, 100.8 n Waverly pl, 25x75, 4-sty bk loft & str bldg; leasehold; A D Moran, party in interest (reprinted from last issue). 2,100

Hoffman st, 2352 (), es, 475.3 s 187th, 18x119.10, 3-sty fr mtg; due, \$4,430.86; T&C, \$575; Christian Leukel exr. 5,000

*Washington pl, 7, nwc Mercer (No 283), 25x100, 4-sty bk loft & str bldg; A D Moran, party in interest (reprinted from last issue). 50,000

*Washington pl, 12, ss, 71.6 e Greene, 42.9 x96.2, 4-sty bk loft & str bldg; A D Moran, party in interest (reprinted from last issue). 35,000

17TH st, 452 W (), ss, 125 e 10 av, 25x92, 5-sty bk tnt; due, \$6,982.61; T&C, \$171.95; sub to a mtg of \$14,500; Edw Bachmann. 21,798

17TH st, 454 W (), ss, 100 e 10 av, 25x92, 5-sty bk tnt; due, \$7,483.69; T&C, \$171.95; sub to a mtg of \$14,500; Edw Bachmann. 21,952

*43D st, 305-9 E, ns, 100 e 2 av, 75x100.5, 5-sty bk loft & str bldg & 2-sty bk rear stable; due, \$50,470.21; T&C, \$3,195.20; sub to 1st mtg \$40,000; Jas M Dunlap. 44,400

80TH st, 323 W (), ns, 241 w West End av, runs n49.6xw21.6xs3.6xw16.6xs13.8xw5xs32.4xe43 to beg, 5-sty & b bk dwg; due, \$49,651.08; T&C, \$421.15; Hudson City Savings Inst. 30,000

120TH st, 341-3 E (), ns, 187.6 w 1 av, 37.6x100.11, 6-sty bk tnt; due, \$35,413.52; T&C, \$1,168.58; Mathias Nicoll as trste. 34,000

135TH st, 168-70 W (), ss, 300 e 7 av, 50x99.11, 2-5-sty bk tnts; due, \$19,785.34; T&C, \$1,147.50; sub to two mtgs aggregating \$41,000; Wm J Farrell et al. 51,515

*142D st W, nec Lenox av, see Lenox av, nec 142.

*143D st W, ss, 85 e Lenox av, see Lenox av, nec 142.

Av A, 1406 (), es, 50 s 75th, 26.1x98, 5-sty bk tnt & str; due, \$21,566.12; T&C, \$2,884.19; Chas A Robinson individ & trste &c. 17,000

Ash av (), ns, 485.2 w Corsa la, 25x100, Wakefield; due, \$560.76; T&C, \$34.47; Chas Currao. 100

*Broadway, 240, ws, 27.6 n Park pl, 22.8 x97.10, 6-sty stn office & str bldg; A D Moran, party in interest (reprinted from last issue). 216,000

*Broadway, 738, es, 91 s Astor pl, 25x126 x26.9x116.4, 5-sty stn loft & str bldg; A D Moran, party in interest (reprinted from last issue). 61,000

*Broadway, 1155-9, swc 27th, 50.5x84.1x60.6x77.1, 3-sty bk office & str bldg; A D Moran, party in interest (reprinted from last issue). 305,000

Castle Hill av (), nec Chatterton av, 58x79.6, Unionport; due, \$5,110.94; T&C, \$800; Jacob Weinheimer. 5,500

*Chatterton av, nec Castle Hill av, see Castle Hill av, nec Chatterton av.

Harrington av, 2037 (), ns, 175 e Mapes av, 25x100, Throggs Neck; due, \$4,461.17; T&C, \$82.68; Chas A Laumeister et al. 4,500

*Lenox av, nec 142d, ns, runs n74.11xe85xn124.11 to 143d, xe600xs199.10xw685 to beg, vacant; adj July 10.

Post av (), ns, intersec nws 10 av, runs e20xne6.1xn156.6xw25xs160 to beg, vacant; due, \$3,549.42; T&C, \$1,660.45; sub to mtg \$3,500; Gustav Sinn. 6,000

(At County Court House.)

*Broadway, 474½-6, es, 120.11 s Broome, extending to Crosby (No 38), 49.10x199.7x25x irreg, 11-sty loft bldg; G C Curtis Jr. 475,000

HENRY BRADY.

Kelly st, 835 (), ws, 226 n Longwood av, 40x100, 5-sty bk tnt; due, \$8,214.74; T&C, \$736.45; sub to a first mtg of \$27,000; Sigmund Kraus. 30,700

Sheriff st, 63 (), ws, 125 s Rivington, 25x100, 5-sty stn tnt & str; due, \$24,270.67; T&C, \$819.92; City Real Estate Co. 23,000

*117TH st W, nec Bway, see Bway, 4180.

119TH st, 510 E (), ss, 168 e Av A, 20 x98.9, 4-sty stn tnt; due, \$8,056.77; T&C, \$505.47; Annie Kimberly. 6,000

136TH st, 121 W (), ns, 241 w Lenox av, 15.6x99.11, 4-sty bk tnt; due, \$8,672.61; T&C, \$181.92; City Real Estate Co. 7,500

Boston rd, 1051 (), ws, abt 290 n 165th, 71.7x116.5x67.8x117.7, 6-sty bk tnt; due, \$29,936.46; T&C, \$1,485.60; Montrose Realty Co. 12,000

*Broadway, 4180, nec 177th, 91.2x115.9x99.10x100.2, 6-sty bk tnt & str; adj July 11.

*Undercliff av, 1751, ws, 446.10 s Sedgwick av, 25x100, 2-sty fr dwg; withdrawn.

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D. PHOENIX INGRAHAM.

Broad st, 102-8 (), nwc Water (Nos 16-20), runs w92.6x109.4 to Pearl (Nos 44-50) x111.1x115 to beg. 6-5-sty bk loft & str bldgs; due, \$22,865.93; T&c, \$2,909.57; sub three mtgs aggregating \$320,000; Myer Phillips. 342,610
 Clinton st, 175 (), ws, 225 n Hester, 25 x100, 5-sty bk tnt & str; due, \$8,515.55; T&c, \$289.60; sub to first mtg of \$20,000; Emil W Oppenheim. 28,712
 *Pearl st, 44-50, see Broad, 102-8.
 *Water st, 16-20, see Broad, 102-8.
 *48TH st, 300-4 E, see 2 av, 898-90.
 2D av, 898-90 (), sec 48th (Nos 300-4), 50.3x100, 6-sty bk tnt & str; due, \$86,388.62; T&c, \$2,799.36; Margarette E Griffith. 75,000

JACOB H. MAYERS.

121ST st, 66 E (), ss, 175 w Park av, 25.6x100.11, 5-sty stn tnt; due, \$19,869.56; T&c, \$484.60; United Hebrew Charities of N Y C. 18,000

L. J. PHILLIPS & CO.

38TH st, 271 W (), ns, 100 e 8 av, 20.6x98.9, 4-sty bk tnt & str; due, \$17,634.19; T&c, \$690.22; sub to first mtg of \$11,000; Jno Merkel. 26,037

BRYAN L. KENNELLY.

103D st, 107 W (), ns, 150 w Col av, 18.9x100.11, 5-sty stn tnt; due, \$4,301.43; T&c, \$363.30; Danl Woodcock. 19,350

Total \$1,311,674
 Corresponding week, 1912... 459,500
 Jan. 1st, 1913, to date..... 33,376,098
 Corresponding period, 1912... 28,848,063

Borough of Brooklyn.

The following are the sales that have taken place during the week ending June 25, 1913, at the Brooklyn Sales rooms, 189 Montague street:

WM. P. RAE.

LEFFERTS pl, sws, 130.9 se Classon av, 16.8 x119; adj July 9.
 MAUIER st (*), ss, 475 e Waterbury, 25x95; Aloysius Huwer. 4,000
 THAMES st, ns, 150 e Porter av, 25x100; A E Roberts. 9,000
 E 15TH st (*), ws, 100 s Av K, 253.9x100; Lawyers Title Ins & Trust Co. 30,000
 36TH st, nes, 321 nw 15 av, 19x100.2; A B Roberts. 2,000
 58TH st (*), sws, intersec nws 17 av, 100x60.2; Antonio Gedicks. 4,000
 85TH st, nes, 160 nw 12 av, 80x100; Henry Bixby. 8,500
 17TH av (*), ses, intersec sws 81st, 20x80; Bklyn Young Men's Christian Asn. 4,650
 17TH av (*), ses, 20 sw 81st st, 20x80; Bklyn Young Men's Christian Asn. 4,100
 17TH av (*), ses, 40 sw 81st, 20x80; Bklyn Young Men's Christian Asn. 4,100

WM. H. SMITH.

NEWELL st (*), ws, 91.4 n Driggs av, 25x100; Edw S Anderson. 4,951
 UNION st, ss, 520 e Kingston av, 20x100; UNION st, ss, 540 e Kingston av, 20x100; UNION st, ss, 620 e Kingston av, 20x100; UNION st, ss, 640 e Kingston av, 20x100; Minnie Ruppert. 25,650
 BAY 15TH st, ses, 480.8 s 86th, 19.4x96.8; Edgar F Kingsley. 2,500
 17TH st, ss, 124 w 6 av, 19x100; Carsten Roggenkamp. 2,500
 40TH st, sws, 140 se 16 av, 40x100.2; Jacob Straus. 4,650
 EMMONS av (*), ns, 80.1 e E 14th, 40.1x99.7; Emile Huber. 1,600
 REMSEN av (*), —s & Sea View av, —s, lots 627 to 631; Henry S Goodspeed. 300
 3D av, ws, 60.9 s Wyckoff, 19.3x80; Morris Beck. 4,170
 LOT 755, block 8695, sec 24; Jno J & Arthur B Stewart. 400

CHARLES SHONGOOD.

GLENN st, ss, 48 w Crescent, 26x100; withdrawn.
 OSBORN st (*), ws, 140.6 s Riverdale av, 59.6x200x56.10x200; Louis Schundler. 3,870
 36TH st, nes, 260 nw 15 av, 20x100.2; A B Roberts. 2,000
 WILLIAMS av (*), es, 125 n Sutter av, 25x100; Matilda Schaffer. 79
 8TH av (*), es, 31.5 n Prospect av, 100x97.10; Emil Lanzansky. 6,500

JAS. L. BRUMLEY.

BAY 15TH st (*), ses, 75 ne 17 av, 45x96.8; Ethel G Hawley. 4,800
 Total \$134,320
 Corresponding week 1912..... \$226,690

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

JUNE 28.

No Legal Sales advertised for this day.

JUNE 30.

MADISON st, 162, ss, 46.1 e Pike, 23x100, 4-sty bk tnt & str; Jacob Karp—Emil Reibstein et al; Henry V Rothschild (A). 290 Bway; A Welles Stump (R); due, \$6,725.80; T&c, \$3,000; sub to a first mtg of \$25,000; mtg recorded Jan 22'08; Joseph P Day.

MAIN st, 146L, es, 100.1 s Halperin, 32.6x102.10x—x100.11, Westchester; Mathilde Weinberg—Zerega Realty Co et al; Geo Meyer (A), 115 Bway; Robt F Wagner (R); due, \$3,751.54; T&c, \$248.91; sub to a mtg of \$10,000; mtg recorded Oct 9'12; Henry Brady.

15TH st, 225 W, see 16th, 124 W.

16TH st, 124 W, ss, 300 w 6 av, 25x103.9, 3-sty & b bk dwg; also 20TH st, 229 W, ns, 367.3 w 7 av, runs n92xw33xs16xs8.4xs76xe25.2 to beg, 5-sty bk tnt; also 15TH st, 225 W, ns, 287 w 7 av, 25x103.3, 5-sty stn tnt; Anna E Hicks—Francis P Early et al; Walter W Wetsall (A), 55 Liberty; Robt Gibson Jr (R); partition; Bryan L Kennelly.

19TH st, 49 W, ns, 225.4 e 6 av, 18.11x92, 5-sty bk tnt & str; Mutual Alliance Trust Co of NY—Organizers Investing Co et al; Stoddard & Mark (A), 128 Bway; Guy Van Amringe (R); due, \$6,504.55; T&c, \$1,007.18; Joseph P Day.

130TH st, 502 W, ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Geo J Bauernschmidt—Eugenie Rosendorf et al; Louis Wendel Jr (A), 277 Bway; Wm S Kelley (R); due, \$15,615.77; T&c, \$626.63; Henry Brady.

12D st, 512 W, see Audubon av, 100x50, 1 & 2-sty bk church; N Y Savgs Bank—Washington Heights United Presbyterian Church et al; Webber & Webber (A), 7 Beekman; Cambridge Livingston (R); due, \$19,801.79; T&c, \$874.15; Joseph P Day.

179TH st, 981 E, ns, 203.4 e Vyse av, 25x112.9x25.1x113.7, 2-sty fr dwg; Geo A Meyer—Charlotte F Pickens et al; Holt, Warner & Gailard (A), 42 Bway; Jas A Farrell (R); due, \$1,660.92; T&c, \$325.06; sub to a mtg of \$2,500; Joseph P Day.

215TH st W, ns, — w Seaman av, 50.1x100, vacant; Lawrence Drake—Chas A Fluri et al; Action 2; Francis W Judge (A), 90 W Bway; Max Altmayer (R); due, \$2,146.32; T&c, \$784.35; Joseph P Day.

215TH st W, nwc Seaman av, see Seaman av, nwc 215.

ANTHONY av, 2000, sec Burnside av, runs s 118x100xs89.2xnel102.7xnxw181.5xw58.6 to beg, 2-sty fr dwg & vacant; Wm F Clare et al exrs—Mary J Ryan et al; Jas L Clare (A), 135 Bway; Timothy Murray (R); due, \$14,351.32; T&c, \$3,646; Bryan L Kennelly.

AUDUBON av, sec 172d, see 172d, 512 W.

RICHARDSON av, 4728, es, 286 n 243d, 28x125; also RICHARDSON av, es, 457.6 s 239th, 27x125.1x11x125; also BRONX blvd, es, 350 s Westchester av, 50x100, Wakefield; Antonie Benda gdn—Wm W Penfield et al; Henry D Patton (A), 27 Cedar; Edw D Dowling (R); due, \$4,411.18; T&c, \$241.22; Joseph P Day.

SEAMAN av, nwc 215th, 50x100.1, vacant; Lawrence Drake—Chas A Fluri et al; Action 1; Francis W Judge (A), 90 W Bway; Max Altmayer (R); due, \$3,880.37; T&c, \$784.35; Joseph P Day.

WASHINGTON av, 1962, es, 82.1 n 178th, 27.6 x92.1x27.6x91.11, 4-sty bk tnt; Edw W Davis—Anthony H Werneke et al; Hamilton Odell (A), 60 Wall; Geo T Brokaw (R); due, \$11,843.71; T&c, \$4,589.60; Bryan L Kennelly.

3D av, 4009-29, swc 174th (No. 510-2), 200x128.8x200x121.2, three 2-sty & two 1-sty bk str & 3-sty fr tnt & str; Richd Bauer—Harry Simon et al; Fischer & Rosenbaum (A), 115 Bway; Arthur M Levy (R); due, \$7,074.12; T&c, \$1,400; sub to two mtgs aggregating \$61,000; mtg recorded Feb 10'12; J H Mayers.

JULY 1.

GOLD st, 62-4, es, 64.1 s Beekman, runs e48 xs26.6xe20.4xs10.4xw63.6xn38.4 to beg, two 4-sty bk loft & str bldgs; Union Trust Co N Y—Chas A McMann et al; Miller, King, Lane & Trafford (A), 80 Bway; Henry H Davis (R); due, \$34,924.49; T&c, \$1,976.86; Saml Marx.

132D st E, nec Mad av, see Mad av, 2101.

151ST st, 527 W, see 170th, 500 W.

170TH st, 500 W, swc Ams av (Nos 2208-10), 37.6x100, 5-sty bk tnt & str; also 151ST st, 527 W, ns, 385 w Ams av, 40x99.11, 6-sty bk tent; Abr E Friedelson—Ellemmay Realty Co et al; Kantrowitz & Esberg (A), 320 Bway; Maurice Deiches (R); due, \$26,905.28; T&c, \$1,255.80; sub to 4 mtgs aggregating \$107,000; Joseph P Day.

AMSTERDAM av, 2208-10, see 170th, 500 W.

EASTBURN av, es, 338.3 n 174th, 50x95, vacant; Saml H Kupferman—Jos Monahan et al; Edw Jacobs (A), 25 Broad; Henry M Goldfogle (R); due, \$2,787.32; T&c, \$644.25; Saml Goldsticker.

MADISON av, 2101, nec 132d, 19.11x80, 3-sty & b stn dwg; Farmers Loan & Trust Co, trste—Jno McClure, exr; Geller, Rolston & Horan (A), 22 Exchange pl; Reginald E Wigham (R); due, \$7,701.63; T&c, \$381.47; Bryan L Kennelly.

WALTON av, 2411, ws, 348.5 n 184th, 19.10x96.6, 3-sty bk dwg; Geo F Gifford—Liberty Investing Co et al; Ernest Hall (A), 62 William; M Spencer Bevins (R); due, \$7,105.09; T&c, \$164.44; Joseph P Day.

JULY 2.

WASHINGTON st, 712-14, ws, 50 s 11th, runs s46.1xw64.8xn23.2 & 23.8xs38.1xe32.2 to beg, two 2-sty bk tents & str & 1-sty bk rear bldg; Julie M M Grant et al, exrs—Marie Ackermann et al; Middleton S Borland (A), 46 Cedar; Saml C Herriman (R); due, \$17,084.47; T&c, \$241.94; Joseph P Day.

AV A, 1743, ws, 25.10 s 91st, 25x94, 5-sty bk tent & str; Jadwiga Grunert—Martha Realty Co et al; Adolph & Henry Bloch (A), 99 Nassau; Wm W Hoffman (R); due, \$3,445.50; T&c, \$390; sub to a 1st mtg of \$12,000 Joseph P Day.

COLUMBUS av, 483, es, 25.8 n 83d, runs e94.10 xne15xn11.6xw100xs25.6, 5-sty stn tnt & str; Sheriff's sale of all right, title, &c, which Gusie Herman had on Dec 21'12, or since; Saml A Singerman (A), 35 Nassau; Julius Harburger sheriff; Henry Brady.

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Advertised Legal Sales, Manhattan and Bronx (Continued.)

WALTON av, 2263, ws, 168 s 183d, 20x95; 2-sty bk dwg; Eliz W Irwin—Jno Kreidel et al; Irwin & Orr (A), 203 Bway; Francis S McAvoy (R); due, \$7,735.87; T&C, \$391.94; Jacob H Mayers.

JULY 3.

BEDFORD st, 102, es, abt 60 n Grove, 22x50, 3-sty fr bk ft dwg; Florence I Smith et al, trste—Ethel Coss et al; Cary & Carroll (A), 59 Wall; Cambridge Livingston (R); due, \$5,005.50; T&C, \$205.62; Henry Brady.

GREENWICH st, 723, es, 96 n Charles, 18.9x68.10x20.8x76.7, 3-sty bk tnt Jas B Potter, trste—Ethel Coss et al; Cary & Carroll (A), 59 Wall; Cambridge Livingston (R); due, \$7,181.62; T&C, \$233.58; mtg recorded Apr 5 '10; Henry Brady.

HAWKSTONE st, ns, — e Walton av, runs nw75.5xne50xse100xsw75.8xw42.2 to beg, vacant Anna R Crossin—Ann E Hughes et al; Harold Swain (A), 176 Bway; Jas A Foley (R); due, \$2,091.67; T&C, \$2,351.22; Henry Brady.

100TH st, 73 E, ns, 109.4 n Park av, 28.10x100.11, 5-sty bk tnt; Chas Schram—Louis Garf et al; I & A U Zinke (A), 290 Bway; Jno M Nolan (R); due, \$22,039.98; T&C, \$701.35; Joseph P Day.

109TH st, 425-35 E, ns, 270 e 1 av, 150x100.11, 1 & 2-sty bk & fr stables Wm Meyer—Ehler J Ernst et al; Hugo S Mack (A), 7 Beekman; Jno H Rogan (R); due, \$5,482.79; T&C, \$1,423.26; sub to mtg of \$30,000; mtg recorded Nov 4 '12; Byran L Kennelly.

222D st, 847 E, ns, 506.8 e Barnes av, 25x88.10, Wakefield; Chas S Whitney, exr—Chas Ringelstein et al; Jos W Middlebrook (A), 82 Beaver; Carl S Flanders (R); due, \$3,652.95; T&C, \$517.29; Herbert A Sherman.

GREYSTONE av, es, 275 s 238th, runs e70xs25xw—es25xw65xns50 to beg, vacant; American Real Estate Co—Edw J Duggan et al; Jas C Meyers (A), 527 5 av; Chas Putzel (R); due, \$1,434.14; T&C, \$66.86; Henry Brady.

JULY 4 AND 5.

No Legal Sales advertised for these days.

JULY 7.

22D st, 261 & 265 W, ns, 518.9w 7 av runs n98.9xw6.3xns98.9 to 23d (Nos 250-2 W) xw50xs197.6 to 22d xl8.9xns98.9xsl8.9xsl8.9 to beg, vacant; Jno R Drexel—Fannie C Hoadley et al; Anderson, Iselin & Anderson (A), 25 Broad; Schuyler E Day (R); due, \$29,537.08; T&C, \$1,102.66; sub to 2 mtgs aggregating \$100,000; Joseph P Day.

23D st, 250-2 W, see 22d, 261 & 265 W. 80TH st, 119 W, ns, 125.10 w Col av, 18.2x102.2x15x102.2, 4-sty & b bk dwg; Edw F Tuill—Marion A Barrett; Chas O Mase (A), 87 Nassau; Chas Putzel (R); due, \$32,556.99; T&C, \$494.20; Henry Brady.

BROOK av, 1531, swc Wendover av (No 412), 75x25.11, 4-sty bk tnt & str; Mary Levy, admtrx—Danl F Mahoney et al; Stoddard & Mark (A), 128 Bway; Jas M Donohue (R); due, \$7,035.34; T&C, \$793.92; mtg recorded May 6 '05; Henry Brady.

SHERMAN av, 135, ns, 100 w Academy, 40x150, 5-sty bk tnt; Jas Devlin—Hanover Realty & Constn Co et al; Bernard Zwinge (A), 203 Bway; Jas A Foley (R); due, \$33,035.64; T&C, \$1,566.88; J H Mayers.

WENDOVER av, 412, see Brook av, 1531.

Brooklyn.

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

JUNE 28.

No Legal Sales advertised for this day.

JUNE 30.

ST JOHNS pl, ss, 100 e 5 av, 21.3x120—Winifred Egan—Andw Egan et al; Wm J Rolger (A), 149 Bway, Manhattan; Fredk H Chase (R); partition; Wm P Rae.

NEW YORK av, ws, 60.8 s Martense, 19.6x100; Wm Grantham—Theodora W Baker et al; Caldwell & Holmes (A), 44 Court; Henry W Beer (R); Chas Shongood.

NEW YORK av, ws, 80 s Martense, 19.6x100; Chas N Harner—Theodora W Baker et al; Caldwell & Holmes (A), 44 Court; Richd C Addy (R); Chas Shongood.

JULY 1.

FULTON st, 1011, nec Grand av, runs e20xne41.2xn—to Putnam av xw35xs53.1 to beg; Cora H Tangeman et al—Saml Pettit et al; Albt F Hagar (A), 60 Wall; Wilbur Larremore (R); Wm P Rae.

NEW st, nec Cortlandt, 100x75; Public Administrator's sale of prop of Mary J Flynn; Edw J Byrne (A), 44 Court; Frank V Kelly, public administrator; Wm H Smith.

BAY 34TH st, ses, 650 sw Benson av, 30x96.8; Lida P Bell—Milton Constn Co et al; O'Neil & O'Neil (A), 1098 Bway; Henry E Wilke (R); W H Smith.

36TH st, nes, 300 nw 15 av, 21x100.2; Ella J Emmons—Yorklan Realty Co et al; Harry L Thompson (A), 175 Remsen; Harold Otis (R); Wm H Smith.

AV C, sec E 23d, 60x100; Emma L Price—Eleonore Fuchs et al; Henry M McKean (A), 189 Montague; Percival G Barnard (R); Jas L Brumley.

FLASHING av, ss, 50 w St Nicholas av, 75x—; Emma D Pflug—Jno H Hilliker et al; Jas Moffett (A), 894 Bway; Geo C Buechner (R); Wm H Smith.

GLENMORE av, sec Fountain av, 20x75; Otto E Reimer—Israel Hamburg et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas W Hyde (R); Wm H Smith.

MEEKER av, ns, 100 w Graham av, 25x100; Geo Kessel—Jno Kessel et al; Leander B Faber (A), Jamaica, Queens Co, N Y; Jas O Miller (R); partition; Wm H Smith.

NASSAU av, ss, 103.6 e Hausman, 25.4x100; Freda Buehl—Berthold Hecht et al; Fredk J Griefenstein (A), 957 Bway; Abr Rockmore (R); Wm H Smith.

JULY 2.

INGRAHAM st, ss, 100 w Porter av, 200x100; Jos A Burr et al—All-Boro Realty & Constn Co et al; action 1; Coombs & Wilson (A), 260 Bway; Thos Moore (R); Wm H Smith.

INGRAHAM st, swc Porter av, 100x200; same—same; action 2; same (A); same (R); Wm H Smith.

LORIMER st, es, 25 n Withers, 26.3x100; Louise Stephenson—Salvatore Boniello et al; Speir & Bartlett (A), 52 Wall, Manhattan; Chas J Masone (R); Wm H Smith.

NASSAU st, ns, 50 e Bridge, 25x95; Emma R Jones—Dora Carroll et al; Harry L Thompson (A), 175 Remsen; Henry S Goodspeed (R); Wm P Rae.

UNION st, ss, 150 e Nostrand av, 50x127.9; Morris Salzman—Lyn Realty Co et al; Jno MacCrata (A), 861 Manhattan av; Andw C Morgan (R); Wm P Rae.

N 7TH st, ss, 225 w Havemeyer, 25x100; Wm Simmons—Marcella Filan et al; Harry L Thompson (A), 175 Remsen; Edw R W Karutz (R); Wm P Rae.

DEKALB av, ss, 325 w Lewis av, 50x100; Jno Klein et al—Benj Sel et al; Harry L Thompson (A), 175 Remsen; O Grant Esterbrook (R); Wm P Rae.

GRAHAM av, es, 50 n Devoe, 100x25x irreg to N 2d; also MOORE st, swc White, 91x100; Abr E Friedelson—Ellemay Realty Co et al; Kantrowitz & Esberg (A), 320 Bway, Manhattan; Maurice Deiches (R); Saml Goldsticker.

GRAVSEND av, ws, 240 n Av C, 240x100; Arthur H Selinger—The G C, Inc et al; Saml A Telsey (A), 44 Court; Chas H Fuller (R); Chas Shongood.

JULY 3.

PRESIDENT st, ns, 100 w Prospect av, 24.9x95; Jno Pullman—Lillian B Koepke et al; Chas A Clayton (A), 44 Court; Jos J Speth (R); Jas L Brumley.

WAREHOUSE st, ns, 20 e Williams av, 40x90; also WILLIAMS av, es, 20 s Vienna av, 46.6x60; Manly R Hubbs—Bernard Gravey et al; Jno Kapp (A), 106 Van Sieten av; Jacob A Freedman (R); Chas Shongood.

W 6TH st, nec Av R, 30x100; Chas A Rippman—Jno Herrmann et al; Clarence F Corner (A), 375 Pearl; Chas A Clayton (R); Wm H Smith.

11TH st, ss, 88.3 w 4 av, 17.6x100; Saml Polzace et al—Mary E Trainor et al; Walter L Durack, Jr (A), 215 Montague; Wm P Pickett (R); Wm H Smith.

E 14TH st, ws, 420 n Av N, 20x99.11; Julian F Scott—Anna E Mondshain et al; Franklin Taylor (A), 25 Liberty; Jacob A Freedman (R); Chas Shongood.

SUNNYSIDE av, ns, 100 e Miller av, 110x220; Delia C Baker—Henry J Furlong et al; Smith, Doughty & Weynberg (A), 44 Court; Geo H Harman (R); Jas L Brumley.

21ST av, nws, intersec sws 74th, 200x700; also 5TH WELL av, nwc 78th, —x—, 1/4 pt; also 75TH st, sec New Utrecht av, 132.4x100x irreg; also 80TH st, ns, 100 w 17 av, 380x100; also BAY 16TH st, ws, 108 n 84th, 22x86.5; Katherine M Kessel—Peter E Seib et al; Miller & Bretzfelder (A), 55 Liberty, Manhattan; Chas F Murphy (R); Wm H Smith.

JULY 4 AND 5.

No Legal Sales advertised for these days.

JULY 7.

COURT st, ses, 59.5 sw Degraw, 22x55x irreg; Merchants Co-operative Mortgage Co—Marvel Baking Co et al; Milton Hertz (A), 391 Fulton; Julius Schwartz (R); Chas Shongood.

E 51ST st, ws, lots 44 & 45, 40x100; Aug Blanche et al—Gertrude N Phillips et al; Isaac Sargent (A), 140 Nassau, Manhattan; A Abr Sarafan (R); Shuter & Sanford.

75TH st, nec Ft Hamilton av, 208.6x101.8; East River Savings Institution—Josephine Cocheu et al; Omri F Hibbard (A), 74 Bway, Manhattan; Irving Katz (R); Wm H Smith.

FORECLOSURE SUITS.

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

Manhattan and Bronx.

JUNE 21.

No Foreclosure Suits filed this day.

JUNE 23.

3D st, 136 W; Bowery Savings Bank—Aug Hellrung et al; Strong & Cadwalader (A).

24TH st, 140 W; North River Savgs Bank—Leopold Weil et al; amended; N B Sanborn (A).

77TH st, ns, 275 w 1 av, 25x102.2; Flora L Root—Josef Lustig et al; Amend & Amend (A).

93D st, 262 W; Henry L Wolff—Chas S Reed et al; Merrill & Rogers (A).

109TH st, ss, 120 w Lex av, 19x100.11; Richd Lathers, Jr, et al—Sarah Bird et al; R & E J O'Gorman (A).

215TH st, ns, Lot 107, map of New Village of Jerome; Beni F Elear—Filomena De Carlo et al; Cook & Elgar (A).

KATONAH av, nwc 238th, 20x100; also KATONAH av, ws, 20 n 238th, 20x100; also KATONAH av, ws, 40 n 238th, 20x100; also KATONAH av, ws, 60 n 238th, 20x100; also KATONAH av, ws, 80 n 238th, 20x100; five actions; Arville P Keeler—Jennie R Irving et al; S Keeler (A).

LENOX av, ws, 81.3 s 118th, 20.1x57.10; Philip Rhinelander—Fanny Scheideberg extrx et al; Miller & Hartcorn (A).

SARATOGA av, ns, 50 w Newport, 100x100; Jacob A Bressemer et al—Sydney J P Kennedy et al; amended; J J O'Brien (A).

WEBSTER av, es, 138.6 n Tremont av, 75x158.11; Edgar S Appleby et al—Adolph Freund et al; Cannon & Cannon (A).

JUNE 24.

5TH st, ns (proposed), 173.11 e Green la or av, 25x103, Bronx; Mary A Mead—Antonio Ponessa et al; Patterson & Brinckerhoff (A).

BELMONT av, 2153; Stephen H Jackson—Michaels Realty Co; S H Jackson (A).

E BROADWAY, 236 & 230; also DIVISION st, 225-9; Harvey I Underhill—Margt T Monahan et al; Chrystie Williamson & Bayles (A).

VYSE av, 1217; Henry M Powell—Moses Rosenthal et al; Saxe & Powell (A).

10TH av, sec 211th, 99.11x100; John M Rice—Aphorhp Co; C B Augustine (A).

JUNE 25.

CATHERINE st, 38; Frank Davin et al; Mary E McCafferty; W B Hopping (A).

1ST st, es, 150 n 237th, 275x100; Frances G de Peyster—Haynes & Coryell et al; Shattuck, Glenn, Huse & Ganter (A).

126TH st, 318 E; Valentine E Macy et al—Land Map Realty Co et al; Davison & Underhill (A).

CROTONA av, ws, lot 132, map of Ryder Homestead, Bronx; Sarah Friend—Thos F Devine et al; A O Ernst (A).

MAPLE AV, ws, 25 n Logan, 25x100.10; Bronx Savgs Bank—Maria D'Angelo et al; D B Simpson (A).

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

RIVERSIDE dr, nec 155th, 105.11x150xirreg; Adolph M Bendheim—Savonia Realty Co, Inc, et al; L S Marx (A).

UNION av, 696; Anna Kurzman et al; Thos H Roff et al; Kurzman & Frankheimer (A).

10TH av, sec 211th, 99.11x100; Jno M Rice—Aphorhp Co; C B Augustine (A).

14TH av, ws, 214 to 215th, —x—; also 14TH av, ws, being w part of lot 23, map of Saml Thomson, containing 2 acres & 301-1000 of an acre; Mitchell A C Levy—Frank M Van Wagoner et al; Lachman & Goldsmith (A).

JUNE 26.

ELDRIDGE st, 133; also SUFFOLK st, ws, 125.10 s Broome, 74.11x100.7; David Frankel—Sale Agid et al; Sohmer & Sonnetal (A).

4TH st, ns, 172.7 e Av D, 67.10x96; Eliza Fleischhauer et al—Max Verschleiser; F B Chedsey (A).

18TH st, ns, 225 w 7 av, 25x95; N Y Savgs Bank—Robt Ackerman et al; amended; Webber & Webber (A).

37TH st, 15 W; City Real Estate Co—Dun-donald Estates Co et al; amended; M Swain (A).

84TH st, ss, 83.4 e W End av, 66.2x102.2; also 8TH av, ws, whole front bet 116th & 117th; also MANHATTAN av, nwc 114th, 100.11x—; also 3D av, ss, — w Brook av, —x—; Horace W Forster—Fredk P Forster; Fletcher, McCutchen & Brown (A).

109TH st, 334 E; Eliza M Roberts—Vincenzo Cudemo et al; S H Mollesen (A).

110TH st, ns, 100 e 7 av, 100x70; Autocar Co—Saml Simon et al; Jerome, Rand & Kresel (A).

5TH av, 141-7; Farmers' Loan & Trust Co trste—Wm S Duncan et al; Geller, Rolston & Horan (A).

JUNE 27.

BRYANT av, ws, 215.3 n Garrison av, 25x100; Otto H Blell—Murray Hill Park; I Loewenthal (A).

CROSBY st, 35-7; D Brainerd Ray et al—Concetta Delli Paoli et al; Baylis & Sanborn (A).

EAST BROADWAY, 234; also DIVISION st, 223; American Savgs Bank—Bertha Kremer; Irwin & Orr (A).

FRNESCLIFFE pl, ss, 292.3 w Lisbon pl, 25.1x136.1; Mary R Dolan et al—Fredk Pistone et al; J H Rogan (A).

1ST st, ns, 250 w 1 av, 20.8x100.4; State Bank—Hyman Berkowitz et al; J A Kohn (A).

15TH st, 219 W; Edw M N Tailer—Helen F McKeough et al; W H Hagen (A).

WALTON av, sec 176th, 102.11x51.5; Emil W Klappert—Lorraine Lorey et al; Wesselman & Kraus (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan and Bronx.

JUNE 19.

LOT 190, map of Hunts Point Realty Co, Bronx; Allen H Remsen—Mary Walpole; Einstein, Townsend & Gupiterman (A); Geo W Clune (R); due, \$12,372.86.

BRIGGS av, ns, lot 43, map of Briggs Estate; Bridget Williamson—Jas J O'Connell et al; Friend & Friend (A); Peter A Hatting (R); due, \$4,126.01.

JUNE 20.

13TH st, ns, 330 e Av E, 25x108; Marie Kolbe—Geo Costar; McLaughlin & Stern (A); Leopold W Harburger (R); due, \$5,343.33.

JUNE 21.

No Judgments in Foreclosure Suits filed this day.

JUNE 23.

119TH st, ss, 50 e 2 av, 50x60.10; Michl Piel—Wm J Greenfield et al; Ashbel P Fitch, Mott & Grant (A); Hugo Wintner (R); due, \$34,190.62.

JUNE 24.

COMMERCE st, 19-23; also BARROW st, 53-7; Harry Bachrach et al—Haase-Lippman Constn Co et al; Isaac Cohen (A); Chas L Kingsley (R); due, \$18,174.50.

3D av, 245; also 20TH st, 201 E; Guaranty Trust Co of N Y—Mary C O'Beirne; Alfd W Booram (A); Guy Van Amringe (R); due, \$10,757.21.

JUNE 25.

104TH st, ns, 255 w 4 av, 25x100.11; Edwin Kaufman & Bella Cohn et al; Cary & Carroll (A); Hugh G Miller (R); due, \$14,616.40.

114TH st, ns, 260 e 3 av, 25x100.11; J Thos Webb—Bertha Schonberger et al; Cannon & Cannon (A); Max S Levin (R); due \$18,640.

LIS PENDENS.

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

Manhattan and Bronx.

JUNE 21.

19TH st, nes, 100 nw 2 av, 16.6x92; Lincoln Trust Co—Mary Mooney et al; M S Borland (A).

BAILEY av, es, 295.8 n Heath av, 16.8x100; also BAILEY av, es, 312.5 n Heath av, 16.8x100; also BAILEY av, es, 345.8 n Heath av, 16.8x100; three actions; Jno S Wilson—Tessier Bldg Co et al; J C Higgins (A).

BEAUMONT av, ses, lot 96 and part of lot 92, map of Belmont Village, Bronx; Corn Exchange Bank—Eliz Haskin et al; M S Borland (A).

BROOK av, es, 311.2 s 168th, 27.11x104.6; Herman Knobloch—Christian Jaissle et al; amended foreclosure of transfer of tax lien; J L Lindner (A).

JUNE 23.

91ST st, ns, 225.8 e Madison av, .01x100.8; Philip Vose et al—Ethel Forster et al; partition; J G Moses (A).

9TH av, 460; Ethel D Weaver—Geo Weaver; action to impress trust; Otis & Otis (A).

LOT 78, part of, map of Village of Morrisania, Bronx; Arthur Brinkworth—Anna Brinkworth et al; partition; A E Gutgsell (A).

JUNE 24.

DIVISION st, 39-39½; also FORSYTH st, ws, 25 s Hester, 26.8x50xirreg; ½ part; also RIDGE st, ws, 76.4 n Delancey, 24.4x66.10; ½ part; Jacob Hertzberg—Isaac Hertzberg et al; action to declare lien; Hulett & Norris (A).

ELLWOOD st, nwc Hillside av, 115.7x204; Peter Condon—Elfred B Cregan et al; amended foreclosure of transfer of tax lien; P Condon (A).

35TH st, ns, 393.9 e 6 av, 56.3x98.9; Geo W Young—Patk Maloney et al; action to determine claim; Hoadly, Lauterbach & Johnson (A).

INTERVALE av, ss, 57.5 ne Kelly av, 100x80; Philip W Saitta—Sol Friend; action to declare deed void; P S Saitta (A).

JUNE 25.

11TH st, 613 E; Lena Schiff—Jos Rabinowitz et al; partition; M A Rabinovitch (A).

AV E, 215-7; also 13TH st, 601-3 E; also 11TH st, 612 E; also 7TH st, 83 E; Orlando M Barnes—Lena Jacobowitz et al; action to set aside conveyance; S G Gibboney (A).

BROOK av, ws, bet 167th & 168th, lot 28; Chas Black—Adam Rice et al; foreclosure of transfer of tax lien; Wing & Wing (A).

S BOULEVARD, nws, 185 sw Tiffany, 100x100; Katz & Kanter, Inc—Levine & Atlas Co et al; action to foreclose mechanics lien; Bogart & Bogart (A).

3D av, es, 113 n 188th, 25x100; Henry Neugass—Mary J Lee et al; amended foreclosure of tax lien; Sternberg, Jacobson & Pollock (A).

JUNE 26.

HAMILTON pl, es, 249.8 s 138th, 32.7x44.6x irreg; David Lippmann—Albt Meldon et al; foreclosure of transfer of tax lien; Deering & Deering (A).

PARK row, 129; also CHATHAM st, 89; also 58TH st, ss, 181.5 e 1 av, 25x100.4; and property in Nassau County & Queens County; Mary Hilbert et al—Rachel Liebeskind et al; partition; Foster & Cunningham (A).

50TH st, 507 W; Van Cleve Co—Julius G Hocke; notice of attachment; J B Baer (A).

6TH av, 148-50; also 7TH av, es, 133.8 sw 14th, 15.5x100; Warren A Clapp et al—Florence L Colubrn et al; partition; N C Rogers (A).

JUNE 27.

156TH st, ns, 100 e 8 av, 25x99.11; Marie C Lowe—Mary C Leary et al; amended partition; Haight, Sandford & Smith (A).

SOUTHERN blvd, ws, 193.5 s 182d, 139.11x90.10; Germania Bank of the City of NY—Waverly Constn Co et al; action to debar claim; V S Lippe (A).

3D av, 2356; Bernhard Blumenthal—Harold Thompson; notice of attachment; S Eitlerman (A).

Brooklyn.

JUNE 19.

CHESTER st, es, 175 n Sackett, 75x100; Jno Steuer & ano—Simon Schnapp et al; I Sargent (A).

COURT st, es, 20.6 s Huntington, 29.6x80; Mary L Cheeks—Jane Whelan et al; T F Redmond (A).

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REPAIRS

COURT st, ws, 45.9 s Garnet, runs s25.10xw 50xnw16.8xnb2 to beg; Title Guar & Trust Co—Michl J Whelan et al; T F Redmond (A).

LUQUEER st, ss, 106.6 w Hicks, 68.6x100; Title Guar & Trust Co—Ellen Drummond & ano; T F Redmond (A).

POWELL st, ws, 150 n Belmont av, 25x100; Harry G Lawton—Isidor Bilsky et al; T F Redmond (A).

WYNOA st, es, 180 s Pitkin av, 20x100; Title Guar & Trust Co—Morris Schulman et al; T F Redmond (A).

2D pl, ns, 87.6 w Court, 18.9x133.5; Catskill Savgs Bank—Ciro Lamzaro et al; T F Redmond (A).

2D st, ss, 176.1 w Prospect Pk W, 19.1x95; Lawyers Mtg Co—Miriam Flash et al; Cary & Carroll (A).

9TH st, ss, 380 w 7 av, 15.9x72.6; Kings Co Trust Co—Andw T Mack et al; G V Brower (A).

10TH st, ns, 100 e 2 av, 100x56.4x—x74; Greater N Y Savgs Bank—Fredk Tilney et al; J E Ruston (A).

W 28TH st, ws, 100 s Neptune av, 80x118.10; City of N Y—Raymond Liquori et al; foreclosure of tax lien; A R Watson (A).

W 29TH st, es, 200 s Neptune av, 40x118.10; City of N Y—Antonio Calvano et al; foreclosure of tax lien; A R Watson (A).

BAY RIDGE av, ns, 84.9 e 1 av, 20x100; South Bklyn Savgs Inst; Louis Hueter et al; Cary & Carroll (A).

CLINTON av, ns, 25 e Forest pl, 50x100; Hattie A Irons—Jennie M Hamilton; J H Lack (A).

ST MARKS av, ns, 125 e Kingston av, 100x155; Regal Holding Co—Montague Mtg Co & ano; specific performance; H Kuntz (A).

WORTMAN av, ss, 60 w Linwood, 20x100; City of N Y—Augusta Garnier; foreclosure of tax lien; A R Watson (A).

LOTS 84 & 85 on map of prop belonging to Jno Dimon et al; Wm Rockwell et al—Louise A S Allen & ano; to set aside deed; F H Cottern (A).

JUNE 20.

HANCOCK st, ns, 630 e Bedford av, 20x100; Lloyd E Marshall—Eliz N Marshall et al; partition; C H McCarty (A).

KENILWORTH pl, sws, 140 nw Melrose av, runs nw50xsw144.6xsw51.4xne151.4 to beg; N Y Investors Co—Ethel M Halstead & ano; T F Redmond (A).

PRESIDENT st, sc 3 av, 18.9x70; Thos H Ireland—Caterina Gallo et al; T F Redmond (A).

PROSPECT pl, ns, 295.10 e Troy av, 81x155.7; Benj M Wallace—Agnes I Maillie et al; H J Davenport (A).

PULASKI st, ns, 125 e Marcy av, 25x100; Eliza A Neumann—Sarah V Murray et al; Hurd & Grim (A).

WEST st, sc 52d, runs w109xs100.2xe80xn32 xne79xnw26 to beg; also WEST st, nwc 53d, 90.8x62.9x65.11; Tudor Realty Co—Bklyn Realty Sellers; F M Sanders (A).

E 29TH st, es, 257.6 n Av J, 40x100; Wm M Young—Gottlieb Steigler & ano; foreclosure of mechanics lien; Hovell McChesney & C (A).

E 5TH st, ws, 108 s Montgomery, 20x100; Esther Isaacs—Paula Alifield et al; J J Hood (A).

W 37TH st, es, 240 n Canal av, 60x118.10; Lafayette Trust Co—Charles Gibbs et al; F M Patterson (A).

64TH st, ne 10 av, 100x140; also 52D st, swc 20 av, 40x100.2; Geo T Mortimer—Bklyn Realty Sellers & ano; F M Sanders (A).

89TH st, ns, bet 1 av & Ridge blvd, —x—; Wm Meyer—Michl J Johnson et al; Van Aleno Dykman (A).

104TH st, es, 140 se Foster av, 20x100; Henry Tonges—Vanderveer-Canaris Impt Syndicate et al; S F Frank (A).

AV P, nec E 19th, 60x100; Corinna Lee Scott—American Natl Realty Corp; F Taylor (A).

CARLTON av, es, 274.2 n DeKalb av, 21x100; Michl J McGoldrick—Jessie F B Sheffer; G H Harman (A).

E NEW YORK av, nws, 49.11 sw Stone av, runs nw70xsw19.9xsw31.3xse90.1xne46.2 to beg; Newburgh Savgs Bank—Morris Levy et al; H L Thompson (A).

E NEW YORK av, nws, 131.1 sw Stone av, runs nw100.8xsw36.7xse111.4xne35 to beg; Poughkeepsie Savgs Bank—Morris Levy et al; H L Thompson (A).

E NEW YORK av, nws, 96.1 sw Stone av, runs nw90.1xsw36.7xse100.8xne35 to beg; Mary A Quinlin—Morris Levy et al; H L Thompson (A).

GRAVESEND av, nwc Av F, 20x80; Jno Keck—Clara Gilbride et al; A W Burlingame (A).

HOWARD av, es, 81.3 n Chauncey, 18.9x80; Natl Savgs Bank of Albany—Hyman Goldstein et al; T F Redmond (A).

PITKIN av, nwc Powell, 50x100; Thos M Montgomery et al—Rosa Brein et al; T F Redmond (A).

SUTTER av, ns, 49.9 e Powell, 20x100; Title Guar Trust Co—Fanny Rothstein et al; T F Redmond (A).

TROY av, es, 102.6 s St Marks av, 50x80; Darwin R James, Jr—Agnes I Marille et al; H J Davenport (A).

13TH av, ses 60 ne 76th, 20x80; Mary Davies, extr—Lena Goldberg et al; Smith, Doughty & W (A).

JUNE 21.

HARRISON st, swc Cheever pl, runs nw21.4xsw39.2xsw37.2xse26xne75 to beg; Philip Wengrow—Benj Tockerman et al; I Enselman (A).

PRESIDENT st, ss, 216.6 e Henry, 25.6x100; Oliver B Van Beuhen—Jos Stewart et al; D S Edgar (A).

SANFORD st, ws, 290 s Willoughby av, 25x100; Jno F Saddington—Bernard L Hagen et al; Geo F Alexander (A).

SMITH st, ws, 100 s Lorraine, 50x100; Hannah McWilliams—Eltz T Morrin; A G Vanderpoel (A).

Lia Pendens—Brooklyn (Continued).

SMITH st, ws, 100 s Lorraine, 50x100; Jos F McWilliams;—same; same (A).

VAN BRUNT st, ws, 240 s Verona, 20x90; Thos P Archer—Jno Connors et al; partition; J P Judge (A).

E 34TH st, ws, 100 n Church av, 20.6x100; Home Title Ins Co—Sarah D Fogelson et al; H J Davenport (A).

E 34TH st, ws, 120.6 n Church av, 20x100; Horace G Teele—same; same (A).

ATLANTIC av, sec Barbey, 50x86x50x81; Barney Zirinsky—Hyman London et al; D Zirinsky (A).

BROADWAY, sws, 411 nw Whipple, 20x85.1x20.6x80.3; Adele Barad—Max Meyerson et al; S Berg (A).

NOSTRAND av, es, 40 n Snyder av, 20x100; Glen Falls Ins Co—Mary L Perkins et al; Hirsh & Newman (A).

SKILLMAN av, ss, 182.7 n Kingsland av, runs s59.8xsw165xnl28.4xel150 to beg; Thos F Wagner—Mary Russell et al; Wagner & Carew (A).

VERNON av, ns, 160 e Throop av, 20x100; Bertha Steinberg—Louis Rich et al; M Wyckoff (A).

JUNE 23.

BERRIMAN st, ws, 120 n Sutter av, 20x100; Title Guar & Trust Co—Sophie Schmitt et al; T F Redmond (A).

BOND st, ws, 20 n President, 20x75; Jas P Tossing—Giovanni Frasca et al; J S Giambalvo (A).

ST JOHNS pl, ss, 163.5 w Ralph av, runs s 100xw38.11xw43.3xw5.11xw40 to beg; Geo Wolf—Wm H Krimko et al; Ludwig (A).

71ST st, nes, 440.2 se 18 av, 18.6x100; Harry Vogel & ano—Jacob Kaiser et al; L F Hallenbach (A).

DUMONT av, ns, 60 w Georgia av, 20x60.4; Title Guar & Trust Co—Rachel Feinberg; T F Redmond (A).

EASTERN PKWAY, ss, 157.8 e Utica av, 19.8x120.7; Onslow-Moore Co—Adeline A Smith & ano; G Elliott (A).

GEORGIA av, ws, 200 s Blake av, 20x100; Home Savgs Bank—David Cable et al; T F Redmond (A).

GEORGIA av, es, 360 s Blake av, 20x97.6; Peekskill Savgs Bank—Cecil Kleinmaneter; T F Redmond (A).

NEW LOTS rd, nec Alabama av, 26.6x97x 25x105.9; also NEW LOTS rd, ns, 26.6 n Alabama av, 26.6x88.3x25x97; also NEW LOTS rd, ns, 53 e Alabama av, 26.6x79.6x25x88.3; also NEW LOTS rd, ns, 79.6 e Alabama av, runs e 26.6x94.8xw13x24xw12x579.6 to beg; also NEW LOTS rd, ns, 106 e Alabama av, 26.6x85.11x25x 94.8; also NEW LOTS rd, ns, 159 e Alabama av, 21.2x76.2x20x83.2; also NEW LOTS rd, ns, 180.2 e Alabama av, 76.2x2.4x74.3x31.9; also NEWPORT av, ss, 87 e Alabama av, runs s37x e63xw6x2.4xw80.11 to beg; also NEWPORT av, sec Alabama av, 21x87; also ALABAMA av, es, 21 s Newport av, 20x87; also ALABAMA av, es, 41 s Newport av, 20x87; Merchants Co-operative Mtg Co—Georgia Bldg Co et al; M Hertz (A).

NEW UTRECHT av, ws, 89.1 ne 65th, runs nw78.5xne20xse68.7xse22.3 to beg; Hamilton Trust Co—Pietro Malone et al; H L Thompson (A).

SMITH av, es, 150 s Bway, 50x100; Agress Constn Co—Wm J Maguire et al; J Solomon (A).

JUNE 24.

JEROME ST, ws, bet Hegeman & Vienna avs, —x—; Tax Lien Co of NY—Louis J Sloane; foreclosure of tax lien; Eliz S Pope (A).

SCHERMERHORN st, ss, 168 w Hoyt, 22x 100; Wm A Hill—Edith R Howard; foreclosure of mechanics lien; Smith, Doughty & W (A).

VAN BRUNT st, se Wolcott, 25x90; Rack Realty Co—Clara Gilbride et al; Trasbourger, Eschwege & S (A).

2D st, ns, 88 e 6 av, 20.8x100; Title Guar & Trust Co—Mercedes Gorin; T F Redmond (A).

51ST st, ss, 140 e 3 av, 20x100.2; Fredk H Schornburg—David Jaret et al; J M Peyser (A).

61ST st, nes, 180 se 5 av, 20x100; Herman Tappe—Julia A Allen et al; specific performance; C E Russell (A).

74TH st, sec New Utrecht av, runs s111.4xse 70.4xne100xw119.4 to beg; Margt J Young—Builders & Traders Realty Co & ano; Hovell, McChesney & C (A).

74TH st, ns, 100 e Narrows av, 50x100; NY Investors Corp—Annie F Farrell et al; T F Redmond (A).

BAY pkwy, ses, 273.6 ne Cropsey av, 96.8x 100; Ed G Vail, Jr—Walter Schrenkeiser et al; C G Mary (A).

BLAKE av, ss, 75.6 e Jerome, 24.6x120; Title Guar & Trust Co—Ida Kostakowsky et al; T F Redmond (A).

CHRISTOPHER av, es, 210 s Newport, 40x 100; Title Guar & Trust Co—Giovacchine Squilacci; T F Redmond (A).

DE KALB av, nwc Skillman, 20x80; Jno H Rowland—American Natl Realty Corp et al; Phillips & Avery (A).

DUMONT av, ns, 20 w Alabama av, 20x75; Title Guar & Trust Co—Dufferin Realty Co et al; T F Redmond (A).

FT HAMILTON av, ne 49th, runs e57.7xw 140xsw29.4xse131 to beg; Title Guar & Trust Co—Benburb Realty & Constn Co et al; T F Redmond (A).

FRANKLIN av, es, 80 n DeKalb av, 28x120; Jno H Rowland—Abels Gold Realty Co et al; Phillips & Avery (A).

GEORGIA av, ws, 240 s Blake av, 20x100; Home Savgs Bank of Albany—Sarah Portnoy et al; T F Redmond (A).

PENNSYLVANIA av, es, 80 n Livonia av, 20x100; Ulster Co Savgs Inst—Dora Demerer et al; T F Redmond (A).

UNDERHILL av, ws, 100 s Dean, 25x100; Bridget Quinn—Thos Boyle et al; partition; H O Dobson (A).

PLOT begins 58.6 ne Bway & 71.9 nw Ditmars, runs ne41.6xse10.9xsw42.10 to beg interior lot; also PLOT begins 61 ne Ditmars st & 121.10 ne Bway, runs nw34.5xsw21.10xse34.9xne21.10 to beg; also PLOT begins 61 nw Ditmars & 140.7 ne Bway, runs nw34.2xne18.9xse33.10xsw 18.9 to beg; also PLOT begins 61 ne Ditmars & 215.7 ne Bway, runs nw30.9xne18.9xse30.6xsw 18.9 to beg; also PLOT begins 59 nw Ditmars & 253.1 ne Bway, 18.9x34x18.9x34.4; N Y Consolidated R R Co & ano—Amalia M C Droge et al; to acquire title; G D Yeomans (A).

JUNE 25.

BOERUM st, sec Lorimer, 35x100; Binghamton Savgs Bank—Rose Kauson et al; T F Redmond (A).

CHESTER st, es, 175 n Sackett, 75x100; Jno Steuer & ano—Simon Shnerper et al; I Sargent (A).

DEGRAW st, ns, 25 w Van Brunt, 12.6x75; Title Guar & Trust Co—Francis L Meher; T F Redmond (A).

DOBBLIN st, ns, 170 s Norman av, 93x220x68 x50; Greenpoint Savgs Bank—Libbie Frant et al; C & T Perry (A).

ELM st, se Wyckoff av, 25x102.6x25x103.8; Martin Klos & ano—Michl F Loughran et al; O F C Megie (A).

FLOYD st, ss, 200 e Tompkins av, 50x100; Newburgh Savgs Bank—Berge Realty & Constn Co et al; T F Redmond (A).

VAN BUREN st, ss, 218.4 w Patchen av, 21.7 x100; Eugene T Trotter—Mortimer L Hinchman et al; Caldwell & Holmes (A).

E 4TH st, ws, 130.8 n Greenwood av, 25x100; Marion C Faraci—Maddalena Alessandro et al; N L Keach (A).

E 8TH st, ws, 120 n Av M, 20x120.6; Henry J Samuel—Robinson & Smith Constn Co et al; Rivkin & Koven (A).

E 8TH st, ws, 100 n Av M, 20x120.6; Christian T Christensen & ano—Robinson-Smith Constn Co et al; Rivkin & Koven (A).

E 19TH st, nwc Ditmas av, runs n107.4xw 41.10xse5.6xsw100xw60 to beg; Bklyn Children's Aid Society—Theodora W Baker et al; Wood, Cooke & S (A).

E 32D st, es, 347.6 n Av H, 40x102.6; Anna M Everit—Frank M Castner et al; G W Pearlsall (A).

50TH st, ss, 300 e 16 av, 40x100.2; Maria L Autenrieth—Gustav Baron et al; J J O'Brien (A).

E 51ST st, es, 100 s Linden av, 20x100; Clinton T Roe—Jno W Dempsey et al; D C Hayes (A).

61ST st, nes, 300 se 12 av, runs se40xne100x nw5xsw15xw35xne15xw6xsw92.6xse5xsw9.8 to beg; also 60TH st, ss, 360 w 13 av, 40x100; also 61ST st, nes, 300 se 12 av, runs se40xne100xw 46xsw92.6xse5xsw9.8 to beg; The Frank Brewery—Maria Vitolo et al; G S Smith (A).

68TH st, ns, 144.2 w Ridge blvd, 20x100; South Bklyn Savgs Inst—Florence H Day et al; Coombs & Whitney (A).

CORTELYOU rd, es, 43.3 e 13th, 20x97.11x 21.7x89.9; Title Guar & Trust Co—Virginia Lee Egbert & ano; T F Redmond (A).

DORCHESTER rd, ns, 21.10 e 11th, 20x106.5x 21.10x97.8; Title Guar & Trust Co—Virginia Lee Egbert & ano; T F Redmond (A).

KENT av, ws, 26.11 n S 1st, 58.10x26.3x66.2x 23.9; Fannie M Devan extx—Eliz Plumer et al; J M Rider (A).

LEXINGTON av, ss, 340 e Classon av, 55x 100; Louisa P Boaz—Wm Briggs et al; T F Redmond (A).

LINCOLN rd, ss, 460 e Flatbush av, 50x105; Rhinebeck Savgs Bank—Chas A Smith et al; T F Redmond (A).

LINDEN av, swc N Y av, 70x100; Jas Hannigan—Bridged Saladino et al; W H Smith (A).

OCEAN pkwy, —c Beverly rd, 100x170; Caroline Goepfert—Auguste Feitner et al; partition; Morschawser, Mack & M (A).

PROSPECT pl, ns, 100 e Franklin av, 25x131; Maurice Epstein—Geo F Tait; specific performance; A S Aaronstamm (A).

PUTNAM av, ns, 203.2 w Franklin av, 26.4x 100; David P Cameron—Jno R Cameron & ano; Roy, Watson & N (A).

WYCKOFF av, nes, 80 se Ralph, 20x93; R Weinberg, Inc—Frank M Muller, et al; foreclosure of mechanics lien; A Levitt (A).

MECHANICS' LIENS.

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

Manhattan and Bronx.

JUNE 21.

ST PAULS pl, sec Brook av, 47x100; Peter Aglion et al—Kitchen Realty Co (124). 493.50

17TH st, 618 E; Isidor Kramer—Henry Tischman & Pincus B Brown (125). 83.25

25TH st, 124.6 W; J Portman & Co—Celia Posnansky & Yorktown Realty Co (126). 755.00

167TH st, ss, whole front bet Audubon & St Nicholas avs, 179.4x80x154.1x83.10; Saml D Joseph—Larimer A Cushman, Edw A MacKenzie, Chas F King & Patk Reddy Contracting Co (123). 33.00

2D av, 1121; Isaac Glassman—Josephine Del Drago, R Gruber & Son & Thos Kelly (127). 977.00

JUNE 23.

HOFFMAN st, 2381; Smillo Farago—Esposito Realty Co (137). 130.00

20TH st, 521-7 W; Jno C Edmead—Baker & Williams & Geo C Robinson & Co (129). 175.00

AMSTERDAM av, 1324-6; Danl Sidselsky—N Y Railways Co & Acme Metal Ceiling Co (130). 1,115.00

BROADWAY, 872; Otto W Kritz—Kate P Hawes, Oswald Cammann, Susan Harshman Cammann, Jas H Brewster & Kate P Hawes (128). 895.00

BROADWAY, 872; Libert Iron Works—Elmer E Hawes & Skerritt Constn Co (134). 390.00

HUNTS POINT rd, 866-8; Cooper Electric Engineering Co—Geo G Graham Constn Co (131). 2,100.00

HUNTS POINT rd, 868; same—Robt I Paterson & Geo G Graham Constn Co (132). 2,100.00

JUNE 24.

46TH st, 616-20 W; Alberene Stone Co—616-20 W 46th St Realtpr Corp, Brown Bros & Alex Brown Jr (135). 650.00

178TH st, ss, bet Mapes & Prospect avs, 141.5 x100; Jacob B Levine et al—Middlebronx Realty & Constn Co, Inc (136). 5,400.00

PARK av, ws, 71.9 n 188th, 40x100; Lewis H Woods—Henry H Hemens & Wm A Burr & Co (137). 19.00

9TH av; 237-9; Rubin Cohen—Sadie Mainthow (138). 224.25

JUNE 25.

105TH st, ns, whole front bet Bway & West End av, —x—; Fuller Bros & Co—H Schiff & Edw M Farrelly (141). 90.00

178TH st, Mapes to Prospect avs, 295x47; Maximilian Zipkes—Middle Bronx Realty & Constn Co & Leonard B Kaufman (144). 530.00

BROADWAY, nwc 72d, 104x150; Chas W Leveridge—Hotel St Andrew Co (143). 143.52

BROADWAY, 346; Frank H Tucker—N Y Life Ins Co & Mark C Tredennick (145). 2,299.27

NAGLE av, nwc Dyckman, 100x100; Title Guar & Trust Co—Jno V Fitzpatrick (142). 70.00

JUNE 26.

FOX st, ws, 29.7 s 169th, 50x136; Jno Williams, Inc—W S P Shields & Robt B Schollenberger (153). 464.00

MINETTA la, 20; Rocco Luisi—Thos Rosson (146). 150.00

10TH st, 375 E; Jacob Rosenbloom et al—Rosine Oettinger, Saml Rhonheimer, Sarah Rice, Clara Rice, Bertha Rice, Estella Rice, Abr Rice, Ida Rice & Harry A Goldberg (152). 1,500.00

105TH st, ns, whole front bet W End av & Bway, 192.3x100.11xirreg; Fireproof Products Co, Inc—H Schiff, Edw Farrelly, Wm F Campbell & H Schiff (150). 55.74

122D st, 161 E; Wm I Klein—Wm Klein (149). 275.00

125TH st, 107-9 W; Jos J Halpin—N Y Operating Co (154). 80.00

SAME prop; same—same (155). 150.00

BROADWAY, ws, whole front bet 51st & 52d, 201x108.2xirreg; Lustbader Constn Co—Girard Trust Co, Schnader Co, Inc & Louis P Roeder (148). 21,564.26

BROADWAY, nwc 36th, 145.4x159.4xirreg; also 36TH st, ns, 374.2 e 7 av, 66.6x98.9xirreg; H P Wright & Co—Crosstown Realty Co, Marlborough Blenheim Corp, F A McNamee & M Holloran (151). 5,058.00

GLEASON av, nec St Lawrence av, 100x20; Hyman Rosenberg—Jacob Cohen (147). 800.00

JUNE 27.

14TH st, 218 E; Jos Eisner—Herman Sirotta & Cleonice Polecastro (163). 436.00

48TH st, 168 W; Harry Ginsburg—Fredk F Bruock, Saml H Wilson, Wm Hoegg, Richd Cole & Henry C Smith (160). 120.00

49TH st, 126 W; Harry Ginsburg—Carolyn M Swiney & J M McCurry (161). 27.50

54TH st, 156 W; Thos J Daley—Caroline Laury & Edith Simmons (166). 466.00

65TH st, 134 W; Harry Ginsburg—J Ida L Hurlburt & Henry C Smith (158). 35.00

76TH st, 185 E; Jno F Evans et al—Fathers of the Blessed Sacrament; Wm G Clark (164). 979.83

137TH st, 245 W; Sandor Herzog—Leonidas H Cross, M Foley & M McLaughlin (157). 79.50

BROADWAY, nec 52d, 75.11x61.10; Harry Ginsburg—Hobart Estate Co & J M McCurry (159). 11.50

BROADWAY, ws, whole front bet 51st & 52d, 201x108.2x irreg; Lustbader Constn Co—Girard Trust Co & The Schnader Co, Inc (162). 21,564.26

BROADWAY, 1351-65; Wm L Rouse—Crosstown Realty Co, Marlborough Blenheim Corp, & McNamee & Holloran (167). 2,223.75

5TH av, ws, whole front bet 33d & 34th, 197.8 x350; Bayside Iron Works—Waldorf Astor, Astor Estate, the Waldorf Astoria Hotel Co & H C Maxwell Co, Inc (156). 1,160.52

Brooklyn.

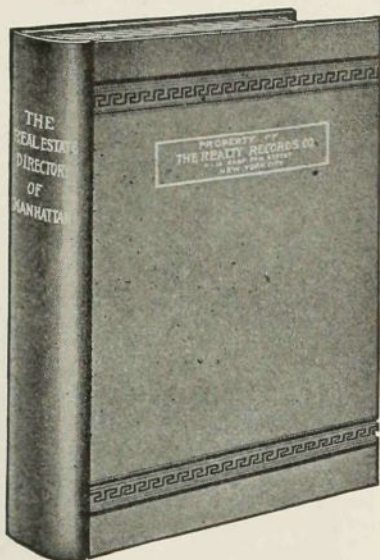
JUNE 19.

WEST st, 217-37 & 224-42; Meisel-Danowitz Co—Boyd Constn Co & Max Fogelson, pres. 2,894.64

E 24TH st, es, 175 n Av L, 37.6x100; Tisdale Lumber Co—Anna & Neils Sondergaard. 331.00

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Mechanics Liens—Brooklyn (Continued).

32D st, ws, 130 n Mermaid av, —x—; Louis Walters—Jas C Giambaloo. 350.00
90TH st, 240, Paul E Froedi—Mary S Mercadanti. 100.00
BROADWAY, 240-4; Taylor Iron Works—Wm Zechiel & Wm Moelner. 121.00
LEE av, ns, 100 w Wilson, 110x60x95x60; David Greenwald & ano—Lee Av Theatre Co, Inc, Corse Payton & Morris S Schlesinger. 6,206.00

PUTNAM av, nwc Downing, 53x150; I A Adler—Absol Realty Co & Meyer Solomon. 400.00

VAN SICKLEN av, es, 205 s Livonia av, 120x100; Hendrix Bldg & Development Co—Cohen & Schwartz Constn Co. 241.15

WYCKOFF av, 269; Frank D Ascall—Frank M, Anna Muller & Christian Bauer, Jr. 165.00

JUNE 20.

BRISTOL st, es, 230 n Sutter av, 70x100; Houghtaling & Wittpen—Sam Morris Impt Co. 342.50

86TH st, 2235-7; Geo P Peltyns—Bridgett Flynn & Acme Metal Ceiling Co. 269.00

LEXINGTON av, 25-7; Robt M Rodgers—Annie P Smth & Lexington Storage Warehouse. 22.00

JUNE 21.

82D st, ss, 100 w Narrows, 150x100; A Pardi Tile Co—N Y Terrain & Bldg Co. 617.50

PARKSIDE av, nwc Parkside ct, 105x42; Wm Young—Parkside Court Realty Co. 272.87

UTICA av, es, 100 s Union, 55x100; Wm Robb—Van Brunt Bldg Co. 80.00

JUNE 23.

VARET st, nec Bway, runs e50.10xn100xw42.8 xnw68.3xsw81.4xse68.3 to beg; Newburger Elec Co—Gold Theatre Co & Max Gold. 843.43

LOTT av, ss, 40 w Amboy, 20x100; Milford Constn Co—Annie Weisman. 70.00

SUTTER av, nwc Barrett, 100x100; Jacob Rutstein & ano—Barrett Constn Co. 236.23

JUNE 24.

HEMLOCK st, 31; Christ P Zehner—Edw Weingarten. 55.00

MADISON st, ss, 195 w Summer av, 50x100; Hyman Gash & ano—Cath Phelan & Mary A Phelan. 52.00

2D pl, 138; Henry Edwards—Joh McGuinn & Michl Hart. 29.50

E 12TH st, es, 260 s Av P, 40x100; Frank S Blest & Co—Hollow-Wall Constn Co. 250.00

57TH st, ns, 420 w 8 av, 100x100.2; Peter Ollikainen—York-Penn Co. 89.99

BEDFORD, FLATBUSH & NEWKIRK avs, 73.11x45.1x86.2; Wm Maurer—Lehigh Land Co, Emanuel H Gold & Morris Singer. 75.00

SUTTER av, 611; Moses Aunenber—Israel Bires & Max Krasnitzky. 35.00

JUNE 25.

WINTHROP st, 34; Wm S Ross—Wm A A Brown. 80.00

E 2D st, es, 100 s Cortelyou rd, 20x100; Chas Bennett—Saml Bochner & Rosie Bochner. 37.00

67TH st, 2149-51; Jacob Levy—Alco Bldg Co. 300.00

FLATBUSH av, 1261-7; Pittsburgh Plate Glass Co—Lehigh Land Co, Morris Singer & Emanuel H Gold. 212.00

HOWARD av, swc Dean, 90x107.2; Morris Rosenblatt—Jersum Realty Co. 250.00

MERMAID av, nec W 32d, —x—; Christopher Narrazzo—Menotte Maran & Chas Bosio. 240.00

PARKSIDE av, 290 to 298 & 302; Wm S Ross—Wm A A Brown. 899.87

WYCKOFF av, 269; R Weinberg, Inc—Frank & Anna Muller & Christian Bauer, Jr. 93.61

SATISFIED MECHANICS' LIENS.

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

Manhattan and Bronx.

JUNE 21.

14TH st, 52 W; Sam Kaplan—Edw C Center et al; Jan9'13. 290.00

JUNE 23.

BEEKMAN st, 26; Jordan Bros Inc—Butler & Kelly Co et al; June19'13. 150.00

JUNE 24.

48TH st, 137-45 W; Eureka Fire Hose Mfg Co—New Netherlands Theatre Co; Nov13'11. 21.70

175TH st, ns, 170 w Marmion av; N Y Roofing Co—Biograph Co et al; Apr15'13. 500.00

WESTCHESTER av, nwc Bergen av; T R McMann & Co—Libman Contracting Co et al; May21'13. 122.08

JUNE 25.

ST MARKS PL, 37; Hirsch Jawer—Alice Keteltas et al; Mar27'13. 185.20

41ST st, 18-20 E; Jones & McLaughlin Steel Co—Rivoli Realty Co et al; May23'13. 2,545.21

46TH st, ss, 300 w 11 av; David E Kennedy, Inc—616-20 W 46th St Realty, Inc, et al; June 25'13. 977.75

110TH st, 28 E; Manhattan Electrical Contracting Co—L Goodman et al; June10'13. 45.00

130TH st, 617-21 W; Jno P Leine—Louis Strauss et al; Aug28'12. 600.00

S BOULEVARD, ws, bet Grote & 183d; Ely Feinstein—Margt F Warner et al; Apr16'13. 47.50

1ST av, 2140-8; Lord Electric Co—Standard Gas Light Co et al; Mar18'12. 2,500.00

JUNE 26.

14TH st, 52 W; David Weiner—Robt S Smith et al; Feb1'13. 225.00

*PROSPECT av, 965-1007; Lenox Tile Co—Zarland Realty Co et al; June14'13. 88.51

8TH av, 2519-23; Abr Bloomson—Eduardo M Gato et al; June 14'13. 280.18

8TH av, 2099; Edw R Hotaling—Jacob H Westheimer et al; June5'13. 82.05

JUNE 27.

BROADWAY, 1564-6; also 47TH st, 156-70 W; Anchor Corrugating Constn Co et al—Martin Beck et al; Feb13'13. 315.00

SAME prop; Evans Fire Door Co—Palace Theatre Co et al; Feb19'13. 115.00

SAME prop; same—same; Feb13'13. 115.00

SAME prop; Leonard Sheet Metal Works, Inc—same; Feb13'13. 4,930.00

SAME prop; Whale Creek Iron Works—same; Feb15'13. 3,016.00

SAME prop; Leonard Sheet Metal Works—same; Feb18'13. 4,390.00

SAME prop; Century Iron Works, Inc—same; Feb14'13. 444.00

SAME prop; Winkler Iron Works—same; Mar11'13. 74.40

SAME prop; Anchor Corrugating Constn Co—same; Feb26'13. 315.00

SAME prop; W C Davis & Co, Inc—same; Feb15'13. 300.00

SAME prop; Tuttle & Bailey Mfg Co—same; May29'13. 2,683.00

SAME prop; Lincoln Architectural Iron Co—same; Feb13'13. 870.00

SAME prop; U T Hungerford Brass & Copper Co—same; Feb13'13. 1,375.00

SAME prop; Vulcan Rail & Constn Co—same; Feb13'13. 600.00

CONVENT av, 120-28; Harry Bregman—Frank Paterno et al; June19'13. 60.00

6TH av, 839-41; Herman Glasser—Henry Wahler et al; June25'13. 60.00

11TH st, 345 E; White Iron Works—Edw Rafter et al; May29'12. 56.37

Brooklyn.

JUNE 19.

84TH st, ss, 260 w 23 av, 40x100; Cresto Volpe—Jennie Winterbottom & Marloe Constn Co; March24'13. 60.00

84TH st, ss, 260 w 23 av, 40x100; Audley Clarke Co—same; June2'13. 809.38

PARKSIDE av, ss, 425.2 w Bedford av, runs s100xw2.4xn4.10xw14.8xn95.3xe17 to beg; Alfd G Edwards—Wm A A Brown; June 12'13. 1,000.00

PARKSIDE av, ss, 425.2 w Bedford av, runs s100xw2.4xn4.10xw14.8xn95.3xe17 to beg; Henry Miles & Sons—Wm A A Brown; June 13'13. 687.50

JUNE 20.

VARET st, 146; Alter Miller—Jennie Fischer; Jan10'13. 265.00

JUNE 21.

LOTT av, ss, 40 w Amboy, 20x100; Hyman Lurio—Annie Weisman; May23'13. 100.00

LOTT av, ss, 40 w Amboy, 20x100; Mulford Constn Co—Annie Weisman & Julius Lehrenkrauss & Sons; Mar31'13. 1,500.00

JUNE 23.

CHRISTOPHER st, nec Riverdale av, 100x100; Hydraulic Press Brick Co—Cris River Co & Bertha Baltowsky; June14'13. 171.00

ELLERY st, 339; Ike Karlson—Morris Schmaltz; June2'13. 60.00

ATLANTIC av, ss, 200 w Hopkinson av, 200x100; Standard Lime Co—M & J Constn Co; May 21'13. 102.88

ATLANTIC av, ss, 300 w Hopkinson av, 50x100; Simon Grasner & Sons Co—M & J Constn Co; May22'13. 1,900.00

ATLANTIC av, ss, 300 w Hopkinson av, 50x100; same—same; May22'13. 400.00

JUNE 24.

ATLANTIC av, ss, 300 w Hopkinson av, 100x100; Giuseppe De Stefano & ano—M & J Constn Co; June10'13. 1,300.00

SUTTER av, nwc Barrett, —x—; Hyman Wolovitz—Max Applebaum & Barrett Constn Co; Apr19'13. 239.17

SUTTER av, nwc Barrett, 100x100; Square Sash & Door Co—Barrett Constn Co; May14'13. 49.80

JUNE 25.

STERLING pl, ns, 100 w Saratoga av, —x—; Laurence Ruker—Commonwealth Impt Co; Apr14'13. 300.00

STERLING pl, ns, 100 w Saratoga av, 175x100; Sam Rosenberg—same; Apr11'13. 157.00

STERLING pl, ns, 100 w Saratoga av, 175x100; Terminal Lumber Co—same; May20'13. 250.00

STERLING pl, ns, 100 w Saratoga av, 175x127; Green & Block Lumber Co—same; May7'13. 150.00

STERLING pl, ns, 100 w Saratoga av, 175x143; Fanny Feldman—same; May29'13. 157.50

STERLING pl, ns, 100 w Saratoga av, 175x143; Hyman Simon—same—May29'13. 157.50

STERLING pl, ns, 100 w Saratoga av, 175x100; Max Berman—same; June17'13. 225.00

N 8TH st, 205; F J Hertel—Assunta Caperti & Frank Franze; Feb28'13. 200.00

BAY 17TH st, sec Bath av, —x—; R L Williams—E Sarno; June12'13. 40.00

1Discharged by deposit.

2Discharged by bond.

3Discharged by order of Court.

ATTACHMENTS.

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

Manhattan and Bronx.

JUNE 19.

No Attachments filed this day.

JUNE 20.

Miraglia, Domenico; Michael G Pasca, \$4,000; Macdonald & Bostwick.

JUNE 21.

De Pass, Walter L; Edw Moyses et al; \$7,770; G A Hoffman.
National General Ins Co Ltd; Oshinsky & Valentine; \$11,523.43; Morrison & Schiff.
Hills, Wm, Jr; Emily D Day; \$2,948.95; P M Crandell.

JUNE 23.

Lehigh Valley Structural Steel Co; Andw N Haney; \$4,951.48; M A Barney.

JUNE 24.

No Attachments filed this day.

JUNE 25.

First National Bank of Keyser, W. Va.; Bankers Building Bureau; \$2,175.36; W H Chorosh.
Tucker, Lucia P; Chas W Anderson; \$1,211.58; R M Boyd, Jr.
Thompson, Harold; Bernhard Blumenthal; \$1,077.66; S Bitterman.
Villard, Harold G; Ernst Bystrom; \$16,000; N Hershheimer.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan and Bronx.

JUNE 20, 21, 23, 24, 25 & 26.

Braun, Aug. 423-5 E 76th..Wheeler-McDowell Elevator Co. Elevators. \$2,550
Casolaro-Fasany Co. Lafayette pl. — s 90 w 3d av, —x—.Jos R Landesberg. Fixtures. 190

Isaac A Hopper, Inc. 423-39 W 55th..Wheeler-McDowell Elevator Co. Elevators. 26,800
Major Realty Co. 70 Morningside av..Margt A Goldingham. Chattel Mtg on lease. 960
Shaw, Edw. 1465 Broadway..Wm H Considine, Inc. Cafe Fixtures. 15,000

Brooklyn.

JUNE 19, 20, 21, 23, 24 & 25.

Barrett Constn Co. Barrett cor Sutter av..Colonial Mantel & Refrigerator Co. Consols. \$402
Barrett Constn Co. nwc Barrett & Sutter av..Colonial Mantel & Refrigerator Co. Consols. 577
Bristol Bldg Co. West st nr Av C..H F Meistrell. Boilers, &c. 137
Chizner, M. Sneediker av nr New Lots av..Globe Mantel & Mirror Co. Consols, &c. 120
Douglass Bldg Co. Buffalo av cor Park pl..General Iron Works. Doors, &c. 190
Hab Bldg Co. E 29th st nr Foster av..Union Stove Works. Ranges. 77
H K Realty Co. E 35th st nr Av K..Oliver B Taylor. Ranges. 747
Ralph Sterling (Inc). Ames st bet Elake & Sutter avs..Popkin Gas Fix Co. Gas Fix. 180

Stevens, Mrs. 249-51 Willoughby..Gust Seaberg. Elevators, &c. 4,345
Taft Constn Co. West 8th st bet Avs R & S..Sherman Natl Co. (R) 9,010
Throgs Neck Bldg & Constn Co. E 26th st nr Clarendon rd..Wm Kerby. (R) 518

BUILDING LOAN CONTRACTS.

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

Manhattan and Bronx.

JUNE 21.

FREEMAN st, ns, 85.2 e Stebbins av, 53.2x116.5; Morris Osmansky loans Freeman-Stebbins Co, Inc, to erect a —sty bldg; — payments. 30,000

188TH st, ns, 29 e Tiebout av, 38x83.7; Manhattan Mtg Co loans Schorn Co to erect a 5-sty apartment; 13 payments. 20,000

MARMION av, swc 176th, 100x62; Jas G Wentz loans Frank A Wahlg Co to erect a 5-sty apartment; 8 payments. 46,500

STEBBINS av, nec Freeman, 87.5x25.2xirreg; Morris Osmansky loans Freeman-Stebbins Co, Inc, to erect a —sty bldg; — payments. 50,000

TIEBOUT av, nec 188th, 83.3x29; Manhattan Mtg Co loans Schorn Co to erect a 5-sty apartment; 13 payments. 22,000

JUNE 23.

51ST st, ns, 494 w 5 av, 42x100.5; Dudley S Harde loans 33 West 51st St Co, Inc, to erect a 12-sty apartment hotel; — payments. 350,000

51ST st, ns, 494 w 5 av, 42x100.5; Robt McGill loans 33 West 51st St Co, Inc, to erect a 12-sty apartment hotel; — payments. 95,000

180TH st, ss, 145 w Hughes av, 41x36; Jas G Wentz loans D'Auria Constn Co to erect a 5-sty apartment; — payments. 30,000

3D av, es, 199.4 n 152d, 25x186; Eliz Wilhelm loans Starrett Constn Co to erect a — sty bldg; — payments. 7,000

JUNE 24.

172D st, ws, 150 s Boston rd, 200x100; Comity Mtg Co loans Sole Realty & Constn Co to erect three 5-sty bldgs; — payments. 63,100

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Building Loan Contracts, Manhattan and Bronx -Continued.

MULFORD av, ws, 50 n Pelham rd, 25x100; Geo Hauser, atty, loans Christian & Martha Swanson to erect a -sty bldg; - payments, 3,000

JUNE 25.

BRONXWOOD av, es, 100 s 214th, 25x100; North Side Mtg Corpn loans Vincenza Nardiello to erect a -sty bldg; - payments, 2,000

BROADWAY, swc 161st, 99.11x125; Metropolitan Life Ins Co loans Herbert Dongan Constn Co to erect a -sty bldg; - payments, 400,000

JUNE 26.

124TH st, ss, 300 w Amsterdam av, 100x 100.11; David Zipkin loans Martha Bldg Corpn to erect a 6-sty apartment; 8 payments, 50,000

230TH st, ns, 80.6 w White Plains rd, 25x 114; Eliz K Doolling loans Grace & Angelo Pandolfo to erect a -sty dwelling; - payments, 4,030

ROEBLING av, ns, 100 w Mayflower av, 25x 100; Richd W Horner, atty, loans Clotilda Zambetti to erect a -sty bldg; - payments, 1,500

ROEBLING av, ns, 125 w Mayflower av, 50x 100; Warren L Sawyer, atty, loans same to erect a -sty bldg; - payments, 1,500

JUNE 27.

ALDUS st, ns, from Faile to Bryant av, -x100; City Mtg Co loans M J B Constn Co to erect four 5-sty apartments; 11 payments, 125,000

MONTEREY av, swc 179th, 152.5x100; Comity Mtg Co loans Angel Constn Co, Inc, to erect three 5-sty apartments; 7 payments, 85,500

MONTEREY av, ws, 152.4 s 179th, 152.4x95.9; same loans same to erect three 5-sty apartments; 7 payments, 79,500

NORTH CHESTNUT dr, ss, 450 e Barnes av, 40x100; North Side Mtg Corpn loans Vita M D'Amore to erect a - sty bldg; - payments, 3,500

SWINTON av, es, 150.11 n Eastern blvd, 18.5x 95.5; Central Mtg Co loans Andw J Swanson to erect a - sty bldg; - payments, 3,500

ORDERS.

Brooklyn.

JUNE 19, 20 & 21.

No Orders filed these days.

JUNE 23.

W 35TH st, ws, 300 n Av K, 160x100; H K Realty Co on Title Ins Co of NY to pay Audley Clarke Co, 215.44

JUNE 24.

MORGAN av, ws, 220 s Norman av, 80x100; Cariniere Peretta & Matthew Marsiha on Sylfer Constn Co to pay Meserole Mason Materials Co, 1,534.08

JUNE 25.

SNEDIKER av, ws, 60 s Blake av, -x-; Snediker Constn Co on Title Ins Co of N Y to pay Max Cohen & Theo I Schwartzman, 110.00

SNEDIKER av, ws, 60 s Blake av, -x-; same on same to pay same, 125.00

THE ASTOR ESTATE.

Schedule of the Real Estate as Reported to the Surrogate by the State Tax Appraiser.

The report of the State Transfer Tax Appraiser, who was designated to appraise the estate of Col. John Jacob Astor, as filed in the Surrogates Office, places the value of the real estate at \$63,124,321, and the value of the entire estate at \$85,311,228 net. The appraising was done by one expert in each line. Robert E. Dowling was the appraiser for the property in the Broadway and Fifth avenue sections, Clarence J. Ramsey for lower West Side parcels, Joseph P. Day for premises in Harlem and The Bronx, and Clarence W. Eckhardt appraised the East Side property.

The papers show that the real estate appraisers chosen by agreement assessed the property in Manhattan and The Bronx at nearly \$10,000,000 more than the property is taxed by the city, or an increase of about 20 per cent.

The real and personal property was appraised in five parts, first of which was the property owned outright by Col. Astor. This was valued at \$51,258,388, of which \$31,987,000 was real estate and \$15,986,890 was stocks and bonds.

The second schedule of property embraced real estate and securities in a trust fund established by Col. Astor's father, of which he had the life use and testamentary disposition. The real estate in this fund was worth \$29,457,770, and securities and cash raised the total to \$33,238,981.

As the real estate schedule is a document of the highest value to real estate men as a fair estimate by private parties of the value of typical properties in all parts of New York, it is reproduced in essential form as a matter of record.

Summary of Real Estate.

Table with 2 columns: Assessed Value, Appraised Value. Rows include Broadway, 5th av, downtown; Harlem and the Bronx; West side; East side; Total Manhattan and the Bronx; Holdings at Rhinebeck.

Following is a table showing the appraised value of individual pieces of property:

Table listing property addresses and their appraised values. Includes entries like 94 and 96 Broadway, 6 Wall st, 3 and 5 Pine st; 24 Dey st; N. W. cor Broadway and Vesey st; 302 and 304 Broadway, 84 and 86 Duane st; 374, 376 and 378 Broadway; 134, 136, 138 and 140 Grand st; 416, 418, 420 and 422 Broome st; 546 and 548 Broadway; 550 Broadway; 552, 554, 556 Broadway; 560, 562, 564 and 566 Broadway; 145, 147, 149 and 151 Greene st; 44 East 14th st, to 13th st; 258, 260, 262, 264 and 266 6th av, including 56, 58, 60 and 62 West 17th st; 44 and 46 Union Square; 295, 297, 299, 301 and 303 6th av, including 100, 102, 104, 106 and 108 West 19th st; 414, 416, 418, 420, 422, 424, 426 and 428 6th av, including 52, 54, 56 and 58 West 26th st and 53 and 55 West 25th st; 25 and 27 West 26th st; 23 West 26th st; 20 West 27th st; 1, 3, 5, 7, 9, 11 and 13 East 33d st; 328, 330, 332 and 334 5th av, corner of 33d st; 2 and 4 West 33d st; 6 West 33d st; 8 West 33d st; 10 West 33d st; 12 West 33d st; 14 and 16 West 33d st; 18, 20, 22, 24, 26 and 28 West 33d st; S w cor 5th av and 34th st (Hotel Astoria); 18 and 20 West 34th st; 22, 24 and 26 West 34th st; 28 and 30 West 34th st; 25 West 34th st; 227 West 34th st; 229 West 34th st; 231 West 34th st; 233 West 34th st; 235 West 34th st; 237 West 34th st; 239 West 34th st; 241 West 34th st; 234, 236 and 238 West 35th st; 3, 5 and 7 West 35th st; S e cor Broadway and 42d st (Hotel Knickerbocker); N e cor Broadway and 42d st; W s Broadway, 43d and 44th sts; 207 and 209 West 43d st; 211, 213 and 215 West 43d st; 206 and 208 West 44th st; 210, 212 and 214 West 44th st; 217 and 219 West 43d st; 216, 218, 220, 222, 224, 226, 228, 230 and 232 West 44th st; 234 and 236 West 44th st; 238, 240 and 242 West 44th st; 244 West 44th st; 246, 248, 250 and 252 West 44th st; 254 West 44th st; 256 West 44th st; 305 West 45th st; 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327 and 329 West 45th st; 331, 333, 335, 337, 339, 341, 343, 345 and 347 West 45th st; Southeast cor of 5th av and 55th st (Hotel St. Regis) including 6, 8 and 10 East 55th st; 697 5th av; 7 and 9 East 58th st and 10, 12 and 14 East 59th st; 840 and 842 5th av; 844 5th av; 5 East 65th st; 7 East 65th st; 13 East 65th st; Block Broadway to Amsterdam av, 89th to 90th sts; S w cor Broadway and 95th st; S e cor Broadway and 96th st; 2810, 2812, 2814, 2816, 2818 Broadway and 248 to 258 West 109th st; W s 8th av, 124th to 125th st; 2108 5th av; 2110 5th av; 2112 5th av; 2114 5th av; 2116 5th av; 2 West 130th st; 4 West 130th st; 6 West 130th st; 7th av to 8th av, 149th to 150th st; Realty in William Astor Trust; 24 Av A; 31 Av A; 33 Av A; 35 Av A; 37 Av A; 39 Av A; 41 Av A and 140 East 3d st; 42 Av A; 44 Av A; 46 Av A; 48 Av A; 50 Av A; 52 Av A; 54 Av A; 56 Av A; 278-278 Bowery; 280-282 Bowery; 284-286 Bowery; 1472-78 Broadway and 147 West 42d st; 2810-2818 Broadway and 254-258 West 109th st; 74-78 8th av and 254-6 West 14th st; 717 8th av; 719 8th av; 721 8th av; 723 8th av; 8th av, w s, 124th-125th st; 260-268 Elizabeth st; 42 1st av; 44 1st av; 46 1st av; 334 5th av; 194-196 E 4th st; 2108 5th av; 2110 5th av; 2112 5th av; 2114 5th av; 2116 5th av; 2 West 130th st; 4 West 130th st; 6 West 130th st; 8 9th av; 9-19 9th av; 29-35 9th av; 10-20 9th av; 433 E 6th st; 435 E 6th st; 437 E 6th st; 439 E 6th st; 258 to 266 6th av; 295 to 303 6th av; 414 to 426 6th av; 52 to 64 W 26th st; 28 and 30 10th av; 32 and 34 10th av; 104 E 3d st; 106 E 3d st; 108 E 3d st; 110 E 3d st; 112 E 3d st; 114 E 3d st; 116 E 3d st; 118 E 3d st; 120 E 3d st; 122 E 3d st; 124 E 3d st; 126 E 3d st; 128 E 3d st; 130 E 3d st; 132 E 3d st; 134 E 3d st; 136 E 3d st; 138 E 3d st; 157 E 3d st; 848 to 856 Washington st; 416 to 424 W 13th st; 414 W 13th st; 411 to 417 West 13th st; 402 W 13th st; 405 to 409 W 13th st; 414 W 14th st; 343 W 18th st; 345 W 18th st; 347 W 18th st; 344 W 19th st; 346 W 19th st; 348 W 19th st; 2 to 4 W 33d st; 6 W 33d st; 8 W 33d st; 10 W 33d st; 12 W 33d st; 14 to 16 W 33d st; 18 to 28 W 33d st; 1493 to 1505 Broadway; 211-215 W 43d st; 217-219 W 43d st; 207-209 W 43d st; 206-208 W 44th st; 210-214 W 44th st; 216-232 W 44th st; 234-236 W 44th st; 238-242 W 44th st; 244 W 44th st; 246-252 W 44th st; 254 W 44th st; 256 W 44th st; 305 W 45th st; 307-329 W 45th st; 335-347 W 45th st; 526-530 W 48th st; 532 W 48th st; 534-536 W 48th st; 538 W 48th st; 84-86 Duane st; 374-378 Broadway; 546-548 Broadway; 550 Broadway; 552-556 Broadway; 560-566 Broadway; 416-422 Broome st; 44 E 14th st; 134-140 Grand st; 145-151 Greene st; N w cor 50th st and 11th av; S e cor 51st and 12th av; Other extreme W 51st st property; Mt. Eden property; Section 9, Block 2497, Lot 34; Lot 66; Lot 63; Lot 62; Block 2490, Lot 40; Block 2482, Lot 1; Block 2473, Lot 1; Block 2357, Lot 86; Block 2357, Lot 21; Block 2354, Lot 25; Lot 96; Lot 65; Lot 20; Lot 74; Block 2353, Lot 57; Block 11, Lot 20; Block 2348, Lot 61; Land and buildings at Pelham Parkway and Williamsbridge rd.; Land and buildings on north side of Bear Swamp rd.; Land and buildings on south side of Pelham Parkway and east of Unionport rd.; Land and buildings at southeast cor of Pelham Parkway and White Plains rd.

Table listing property addresses and their appraised values. Includes entries like 334 5th av; 194-196 E 4th st; 2108 5th av; 2110 5th av; 2112 5th av; 2114 5th av; 2116 5th av; 2 West 130th st; 4 West 130th st; 6 West 130th st; 4 9th av; 6 9th av; 8 9th av; 9-19 9th av; 29-35 9th av; 10-20 9th av; 433 E 6th st; 435 E 6th st; 437 E 6th st; 439 E 6th st; 258 to 266 6th av; 295 to 303 6th av; 414 to 426 6th av; 52 to 64 W 26th st; 28 and 30 10th av; 32 and 34 10th av; 104 E 3d st; 106 E 3d st; 108 E 3d st; 110 E 3d st; 112 E 3d st; 114 E 3d st; 116 E 3d st; 118 E 3d st; 120 E 3d st; 122 E 3d st; 124 E 3d st; 126 E 3d st; 128 E 3d st; 130 E 3d st; 132 E 3d st; 134 E 3d st; 136 E 3d st; 138 E 3d st; 157 E 3d st; 848 to 856 Washington st; 416 to 424 W 13th st; 414 W 13th st; 411 to 417 West 13th st; 402 W 13th st; 405 to 409 W 13th st; 414 W 14th st; 343 W 18th st; 345 W 18th st; 347 W 18th st; 344 W 19th st; 346 W 19th st; 348 W 19th st; 2 to 4 W 33d st; 6 W 33d st; 8 W 33d st; 10 W 33d st; 12 W 33d st; 14 to 16 W 33d st; 18 to 28 W 33d st; 1493 to 1505 Broadway; 211-215 W 43d st; 217-219 W 43d st; 207-209 W 43d st; 206-208 W 44th st; 210-214 W 44th st; 216-232 W 44th st; 234-236 W 44th st; 238-242 W 44th st; 244 W 44th st; 246-252 W 44th st; 254 W 44th st; 256 W 44th st; 305 W 45th st; 307-329 W 45th st; 335-347 W 45th st; 526-530 W 48th st; 532 W 48th st; 534-536 W 48th st; 538 W 48th st; 84-86 Duane st; 374-378 Broadway; 546-548 Broadway; 550 Broadway; 552-556 Broadway; 560-566 Broadway; 416-422 Broome st; 44 E 14th st; 134-140 Grand st; 145-151 Greene st; N w cor 50th st and 11th av; S e cor 51st and 12th av; Other extreme W 51st st property; Mt. Eden property; Section 9, Block 2497, Lot 34; Lot 66; Lot 63; Lot 62; Block 2490, Lot 40; Block 2482, Lot 1; Block 2473, Lot 1; Block 2357, Lot 86; Block 2357, Lot 21; Block 2354, Lot 25; Lot 96; Lot 65; Lot 20; Lot 74; Block 2353, Lot 57; Block 11, Lot 20; Block 2348, Lot 61; Land and buildings at Pelham Parkway and Williamsbridge rd.; Land and buildings on north side of Bear Swamp rd.; Land and buildings on south side of Pelham Parkway and east of Unionport rd.; Land and buildings at southeast cor of Pelham Parkway and White Plains rd.

The Ava S. Willing Trust.

The realty in the trust made between John Jacob Astor, Ava S. Willing, et al., over which John Jacob Astor had testamentary disposition, was appraised as follows: The Westmoreland Apartment, 4th av and 17th st (46 Union Square).....\$360,000

The Madeleine T. Force Trust.

The realty in the trust fund created on Aug. 28, 1911, between John Jacob Astor and Madeleine T. Force, over which John Jacob Astor had an interest in reversion, was appraised as follows: 22-26 W 34th st.....\$837,500 28-30 W 34th st.....637,500

BUILDING MATERIALS.

(Continued from page 1335.)

Table with columns for Year, Iron, Steel, and Total. Rows range from 1900 to 1912.

*Imports of structural shapes were included with ingots, billets, etc., prior to 1903. †Do not include some small forms of rolled iron and steel which were included as structural shapes in 1909 and previous years.

AWAIT U. S. FLAX REPORT.

Linedseed Interests Look for Some Price Fluctuation Before July 10.

THE annual report of the Department of Agriculture relating to the available supply of flaxseed is due on July 10, and already there is some nervousness apparent among holders.

SHEETS ARE FIRING.

Orders Somewhat Below Normal for June.

THE demand for black and galvanized sheets is slightly better, although very far from being what was expected for June.

BLACK.

Table listing prices for One Pass, Cold Rolled, Soft Steel in various sizes.

Russia, Plainshed, etc.

Table listing prices for Genuine Russia, per lb., in various sizes.

Table listing prices for Galvanized sheets in various sizes.

Galvanized corrugated sheets, 2 1/2 inches, 10c. per hundred pounds over flat sheets.

Genuine Iron.

Table listing prices for Galvanized sheets in various sizes.

Stained and Leaded Glass for the House.

Among the architectural accessories that lend refinement to the dwelling house are to be considered windows of stained and leaded glass.

There are, of course, certain rooms in the house where windows of stained glass will find their most appropriate setting.

Hall, staircase and music room windows of stained glass are appropriate in the proper setting, and in town houses, where the rear of the dwelling has an unpleasant outlook and yet must give place to the dining-room, stained glass windows let in a sufficient amount of light and yet screen the undesirable view.

DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED.

Named Streets.

Marion st, 41-43—Max Goldman.....K

Numbered Streets.

- 19th st, 21 W—Boat & Realty Co.....B
20th st, 40-6 W—Sam'l N Beck & Leo Beck...D
20th st, 40-6 W—David Harris.....D
20th st, 40-6 W—Jacob Erlich & Co.....D
20th st, 40-6 W—Rosenberg Bros.....D
20th st, 40-6 W—Harry B & Norman Rosen..D
20th st, 40-6 W—Norwalk Bros Co.....D
20th st, 143-5 W—New York Packing Co.....D
20th st, 143-5 W—D R M Company.....D
20th st, 143-5 W—Levine & Marcus Co.....D
20th st, 143-5 W—Stein, Moss & Co.....D
20th st, 143-5 W—Sansone & Gottlieb.....D
20th st, 143-5 W—Kessler & Co.....D
20th st, 143-5 W—West Point Waist Co.....D
20th st, 143-5 W—Abraham Jacobs.....D
20th st, 143-5 W—J Mergenthaler.....D
20th st, 143-5 W—Julius Cohen.....D
20th st, 143-5 W—Morris A Kaplan.....D
20th st, 143-5 W—Jacob Koniasky.....D
21st st, 12-14 W—Ralph Garfiel & Co.....D
21st st, 12-14 W—Chas Kaye.....D
21st st, 12-14 W—C Goldberg & D Smitman...D
21st st, 12-14 W—Rapp-Jelenko, Inc.....D
21st st, 12-14 W—H & A Hirschhorn.....D
21st st, 12-14 W—A M & H Silverman.....D
21st st, 12-14 W—G J Conrad & W Valerius...D
21st st, 12-14 W—Samuel L Gellis.....D
21st st, 30-32 W—International Hat Works...D
21st st, 30-32 W—Stewart-Hess Co.....D
21st st, 30-32 W—Emil Deutsch & Co.....D
21st st, 30-32 W—Hyman, Norman & Nathan Miller
21st st, 30-32 W—Nathan Berwanger & Jacob R Herstein
21st st, 30-32 W—Harry P Herzig & Joseph Rappaport
21st st, 30-32 W—Abraham & Isaac Hertzberg.D
21st st, 30-32 W—Gotham Knitting Mills...D
98th st, 227 E—Mrs E Geller.....C
132d st, 79 W—Reid Ice Cream Co.....K
198th st, n w c Ft Washington av—Robert & Mary Pechar.....A

Numbered Avenues.

- 2d av, 2058—Samuel Klein.....L
3d av, 1703—Harowitz & Hecht.....I-C
8th av, 304—A M Cohen.....A
8th av, 409—Edward J Cromer.....I-G-A

BRONX ORDERS SERVED.

Named Streets.

Magenta st n e c Holland av—Donato Pizzutiello.....A

Named Avenues.

Wilkins av, 1330—M H Lehr.....G

BROOKLYN ORDERS SERVED.

Named Streets.

- Bridge st, 165—Louis B Mantonya.....M-C
Columbia st, 537-555—H Kohntamm & Co...L
Marion st, 41-43—Max Goldman.....K-C-L
Meserole st, 304—Chas Schaefer & Son.....A
Quay st, 85-87—Burr & Houston Co, John W Burr, Pres.G
State st, 224-226—Palmer-Herring Motor Co. L-K-C
Wallabout Market, 32 & 149—Jacobs & Berger.....A
Wallabout st, 77-79—Samuel Greenstein.....C

Numbered Streets.

57th st, 825—Frank Wetsel.....G

Named Avenues.

- Atlantic av, 1042—Sterling Piano Co..L-A-G-K
Bedford av, 531—Mrs Pauline Culhane.....C
Broadway, 71—H Jerum.....G
Caton av, 202—Hoagland & Lemmer.....C-L-A-G
Cortelyou rd & E 17th st—Arthur G Robinson.K
Flatbush av, 930—Henry D Lott.....A-D-K-C
Nostrand av, 572—G E Callmander.....A
Ocean Parkway, 150—Mrs Assunda Palmieri. GAC
Reid av, 198-200—John Hagen.....C

Numbered Avenues.

- 3d av & 72d st—Laemmel & McIntosh.....A
4th av, 945—Carl G F Lindstrand.....K
21st av, w s, 60 ft n 78th st—Henry V Terboss.....M

QUEENS ORDERS SERVED.

Named Streets.

- Jay st, 186—Alfred H Porter.....C
Pierrepont st, 151—Daniel P Morse.....C

Numbered Streets.

- 40th st, 114 (Corona)—Rose Keenan.....C
70th st, 336 W—Maria Louise Marshall.....C

Named Avenues.

- Boulevard, 114 (Rockaway Beach)—Queens Borough Gas & Elec Co, Carleton Macy, Pres.A
Broadway, 1468—Sam Kellner.....G-B-C
Carlton av, 83 (Far Rockaway)—Mott Estate, Guy C Mott, executorC
Clarendon rd, 2184—Sweeney & Nail Auto Co. K-D-L-A-G
Dry Harbor rd & L I R R Bldg No 1—Bayview Ribbon Car, E Louis Jacobs, Secy. E-G-C-F-A-B
Ehret av, 24 (North Beach)—Hyman Spivak F-A-C
Eldret av S, ft of (Holland Station)—Mrs Julia & Luke Eldret.....D-C-F-B-A
Hummels av, 59 S (Rockaway)—Manuel KleinmanC
Johnson av, 227 (rear)—Morris Blostein & Jos LevyG
Lee av, 33—Frank A ZuninoG
Mott av (Montauk Hotel, Far Rockaway)—William BrownE-F-G-C-A
New York & St Mark's avs—Miss E M Schenck A-G-K
Snyder av, 44-46—Brooklyn Motor Car Co. C-L-G-K

BOARD OF EXAMINERS.

APPEAL 63 of 1913, New Building 137 of 1913, premises 334 Broadway, Manhattan, Charles I. Eerg, appellant. Enclosure walls. Sec. 27. APPROVED.

APPEAL 64 of 1913, New Building 671 of 1913, premises 33 West 51st Street, Manhattan, J. Riely Gordon, appellant. Pent house. Sec. 105. APPROVED.

APPEAL 65 of 1913, New Building 104 of 1913, premises southwest corner Lafayette and White Streets, Manhattan, William E. Austin, appellant. Enclosure walls (for skeleton structure). Sec. 36. APPROVED.

APPEAL 66 of 1913, New Building 185 of 1913, premises southwest corner Broadway, 181st Street and Wadsworth Avenue, Manhattan, Messrs. Townsend, Steinle & Haskell, appellants. Theatre (motion pictures). Courts, entrances, distance back of last row of seats. Sec. 109. APPROVED ON CONDITION THAT a fireproof passage be provided near the westerly end of the northerly court leading to 181st Street, not less than six feet wide and eight feet high; and on the further condition that all the rear windows of the 181st Street stores be made fireproof, self-closing, and equipped with fusible links.

APPEAL 67 of 1913, New Building 165 of 1913, premises northeast corner Broadway and 94th Street, Manhattan, Messrs. Schwartz & Gross and B. N. Marcus, appellants. Pent house, on 12-story fireproof hotel. Sec. 165. APPROVED.

APPEAL 68 of 1913, New Building 460 of 1913, premises 166 to 180 East 87th Street and 1538 Third Avenue, Manhattan, Thomas W. Lamb, appellant. Theatre. Withdrawn by appellant.

APPEAL 69 of 1913, New Building 190 of 1913, premises 822-824 Broadway and 58-60 East 12th Street, Manhattan, Messrs Townsend, Steinle & Haskell, appellants. Enclosure walls. Section 36. APPROVED.

APPEAL 70 of 1913, New Building 157 of 1913, premises northeast corner Broadway and 37th Street, Manhattan, George Keister, appellant. Theatre. Withdrawn by appellant.

APPEAL 71 of 1913, New Building 667 of 1913, premises 7-9-11 West 45th Street, Manhattan, Messrs. Schwartz & Gross, appellants. Enclosure walls. Sections 36 and 39. DISAPPROVED.

The Painting of Bathrooms.

Probably the most satisfactory painted treatment of bathroom walls is in stenciled tile effects, says the Decorator. The entire wall may be given this tile effect, or the tile design may be carried up as a dado to a height of some five feet where it should be capped with the border, and the wall painted in a plain tint above. For these tile designs light colors should be used in imitation of the tiles most generally used in bathrooms. Delft colorings are very popular, either dull blue or dull green on white or ivory white.

Blue green on a background of pale cream is very pleasing, or a more pronounced green on a pale pink ground. Very light lemon yellow might be used as a ground color with the design stenciled in a light ochre tint. The color should be mixed so as to dry with a gloss. A good result could be obtained by mixing the color very thick for the last coat and adding a certain proportion of varnish, then stippling it on the wall in such a manner as to give a roughened effect. A coat of outside or flowing coach varnish over this would give the work the mellow tone that many of the art tiles have.

It is remarkable how conspicuously the tiniest bit of dust that may get worked into the varnish will show up when the work is finished, and great care must therefore be taken that dust is not present.

CURRENT BUILDING OPERATIONS

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

West End Avenue Apartments.

Wallis & Goodwillie, 346 4th avenue, have been commissioned to prepare plans for a twelve-story apartment house to cover the plot at 262 West 78th street and 372-378 West End avenue, fronting 47 feet on the avenue and 68 feet in the street. The Herald Square Holding Company composed of George M. Backer, and Arnstein & Levy, of 128 Broadway, is the owner. There are five-story dwellings on the property which must be demolished. No contracts have been awarded.

Hospital for Sisters of Charity.

Isaac E. Ditmars, architect, 111 5th avenue, will not be ready to receive estimates before September 1, for the new hospital to be erected at 430-432 West 164th street, for the Sisters of Charity of St. Vincent de Paul, of Mount Saint Vincent on-the-Hudson. The building will measure 112x50 ft. and will be six stories in height. The cost is placed at \$500,000. A selected list of general contractors will be invited to figure.

Contract for Freundschaft Club House.

Jacob A. Zimmermann, 505 5th avenue, received the general contract this week to erect the six-story club-house, 43x100 feet, at 105-107 West 57th street, for the Freundschaft Society, now located at Park avenue and 72d street. The plans which were prepared by George and Edward Blum, 505 5th avenue, show a facade of light brick, limestone and terra cotta. The cost is estimated at \$150,000.

News Boys' Home Club to Build.

The News Boys' Home Club, 170 2d avenue, of which R. S. Crummy is house director, will soon start the erection of a boys' home, the location of which is for the present withheld. Plans have already been prepared and it was learned on Wednesday that estimates will soon be taken from general contractors. The proceeds of a baseball game between the Yankees and the Giants will be donated toward the building fund.

Rumor of Terminal Plans Denied.

The Jordan L. Mott Estate denies the sale of the property on the west side of Third avenue, between the Harlem River and 134th street, to the Central Railroad of New Jersey, for additional freight terminal facilities. An official of the real estate department of the railroad company could not confirm the report.

PERSONAL AND TRADE NOTES.

EDWARD MUNSON, a builder, died at the Kings County Hospital, Brooklyn, on Sunday of a complication of diseases. His home was at 551 Putnam av.

W. & J. SLOANE, 5th av and 47th st, have the contract for furnishing the Hotel Biltmore, now in course of construction. The contract provides for everything to fit up the building.

S. H. GRAHAM CO., with offices at Rye, has been incorporated to do a general contracting and auto garage business, with Samuel H., William H., Samuel A., and George E. Graham, all of Rye, as directors. The attorneys are Graves & Miles, 111 Broadway, N. Y. C.

JAMES C. HARDING, who has been associated with George W. Fuller, consulting hydraulic and sanitary engineer, for the past two years, has withdrawn from the firm and opened an office for similar practice at 170 Broadway.

JOHN T. BRADY & CO., 103 Park av, Manhattan, has submitted estimates for the construction of the addition to the Ritz-Carlton Hotel at Philadelphia, Pa., for P. A. B. Widener, from plans by Horace Trumbauer, architect.

UNION SQUARE CONSTRUCTION CO. has been incorporated to do a realty and construction business in Manhattan with Max Kaufman, 106 Broadway, Brooklyn, John Dryshpel, 1642 Anthony av, Bronx, and Meyer Lifshitz, 239 East Broadway, Manhattan, as directors. The attorneys are Steiner & Peterson, 309 Broadway.

KUHN PLUMBING & HEATING CO. has filed papers to do a plumbing and heating business, with offices in Manhattan, with John J. Kuhn, 968 Anderson av, Bronx, Peter Kuhn, 184 East 123d st and Jessie B. Kuhn, 318 Lenox av, as directors. The attorney is M. S. Cohen, 302 Broadway.

RUSSIAN-AMERICAN PATENTED CORRUGATED STEEL PLATE CORP. has filed papers at Albany to manufacture and deal in concrete, steel, iron and lumber, with Samuel J. Brigader, 511 East 135th st, Charles Pechner and Samuel Sperling, both of 299 Broadway, as directors. The attorney is Chas. Pechner, 299 Broadway.

SOUTH SIDE MATERIALS CO. has filed papers, with offices at Jamaica, to manufacture and deal in brick, concrete, stone and building materials. The directors are Henry L. O'Brien, 527 Jamaica av, George Wart, 20 Sterling pl, and Mary Thompson, 1657 Bedford av, all of Brooklyn. The attorney is H. A. O'Brien, Jamaica.

WALLER & EVANS have filed papers to do a general building, contracting and engineering business, with offices in Manhattan. John D. Evans, 11 East 19th st, Samuel L. Waller, 41 St. Nicholas terrace, and Ira E. Miller, 526 West 111th st, are the directors.

WITNAUER REALTY CO., realty and construction, has filed papers with E. J. Wittnauer, 46 East 31st st, M. S. Wittnauer, 46 East 31st st, and E. C. M. Kroenke, 62 East 34th st, as directors. The attorney is Herbert Reeves, 55 Liberty st.

AMERICAN SHEET METAL LATH CO. has filed incorporation papers to manufacture and deal in metal lath, brick, stone and lumber, with offices in Manhattan. Norman W. Peters, 33 West 42d st, N. Y. C., Jacob Schratwieser, 426 3d av, Brooklyn, and Roy Thompson, 33 West 42d st, are the directors.

THOMAS S. MCINTIRE CO. has filed papers to manufacture and deal in iron, steel, wood and quarrying stone, with Francis B. Wood, 233 Broadway, Jos. R. Clevenger, Woolworth Building, and Henry C. Data, 622 West 137th st, as directors. Francis B. Wood, 233 Broadway, is attorney.

L. KOSCHERAK has filed incorporation papers to do a general contracting and trucking business, with offices in Manhattan. The directors are Laura Koscherak, 1000 Tinton av, Louis Eckstein, 1116 West State st, Trenton, N. J., and Max Fishel, 215 61st st, Brooklyn. The attorney is Mortimer Fishel, 43 Cedar st.

TIBER BUILDING CORP. has filed papers to do a realty and building business, with offices in The Bronx. The directors are Isabella and Dominick P. Comforti, both of 324 East 116th st, N. Y. C., and Isidore A. Lavy, 1472 Bryant av, Bronx. The attorneys are Weschler & Kohn, 141 Broadway.

ALBERT ESTATE CORP. has been incorporated with Arthur J. Albert, 1026 Park av, Hoboken, N. J., John T. Dwane, 333 Bleecker st, Brooklyn, and Richard P. Lydon, 149 East 61st st, N. Y. C., as directors, to do a general engineering and contracting business. L. V. Lockwood, 35 Nassau st, is attorney.

MILLER-REED-DELAFIELD have been incorporated to do a realty and construction business, with Matthew K. Miller, 20 West 126th st, N. Y. C., M. C. Reed, Brewster, N. Y., and Eugene L. Delafield, Riverdale-on-Hudson. Pressinger & Newcom, 60 Wall st, are the attorneys.

JOSEPH P. CASEY & SON, builders and contractors, have filed incorporation papers, with offices in Manhattan. Joseph P. Casey, Thomas F. Casey and Margaret Casey, all of 12 Briggs av, Richmond Hill, are the directors. The attorney is G. F. Orr, 27 William st.

ROBERT STUART METAL MFG. CO. has filed incorporation papers at Albany to do a hardware business, with offices in Manhattan. Robert Stuart and Henry C. Spratley, 141 East 25th st, and Richard Dreiser, 281 East 33d st, are directors. Wise & Lichtenstein, 48 Exchange pl, are the attorneys.

MODERN TILE & MARBLE CO. has filed papers to do a general contracting business, with offices in Manhattan. Dominico Bravin, Mary Bravin, both of 181 East 11th st, and Harris Libman, 7 East 106th st, are the directors. Boudin & Liebman, 302 Broadway, are the attorneys.

SIMPLEX HOISTING MACHINERY CO., mechanical engineers, with offices in Manhattan, have filed papers with Alfred A. Scheuer and Joseph Ostler, both of 95 Liberty st, and Emanuel B. Cohen, 149 Broadway, as directors. Emanuel B. Cohen, 149 Broadway, is the attorney.

DILLON-BOYLE WATERPROOFING & CONSTRUCTION CO. has filed incorporation papers to deal in waterproofing products in Manhattan. Edward J. Dillon, 2341 Andrews av, The Bronx, William G. Dillon, 1226 Park av, N. Y. C., Charles I. Boyle and Margaret E. Boyle, both of 113 Tonnele av, Jersey City, N. J., are the directors. The attorney is John F. Conway, 207 West 142d st, N. Y. C.

ALTMAN-WALLACH CO. has filed incorporation papers at Albany to do a construction business with offices in Manhattan. Daniel W. Richman, 601 West 115th st, Addie R. Altman, 376 Columbus av, Adele W. Kaempfer, 3816 Broadway, and Moses S. Wallach, 52 William st, are the directors. O. W. Richman, 18 West 33d st, is the attorney.

MAX BARON BUILDING CO., realty and building, has been incorporated with offices in Manhattan. Max Baron and Lizzie Baron, of 15th av and 50th st, and Dolores S. Vogel, 1236 50th st, Brooklyn, are the directors. M. A. Vogel, 198 Broadway, is the attorney.

UNEXCELLED PAINT & VARNISH REMOVER CO. has filed papers to do a realty and construction business with offices in Manhattan. The directors are Israel Shilmoyer and Benjamin Gershenson, both of 839 Blake av, Maurice Gussman, 477 Schenck av, and two others, all of Brooklyn. Abraham Feinstein, 203 Broadway, N. Y. C., is the attorney.

SNARE & TRIEST, of New York, have taken a contract from New York Central R. R. Co. to erect a ferry-house for the Ramsdell estate at Fishkill. In planning for an extensive reorganization of the terminal facilities the railroad agreed to erect a new ferry-house in consideration of a grant of land by the Ramsdells.

GEORGE E. JONES, architect, of Bernardsville, New Jersey, was married on Thursday evening, June 26, to Miss Wahnita Danford, of Delaware, Ohio. The ushers were Edwin S. Jones, the bridegroom's brother, who is connected with the architectural office of the Delaware, Lackawanna & Western Railroad; Richard W. Erier, architect, of Newark, and John Buechle, of Guilbert & Betelle's office, Newark.

BALLANCE-HOWLAND LUMBER CO. has filed incorporation papers as lumber dealers, with offices in Brooklyn. William A. Ballance, 158 Rutland rd, Brooklyn, Joseph Howland, 156 Rockwell av, Long Branch, N. J., and Louis Jakobson, 300 Schenck av, Brooklyn, are the directors. Jonas Lazansky & Neuburger, 115 Broadway, N. Y. C., are the attorneys.

STAPLETON PLUMBING CO. has filed papers at Albany to manufacture and deal in plumbers supplies with offices in Richmond. Louis Sessler, 169 5th av, Brooklyn, Benjamin Israel, Stapleton, S. I., and Samuel Katz, 31 Nassau st, N. Y. C., are the directors. Dodnick & Wilson, 31 Nassau st, are the attorneys.

THE PLYMOUTH SEAM FACE GRANITE CO., 101 Park av, held its annual meeting June 18 and elected the following officers for the ensuing year: George C. Treaswell, president; Henry A. L. Sand, vice-president; Harold G. Chatfield, treasurer; Thomas B. Hamilton, manager, and Frederick M. Crossett, chairman of the Board of Directors.

UNION TRIM, SASH & DOOR CO. has filed incorporation papers, with offices in Brooklyn. Jacob Schmukler, 205 Snediker av, Sarah Schmukler, same address, and Rubin Abramson, 1541 St. Marks av, all of Brooklyn, are the directors. H. S. & S. G. Bachrach, 300 Broadway, are the attorneys.

CONSOLIDATED BUILDING TRADES CREDIT ASSOCIATION has moved from 119 West 125th st to 67-69 West 125th st. The officers are A. C. Horn, of A. C. Horn Company, president; Thos. Smith, of Robertson & Smith, first vice-president; P. C. Spence, second vice-president; H. G. P. Nerge, secretary, and John Wegmann, treasurer.

METROPOLITAN LIFE INS. CO. made a building loan of \$400,000 to the Herbert Donagan Construction Company for the erection of a 10-story apartment house at the southwest corner of Broadway and 161st st, 99.11x125. The Metropolitan has also loaned the West Side Construction Co. \$325,000 to erect a 9-story apartment house in 87th st, south side, east of Amsterdam av.

AMERICAN CERAMIC SOCIETY will hold its summer meeting, beginning July 15th, 1913, in New York City. The members will meet at the office of J. Parker B. Fiske, at 9 a. m. The following general outline has been prepared: Tuesday, July 15—New York City. Wednesday, July 16—Hartford, Conn., and Worcester, Mass. Thursday, July 17—Worcester, Mass., and Boston, Mass. Friday, July 18—Boston, Mass., and boat to New York.

N. JACOBSON, a Danish boat builder, well known in and around Tarrytown, began work this week putting the pier at Philipse Manor in shape for the more convenient use of boats. The first work to be done is the construction of a pontoon float, 14x20 ft., with two caissons, which will be connected with the present large pier on which the Yacht Club building is to be placed by a self-adjusting stair gangway to suit all points of the tide which rises and falls about 4 ft. at this point in the river.

LEROY T. HARKNESS, counsel for the Public Service Commission, gives the assurance that the White Plains road extension will be among the first started and completed. The application to the Supreme Court for an extension of time for the letting of the contracts, he says, is merely to provide against litigation growing out of the failure of the commission to heed technicalities, one of which would be the letting of the contracts by October 15, when the consent of the Court expires.

GEORGE C. WHEELER, city surveyor, of 1409 St. Nicholas av, who takes an interest in the work of the Washington Heights Taxpayers' Association, was the one who discovered a little black line on a map of the new West Side improvements which meant a deep cut through Ft. Washington Park, when the general supposition was that the park was going to be tunneled by the railroad. New and widespread opposition on the part of many civic bodies followed the announcement of the discovery and culminated in Borough President McAney's statement at Tuesday's hearing that no member of the Terminal Committee ever contemplated an open cut.

BUILDING TRADES BASEBALL LEAGUE.—The Building Trades Baseball League, composed of the employees of the various building houses of Greater New York, is now booming along at a great rate, and the keen interest displayed by both employers and employees in the results of the games gives every indication of a banner season for this league. The following is the standing of the clubs: Post & McCord, 1000; Geo. A. Just, 1000; U. S. Metal Products Co., 500; Radley Steel Constr. Co., 500; C. T. Wills Inc., 500; Levering & Garrigues Co., 000; Cauldwell-Wingate Co., 000; Turner Construction Co., 000. Joseph A. Deegan, Secretary.

STATE ARCHITECT.—Gov. Sulzer sent a special message to the Legislature recently urging the passing of the bill reorganizing the State Architect's office so as to give the State Architect complete jurisdiction over the construction of State buildings both as to the method of construction and the materials used. The bill would create an art commission to cooperate with the State Architect, the judgment of this commission to be the determining factor as to the architecture of State buildings. The salary of the State Architect was increased from \$7,500 to \$10,000 at the last session of the Legislature. The bill now before the Legislature would make, the State Architect says, the department self-sustaining in three years.

NO ARCHITECTS SELECTED.

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

BROOKLYN.—A corporation in care of Walter T. Scott, 453 Fulton st, Brooklyn, contemplates the erection of a 2-sty brick and stone factory on the north side of Atlantic av, between Brooklyn and New York avs. No architect has been selected.

GREAT NECK, L. I.—Ernest Gomory, 139 Grand st, N. Y. C., contemplates the erection of a 2-sty residence, probably of hollow tile, on Myrtle drive, for which no architect has been retained.

NIAGARA FALLS, N. Y.—The City of Niagara Falls, Board of Education, R. A. Taylor, superintendent, contemplates the erection of a 2-sty school of brick and stone, 297x132 ft., at Ferry and 10th sts, at a cost of \$60,000. No architect has been selected, and the project will probably go ahead as soon as appropriation is granted.

MAPLEWOOD, N. J.—The Board of Education of South Orange Township, Geo. E. Low, chairman of building committee, Ridgewood rd, contemplates the erection of a 2-sty brick addition to the school in Baker st, for which no architect has been selected. Cost, \$45,000.

LIBERTY, N. Y.—The Baptist Church, Rev. Benjamin Stinson, pastor, care of Mrs. Van Norden, contemplates the erection of a church in North Main st, for which no architect has been selected.

TARRYTOWN, N. Y.—Jas. Ledwith, Courtland st, Tarrytown, contemplates the erection of a 1-sty brick store building in Courtland st, north of Willey st, for which no architect has been selected.

SARANAC LAKE, N. Y.—The Episcopal Church, Rev. Wm. B. Lusk, pastor, 121 Main st, contemplates the erection of a \$100,000 church to be known as "Trudeau Memorial," for which no architect has been retained.

PERNDALE, N. Y.—Ira Teeple, this place, contemplates the erection of a 3-sty brick store and apartment building, 20x50 ft., in Sullivan County, for which no architect has been selected. Cost about \$15,000.

AMSTERDAM, N. Y.—The Y. M. C. A. of Amsterdam, Wm. McCleary, chairman of building committee, contemplates the erection of a Y. M. C. A. building at the northwest corner of Division and Pearl sts at a cost of \$100,000. An architect will probably be selected in July by invited competition.

BLISS, N. Y.—The Village of Bliss, N. Y., Wyoming County, contemplates the erection of a 2-sty brick high school here at a cost of \$20,000. An architect will probably be selected by competition about the middle of July.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Alice E. Entwistle, 465 West Side av, Jersey City, owner, is taking bids on general contract for a 3-sty brick apartment, 37x87 ft., to be erected at West Side and Virginia avs, from plans by Chris. H. Ziegler, 75 Montgomery st, architect. Cost about \$18,000.

CHURCHES.

BRONX.—McDermott & Hanigan, 103 Park av, are figuring the general contract for the Whalen Memorial Church to be erected at 3d av and Fordham rd, from plans by Wm. H. Gompert, architect.

DWELLINGS.

HASTINGS, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., architect, is taking bids on general contract, including mason and carpenter work, for the 2½-sty hollow tile and stucco residence, 35x40 ft., for J. B. Sauer, care of architect, owner. Cost about \$11,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Peter Guthy, 926 Broadway, Brooklyn, general contractor, is taking bids on subs for a 3-sty brick storage warehouse to be erected at St. Nicholas and Gates avs for W. C. Edwards, care of architects, L. Berger & Son, Myrtle and Cypress avs, Ridgewood, L. I.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

86TH ST.—Rouse & Goldstone, 40 West 32d st, are preparing plans for two 12-sty apartment houses, 162x100 ft., to be erected at 149 and 163 West 86th st, for the Almore Realty Co., Benjamin Mordecai, president, 30 East 42d st. Cost about \$500,000.

WADSWORTH AV.—Foundations are under way for three 5-sty apartments, 154x102 ft., on the north side of Wadsworth av, 60 ft. north of 185th st, for the Comfort Realty Co., 10 West 40th st, owner, Barnet House, president. Groenber & Leuchtag, 303 5th av, are the architects. Tunkel & Livintan, at site, have the carpenter work. Levine & Posner, 533 East 119th st, have the structural and ornamental iron contract. Cost about \$185,000.

12TH ST.—Henry B. Herts, 35 West 31st st, is making plans for alterations to the 3-sty building 539 East 12th st for apartments and not for a bath house as was elsewhere reported during the week.

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Contemplated Construction (Continued).

DWELLINGS.

45TH ST.—T. Goldstone, 49 Graham av, Brooklyn, is preparing plans for alterations to the brick store and residence at 129 West 45th st, for Edith C. Manley and Louisa M. Gilly, 49 West 44th st, owners. Nathan Sater, 47 Delancey st, is general contractor.

52D ST.—Hiss & Weeks, 452 5th av, have completed plans and will take bids on general contract from a selected list of contractors for alterations to two residences at 24-26 West 52d st, for H. M. Tilford, 42 Broadway, owner. Cost about \$10,000.

HOSPITALS AND ASYLUMS.

164TH ST.—Isaac E. Ditmars, 111 5th av, is preparing plans for a 6-sty brick hospital, 112x50 ft., to be erected at 430-432 West 164th st for the Sisters of Charity of St. Vincent De Paul, Julia M. Dunne, president. Bids on general contract will be received about September from a selected list of contractors. Cost about \$500,000.

MUNICIPAL WORK.

HOUSTON ST.—Bids were opened Tuesday, June 24, by the Public Service Commission for the construction of the section of the Brooklyn Rapid Transit Broadway subway between Houston and Bleecker sts and the southern end of Union sq. This subway is already under construction from Trinity pl and Morris st to half way between Houston and Bleecker sts, and the section for which bids were opened this week was the first on any of the main lines of the dual system to be advertised for since the operation contracts were signed. Dock Contractor Co., 2 Rector st, \$2,578,000, was the lowest bid received and will in all probability be awarded the contract. Other bids were from the Oscar Daniels Co., Woolworth Building, \$2,650,000; Degnon Contracting Co., 60 Wall st, \$2,735,000; Underpinning & Foundation Co., 290 Broadway, \$2,749,000; Mason & Hanger Co., Van Cortlandt Park, \$2,758,000; E. E. Smith Contracting Co., 101 Park av, \$2,799,000; Holbrook, Cabot & Rollins Corporation, 331 Madison av, \$2,841,000; Cranford Co., 190 Montague st, Brooklyn, \$2,861,000; Godwin Construction Co., 251 4th av, \$3,048,000; Booth & Flynn, 3785 Broadway, \$3,136,000; J. F. Cogan Co., Woolworth Building, \$3,310,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened by the Board of Education June 23 for alterations, repairs, etc., at P. S. 62. Jacob Herskowitz was low bidder at \$629.

MANHATTAN.—Bids were opened by the Board of Education June 23 for alterations, repairs, etc., at P. S. 150. Fred E. Crotois was low bidder at \$2,395.

STORES, OFFICES AND LOFTS.

BEAVER ST.—Hopkin & Koen, 244 5th av, have completed plans for alterations, including new fronts, to the 4-sty brick store building, 36x80 ft., at 48-54 Beaver st, for Andrew C. Zabriskie, 52 Beaver st, owner.

46TH ST.—August Herckman, Bryant Arcade Building, 6th av and 42d st, has leased the Holland Apartment Hotel at 66-68 West 46th st, the ground floor of which will be altered for restaurant purposes.

THEATRES.

HAMILTON PL.—Foundations are under way for the 2-sty brick and galvanized iron moving picture theatre and taxpayer, 81x80x60 ft., on the east side of Hamilton pl, 135 ft. north of 136th st, for the Domain Realty Co., 3487 Broadway, owner. Lorenz F. J. Weiher, 217 West 125th st, is architect. Joseph Holme, at site, has the mason work. Cost about \$40,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

159TH ST.—The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x86 ft., to be erected in the south side of 159th st, 148 ft. west of Courtland av, for the Cedar Construction Co., Inc., Jos. J. Lese, president, 35 Nassau st. Cost about \$50,000.

187TH ST.—Foundations have been completed for the 4-sty brick tenement, 45x50 ft., in 187th st, 115 ft. west of Beaumont av, for the Nesta Construction Co., 655 East 189th st, John Nesta, owner. M. W. Del Gaudio, Webster and Tremont avs, is architect. L. E. Gunset, 2259 Ryer av, has the heating contract. Cost about \$22,000. The owner builds.

179TH ST.—H. G. Steinmetz, 1007 East 180th st, is preparing plans for a 5-sty brick tenement, 40x87 ft., to be erected in the north side of 179th st, 100 ft. west of Honeywell av, for the John G. Michales Building Co., 881 East 179th st, owner. Cost about \$50,000.

BELMONT AV.—Foundations are under way for a 5-sty brick tenement, 36x96 ft., on the east side of Belmont av, 391 ft. north of East 181st st, for Marghereta Galotta, 2289 1st av, owner. The Kreyborg Architectural Co., 163d st and Hunts Point rd, are architects. Miller Bros., at site, have the brick mason work. Jas. Lyttle, 903 Freeman st, has the heating contract. Cost about \$30,000.

159TH ST.—The Tremont Architectural Co., 401 Tremont av, has completed plans for a 5-sty tenement, 50x86 ft., to be erected in the south side of 159th st, 148 ft. west of Courtland av, for the Cedar Construction Co., Inc., Jos. J. Lese, president, 35 Nassau st. Cost about \$50,000.

HOSPITALS AND ASYLUMS.

183D ST.—Raymond F. Almirall, 185 Madison av, has completed plans for a 2-sty brick recreation house and stable, 96x28 ft., to be erected in the south side of 183d st, from Belmont to Cambreling avs, for the Home for the Aged

of the Little Sisters of the Poor, on premises. The contract will be awarded without competition. Cost about \$15,000.

THEATRES.

CROTONA PARKWAY.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for the 2-sty brick and terra cotta theatre, office and store building, 110x206 ft., to be erected at the southeast corner of Crotona Parkway and Elsemere pl, for the Crotona Parkway Amusement Co., 20 Nassau st, who will start work about July 2d. Cost about \$400,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HINSDALE AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for two 4-sty brick tenements to be erected on the west side of Hinsdale av, 199 ft. north of Blake av, for Simon & Lewis Halperin, 1414 Lincoln pl, owners. Cost about \$55,000.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for three high class flats to be erected at southwest corner of Ocean av and Cortelyou road, Flatbush, on a plot 177x125 ft. The Cortelyou Investing Co., N. Y. C., is owner. The buildings will be equipped with parquet flooring, steam heat, electric lighting and garbage receptacles. Estimated cost, \$225,000.

CHURCHES.

BROOKLYN.—Father Malloy, rector of the Church of St. Aloysius, is planning the erection of a new church. Plans have been drawn and ground will soon be broken.

BEDFORD AV.—As soon as funds can be raised to wipe out the indebtedness of the Church of the Evangel, Bedford av and Hawthorne st. Tentative plans for a new structure will be submitted to the church officials.

DWELLINGS.

CARROLL ST.—Laspia & Salvati, 525 Grand st, Brooklyn, have completed plans for six 2-sty brick residences, 20x55 ft., to be erected in the south side of Carroll st, 432 ft. east of Kingston av, for the Leslie Posen Realty Co., 1406 President st, owner. Total cost, \$36,000.

NORWOOD AV.—Chas. Infanger & Son, 2634 Atlantic av, are preparing plans for six 2-sty brick residences to be erected on the east side of Norwood av, 7 ft. south of Force Tube av, for Gatehouse Bros., Inc., 37 Chestnut st, owner.

LINDEN AV.—The Congregational Home for the Aged, 125 Gates av, Brooklyn, has just purchased 223 ft. on the north side of Linden av, between Bedford and Rogers av, by 257 feet deep, as a site for a new home. The building will be 3-stys, and cost about \$200,000. Plans are being prepared by Walter E. & W. A. Parfit, 26 Court st.

FACTORIES AND WAREHOUSES.

ST. NICHOLAS AV.—Excavating is under way for a 3-sty brick storage warehouse at St. Nicholas and Gates avs, Brooklyn, for E. C. Edwards, owner, care of L. Berger & Son, Myrtle and Cypress avs, Ridgewood, L. I., architects. Peter Duthy, 926 Broadway, Brooklyn, is general contractor.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education June 23 for alterations, repairs, etc., at P. S. 7. All bids were laid over.

BROOKLYN.—The Board of Education opened bids June 23 for sanitary alterations to various schools. For item 1, P. S. 25, B. Diamond was low bidder at \$2,339; item 2, P. S. 25, James Harley Plumbing Co., \$1,561; item 1, P. S. 43, C. L. Dooley, Inc., \$598; item 2, P. S. 43, James Harley Plumbing Co., \$1,871; item 1, P. S. 62, B. Diamond, \$2,379; item 2, P. S. 62, Martin F. Maloney, \$2,384; item 1, P. S. 69, A. W. King, \$2,230; item 2, P. S. 69, Adolph Berengarten, \$2,178; P. S. 117, Finnan & Lee, \$1,964; P. S. 141, James Harley Plumbing Co., \$639; item 1, Girls' High School, Finnan & Lee, \$960; item 2, Girls' High School, James Harley Plumbing Co., \$3,191.

THEATRES.

NASSAU AV.—Brook & Rosenfeld, 350 Fulton st, are preparing plans for a 1-sty brick and limestone moving picture theatre, 27x100 ft., to be erected on the south side of Nassau av, 50 ft. east of Morgan av, for Herman Wein-garten, 179 Nassau av, owner. Cost about \$8,000.

Queens.

DWELLINGS.

DOUGLASTON, L. I.—Chas. C. Grant, 37 East 28th st, N. Y. C., is preparing plans for a 2½-sty frame and stucco residence, 26x70 ft., for Ira L. Hill, care of architect, owner. Cost about \$12,500.

RIDGEWOOD, L. I.—Winters & Tatje, 106 Van Sicken av, Brooklyn, are preparing plans for two 2-sty brick residences, 20x55 ft., to be erected on the east side of Dill pl, 208 ft south of Myrtle av, for Chas. Leyman, Sunnyside av and Barbey st, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The Renault Freres Co. has purchased a plot containing 17,500 sq. ft., at Jackson, Third and Beebe avs, Long Island City, on which the company will erect a 2-sty service building.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education June 23 for improving the premises in rear of P. S. 72. Edward Steapleton was low bidder at \$2,641.

QUEENS.—The Board of Education opened bids June 23 for the general construction, plumbing and drainage of P. S. 96. All bids were laid over.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—The F. L. Bradbury Co., of Bridgeport, Conn., has purchased four lots at the northwest corner of Washington and 7th avs for improvement with a 1-sty bakery, 100x100 ft.

LONG ISLAND CITY.—The Renault Freres Co. has bought a plot containing 17,500 sq. ft. at Jackson, 3d and Beebe avs, on which they will erect a 2-sty service building.

Nassau.

CHURCHES.

INWOOD, L. I.—The Church of Our Lady of Good Counsel is collecting money for the erection of a new church. Address the pastor for particulars.

Suffolk.

HALLS AND CLUBS.

HUNTINGTON, L. I.—A branch Y. M. C. A. building is to be erected here. Money will be raised and work started as soon as possible. Address the secretary for particulars.

Westchester.

DWELLINGS.

DOBBS FERRY, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., has completed plans for a 2½-sty hollow tile and stucco residence, 35x45 ft., for Otis Allen Kenyon, care of architect, owner. Cost about \$12,000.

DOBBS FERRY, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., is preparing plans for a 2-sty stucco and wire lath bungalow, 25x38 ft., for August Rosenstrom, care of architect, owner, and will soon take bids on masonry and carpenter work. Cost, \$7,000.

HASTINGS, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., has completed plans for a 2½-sty hollow tile and stucco residence, 35x40 ft., to be erected here for J. B. Saner, care of architect, owner. Cost, \$11,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Israel Max, 331 Randolph av, has received the general contract to erect a brick apartment, 25x85 ft., at the southeast corner of Jackson and Boswick avs, for Israel Richman, 412 Jackson av, owner. Eugene Reilly, 63 West 34th st, Bayonne, N. J., is architect. Cost about \$15,000.

PARK AV.—The Underpinning & Foundation Co., 290 Broadway, has received the contract for driving the steel pile foundation for the 12-sty apartment hotel to be erected at the southwest corner of Park av and 77th st. The 850 Park Avenue Corporation, 212 5th av, are the owners and builders, and Rouse & Goldstone, of 40 West 32d st, the architects.

CHURCHES.

NEWARK, N. J.—J. Sylvester & Son, 20 Eckert av, have received the general contract to erect a 1-sty church, 60x60 ft., at Clinton av and Hedden terrace, for the Emanuel M. E. Church, Rev. John Muller, pastor, Walnut and Mulberry sts. H. E. Reeve, 763 Broad st, is architect. Cost about \$23,000.

DWELLINGS.

HARTSDALE, N. Y.—F. L. Brown, 11 Bank st, White Plains, N. Y., has received the general contract to erect a 2½-sty frame and stucco residence, 52x35 ft., for Rastus S. Ransom, owner, care of Gerard Fountain, 103 Park av, N. Y. C., architect. Cost about \$15,000.

68TH ST.—Langley Slevin Co., 132 East 23d st, has received the mason work for alterations and additions to the 5-sty brick residence at 39 East 68th st, for Thomas P. Fowler, 70 East 45th st, owner. Fred H. Dodge, 133 East 41st st, is architect. Pottier & Stymus Co., 375 Lexington av, have the general contract. The cost is placed at \$40,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Hunk & Conkey, Cleveland, Ohio, have received the general contract to erect a 4-sty brick, steel and reinforced concrete factory, 200x400 ft., at Henderson and Provost sts for the National Carbon Co., of Cleveland, Ohio, James Parmlee, president, J. S. Crider, general manager. The Osborn Engineering Co., 740 Engineers' Building, Cleveland, Ohio, is the architect. Cost about \$175,000.

HALLS AND CLUBS.

57TH ST.—Jacob A. Zimmermann, 505 5th av, has received the general contract to erect the 6-sty clubhouse at 105-107 West 57th st, for the Freundschaft Society.

MUNICIPAL WORK.

FLEMINGTON, N. J.—Contract for macadamizing 3½ miles of road from Bloomsbury to West Portal has been awarded by Hunterdon County Board Freeholders to M. Irving Demarest, of Searren, at \$38,342.

PUBLIC BUILDINGS.

79TH ST.—The Libman Contracting Co., 107 West 46th st, has received the contract to erect the central office for the fire alarm telegraph bureau for the Fire Department in the south side of 79th st, 1,300 ft. west of 5th av in the Transverse rd, for which Morgan & Trainor, 331 Madison av are the architects. This building which will serve as the main office for the

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Contracts Awarded (Continued).

notification of all fires which occur in the Borough of Manhattan, is expected to be completed by December 1, 1913.

28TH ST.—The White Contracting Co., 181 Chrystie st., has received the contract for excavating for the public bath and gymnasium at 407-11 West 28th st according to plans by Wm. Emerson. The T. J. Buckley Construction Co., 103 Park av., has the general contract.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—E. E. Paul Co., 101 Park av., N. Y. C., has received the general contract to make alterations to the 4-sty brick telephone building at Avon av and Hunterdon st for the New York Telephone Co., 15 Dey st. McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are the architects. Cost about \$15,000.

BUFFALO, N. Y.—B. I. Crocker, Builders' Exchange, Buffalo, has received the general contract to erect a 1-sty brick and terra cotta office building, 60x120 ft., on Military rd, for Taylor & Crate, 324 Prudential Building, owner, Horace F. Taylor, president. Robert North, 1330 Prudential Building, is architect. Cost about \$25,000.

MOUNT VERNON, N. Y.—Wm. H. Sergeant, 3 South 3d av, Mt. Vernon, has received the general contract to erect a 3-sty brick store and loft building, 52x80 ft., at 1st st and Wilson pl, for the Vernon Building Co., care of William Kraiss, 121 South 9th av, architect. Cost about \$25,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

20TH ST, 230-232 East, 6-sty brick tenement, 40x83; cost, \$40,000; owner, A. Capace, 232 East 29th st; architect, John H. Knubel, 305 West 43d st. Plan No. 319.

CONVENT AV, 80-88, two 5-sty brick tenements, 63x91; cost, \$130,000; owner, Elias A. Cohen, 198 Broadway; architect, Chas. B. Meyers, 1 Union Sq W. Plan No. 318.

72D ST, 150-56 East, 12-sty brick tenement, 104x70; cost, \$250,000; owners, Ed. L. Realty Co., Edgar A. Levy, president, 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 323.

DWELLINGS.

110TH ST, 114-16 West, 7-sty brick nurses' home, 96x41; cost, \$125,000; owners, Woman's Hospital, John E. Parsons, president, 30 East 36th st; architects, Allen & Collins, 40 Central st, Boston, Mass. Plan No. 321.

STABLES AND GARAGES.

WATER ST, 590, 3-sty brick stable, 22x56; cost, \$8,000; owners, Kauffman & Lewenthal Realty Co., 206 Division st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 317.

AMSTERDAM AV, 1970-72, 1-sty rear brick garage, 32x25; cost, \$2,500; owner, Jos. Brooker, 175th st and Audubon av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 325.

STORES, OFFICES AND LOFTS.

5TH AV, 680, 10-sty brick store and lofts, 52 x108; cost, \$200,000; owner, Jno. D. Rockefeller, Jr., 10 West 54th st; architect, Wm. Wells Bosworth, 527 5th av. Plan No. 320.

THEATRES.

95TH ST, 256-266 West, 1-sty stone theatre, 154x111; cost, \$150,000; owner, W. Vincent Astor, 23 West 26th st; architect, Chas. A. Platt, 11 East 24th st. Plan No. 324.

MISCELLANEOUS.

136TH ST, to 137th st, Madison and 5th avs, frame stand; cost, \$2,000; owners, J. Sergeant Cram Estate, 47 Cedar st; architect, Hugh Shanks, 375 West 125th st. Plan No. 322.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

NORTH st, nw cor Davidson av, 5-sty brick tenement, plastic slate roof, 37.6x90; cost, \$45,000; owner, Henry Cleland, 1825 Anthony av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 417.

174TH ST, s e cor Longfellow av, 5-sty brick tenement, plastic slate roof, 50x90; cost, \$50,000; owner, Trask Bldg. Co., Aug. F. Schwarzler, 1662 Boston rd, Pres.; architects, Kreymborg Archtl. Co., 163d st & So. Boulevard. Plan No. 418.

BELMONT AV, e s, 391.54 n 181st st, 5-sty brick tenement, slag roof, 36.83x91.23; cost, \$30,000; owner, Margerita Galotta, 2281 1st av; architects, Kreymborg Archtl. Co., 163d st & So. Boulevard. Plan No. 416.

168TH ST, s s, 112.12 e Forest av, two 5-sty brick tenements, tin roof, 37.6x97.6; cost, \$70,000; owner, Moorehead Realty & Const. Co., Robt. J. Moorehead, 415 East 140th st, Pres.; architect, Edw. J. Byrne, 3029 3d av. Plan No. 422.

SO. BOULEVARD, w s, 127.13 n 176th st, 5-sty brick tenement, slag roof, 48x120.13; cost, \$45,000; owner, P. J. Dwyer Bldg. Co., P. J. Dwyer, 176th st and Trafalgar pl, Pres.; architects, Kreymborg Archtl. Co., 163d st and So. Boulevard. Plan No. 420.

159TH ST, s s, 148 w Courtlandt av, 5-sty brick tenement, plastic slate roof, 50x86.6; cost, \$50,000; owner, Cedar Const. Co., Jos. J. Lese, 38 Nassau st, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 426.

231ST ST, s e cor Broadway, 5-sty brick tenement, plastic slate roof, 28.14x67.8; cost, \$25,000; owner, John Gilbert, 5572 Broadway; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 427.

DWELLINGS.

GRAND CONCOURSE, n e cor 188th st, 2-sty and attic brick dwelling, tile roof, 37x39; cost, \$15,000; owner, John A. Keil, 20 Nassau st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 414.

DECATUR AV, w s, 250 n 209th st, two 2-sty brick dwellings, tin roof, 21x60; cost, \$15,000; owner, Edson Const. Co., Geo. W. Edmundson, 2251 Tiebout av, Pres.; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 425.

CANNON PL, e s, 25 n 238th st, 2-sty brick dwelling, Cement Dewen plastic roof, 31x35; cost, \$6,000; owner, P. A. Gallagher, 320 8th av; architects, Hoppin & Koen, 244 5th av. Plan No. 428.

BARKER AV, e s, 225 s Mace av, 2-sty brick dwelling, tin roof, 22x54; cost, \$6,000; owner, Richard Cooper, 1522 Bryant av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 429.

FACTORIES AND WAREHOUSES.

PARK AV, e s, 268.71 n Wendover av, 1-sty brick storage, tin roof, 29.11x78; cost, \$1,800; owner, The Dressel Railway Lamp Works, F. W. Dressel, on premises, Pres. and architect. Plan No. 421.

STABLES AND GARAGES.

GRAND CONCOURSE, n e cor 188th st, rear 1-sty brick garage, tile roof, 20x20; cost, \$1,000; owner, John A. Keil, 20 Nassau st; architects, Shampan & Shampan, 772 Broadway, Brooklyn. Plan No. 415.

STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD, w s, 108.23 n 176th st, 1-sty store, 50x91.6; cost, \$10,000; owners, P. J. Dwyer Building Co., P. J. Dwyer, Trafalgar pl and 176th st, president; architects, Kreymbold Architectural Co., 163d st and So. Boulevard. Plan No. 423.

THEATRES.

BATHGATE AV, 1740, open air theatre, 50x 95.56; cost, \$400; owner, Andrew McCahill, 1945 Park av; architect, M. J. Harrison, 230 Grand st. Plan No. 413.

MISCELLANEOUS.

OLMSTEAD AV, w s, 108 n Story av, 1-sty frame shed, 10x19; cost, \$250; owner, Chas. E. Lawrence, Jr., on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 419.

BARNES AV, 1905, 1-sty frame shed, 25x40; cost, \$500; owner, Rosa Lagindara, 1918 Barnes av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 424.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

HINSDALE ST, w s, 199.6 n Blake av, two 4-sty brick tenements, 50x88.4, gravel roof, 23 families; cost, \$55,000; owner, Simon Halpern, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 3491.

VAN BUREN ST, n s, 100 e Tompkins av, 4-sty brick tenement, 25x89, gravel roof, 8 families; cost, \$16,000; owner, Herman Krancer, 132 Vernon av; architect, Mich'l Bernstein, 185 Madison av, N. Y. Plan No. 3524.

BEDFORD AV, s w cor Ross st, 5-sty brick tenement, 50.8x89.9, plastic slate roof, 25 families; cost, \$50,000; owner, Chas. S. Mandel, 193 Broadway; architect, Samuel Sass, 32 Union sq, N. Y. Plan No. 3529.

CHURCH AV, n s, 187.2 w Rogers av, 4-sty brick tenement, 40.3x90, slag roof, 16 families; cost, \$28,000; owner, K. E. Severson and ano, 2539 Church av; architects, Eisenla & Carlson, 26 Court st. Plan No. 3555.

DWELLINGS.

MALTA ST, e s, 115 s Vienna av, 1-sty frame dwelling, 18x38, gravel roof, 1 family; cost, \$1,000; owner, Jacob Poczetzky, 660 New Jersey av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3448.

58TH ST, n s, 160 w 13th av, 3-sty brick residence, 55x45, slag roof; cost, \$15,000; owner, Fathers of Mercy, on premises; architect, F. J. Helmle, 190 Montague st. Plan No. 3440.

PITKIN AV, n s, 60 w Vermont st, 1-sty frame dwelling, 19.10x21, tin roof, 1 family; cost, \$900; owner, Peter Flohn, 204 Pennsylvania av; architect, L. F. Schellinger, 167 Van Sien av. Plan No. 3456.

BERRIMAN ST, e s, 40 n Glenmore av, 2-sty frame dwelling, 22x55, tin roof, 2 families; cost, \$4,500; owners, Kalkofsky & Sons, on premises; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 3521.

BAY 13TH ST, w s, 95 s 86th st, two 2-sty brick dwellings, 20x35, slag roof, 1 family; cost, \$7,000; owners, Nathan Kaiser & ano, 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3497.

BARBEY ST, e s, 20 n Dumont av, two 2-sty brick dwellings, 17.6x40, gravel roof, 1 family each; total cost, \$6,000; owner, Abraham Stromwasser, 287 Vermont st; architect Chas. Infanger, 2634 Atlantic av. Plan No. 3492.

DELAMERE PL, w s, 300 s Av M, 2-sty frame dwelling, 22x37.6, shingle roof, 1 family; cost, \$4,500; owner, Wm. H. Sarwins, 1804 Av N; architect, Jos. A. Brock, 865A Gates av. Plan No. 3487.

DELAMERE PL, e s, 300 s Av M, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$4,500; owner, Wm. H. Sawkins, 1804 Av N; architect, Jos. A. Brock, 865A Gates av. Plan No. 3486.

BAY 47TH ST, e s, 190 s Bath av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj Driesler, 153 Remsen st. Plan No. 3474.

EAST 51ST ST, w s, 245 s Rutland rd, 14-sty frame dwelling, 20x30, tin roof, 1 family; cost, \$1,000; owner, John Hubbard, 1952 Nosstrand av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3493.

CROPSEY AV, n s, 77 w Bay 49th st, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3475.

CROPSEY AV, s s, 38.6 e Bay 47th st, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3473.

CROPSEY AV, s s, 58 w 28th av, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3472.

CROPSEY AV, s s, 58 w Bay 49th st, 2-sty frame dwelling, 17x35, shingle roof, 1 family; cost, \$2,000; owner, C. A. Speer, 2725 Cropsey av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3476.

CROPSEY AV, s s, 38.6 e 28th av, 2-sty frame dwelling; cost, \$2,000; owner, C. A. Speer, 2725 Cropsey av architect, Benj. Driesler, 153 Remsen st. Plan No. 3477.

ELTON ST, e s, 340 s Vienna av, two 2-sty brick dwellings, 20x45, tin roof, 2 families each; total cost, \$8,000; owner, Sam Levine, 88 Christopher av; architects, Cohn Bros., 361 Stone av. Plan No. 3531.

EAST 87TH ST, w s, 110 s Av K, 1-sty frame dwelling, 14x20, shingle roof, 1 family; cost, \$800; owner, Conrad Hülzler, 1627 Rockaway av; architect, Louis Danancher, 7 Glenmore av. Plan No. 3545.

EAST 94TH ST, w s, 205 n Av G, 2-sty frame dwelling, 20x45, gravel roof, 2 families; cost, \$3,000; owner, John Bridegroom, 9823 Flatbush av; architect, Louis Danancher, 7 Glenmore av. Plan No. 3546.

ALBANY AV, w s, 117.6 s Av H, 2-sty frame dwelling, 20x47, gravel roof, 2 families; cost, \$3,000; owners, Pat'k Callahan & ano, 352 56th st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3544.

BEDFORD AV, e s, 188 s Crown st, 2-sty frame dwelling; cost, \$2,000; owner, Thos. Given, 9 Sterling st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3543.

ROCKAWAY PARKWAY, e s, 40 s Av B, 2-sty frame dwelling, 20x44, gravel roof, 2 families; cost, \$3,000; owners, Wm. and Annie Boeykus, 147 Chester st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3541.

NORTH 8TH ST, n s, 125 w Wythe av, two 2-sty brick dwellings, 20x45, slag roof, 1 and 2 families; cost, \$4,000; owner, Maria Farski, 67 North 8th st; architect, Geo. J. Fischer, 406 12th av, L. I. City. Plan No. 3568.

54TH ST, n s, 300 e 13th av, 2-sty frame dwelling, 25x50, shingle roof, 2 families; cost, \$6,500; owner, Max Barron, 49th st and New Utrecht av; architect, A. J. McManus, 49th st and New Utrecht av. Plan No. 3567.

EAST 96TH ST, e s, 140 s Av L, four 2-sty frame dwelling, 17x29, shingle roof, 1 family each; total cost, \$7,200; owner, Kath Le Bean, 375 Fulton st; architect, Jas. D. Geddes, 26 Court st. Plan No. 3561.

BROOKLYN AV, w s, 107 n Linden av, four 2-sty frame dwellings, 20x32, slag roof, 1 family each; total cost, \$14,000; owner and architect, H. Rockmore, 99 Forbell av. Plan No. 3565.

SUNNYSIDE AV, s s, 60 w Hendrix st, fourteen 2-sty brick dwellings 20x45, gravel roof, 2 families each; total cost, \$63,000; owner, Frank Richards, Jamaica av and Hendrix st; architect, Ernst Talje, 106 Van Sclen av. Plan No. 3564.

FACTORIES AND WAREHOUSES.

JOHNSON ST, n w cor Raymond st, 1-sty brick storage, 7.4x16.6, gravel roof; cost, \$250; owner, Cucenzo Sparno, 56 Raymond st; architect, W. J. Conway, 400 Union st. Plan No. 3464.

STABLES AND GARAGES.

MELROSE ST, s s, 200 e Bremen st, two 2-sty brick stables and dwellings, 25x35, gravel roof, 1 family; cost, \$8,000; owner, Fannie Bernstein, 114 Melrose st; architect, Lew Keon, 9 Debevoise st. Plan No. 3557.

EAST 15TH ST, e s, 240.7 n Cortelyou rd, 1-sty frame garage, 13x18, shingle roof; cost, \$250; owner, Edw. A. Miesbone, 227 East 25th st; architect, S. A. Olsen, 1526 Cortelyou rd. Plan No. 3438.

EAST 21ST ST, e s, 100 n Av I, 1-sty frame garage, 13x22, shingle roof; cost, \$250; owner, F. B. Hall, 895 East 21st st; architect, A. A. Nelson 1811 Av I. Plan No. 3439.

46TH ST, n e s, 320 w 12th av, 1-sty frame garage, 12x16, shingle roof; cost, \$175; owner and architect, John W. Downing, 1545 46th st. Plan No. 3452.

ROCHESTER AV, e s, 703 s East N Y av, 1-sty brick carriage shed, 15x20, tin roof; cost, \$200; owner, Louis A. Dwyer, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3494.

AV H, n s, 50 w East 18th st, 1-sty frame garage, 18x20, shingle roof; cost, \$300; owner and architect, C. A. Kingsley, 1715 Av H. Plan No. 3549.

THATFORD AV, n e cor Lott av, 1-sty frame stable, 35x42, gravel roof; cost, \$2,100; owner, Abraham Maransky, 46 Newport av; architect, E. Dennis, 241 Schenck av. Plan No. 3558.

STORES AND DWELLINGS.

ESSEX ST, n e cor New Lots rd, 2-sty brick store and dwelling, 17.4x30.4, gravel roof, 1 family; cost, \$3,000; owner, Ethel Stromwasser, 287 Vermont st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 3489.

BATH AV, n s, 54.4 w Bay 15th st, three 2-sty brick stores and dwellings, 18x40, slag roof, 1 family; cost, \$15,000; owner, Morris Kaiser, 8611 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3500.

BATH AV, n s, 18.4 w Bay 15th st, two 2-sty brick stores and dwellings, 18x50, slag roof, 1 family each; total cost, \$10,000; owners, Na-



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than Kaiser & ano, 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3499.

BATH AV, n w cor Bay 15th st, 2-sty brick store and dwelling, 18.4x55, slag roof, 1 family; cost, \$6,000; owners, Nathan Kaiser & ano, 8639 16th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3498.

CHRISTOPHER AV, e s, 560 n Livonia av, 3-sty brick store and dwelling, 31x19.9, slag roof, 2 families; cost, \$3,500; owner, Sam'l Buchranda, 361 Livonia av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3502.

STORES, OFFICES AND LOFTS.

GRAND ST, junction of Grand st extension, 1-sty brick stores, 38x26.6, gravel roof; cost, \$1,500; owner, John H. Frictag, 464 Grand st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 3528.

THEATRES.

NASSAU AV, s s, 50 e Morgan av, 1-sty brick moving picture show, 27x100, gravel roof; cost, \$6,000; owner, Herman Weingarten, 179 Nassau av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3454.

DUFFIELD ST, e s, 440 s Willoughby st, 2-sty brick moving picture show, 74x75, concrete roof; cost, \$50,000; owners, Imperial Manhattan Corporation, 576 5th av, N. Y.; architect, H. E. Ficker, 10 West 22d st, N. Y. Plan No. 3522.

PROSPECT AV, n s, 107.9 e 5th av, 6-sty iron open air show, 8x6, iron roof; cost, \$250; owner, Fay Barasch, 333 New York av; architect, Louis Danancher, 7 Glenmore av. Plan No. 3513.

MISCELLANEOUS.

BRIDGE ST, e s, 75 n Myrtle av, 1-sty brick shed, 25x110.3, gravel roof; cost, \$700; owner, Isaac Mason, 115 Myrtle av; architect, John M. Murphy. Plan No. 3467.

MYRTLE AV, s s, 182.3 e Sumner av, 1-sty brick boiler room, 48x55, gravel roof; cost, \$300; owner, Fred Munch Brew. Co., 277 Vernon av; architect, Louis Allmendinger, 926 Broadway. Plan No. 3462.

Queens.

DWELLINGS.

COLLEGE POINT.—Av D, n s, 194 e 10th st, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$3,500; owner, Chas. B. Hauseman, 631 13th st, College Point; architect, E. Leo McCrackem, Manhattan court, College Point. Plan No. 1954.

EAST WILLIAMSBURG.—Prospect st, w s, 75 n Woodbine st, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Miss Mary Kellerman, 150 Prospect av, East Williamsburg; architect, Henry Brucher, 160 Prospect av, East Williamsburg. Plan No. 1903.

EAST ELMHURST.—Grant boulevard, w s, 80 s Harbour terrace, 2-sty frame dwelling, 25x36, shingle roof, 1 family; cost, \$3,500; owner, James S. Gwathney, 15 West 34th st, N. Y. C.; architect, Chas. Stegmeyer, 168 East 91st st, N. Y. C. Plan No. 1969.

ELMHURST.—Victor pl, s s, 150 w 3d st, 2-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$3,500; owner, J. L. Gundry, 173 9th st, Elmhurst; architect, E. H. Lockhart, Staten Island, N. Y. Plan No. 1904.

FOREST HILLS.—Markwood road, n e s, 100 e Underwood road, 2½-sty brick dwelling, 70x45, tile roof, 1 family; cost, \$30,000; owner, H. H. Buckley, 112 West 42d st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 1901.

FOREST HILLS.—Markwood road, n e cor Underwood road, 2½-sty brick dwelling, 45x29, tile roof, 1 family; cost, \$20,000; owner, H. H. Buckley, 112 West 42d st, N. Y. C.; architect, Grosvenor Atterbury, 20 West 43d st, N. Y. C. Plan No. 1902.

GLENDALE.—Pulaski st, s s, 50 e Fulton av, 2-sty frame dwelling, 20x50, tin roof, 2 families; cost, \$3,200; owner, Jos. Maurcaecae, 765 Hart st, Brooklyn; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 1970.

JAMAICA.—Buffington av, e s, 100 s Southern boulevard, six 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$10,450; owner, W. S. Glickman, 373 Saratoga av, Brooklyn; architect, D. J. Evans, 3 Herriman av, Jamaica. Plan Nos. 1956 to 1961.

JAMAICA.—Beatrice st, s s, 203 e Rockaway road, three 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$7,500; owner, Baisley Lake Realty Co., Butlers Bldg., Jamaica; architect, D. J. Evans, 3 Herriman av, Jamaica. Plans Nos. 1962-63-64.

JAMAICA.—Ackroyd av, e s, 160 s Briarwood av, 2½-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$4,000; owner and architect, Samuel Guilfooy, 4 Shipley st, Woodhaven. Plan No. 1905.

CORONA.—Evergreen st, w s, 190 n Park av, 2½-sty frame dwelling, 22x50, shingle roof, 2 families; cost, \$4,200; owner, G. Lindstrom, 68 DeWitt st, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1975.

EAST ELMHURST.—Harbour terrace, e s, 100 s Manhattan boulevard, 2½-sty frame dwelling, 25x32, shingle roof, 1 family; cost, \$4,600; owner, Mrs. J. W. Rose, East Elmhurst; architect, C. L. Varrone, Corona av, Corona. Plan No. 1974.

ELMHURST.—Chicago av, e s, 100 s Cook av, 2½-sty frame dwelling, 20x38, shingle roof, 1 family; cost, \$4,000; owner, Chas. Simonson, Cook av, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1983.

JAMAICA.—Hillcrest av, e s, 242 n Hillside av, 2½-sty brick dwelling, 25x35, tin roof, 1 family; cost, \$6,000; owner, Herman John, 998 Bushwick av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 1973.

JAMAICA.—Kosciusko st, n s, 380 e Strenski pl, 1½-sty frame dwelling, 14x30, shingle roof, 1 family; cost, \$1,200; owner, Chas. Goerski, Pacific st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 1977.

JAMAICA.—Norris av, e s, 150 s Pacific st, 2½-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,000; owner, K. Hrostosky, South st near Allen, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 1984.

BAYSIDE.—Woodland av, e s, 600 s Ashburton av, 2-sty brick dwelling, 26x36, asbestos shingle roof, 1 family; cost, \$4,500; owner, A. LeBrasseur, 249 West 109th st, N. Y. C.; architect, Chas. E. Saffer, 47 West 34th st, N. Y. C. Plan No. 1955.

EDGEWATER.—Frank av, e s, 1,600 n Boulevard, three 1-sty frame dwellings, 16x35, shingle roof, 1 family; cost, \$3,000; owner, Rockaway Const. Co., Edgemere; architect, T. A. Hough, Edgemere. Plan Nos. 1991-2-3.

RIDGEWOOD.—Dill pl, e s, 205 s Myrtle av, two 2-sty brick dwellings, 28x55, tar and gravel roof, 2 families; cost, \$8,000; owner, Chas. Lehman, Sunnyside av & Barb st, Brooklyn; architect, Ernest H. Tatje, 106 Van Siclen av, Brooklyn. Plan No. 1985.

ROCKAWAY PARK.—10th av, w s, 150 n Newport av, 2½-sty frame dwelling, 26x29, shingle roof, 1 family; cost, \$5,500; owner, Mrs. Hannah Murray, Rockaway Park; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 1986.

ROCKAWAY PARK.—6th av, w s, 260 s Newport av, two 2½-sty frame dwellings, 24x27, shingle roof, 1 family; cost, \$9,000; owner, Clarence Sherwood Estate, Rockaway Park; architect, W. T. Kennedy Co., Rockaway Beach. Plan Nos. 1987-88.

ROCKAWAY PARK.—10th av, e s, 160 s Newport av, 2½-sty frame dwelling, 26x40, shingle roof, 1 family; cost, \$6,000; owner, Clarence Sherwood Estate, Rockaway Park; architect, W. T. Kennedy Co., Rockaway Beach. Plan No. 1989.

DOUGLAS MANOR.—Hillside av, n s, 271 w East Drive, 2½-sty frame dwelling, 28x37, shingle roof, 1 family; cost, \$5,500; owner, J. Hart Welch, Douglas Manor; architect, Josephine Wright Chapman, 40 West 40th st, N. Y. C. Plan No. 1998.

DOUGLAS MANOR.—Arleigh rd, n s, 171 w East Drive, 2½-sty frame dwelling, 35x34, shingle roof, 1 family; cost, \$7,300; owner, E. W. Palmer, 27 Cedar st, N. Y. C.; architect, Josephine Wright Chapman, 4 West 40th st, N. Y. C. Plan No. 1997.

MIDDLE VILLAGE.—Cook st, n s, 200 e Proctor av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,250; owner, Edward Dryden, 1773 Gates av, Brooklyn; architects, Olsen & Anderson, South Ozone Park. Plan No. 2000.

QUEENS.—Hendrickson st, w s, 100 n Jericho Turnpike, 2-sty brick dwelling, 22x30, shingle roof, 1 family; cost, \$3,000; owner, Chas. Fisher, Fulton st, Queens; architect, D. J. Wyans, 3 Herriman av, Jamaica. Plan No. 2002.

SOUTH OZONE PARK.—Martin av, e s, 420 w Horan av, 2½-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,250; owner, Burkhard Benson, 245 Curtis av, Richmond Hill, architects, Olsen & Alnerson, South Ozone Park. Plan No. 1999.

HALLS AND CLUBS.

LONG ISLAND CITY.—Sherman st, e s, 275 n Webster av, 1-sty brick dance hall, 50x100, slate roof; cost, \$10,000; owner, T. Tordik, 74 Sherman st, Long Island City; architect, Frank Braun, 310 Steinway av, L. I. City. Plan No. 1979.

STABLES AND GARAGES.

FLUSHING.—26th st, w s, 280 s State st, 1-sty frame garage, 10x18, shingle roof; cost, \$200; owner, N. C. Alviene, Broadway, Flushing. Plan No. 1980.

LONG ISLAND CITY.—Steinway av, 893, 2-sty brick garage, 25x50, slag roof; cost, \$6,000; owners, Edw. J. Scully & Sons, 895 Steinway av, L. I. City; architect, Frederick W. Hoffmann, 287 9th av, L. I. City. Plan No. 1982.

RICHMOND HILL.—Nostrand pl, e s, 275 s Brandon av, 1-sty frame stable, 12x17, shingle roof; cost, \$100; owner, E. B. Johnson, 65 Garfield av, Richmond Hill; architect, James Clausen, Richmond Hill. Plan No. 1966.

COLLEGE POINT.—15th st, w s, 177 n 8th av, 1½-sty frame stable, 22x20, shingle roof; cost, \$150; owner, John Horshes, premises. Plan No. 1996.

STORES AND DWELLINGS.

GLENDALE.—Walnut st, s s, 160 e Northern boulevard, 2-sty frame store and dwelling, 22x32, tin roof, 2 families; cost, \$3,000; owner, Jacob Lenhart, 100 Walnut st, Glendale; architect, Samuel Guilfooy, 3 Shipley st, Woodhaven. Plan No. 1967.

RIDGEWOOD.—Forest av, s e cor Cornelia st, 3-sty brick store and dwelling, 37x56, tin roof, 2 families; cost, \$7,500; owner, Jacob Rodler, 6 Cornelia st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1971.

SOUTH OZONE.—Rockaway road, s s, 20 e Pressberger av, 2-sty frame store and dwelling, 19x50, tin roof, 1 family; cost, \$2,500; owner and architect, R. Y. Ashby, Rockaway road and Boss av, South Ozone Park. Plan No. 1890.

MISCELLANEOUS.

WHITESTONE.—18th st, n s, 150 w 8th av, 1-sty brick bakery, 22x40, slag roof; cost, \$3,000; owner, Max Reib, 18th st, Whitestone; architect, Peter Coco, Sandford av, Flushing. Plan No. 2001.

LONG ISLAND CITY.—Steinway av, w s, 625 n Vandeventer av, 1-sty frame shed, 16x16, paper roof; cost, \$50; owner, Gustave Freid, 541 10th av, L. I. C. Plan No. 1972.

CORONA.—Orchard st, n s, 206 e Corona av, 1-sty frame shop, 23x70, tin roof; cost, \$2,000; owner, Henry Gireb, 123 Orchard st, Corona; architect, A. Schoell, Mulberry av, Corona. Plan No. 1981.

JAMAICA.—Max Weber av, e s, 219 n Fulton st, 1½-sty frame tool house, 18x18, shingle roof; cost, \$600; owner, Chas. Baylis, premises. Plan No. 1978.

ROCKAWAY PARK.—5th av, w s, 240 s Washington av, 1-sty frame stand, 8x13, paper roof; cost, \$175; owner, Mr. Mapes, 6th and Washington av, Rockaway Park. Plan No. 1976.

LONG ISLAND CITY.—Potter av, n s, 75 e Rapelje av, 1-sty frame temporary shed, 60x16, paper roof; cost, \$600; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 1994.

Richmond.

DWELLINGS.

KENTRE ST, e cor McKinley av, Rossville, 2-sty brick dwelling, 27x27; cost, \$1,200; owner, Mrs. A. D. Eisengrein, Rossville; architect and builder, A. Eisengrein, Rossville. Plan No. 470.

SEAFOAM ST, w s, 140 s Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x20; cost, \$300; owner, Ocean Edge Land Co., 220 Broadway, N. Y. C.; builder, T. H. Sanjour, New Dorp Manor. Plan No. 469.

WESTERVELT av, w s, 177 n Crescent av, New Brighton, 2-sty frame dwelling, 30x30; cost, \$5,400; owner, Isidore Bernstein, New Brighton; architect and builder, Jos. Kiennan, New Brighton. Plan No. 471.

WOODLAND BEACH, 350 s Lincoln av, Grant City, three 1-sty frame bungalows, 10x15; total cost, \$180; owner and builder, H. W. Putnam, Grant City. Plan No. 472.

WOODLAND BEACH, 100 s Lincoln av, Grant City, three 1-sty frame bungalows, 10x15; total cost, \$300; owner and builder, B. B. Babbitt, New Brighton. Plan No. 476.

3D ST & MIDLAND AV, Grant City, 1-sty frame bungalow, 14x16; cost, \$250; owner, Geo. Kuntz, Jr., Grant City; builder, Mr. Knoler, Grant City. Plan No. 473.

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STH ST, e s, 120 n Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, \$250; owner, Francis Dickinson, Grant City; builder, Adam Marks, Jr., Grant City. Plan No. 475.

STH ST, s s, 160 n Lincoln av, Grant City, 1-sty frame bungalow, 14x18; cost, \$200; owner and builder, A. Corrigan, Grant City. Plan No. 474.

HALLS AND CLUBS.

CRESCENT AV, w s, 200 n Water Front, Great Kills, 1½-sty frame club house, 16x30; cost, \$500; owner, Benj. Ohlhausen, 266 East Houston st, N. Y. C.; architect, A. W. Anderson, 344 5th av, N. Y. C.; builder, Axel Landgren, Great Kills. Plan No. 468.

MISCELLANEOUS.

BAY ST, w s, 57 n Canal st, Stapleton, 1-sty brick comfort station, 50x26; cost, \$15,000; owner, City of N. Y. (Com. of Parks); architect, Jaraslar Krause, New York. Plan No. 477.

BARREN AV, w s, 300 n Wallace av, Arrochar, 1-sty frame chicken house, 12x20; cost, \$150; owner and builder, August Miller, Arrochar. Plan No. 478.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 32-36, masonry and new stairs to 3-sty brick and stone stock exchange; cost, \$5,000; owner, Consolidated Stock Exchange Co., 36 Beaver st; architects, Clinton & Russell. Plan No. 1883.

BETHUNE ST, 33-37, masonry and iron to 6-sty brick factory; cost, \$100; owner, The Silk Finishing Co. of America, 33-39 Bethune st; architect, Thos. J. McCullough, 227 Waverly pl. Plan No. 1851.

CANAL ST, 45, masonry and new partitions to 5-sty brick store and tenement; cost, \$1,500; owner, H. Rabinowick, 102 Rivington st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 1917.

CEDAR ST, 111, new store fronts to 3-sty brick stores and lofts; cost, \$250; owner, Have-meyer Real Estate Co., on premises; architect, Walter H. Volckening, 116 Decatur st. Plan No. 1952.

CHRISTIE ST, 60-74, masonry and iron to 4-sty brick school; cost, \$4,500; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 1941.

CROSBY ST, 80-88, masonry and fireproofing to 5-sty brick store and lofts; cost, \$600; owner, Vincent Astor, 23 West 26th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1913.

DIVISION ST, 118, reset store front to 5-sty brick stores and tenement; cost, \$250; owner, Rachel Block, 137 West 118th st; architect, Otto Reissmann, 30 1st st. Plan No. 1922.

ESSEX ST, 122, new store fronts to 3-sty brick store and office; cost, \$1,000; owner, Abraham L. Kass, 100 Essex st; architect, Jacob Fisher, 25 Av A. Plan No. 1937.

GRAND ST, 609-13, fireproof room to 3-sty brick stable; cost, \$800; owner, East Broadway & Battery R. R. Co., 2396 3d av; architect, Chas. E. Corby, 621 Broadway. Plan No. 1944.

GRAND ST, 609-13, alterations to 3-sty brick stable; cost, \$800; owner, Fred W. Whitridge, 2396 3d av; architect, Chas. E. Corby, 621 Broadway. Plan No. 1944.

HOUSTON ST, 97 West, new store fronts and iron fence to 5-sty brick store and tenement; cost, \$1,000; owner, Domenico Spina, 362 Broome st; architect, Jacob Fisher, 25 Av A. Plan No. 1938.

HOUSTON ST, 417 East, masonry and steel to 3-sty brick store and dwelling; cost, \$1,500; owner, Flora Greenfeld, 417 East Houston st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1895.

HUDSON ST, 621, new plumbing to 4-sty brick store and tenement; cost, \$150; owner, Jas. Everard, 12 East 133d st; architects, Gross & Kleinberger, Bible House. Plan No. 1902.

LAIGHT ST, 57, fireproofing to 6-sty brick stores and lofts; cost, \$750; owner, The Denver Chemical Mfg. Co., 57 Laight st; architect, Henry C. Smith, 618 West 148th st. Plan No. 1871.

MADISON SQ N, 15-19, masonry to 20-sty brick lofts; cost, \$100; owner, Jacob Rupert, 15-19 Madison Sq N; architect, David Bleier, 545 East 139th st. Plan No. 1940.

MOTT ST, 295, masonry and steel to 2-sty brick dwelling and stores; cost, \$800; owner, Catherine W. Deckwith, 327 Central Park West; architect, Otto Reissmann, 30 1st st. Plan No. 1924.

MOTT ST, 57, masonry and new partitions to 5-sty brick tenement; cost, \$1,000; owners, Raffaele & Josephine Cammart, 262 Montgomery st, Jersey City N. J.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1936.

NASSAU ST, 113, new vault lights and show windows to 6-sty brick restaurant and lofts; cost, \$4,000; owner, Codington Co., 1487 Broadway; architect, Peres B. Pohlemus, 110 West 34th st. Plan No. 1914.

PINE ST, 28-32, reset building front to 13-sty brick offices; cost, \$5,000; owner, Kean Van Cortlandt Realty Co., Hamilton F. Kean, Pres., 30 Pine st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 1954.

WALL ST, 37-43, reset building front to 25-sty brick bank and offices; cost, \$1,500; owners, Equitable Trust Co. of New York, 37 Wall st; architect, Arthur C. Jackson, 346 4th av. Plan No. 1891.

WEST ST, 401, alterations; owner, Stephen Ransom, 402 West st; architect, S. Levingson, 39 West 38th st. Plan No. 1892.

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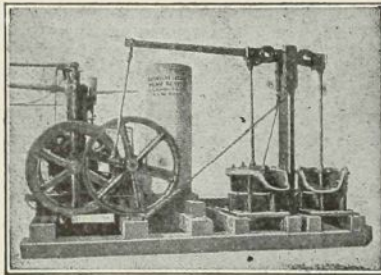


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Plans Filed—Alterations, Manhattan (Cont.).

WILLIAM ST. 61-63, galvanized cornice to 5-sty brick offices and stores; cost, \$1,200; owner, Lloyds Plate Glass Ins. Co., 63 William st.; architects, Palmer, Hornbostel & Jones, 63 William st. Plan No. 1948.

WILLIAM ST. 61-63, removal of encroachments to 5-sty brick offices and stores; cost, \$500; owner, Lloyds Plate Glass Ins. Co., 61 William st.; architect, F. L. McGarrett, 533 West 33d st. Plan No. 958.

5TH ST. 600, new partitions and plumbing to 3-sty brick church and dwelling; cost, \$300; owners, German Ev. Reform Church, s e cor 5th st and Av B; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1888.

6TH ST. 531-33, reset building front to 7-sty brick stores and lofts; cost, \$400; owner, Estate of Chas. F. Hoffman, 258 Broadway; architect, B. Bealek, 53 West 125th st. Plan No. 1930.

8TH ST. 51 East, reconstructed show windows to 4-sty brick store and lofts; cost, \$1,000; owners, Joseph Rosenthal & Son, 51 East 8th st; architect, Henry Reglemann, 133 7th st. Plan No. 1898.

8TH ST. 5 West, reset building front to 5-sty brick tenement; cost, \$800; owner, Leopold W. V. Leiser, 53 West 8th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1866.

14TH ST. 342-48 East, reset building front to 4-sty brick public school No. 19; cost, \$1,800; owner, City of New York, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 1863.

16TH ST. 145 East, new doorway to 3-sty laundry and dwelling; cost, \$50; owner, Hamilton Fish Corp., 52 Wall st; architect, Otto Reissmann, 30 1st st. Plan No. 1925.

17TH ST. 403 East, masonry and iron to 6-sty brick stores and tenement; cost, \$25; owner, Samuel Glaser, 286 1st av; architect, Eugene Schoen, 25 West 42d st. Plan No. 1912.

19TH ST. 1-5 West, masonry to 10-sty brick loft; cost, \$800; owner, Havemeyer Estate, 129 Front st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1928.

20TH ST. 26 West, marquise to 5-sty brick store and lofts; cost, \$20; owner, Samuel N. Katz, 202 Centre st; architect, Geo. J. Froehbel, 690 Whitlock av. Plan No. 1926.

21ST ST. 118-20 West, opening to 4-sty brick dwelling; cost, \$40; owners, United States Realty & Improvement Co., 111 Broadway; architect, Milton Schultz, 459 West 155th st. Plan No. 1897.

22D ST. 133 West, front extension to 3-sty brick dwelling, office and store; cost, \$500; owner, Teresa Rowan, 239 West 14th st; architect, Otto Reissmann, 30 1st st. Plan No. 1893.

23D ST. 114-20 East, alterations to brick loft; cost, \$150; owner, Fred C. Beach, 907 Broadway; architect, Oscar Lowinson, 5 West 31st st. Plan No. 1909.

23D ST. 62 West, masonry, fireproofing and new stairs to 4-sty brick store and loft; cost, \$2,000; owners, George Lowther et al, Riverside, Conn.; architect, Justin McAgnon, 247 East 43d st. Plan No. 1857.

28TH ST. 57 West, reset store front to 5-sty brick stores and offices; cost, \$750; owner, John Hayes, 57 West 28th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1858.

28TH ST. 108 West, masonry to 4-sty brick store and lofts; cost, \$100; owner, Samuel A. French, 108 West 28th st; architect, Henry Holly, 39 West 27th st. Plan No. 1925.

30TH ST. 305 West, new partitions to 3-sty brick store and dwelling; cost, \$200; owner, John Lyons, 305 West 30th st; architect, Otto Reissmann, 30 1st st. Plan No. 1949.

32D ST. 168-170 East, masonry to 3-sty brick store and dwelling; cost, \$50; owner, Geo. S. Connell, 721 Lexington av; architect, Jno. H. Friend, 148 Alexander av. Plan No. 1918.

33D ST. 53-63 West, alterations to 25-sty brick hotel; cost, \$7,500; owner, Greeley Sq. Hotel Co., Hotel McAlpin; architect, Geo. Sykes, 314 East 34th st. Plan No. 1908.

33D ST. 128 West, reset building front to 6-sty brick loft; cost, \$250; owner, Pennsylvania Real Estate Co., 7th Av and 32d St Terminal; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1911.

34TH ST. 11 West, alterations to 5-sty brick store and lofts; cost, \$450; owner, Frances Harris, 11 West 34th st; architect, Frank G. Shattuck Co., 54 West 23d st. Plan No. 1907.

35TH ST. 3 to 7 West, masonry, new partitions and stairway to 11-sty brick restaurant and lofts; cost, \$1,000; owner, Estate of John Jacob Astor, 23 West 26th st; architect, Jas. P. Whiskeman, 30 East 4th st. Plan No. 1960.

35TH ST. 127 East, masonry steel and new stairs to 4-sty brick dwelling; cost, \$4,000; owner, Eustace Conway, 127 East 35th st; architects, York & Sawyer, 50 East 41st st. Plan No. 1921.

38TH ST. 261, alterations to 4-sty brick store and dwelling; cost, \$200; owner, Annie Sinnott, Whitestone, L. I.; architect, Thos. Sinnott, 257 West 38th st. Plan No. 1903.

40TH ST. 113-119 West, new partitions and fireproofing to 22-sty brick office and loft; cost, \$500; owner, West 40th & 41st Sts. Co., 88-90 5th av; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 1921.

40TH ST. 628-630, masonry to 2-sty brick abattoir; cost, \$500; owner, Joseph Stern, 628-30 West 40th st; architect, W. G. Clark, 438 West 40th st. Plan No. 1935.

40TH ST. 36 West, 5-sty addition to 5-sty brick offices and apartments; cost, \$15,000; owner, Estate of Edward G. Janeway, 138 East 65th st; architect, S. Edson Gage, 346 Madison av. Plan No. 1955.

42D ST. 225-27 W. alterations to two 2-sty brick stores and offices; cost, \$350; owners, Louis V. O'Donohue et al, 25 West 42d st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1865.

46TH ST. 56 West, masonry to 5-sty brick store and lofts; cost, \$25; owner, Emil Fraad, 330 West 25th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1894.

49TH ST. 6 East, masonry and steel to 4-sty brick dwelling; cost, \$600; owner, Eliza W. White, 258 Broadway; architects, Jno. E. Snook's Sons, 261 Broadway. Plan No. 1876.

54TH ST. 342-48 East, masonry, new partitions and stairway to 3-sty brick public bath; cost, \$40,000; owner, City of New York, Dept. of Public Works, Park Row Bldg.; architects, Chas. G. Armstrong & Son, 149 Broadway. Plan No. 1869.

54TH ST. 203 West, marquise to 11-sty brick hotel; cost, \$300; owner, Andrew J. Kerwin, 1133 Broadway; architect, H. H. Bunker, 115 East 34th st. Plan No. 1900.

57TH ST. 10-12 West, 1-sty extension to 9-sty brick store and lofts; cost, \$6,000; owners, Dreicer Realty Co., 560 5th av; architect, Henry H. Holly, 39 West 27th st. Plan No. 1859.

59TH ST. 218-20 West, galvanized iron to 5 and 6-sty brick tenement; cost, \$350; owner, Chas. E. Appleby, 617 7th av, Asbury Park; architect, Geo. Drass, 1436 Lexington av. Plan No. 1890.

59TH ST. 301 West, masonry, steel and new stores to 4-sty brick cafe and hotel; cost, \$10,000; owner, Oliver L. Jones, 116 West 72d st; architect, Louis E. Dell, 1133 Broadway. Plan No. 1896.

59TH ST. 400-500 West, alterations to hospital; cost, \$75; owner, Roosevelt Hospital, 400-500 West 59th st; architect, A. H. Clark, Brooklyn. Plan No. 1910.

66TH ST. 118 East, masonry and new stores to 3-sty brick garage; cost, \$3,000; owner, Theodore Schumacker Estate, 13 East 40th st; architect, Frederick Liebich, 771 Lexington av. Plan No. 1950.

69TH ST. 137 East, masonry, fireproofing and plumbing to 3-sty brick garage and dwelling; cost, \$20,000; owner, Arthur C. James, 99 John st; architects, Barney & Colt, 40 West 38th st. Plan No. 1852.

73D ST. 512-250 East, terra cotta partition to 11-sty brick lofts; cost, \$200; owner, Godfrey Knoche, 516 East 72d st; architect, Louis A. Hornum, 1133 Broadway. Plan No. 1874.

73D ST. 132 East, masonry to 4-sty brick dwelling; cost, \$3,500; owner, Blanche P. Taylor, 132 East 73d st; architect, John J. Foley, 244 5th av. Plan No. 1961.

73D ST. 128 East, general repairs to 3-sty brick dwelling; cost, \$800; owner, Dr. Burton Jas. Lee, 128 East 73d st; architect, Geo. Marshall Lawton, 30 East 42d st. Plan No. 1916.

79TH ST. 531-33 East, masonry and steel to 2-sty brick market; cost, \$500; owner, Lewis Newman, 531-33 East 79th st; architects, Horenburger & Bards, 122 Bowery. Plan No. 1920.

88TH ST. 316-22 East, iron and carpenter work to 1-sty brick church; cost, \$550; owner, Corp. of St. James' Church, 316 East 88th st; architects, Barney & Colt, 31 West 37th st. Plan No. 1889.

123D ST. 46-48 East, alterations to 5-sty brick tenement; cost, \$500; owner, Wm. Manning, 2021 Lexington av; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1886.

125TH ST. 149 East, alterations to 2-sty brick stores; cost, \$250; owner, Est. Chas. Weisbecker, 270 West 125th st; architect, Wm. G. Browne, 220 West 42d st. Plan No. 1905.

146TH ST. 547-57 West, alterations to 2-sty brick theatre; cost, \$800; owners, Bradhurst Amusement & Building Co., 1482 Broadway; architect, Geo. Keister, 12 West 31st st. Plan No. 1887.

146TH ST. 515-521 West, masonry and new skylight to 3-sty brick sub-station; cost, \$2,500; owner, The United Electric Light & Power Co., 1170 Broadway; architect, Walter E. McCoy, 1170 Broadway. Plan No. 1929.

AV A, 78, 1-sty extension to 4-sty brick store and tenement; cost, \$2,000; owner, Joseph Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1854.

AV A, 80-82, new plumbing to 4-sty brick store and tenement; cost, \$1,000; owner, Jos. Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1853.

AV A, 86-90, masonry and plumbing to 4-sty brick store and tenement; cost, \$1,500; owner, Jos. Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1855.

AV A, 84, new plumbing to 4-sty brick store and lofts; cost, \$800; owner, Joseph Burger, 107 2d av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 1860.

AMSTERDAM AV. 1522, masonry to 6-sty brick tenement; cost, \$75; owner, Chas. D. Donahue, 7-9 5th av; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 1856.

AMSTERDAM AV. 968, remove partition to 5-sty brick store and tenement; cost, \$50; owner, Philip Ohl, 351 West 120th st; architect, Wm. H. Paine, 55 West 105th st. Plan No. 1872.

AMSTERDAM AV. 1972, new stairs to 3-sty brick store and dwelling; cost, \$200; owner, Jos. Brooke, 175th st & Audubon av; architect, Matthew W. Del Gaudio, 401 East Tremont av. Plan No. 1942.

AMSTERDAM AV. 1773, new store and partitions to 5-sty brick tenement; cost, \$300; owner, Henry Keithan, 1792 Amsterdam av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1946.

BOWERY, 2, new windows, stairs and marquise to 5-sty brick restaurant and store; cost, \$3,000; owner, Estate of Thos. Sufferin, E. W. Teller, exr., 99 Franklin st; architect, Rich. Berger, 309 Broadway. Plan No. 1956.

BOWERY, 93, masonry and new operator's booth to 3-sty brick theatre and loft; cost, \$5,000; owner, Robert Goelet, 9 West 17th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1867.

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BROADWAY, 3144-3150, carpentry to 1-sty brick moving picture theatre; cost, \$200; owner, Samuel McMillan, 210 West 42d st; architect, A. G. Rochler, 210 West 42d st. Plan No. 1881.

BROADWAY, 565-567, fireproofing to 9-sty brick offices, stores and lofts; cost, \$600; owner, Pittsburgh Life & Trust Co., 1133 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1885.

BROADWAY, 90-94, remove encroachments to 9-sty brick bank and offices; cost, \$1,800; owners, First National Bank, 90-94 Broadway; architect, Chas. T. Wills, 286 5th av. Plan No. 1901.

BROADWAY, 950, new stores to 7-sty brick offices and stores; cost, \$500; owner, Susan McComb, 950 Broadway; architect, John Ashmead, 459 West 57th st. Plan No. 1915.

CENTRAL PARK WEST, 285, iron wall to 12-sty brick tenement; cost, \$3,000; owner, Bartsom Realty Co., 395 4th av; architect, Raphael Prager, 149 Broadway. Plan No. 1953.

COLUMBUS AV, 26, alterations to 5-sty brick store and tenement; cost, \$100; owner, Patrick Keinan, 26 Columbus av; architect, L. A. Sheinart, 194 Bowery. Plan No. 1904.

LEXINGTON AV, 2076, 2 marquises to 5-sty brick stores and dwelling; cost, \$150; owner, Adolph Brussel, on premises; architect, Geo. Dress, 1436 Lexington av. Plan No. 1959.

MADISON AV, 500, masonry and fireproofing to 10-sty brick apartment; cost, \$20,000; owner, Berkshire Apt. Assn., C. S. Shepard, on premises; architects, Hewitt & Bottomley, 527 5th av. Plan No. 1878.

MANHATTAN ST, 25, remove partitions to 5-sty brick tenement and stores; cost, \$150; owner, Manhattan Park & Provision Co., Inc., 25 Manhattan st; architect, Samuel Cohen, 500 West 176th st. Plan No. 1882.

PARK AV, 21-23, new partitions and skylight to 5-sty brick dwelling; cost, \$2,000; owner, J. Hampton Robb, 24 Nassau st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1873.

ST. NICHOLAS AV, 1428, extension to 4-sty brick store, office and dwelling; cost, \$5,000; owner, Henry J. Purvis, 1428 St. Nicholas av; architect, M. V. B. Ferdon, 124 Metropolitan Tower. Plan No. 1868.

1ST AV, 2325, alterations to 5-sty brick tenement; cost, \$125; owner, Anna Lietjen, 355 East 119th st; architect, Eugene De Rosa, 644 8th av. Plan No. 1906.

1ST AV, 802-804, new stairs to 4-sty brick ice house; cost, \$100; owners, Swift & Co., s e c 45th st & 1st av; architects, Wortmann & Braun, 114 East 28th st. Plan No. 1932.

2D AV, 23-27, alterations to three 4-sty stores, lofts and moving pictures; cost, \$8,000; owner, Lydia A. Carel, Richmond Hill, L. I.; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1864.

2D AV, 1863, reset store front to 5-sty brick store and dwelling; cost, \$200; owner, Morris Freundlich, 28 West 127th st; architect, Philip E. Abrahams, 172 East 104th st. Plan No. 1951.

3D AV, 1327, new partitions to 5-sty brick tenement; cost, \$500; owner, Pauline Goldstein, 61 East 92d st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1875.

3D AV, 2343, reset store front to 4-sty brick stores and tenement; cost, \$53; owner, Pauline Krauss, 73 East 128th st; architect, John J. McCoy, 1874 Park av. Plan No. 1939.

3D AV, 205-211, steel balcony to 6-sty brick stores and lofts; cost, \$900; owners, Elmer & Amend, 205-211 3d av; architect, Jas. Spence, 131 East 18th st. Plan No. 1935.

5TH AV, 576-78, alterations to 11-sty brick offices and stores; cost, \$800; owner, Theo. B. Starr, s w c 47th st & 5th av; architect, Joseph Wolf, 103 Park av. Plan No. 1931.

5TH AV, 170, masonry and new partitions to 13-sty brick store and lofts; cost, \$550; owner, Chas. Welling, 2 Wall st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 1957.

5TH AV, 144, new store front to 4-sty brick stores and offices; cost, \$450; owner, Adrian A. Edgar, 206 Broadway; architect, Leonidas E. Denslow, 44 West 18th st. Plan No. 1945.

6TH AV, 460-62, masonry, fireproof partitions and plumbing to 3-sty brick hotel; cost, \$3,000; owner, Wm. Hencken, 50 West 18th st; architect, Fredk. Jacobsen, 132 East 23d st. Plan No. 1850.

6TH AV, 777, new store front to 4-sty brick hotel and cafe; cost, \$300; owner, Maresl Estate, care United States Trust Co.; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 1879.

6TH AV, 446, reset store front to 4-sty brick stores and offices; cost, \$200; owner, Bernard Courtney, 446 6th av; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 1880.

6TH AV, 1043-51, reset show windows to 3-sty brick stores and tenement; cost, \$520; owner, John Winters, 1051 6th av; architect, John H. Friend, 148 Alexander av, Eronx. Plan No. 1890.

6TH AV, 310-316, skylight to 6-sty brick store and lofts; cost, \$100; owner, Samuel M. Gallert, 310 6th av; architect, Geo. L. Wills, 92 Weirfield pl, Brooklyn. Plan No. 1919.

6TH AV, 659, enlarge show window to 5-sty brick stores and dwelling; cost, \$100; owner, Fred. H. Mellinger, 395 Broadway; architect, David Scott, 119 West 33d st. Plan No. 1862.

6TH AV, 765, reset store front to 4-sty brick store and tenement; cost, \$450; owners, Home Circle Realty Co., Henry Steinhart, Pres., 35 9th av; architect, H. P. Hansen, 257 West 20th st. Plan No. 1934.

6TH AV, 310-318, reset show windows to 6-sty brick store and loft; cost, \$500; owner, Rhineland Real Estate Co., 31 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 1943.

8TH AV, 611, addition to 5-sty brick store and dwelling; cost, \$1,500; owners, I. Blynn & Sons, 2240 3d av; architect, Joseph J. Eberle, 489 5th av. Plan No. 1861.

8TH AV, 662, masonry and plumbing to 4-sty brick store and apartments; cost, \$350; owner, Richard S. Treacy, 662 8th av; architect, Peter J. Ryan, 314 West 44th st. Plan No. 1870.

8TH AV, 2185, reset store front to 5-sty brick store and apartments; cost, \$200; owner, Estate of Joseph M. Alexander, 143 West 120th st; architect, Raffael J. Wolkenstein, 1870 Belmont av. Plan No. 1877.

10TH AV, 484, masonry to 5-sty brick tenement; cost, \$100; owner, A. Victor Donellan, 204 West 109th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1947.

11TH AV, 854-860, masonry, fireproofing and repairs to 4-sty brick laboratory; cost, \$15,000; owner, Louis C. Jandorf, 342 West 86th st; architect, E. S. Haynes, 501 5th av. Plan No. 1884.

165TH ST, n s, 24.63 e Cauldwell av, 1-sty frame extension, 11x12.6, to 3-sty frame dwelling; cost, \$500; owner, A. Bruckner, on premises; architect, Carl J. Itzel, 847 Freeman st. Plan No. 276.

168TH ST, n w cor Brook av, new show window, new partitions to 3-sty frame stores and dwelling; cost, \$2,000; owner, Louis Hemmerdinger, 760 Beck st; architect, Carl J. Itzel, 847 Freeman st. Plan No. 277.

178TH ST, s s, 60 w Boston rd, new stalls to 3-sty brick and frame stable; cost, \$900; owners, Michael Ross Estate, D. Peters, West Farms rd, Executor; architect, A. D. Goldberg, 582 Southern Boulevard. Plan No. 281.

AQUEDUCT AV, 2308, 1-sty frame built upon 1-sty extension of 2-sty frame dwelling; cost, \$500; owner, Clarence Boyd, on premises; architect, E. H. Janes, 124 West 45th st. Plan No. 274.

BELMONT AV, w s, 40 n 189th st, new bake oven, &c, to 3-sty brick store and tenement; cost, \$1,500; owner, Maria Bongurui, 188th st and Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 285.

BELMONT AV, w s, 100 n 186th st, new bath, new partitions to 4-sty brick tenement; cost, \$500; owner, Nicola Rossano, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 288.

CODDINGTON AV, 2839, 1-sty frame extension, 10.4x5, to 2-sty frame dwelling; cost, \$25; owner and architect, Philip Wimmie, on premises. Plan No. 282.

COMMONWEALTH AV, 1447, 1-sty of frame built upon 1-sty extension of 2-sty frame dwelling; cost, \$400; owner, A. M. Ware, on premises; architect, Albert V. Sielke, 1466 Rose-dale av. Plan No. 273.

MORRIS PARK AV, n e cor Victor st, 1-sty frame extension, 5x15, to 3-sty frame store and dwelling; cost, \$150; owner, Geo. Lahrman, 876 Morris Park av; architect, T. J. Kelly, 782 Morris Park av. Plan No. 283.

MORRIS AV, e s, 50 n 152d st, new girders new partition, new plumbing to 3-sty brick stores and dwelling; cost, \$300; owner, Henry Pizzutiello, 646 Morris av; architects, Moore & Landsiedel, 3d av & 148th st. Plan No. 284.

OGDEN AV, 1187, new partitions to 3-sty frame store and dwelling; cost, \$350; owner, Maurice Steirer, 416 East 135th st; architect, Lloyd I. Phyle, 970 Anderson av. Plan No. 281.

PARKER AV, e s, 287 s Castle Hill av, move 2-sty frame dwelling; cost, \$1,000; owner, Vincenzo Tamburrino, 316 West 134th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 279.

SYCAMORE AV, e s, 503 s 254th st, 1-sty stone extension, 17.6x11.6, to 2-sty frame stable; cost, \$300; owner, Estella M. Pierce, Riverdale; architects, Ahneman & Younkheere, 3320 Bailey av. Plan No. 289.

TREMONT AV, s s, 100 w So. Boulevard, new store front to 5-sty brick tenement; cost, \$300; owner, John McNulty, 3058 Bainbridge av; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 275.

WESTCHESTER AV, 2044, two 2-sty brick and frame extension, 31.21x105, 31.21x155.13, to 3-sty frame ball room and hotel; cost, \$25,000; owner, Wm. Schmitz, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 280.

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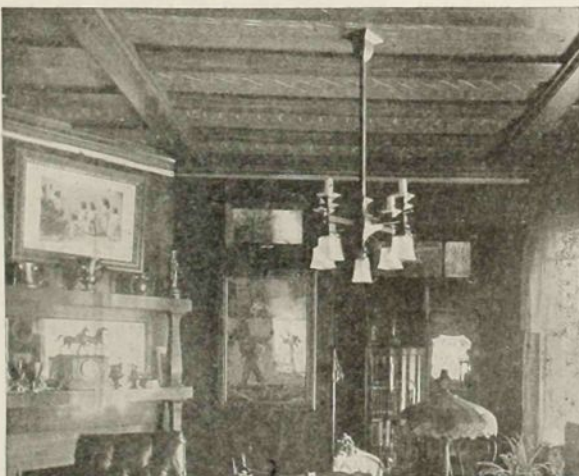
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Plans Filed—Alterations, Bronx (Continued).

WILKINS PL, northerly junction So. Boulevard, new columns, new girders, new partitions to 1-sty brick stores; cost, \$800; owner, Emil S. Levi, 29 West 71st st; architects, Koppe & Moore, 530 Westchester av. Plan No. 278.

ZEREGA AV, w s, 379.9 s Castle Hill av, move 3-sty frame store and dwelling; cost, \$1,500; owner, Chas. G. Verro, 765 Garden st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 287.

Brooklyn.

AINSLIE ST, s s, 130 e Rodney st, interior alterations to 1-sty electric plant; cost, \$8,000; owner and architect, Edison Electric Ill. Co., 360 Pearl st. Plan No. 3534.

BALTIC ST, s s, 170.5 e Columbia st, exterior alterations to 3-sty tenement; cost, \$100; owner, Mohlman Estate, 25 West 42d st, N. Y.; architect, S. C. Robbins, 331 Lewis av. Plan No. 3441.

BUSH ST, s s, 140 w Hicks st, plumbing to 3-sty dwelling; cost, \$150; owner, Mary Ayres, on premises; architect, M. A. Dooley, 335 Columbia st. Plan No. 3527.

BUSH ST, n s, 176 w Hicks st, plumbing to 3-sty dwelling; cost, \$150; owner, Mary Rieley, on premises; architect, M. A. Dooley, 335 Columbia st. Plan No. 3526.

BUSH ST, s s, 160 e Columbia st, plumbing to 2-sty dwelling; cost, \$125; owner, Mrs. Wm. Thompson, 72 Bush st; architect, M. A. Dooley, 335 Columbia st. Plan No. 3539.

BUSH ST, s s, 140 e Columbia st, plumbing to 2-sty dwelling; cost, \$125; owner, Mrs. Wm. Thompson, 72 Bush st; architect, M. A. Dooley, 335 Columbia st. Plan No. 3540.

CLARKSON ST, s s, 80 w Bedford av, exterior and interior alterations to 3-sty dwelling; cost, \$1,000; owner, David Mayer, 529 West st, N. Y.; architect, Jas. S. Maher, 1328 Broadway. Plan No. 3457.

DEGRAW ST, n s, 250 e Howard av, remove walls, &c., of stable; cost, \$35; owner, Sarah Ginsberg, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3468.

FULTON ST, s s, 40.5 w Franklin av, plumbing to 2-sty store and dwelling; cost, \$200; owner, Geo. F. Johnson, 858 Westchester av; architect, Aug. Keller, 168 East 91st st, N. Y. Plan No. 3572.

FULTON ST, n s, 140.6 w Rockaway av, exterior alterations to 3-sty dwelling; cost, \$350; owner, Wm. W. Shassen, 35 9th av, N. Y. Plan No. 2560.

GOLD ST, e s, 50 s Sands st, interior alterations to 3-sty tenement; cost, \$500; owner, Wm. C. Burling, 208 Gold st; architect, W. J. Conway, 400 Union st. Plan No. 3483.

GRAND ST, n s, 100 w Rodney st, 1-sty frame extension, 25x73; cost, \$1,500; owner, Simon Semel, —; architect, Hy. M. Entlich, —. Plan No. 3442.

HOPE ST, s s, 154 w Union av, exterior and interior alterations to 5-sty store and tenement; cost, \$600; owner, Vincenzo De Stefano, 168 Hope st; architect, E. J. Messinger, 394 Graham av. Plan No. 3445.

HUMBOLDT ST, e s, 220 n Nassau av, interior alterations to 3-sty dwelling; cost, \$160; owner, Morris Krampf, 540 Graham av; architect, Jas. McKolop, 154 India st. Plan No. 3523.

JEROME ST, w s, 169.7 s Fulton st, exterior and interior alterations to 2-sty dwelling; cost, \$300; owner, John Dyas, 99 Jerome st; architect, L. F. Schillingier, 167 Van Stienen av. Plan No. 3456.

JORALEMON ST, s w cor Garden pl, 2-sty brick extension, 9x10, to dwelling; cost, \$500; owner, Fred W. Hine, 90 Joralemon st; architect, Irving B. Ellis, 47 West 34th st, N. Y. Plan No. 3506.

LEONARD ST, e s, 25 n Stagg st, extension to 4-sty store and tenement; cost, \$325; owner, Bernard Rainbartz, 160 Leonard st; architect, Tobias Goldstone, 49 Graham av. Plan No. 3514.

MONTGOMERY ST, n s, 15 w East New York av, exterior alterations and plumbing to 3-sty dwelling; cost, \$500; owner, Louisa Dwyer, Rochester and East New York avs; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3547.

NEWELL ST, w s, 144 n Norman av, exterior and interior alterations to 3-sty tenement; cost, \$400; owner, John D. Dreyer, 75 Oakland st; architect, Mary De Peu, 40 Jewell st. Plan No. 3518.

PEARL ST, e s, 22 n Tillary st, interior alterations to 2-sty store and dwelling; cost, \$300; owner, J. J. Healy, on premises; architect, Richard W. Runnell, 45 Bay 28th st. Plan No. 3548.

POWELL ST, s w cor Glenmore av, new bay window; cost, \$200; owner, H. H. Morris, 220 New Jersey av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3573.

REMSEN ST, n w cor Court st, exterior alterations to offices; cost, \$150; owner, W. E. Harmon, 125 Willow st; architect, C. H. De Lion, 154 Montague st. Plan No. 3444.

RICHARD ST, foot of (store No. 23), new elevator; cost, \$2,500; owner, American Molasses Co., 111 Wall st, N. Y.; architect, Otis Elev. Co., 250 11th av, N. Y. Plan No. 3553.

ROSS ST, e s, 100 s Lee av, exterior and interior alterations to 3-sty dwelling; cost, \$1,500; owner, Rosie Berkowitz, 164 Ross st; architect, Jacob Fisher, 25 Av V. Plan No. 3557.

SIEGEL ST, s s, 70 e Manhattan av, interior alterations to 2-sty store and dwelling; cost, \$200; owner, Mich'l Bershatsky, 72 Siegel st; architect, C. P. Cannella, 60 Graham av. Plan No. 3446.

SPENCER ST, w s, 107.9 n Myrtle av, plumbing to two 3-sty tenements; cost, \$150; owner, Thos. Simpson, 161 Spencer st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3435.

TROUTMAN ST, w s, 100 s Cleveland st, exterior and interior alterations to shop; cost, \$200; owner, Rudolph Bachert, 110 Central av; architect, C. P. Cannella, 60 Graham av. Plan No. 3485.

TROUTMAN ST, n s, 25 w Bushwick av, plumbing to 3-sty tenement; cost, \$100; owner, St. Marks Church Cong., 30 Jenerson st; architect, Louis Allmendinger, 926 Broadway. Plan No. 3575.

WILLOUGHBY ST, n s, 125 w St. Edward's st, repair elevators in factory; cost, \$2,500; owner, Annie Stevens, 96 Sterling pl; architect, Gus Seaberg, 407 Douglass st. Plan No. 3437.

2D PL, n s, 106.3 w Court st, plumbing to 3-sty dwelling; cost, \$200; owner, Jas. Heiterson, 89 2d pl; architect, Jas. D. Carroll, 71 Dean st. Plan No. 3532.

NORTH 6TH ST, s s, 180 e White st, plumbing to storage; cost, \$500; owners, Swift & Co., 100 North 6th st; architect, C. F. Lohie, 511 East 149th st. Plan No. 3533.

SOUTH 8TH ST, n s, 130.1 e Bedford av, 1-sty brick extension, 22.6x31 to stable and dwelling; cost, \$500; owner and architect, Frank Borghard, 5 Cook st. Plan No. 3534.

SOUTH 9TH ST, s s, 91.2 w Marcy av, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Rebecca Seiler, 135 Essex st, N. Y.; architect, Max Muller, 115 Nassau st. Plan No. 3525.

10TH ST, s w cor 6th av, exterior alterations to 2-sty store and dwelling; cost, \$150; owner and architect, Casper Koster, 540 6th av. Plan No. 3488.

12TH ST, n s, 247 w 3d av, 1-sty brick extension to laundry; cost, \$500; owner, F. E. Evans, 118 West Houston st, N. Y.; architect, R. Hulsart, 312 Tompkins av. Plan No. 3559.

WEST 15TH ST, w s, 200 s Neptune av, 2-sty frame extension, 11x6, to tenement; cost, \$500; owner, Jos. Cucumillo, 2824 West 15th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 3463.

WEST 28TH ST, e s, 140 n Surf av, plumbing to 2-sty dwelling; cost, \$125; owner, John Witworth, Surf av and West 34th st; architect, J. A. Boyle, 367 Fulton st. Plan No. 3538.

32D ST, n s, 275 e 3d av, plumbing to 2-sty dwelling; cost, \$100; owner, Peter Sabastronis, 125 32d st; architects, Kane Bros., 203 27th st. Plan No. 3520.

59TH ST, n s, 180 e 3d av, plumbing to 4-sty tenement; cost, \$150; owner, John Slattery, 323 59th st; architect, W. J. Conway, 400 Union st. Plan No. 3563.

61ST ST, n s, 197 w 11th av, plumbing to 2-sty dwelling; cost, \$250; owner, Terena L. Holt, 1639 61st st; architect, A. E. Thorsen, 99 Pineapple st. Plan No. 3511.

66TH ST, s s, 180 e 12th av, plumbing to 3-sty dwelling; cost, \$200; owner, Oaf Swensen, on premises; architect, C. A. Olsen, 1221 66th st. Plan No. 3537.

EAST 99TH ST, e s, 240 s Av D, exterior and interior alterations to 2-sty dwelling; cost, \$250; owner, Mary Hoby, on premises; architect, Louis Danarchy, 7 Glenmore av. Plan No. 3542.

BENSON AV, n w cor 20th av, 1-sty frame extension, 23x67.4, to temple; cost, \$1,500; owner, A. E. Ehrlich, as trustee, 8714 21st av; architects, Slee & Bryson, 154 Montague st. Plan No. 3466.

BROADWAY, n e cor Lafayette av, exterior and interior alterations to 3-sty hotel; cost, \$800; owner, Henry Parker, 10 West 23d st; architects, Koch & Wagner, 26 Court st. Plan No. 3519.

CENTRAL AV, e s, 25 n Madison st, exterior and interior alterations to 3-sty store and tenement; cost, \$125; owner, Sam'l Ettinger, 185 Manhattan av; architects, Laspia & Salvati, 25 Grand st. Plan No. 3517.

CLINTON AV, w s, 160.2 s DeKalb av, 2-sty brick extension, 9.9x20, to dwelling; cost, \$1,000; owner, Dr. Raymond Clark, 310 Clinton av; architect, Benj. Driesler, 153 Remsen st. Plan No. 35—.

EAST NEW YORK AV, s s, 50 w Rochester av, 1-sty frame extension, 16x14, to dwelling; cost, \$1,400; owner, Wm. Gildea, on premises; architect, Ernst Dennis, 241 Schenck av. Plan No. 3495.

JOHNSON AV, s s, 100 e Lorimer st, exterior and interior alterations to 3-sty store and dwelling; cost, \$800; owner, Julius Weisman, 68 Johnson av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 3482.

KNICKERBOCKER AV, w s, 50 s Stockholm st, exterior and interior alterations to 4-sty tenement; cost, \$1,000; owner, Solomon Rosenblum, 1737 President st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 3478.

NORMAN AV, s s, 25 w Kingsland av, new elevator; cost, \$400; owner, E. D. Dey Wks., 260 Norman av; architect, Reedy Elev. Co., Willow av & 13th st, Hoboken. Plan No. 3451.

NORTH PORTLAND AV, n s, 124 s Flushing av, interior alterations to 3-sty tenement; cost, \$300; owner, Mary Cummings, 16 North Portland av; architect, C. P. Cannella, 60 Graham av. Plan No. 3465.

NOSTRAND AV, w s, 60 s Putnam av, interior alterations to 3-sty store and dwelling; cost, \$800; owner, A. E. Ganipp, 73 Lynch st; architect, C. H. De Lion, 154 Montague st. Plan No. 3507.

OCEAN BOARDWALK, n e cor Henderson Walk, raise bathhouses; cost, \$500; owner, Thomas Cox, on premises; architect, Richard Marzari, 2818 West 6th st. Plan No. 3512.

PROSPECT AV, s s, 227 e 6th av, exterior and interior alterations to 3-sty store and dwelling; cost, \$500; owner, Dora Bader, 326 Prospect av; architect, W. J. Conway, 400 Union st. Plan No. 3453.

RUTLAND RD, n s, 274.6 w Kingston av, exterior and interior alterations to 1-sty dwelling; cost, \$250; owner, Rosario Baralaido, — Rutland rd; architect, Ernst Dennis, 241 Schenck av. Plan No. 3490.

STUYVESANT AV, w s, 75 s Bainbridge st, exterior alterations to 3-sty dwelling; cost, \$200; owner, Aron Aron, 410 Stuyvesant av; architect, Wm. Debus, 86 Cedar st. Plan No. 3515.

UTICA AV, n e cor Pacific st, extension to 2-sty store and dwelling; cost, \$1,500; owner, Rich'd Mathias, 69 Utica av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 3449.

VERNON AV, n s, 250 e Nostrand av, new porch to 3-sty dwelling; cost, \$500; owner, John H. Graham, 13 Vernon av; architect, C. J. Ernst, 110 South Oxford st. Plan No. 3509.

WASHINGTON AV, w s, 96 n Lafayette av, 1-sty brick extension, 20x19.2, to dwelling; cost, \$2,500; owner, John F. Anderson, 336 Washington av; architects, Pinson U Bar Co., 1 Madison av, N. Y. Plan No. 3508.

WASHINGTON AV, w s, 168.7 n Greene av, 3-sty brick extension, 12.6x36.6, to dwelling; cost, \$8,000; owner, Mrs. J. P. Warbasse, 384 Washington av; architect, H. Green, 103 Park av, N. Y. Plan No. 3458.

WILLOUGHBY AV, n w cor Stuyvesant av, extension to garage; cost, \$200; owner, Robt. Ulrich, 28 Stuyvesant av; architect, C. P. Cannella, 60 Graham av. Plan No. 3447.

5TH AV, n w cor Prospect av, exterior and interior alterations to 3-sty store and dwelling; cost, \$500; owner, Louis Stoltzky, 598 5th av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 3481.

14TH AV, e s, 150 s Bath av, plumbing to 2-sty dwelling; cost, \$350; owner, J. L. Chatfield, on premises; architect, G. W. Burnes, 180 Bay 14th st. Plan No. 3516.

Queens.

BROOKLYN HILLS.—Poplar st, s s, 100 e Union pl, 1-sty frame extension, 13x14, on rear 2-sty dwelling, new plumbing; cost, \$400; owners, Lehman & Bedell, Cherry st, Brooklyn Hills; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 1132.

COLLEGE POINT.—21st st, w s, 100 s Av D, 1-sty frame extension, 13x14, on side 2-sty dwelling, tin roof; cost, \$250; owner, M. M. Leonard, 21st st and Av D, College Point; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan No. 1137.

CORONA.—Jackson av, 621, erect new electric sign on store and dwelling; cost, \$27; owner, Thos. M. Ontessilo, 439 Clinton st, Ozone Park. Plan No. 1128.

CORONA.—41st st, e s, 180 n Park av, erect new piazza on dwelling; cost, \$75; owner, Alfred Manfreda, 14 47th st, Corona. Plan No. 1124.

EAST WILLIAMSBURG.—Atlantic st, 48, 1-sty frame extension, 7x8, on rear 2-sty frame dwelling, tin roof, new plumbing; cost, \$300; owner, Mathilda Hahn, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1122.

FLUSHING.—Washington st, s s, 35 e Garden st, cut new windows in dwelling; cost, \$100; owner, John Hefferman, 45 Washington st, Flushing. Plan No. 1115.

FLUSHING.—Congress av, e s, 220 n Myrtle av, 2-sty frame extension, 20x14, rear 2-sty frame dwelling, tin roof, interior alterations, new plumbing; cost, \$600; owner, John Carlide, 98 Congress av, Flushing; architect, John Mordhessen, 111 Congress av, Flushing. Plan No. 1117.

GLENDALE.—Myrtle av, s e cor Fosdick av, 1-sty frame extension, 14x33, on side 2-sty dwelling, tin roof, new plumbing; cost, \$300; owner, Louis Ullath, premises; architect, H. E. Funk, 1084 Jamaica av, Union Course. Plan No. 1131.

JAMAICA.—Norris av, e s, 200 s Meyer av, 1-sty added to top of dwelling, tin roof; cost, \$500; owner, John Carlson, 178 Norris av, Jamaica. Plan No. 1134.

JAMAICA.—Elm st, e s, 350 s Bandman av, 1-sty added to top of dwelling, tin roof, new plumbing; cost, \$500; owner, V. Francione, 90 Rockaway rd, Jamaica; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 1133.

LONG ISLAND CITY.—10th st, n s, 200 w Vernon av, remove burned building and erect temporary shed to cover tanks; cost, \$1,000; owner, D. T. Williamson, premises. Plan No. 1140.

LONG ISLAND CITY.—13th av, 357, 1-sty frame extension, 8x9, on rear dwelling, tin roof; cost, \$60; owner, A. Vonwald, premises. Plan No. 1139.

LONG ISLAND CITY.—Chestnut st, e s, 285 s Flushing av, interior alterations to dwelling, new plumbing; cost, \$1,600; owner, Frank Palanto, 678 2d av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1138.

LONG ISLAND CITY.—West av, w s, 100 s 8th st, repair shed; cost, \$50; owner, Jacob Ruppert, 91st st and 3d av, N. Y. C. Plan No. 1144.

LONG ISLAND CITY.—Sherman st, 14, erect new stone foundation under dwelling, new plumbing; cost, \$750; owner, Nioiola Nunciota, on premises; architect, Chas. W. Hewitt, 717 Crescent st, L. I. C. Plan No. 1123.

LONG ISLAND CITY.—Hancock st, e s, 400 n Washington av, install gas piping in dwelling; cost, \$10; owner, P. Gleason, on premises. Plan No. 1120.

LONG ISLAND CITY.—Sherman st, w s, 150 n Webster av, install new gas piping in dwelling; cost, \$15; owner, Mrs. Tilno, on premises. Plan No. 1119.

LONG ISLAND CITY.—Sherman st, w s, 125 n Webster av, install gas piping in dwelling; cost, \$10; owner, Mrs. Hettner, 65 Sherman st, L. I. C. Plan No. 1118.

LONG ISLAND CITY.—Van Alst av, e s, 148 s Jackson av, erect new frame shed to cover railroad platform 660 ft. long, tin roof; cost, \$—; owner, L. I. R. Co., Penn Terminal, N. Y. C. Plan No. 1113.

LONG ISLAND CITY.—Crescent st, 141, erect new electric sign on store; cost, \$50; owner, C. Ciofani, on premises. Plan No. 1114.

LONG ISLAND CITY.—7th st, n s, 75 w West av, install new plumbing in factory; cost, \$700; owner, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1112.

MASPETH.—Clinton av, n s, 70 e Willow st, raise dwelling and erect new stone foundation; cost, \$250; owner, J. Ricobackus, on premises. Plan No. 1121.

RIDGEWOOD.—Onderdonk av, 270, erect new electric sign; cost, \$50; owner, W. S. Silvers, on premises. Plan No. 1125.

RIDGEWOOD.—Stephen st, 140, erect new electric sign on store; cost, \$50; owner, M. Arnold, premises. Plan No. 1129.

UNION COURSE.—South st, n s, 100 e Enfield st, 2-sty frame extension over present extension on rear dwelling, tin roof; cost, \$600; owner, M. J. Kreamer, 2 South st, Jamaica; architect, H. E. Funk, 1084 Jamaica av, Union Course. Plan No. 1130.

WOODHAVEN.—Jamaica av, 1097, erect new electric sign on store; cost, \$27; owner, Wm. H. Wade, 285 Elm st, Woodhaven. Plan No. 1127.

Richmond.

LOW TERRACE, n s, 50 w Crescent av, New Brighton, alterations to frame dwelling; cost, \$1,000; owner, R. Davis, New Brighton; architect and builder, John Larsen, Port Richmond. Plan No. 227.

MILLER ST, w s, 225 w Greenleaf av, West New Brighton, alterations to frame dwelling; cost, \$300; owner, H. A. Merriman, West New Brighton; builder, B. Macilo, West New Brighton. Plan No. 231.

NEIL ST, 25, Stapleton, raise frame house to frame dwelling; cost, \$250; owner and builder, K. Buonome, Stapleton. Plan No. 224.

NORTH ST, w s, 200 n Rich Ter, Port Richmond, alterations to brick dwelling; cost, \$900; owners, Meyer & Schrader, Port Richmond; architect and builder, F. H. Skerritt, Port Richmond. Plan No. 229.

RICH TERRACE, n s, 325 e Franklin av, New Brighton, alterations to frame storage; cost, \$200; owner and builder, J. B. King & Co., New Brighton. Plan No. 228.

RICHMOND TURNPIKE, n s, 51 e Monroe av, Tompkinsville, addition in rear to frame dwelling; cost, \$2,000; owner and builder, H. Krancer, Tompkinsville; architect, John Davis, Tompkinsville. Plan No. 223.

AMBOY RD, n s, 142 n William st, Tottenville, addition to frame store and dwelling; cost, \$300; owner, Arthur Decker, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 225.

ROCKAWAY AV, w s, 50 s Belmont, Tottenville, addition rear to frame dwelling; cost, \$300; owner, Chas. Regnault, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 222.

ROCKAWAY AV, w s, 450 s Clermont av, Tottenville, addition in front to frame dwelling; cost, \$500; owner, E. R. Parkinson, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 221.

ROSSVILLE AV, s s, 15 e Carleton av, Princess Bay, addition to frame dwelling; cost, \$85; owner, H. J. Kirchner, Princess Bay; builder, J. H. Bailey, 58 West 127th st, N. Y. C. Plan No. 226.

VIRGINIA AV, e s, 257 s Tompkins av, Rose Bank; alterations to frame dwelling; cost, \$200; owner and builder, Martin Mastrangelo, Rose Bank. Plan No. 230.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending June 21:

PASSAIC.—William Deutsch, 13 Passaic st, 3-sty brick, \$7,000; Francis Mason, n s Henry st, near Myrtle av, 3-sty brick, \$20,000; David Salom, 402-404 Monroe st, two 3-sty brick, \$20,000.

EAST ORANGE.—John H. Dunn & Sons, 46-50 South 20th st, two 3-sty frame, \$36,000.

TOWN OF UNION.—Catherine Durkes, 307 5th st, 3-sty frame, alteration, \$1,500.

NEWARK.—Angelo Tamburo, 248-50 Academy st, two 3-sty frame, alteration, \$3,000; Progressive Inv. Co., n w cor Milford av and Bigelow st, 4-sty brick, \$35,000; Moses Levine and Saml. Baime, 323 South 19th st, 3-sty frame, \$5,000; John Forto, 239 Walnut st, 3-sty frame, alteration, \$500; Peter C. Streburger, n w cor Record st and Vermont av, 3-sty frame, \$6,000; Vincenzo Pannullo, 205 Parkhurst st, 3-sty brick, \$7,000; Stephen Zawarkay, 138 South st, 3-sty brick, \$9,000; Thaddeus W. VenVeer and Marks Brooks, 197-201 Barclay st, two 4-sty brick, \$40,000.

GUTTENBERG.—Mrs. Kreszentia Brunchofer, 117 28th st, 3-sty brick, \$9,000.

ELIZABETH.—Filippo & Giovanni Rocco, n e cor 3d av and High st, 3-sty brick, \$9,000.

KEARNY.—Fredk. Brunner, n e cor Kearny av and Pomeroy st, 3-sty frame, \$8,000.

IRVINGTON.—Arthur Muehlfelder, 755 Springfield av, 3-sty frame, \$7,000.

JERSEY CITY.—Alice E. Entwistle, n e cor West Side av and Virginia av, 3-sty brick, \$15,000; David Pogoch, 436 Pacific av, 3-sty frame, alteration, \$1,000.

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—William T. Fanning, Colt Building, has completed plans for a 4-sty brick flat, 22x55 ft., to be erected in Market st, opposite Madison av, for David S. Koggan, 52 16th av, owner. Cost about \$10,000.

JERSEY CITY, N. J.—Chris. H. Ziegler, 75 Montgomery st, has completed plans for a 3-sty brick apartment, 37x87 ft., to be erected at West Side and Virginia av for Alice E. Entwistle, 465 West Side av, owner. Cost, \$18,000.

CHURCHES.

RUTHERFORD, N. J.—The Rutherford Baptist Church will break ground this summer for a new edifice.

NEWARK, N. J.—A new edifice costing \$60,000 is to be erected for St. Augustine R. C. Church at Sussex av and Jay st. Rev. Rudolph Huelsebusch, rector.

HOPEWELL, N. J.—Sutphin Bros., of Hopewell, submitted the lowest bid for erecting the First Presbyterian Church on Broad st at \$17,253.

DWELLINGS.

ARLINGTON, N. J.—Mrs. H. B. Ritner has purchased the southeast corner of Grand and Laurel avs, fronting 75 ft. on Grand av for improvement with a new residence.

SAYREVILLE, N. J.—Geo. Fross, Jr., of this place, has purchased a building site, and contemplates the erection of a residence.

WEEHAWKEN, N. J.—Leo Feinen, 3697 Boulevard, Jersey City, is preparing plans for five 2-sty brick residences, 52x125 ft., to be erected on Gregory av for Henry Albertalli, owner, care of architect. Cost about \$25,000.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—Jos. Broome, 123 Liberty st, N. Y. C., has completed plans for a 1-sty steel and terra cotta block machine shop, 60x373 ft., with an L 47x50 ft. Cost about \$40,000. It will be erected in Market st for the C. Pardee Works, C. F. Elert, secretary, who will build by days work.

HALLS AND CLUBS.

JERSEY CITY, N. J.—The Young Men's Hebrew Legion, of Jersey City, contemplates the erection of an institute for Hebrews of this city, and it is proposed to get a site near Five Corners. Isidore Posner is chairman of building committee.

HOSPITALS AND ASYLUMS.

HOBOKEN, N. J.—The German Hospital and Dispensary Association is collecting funds for a new hospital building.

PATERSON, N. J.—Wm. T. Fanning has prepared plans for an addition to the tuberculosis hospital, 30x75 ft., 1-sty, in the rear of the present Administration building of the Isolation Hospital for male patients only.

HOTELS.

PATERSON, N. J.—A Mr. Harris has purchased the Hotel de Paris, 26 Hamilton st, from Mrs. Lottie Layton, and will renovate and remodel it.

MUNICIPAL WORK.

WESTFIELD, N. J.—Bids will be received by the Town Council (Chas. Clark, Town Clk.) until July 7 for improving E. Broad st, from Chestnut st to Springfield av, about 11,294 sq. yds. concrete pavement, with bituminous surface, 2,052 sq. yds. cobble stone gutters, 7,600 lin ft. underdrains, etc.

PATERSON, N. J.—Bids are being received until July 1 by the Bd. of Pub. Wks. (H. J. Harder, City Engr.) for resurfacing Main st with about 10,500 sq. yds. wood or asphalt block.

HACKENSACK, N. J.—Sealed proposals will be received by a committee of the Board of Chosen Freeholders of Bergen County, N. J., at the office of the clerk of the Board in the court house at Hackensack until Wednesday, July 2, for the improvement of Hackensack st, from Erie av, Rutherford, to the Hasbrouck Borough line.

POWER HOUSES.

BURLINGTON, N. J.—Plans are being considered by the Public Service Corp. of New Jersey, 705 Broad st, Newark, for constructing a power plant on Delaware River, near Burlington, to cost about \$1,000,000.

PUBLIC BUILDINGS.

BAYONNE, N. J.—Company I, Armory Association, will purchase a site and erect a new armory building on Broadway, between 33d and 34th sts; \$7,000 has been collected toward the building fund.

MONTCLAIR, N. J.—Nelson & Van Wagenen, 15 West 38th st, N. Y. C., have been selected architects for the Montclair Free Public Library, to cost \$40,000. Work on the plans will be started immediately and ground will be broken by September.

SCHOOLS AND COLLEGES.

EAST RUTHERFORD, N. J.—The Board of Education has decided to tear down the old school building in Main st. The Board has also decided to select sites for future schools soon to be erected.

PATERSON, N. J.—Wm. T. Fanning, Colt Bldg., Paterson, will prepare plans for an addition to School No. 12, at Clifton, and No. 11, at Lakeside, the cost not to exceed \$40,000.

UNION, N. J.—A special school election has been held to decide upon the erection of a \$30,000 school to replace the Unionville school building with an up-to-date structure. Nothing definite has been decided.

MILBURN, N. J.—The Board of Education is discussing plans for the erection of a new high school. A building committee has been appointed to make necessary arrangements.

FLEMINGTON, N. J.—J. N. Pierson & Son, 95 Smith st, Perth Amboy, N. J., are preparing plans for a 2-sty brick public school to be erected in Hunterdon County for the Board of Education, Gudia Higgins, clerk. Cost, about \$40,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The West Side Trust Co., 59 Springfield av, will start work immediately on a 1-sty brick, terra cotta and limestone and granite building on Springfield av and High st, at a cost of \$75,000.

MISCELLANEOUS.

PERTH AMBOY, N. J.—The Raritan Copper Works, foot of Elm st, A. C. Clark, superintendent, is having plans prepared for a concrete shed to be erected in Elm st.

Other Cities.

CHURCHES.

COHOES, N. Y.—The Jewish residents of this place contemplate the erection of a synagogue. Mayor Scott was the first to contribute to the building fund.

DWELLINGS.

HILLSDALE, N. Y.—Ferdinand Witt, 105 West 40th st, N. Y. C., has completed plans for a 2½-sty hollow tile stucco and timber residence, 35x50 ft., for W. G. Mallery, care of architect, owner. Cost, \$18,000.

WATERTOWN, N. Y.—A residence costing \$12,000 will be erected in Winthrop st for Rev. M. R. Burns, pastor of the Holy Family Church. Plans have already been prepared.

SOUTH NYACK, N. Y.—Miss Anna K. Hays will erect on Salisbury Point, South Nyack, a \$15,000 residence to be ready for occupancy by February. Hutton & Buys, 103 Park av, N. Y. C., are the architects.

FACTORIES AND WAREHOUSES.

PEEKSKILL, N. Y.—The Steinbock Engineering Co., of this place, is completing arrangements for the erection of an addition to its factory.

HALLS AND CLUBS.

NYACK, N. Y.—The Community Club contemplates the erection of a new clubhouse. H. P. McKenney, C. C. Galbraith and Winfield S. Abrahams were appointed a committee with power to select a suitable location and employ an architect.

WATERTOWN, N. Y.—Work on the new Y. M. C. A. building is to be started at once, the contract having been awarded to Carleton & Co. at \$180,000.

JAMESTOWN, N. Y.—The Norden Realty Co., a business corporation, composed of the Norden Club, of Jamestown, which is an organization of 100 of the leading Swedish American citizens, has purchased a plot of ground fronting 100 ft. in East 2d st and will erect a 2-sty clubhouse and business block combined. Freeburg & Fidler, of Jamestown, have prepared plans.

HOSPITALS AND ASYLUMS.

FALL RIVER, MASS.—L. G. Destremps, 56 North Main st, is preparing plans for a steel frame, brick and stone building for the St. Joseph Orphanage, to include dormitory and class rooms.

HOTELS.

WASHINGTON, D. C.—Plans have been accepted by the new Harrington Hotel Co. for the hotel to be erected at 11th and E sts, to cost \$150,000. The company's president is Chas. W. McCutcheon, of N. Y. C. Sam J. Prescott, of this city, has been awarded the contract.

MUNICIPAL WORK.

CANTON, N. Y.—Sealed proposals will be received at the Town Clerk's office until July 7th for furnishing the necessary labor and material for a concrete bridge and abutments and an iron bridge with concrete abutments and floor for the same across Little River on the Russell rd, near the Village of Canton, St. Lawrence County. Address A. H. Wiggins, supervisor.

SCHOOLS AND COLLEGES.

SARANAC LAKE, N. Y.—Extensive alterations to the Saranac Lake High School will be started at once. More than \$30,000 will be expended including new wiring, fire escapes and remodeling.

CLYDE, N. Y.—Jos. Oberlies, 838 Powers Block, has completed plans for a 2-sty brick school and hall, 58x81 ft., for St. Mary's R. C. Church, Father Gleason, in charge, and will take bids on general contract immediately. Cost about \$10,000.

Government Work.

BISMARCK, N. D.—The contract for the installation of an electric passenger elevator in the U. S. post office and court house at Bismarck, N. D., has been awarded to the Otis Elevator Co., Washington, D. C., at \$4,157.

FORT JAY, N. Y.—Joseph Weisner & Co., of 61 Ann st, N. Y. C., presented the successful bid, at \$1,885.55, for installing screens in 21 sets of officers' quarters at Fort Jay, N. Y.

BOSTON, MASS.—The contract for the reconstruction of building No. 24 at the navy yard, Boston, Mass., has been awarded to C. M. Leach, of Boston, Mass., at \$61,873.

RADIO, VA.—The contract for furnishing three electric hoists for the U. S. radio station, Radio, Va., has been awarded to the Lidgerwood Mfg. Co., 96 Liberty st, N. Y. C., at \$5,437.50.

WASHINGTON, D. C.—The contract for the installation of special lighting fixtures for the new post office building at Washington, D. C., has been awarded to the Sterling Bronze Co., of 18 East 40th st, N. Y. C., at \$24,000. Bids for the work were opened May 13.

NEW YORK.—The bid of Joseph Balaban & Co., N. Y. C., \$12,920 in amount, has been accepted for wood-block paving at the navy yard, New York, bids for which were opened May 31.

FORT TOTTEN, N. Y.—Contracts have been awarded for the construction of an isolation hospital at Fort Totten, N. Y.: Holm Building Corporation, N. Y. C., construction, omitting side porches and subsoil drain under alternates A and B, \$17,075; J. P. Casey, Richmond Hill, N. Y., plumbing and electric wiring, using Douglas plumbing fixtures, \$2,900; electric fixtures, \$300; heating, \$2,600.

Classified List of Advertisers

- Boilers**
H. B. Smith Co., 39 East Houston st.
- Brick**
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittmann, 44 East 23d st.
Kreischer Brick Mfg. Co., 119 E. 23d st.
Protenhauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.
- Building Material (Masons')**
Builders Brick & Supply Co., Inc., 172d st. & West Farms rd.
Candee, Smith & Howland Co., Foot E. 20th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.
- Building Reports**
Dodge Co., F. W., 11 East 24th st.
- Carpenter.**
C. Sandhop, 771 Lexington av.
- Cement**
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Lehigh Portland Cement Co., 261 Broadway.
Theile, E., 99 John st.
Vulcanite Port. Cement Co., 5th Ave. Bldg.
- Cement Work**
Harrison & Meyer, 1182 Broadway.
Taylor, Ronald, 520 East 20th st.
- Concrete Construction (Reinforced)**
Turner Construction Co., 11 Broadway.
- Contractors' Bonds**
Ritch-Hughes Co., 1123 Broadway.
- Contractors (General)**
Cauldwell-Wingate Co., 381 4th ave.
Fuller Co., G. A., 111 Broadway.
Guidone, A. L., & Co., 131-133 East 23d st.
Libman Contracting Co., 107 West 46th st.
Steen Co., Thos. J., 30 Church st.
Whitney Co., The, 1 Liberty st.
- Consulting Engineers**
Charles E. Knox, 101 Park Avenue.
- Cornices and Skylights**
Hayes, Geo., 71 8th ave.
- Cut Stone**
La Spina-Morris Cut Stone Co., Inc., 108th st and East River.
- Cypress**
Southern Cypress Mfr. Assoc., 1213 Wiberia Bank Bldg., New Orleans, La.
- Doors and Sashes**
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.
- Dumb Walters**
Murtaugh Elevator Co., 237 E. 41st st.
- Electrical Contractors**
Brussel, D. G., 39 W. 38th st.
- Electrical Service**
N. Y. Edison Co., 55 Duane st.
- Elevators (Passenger and Freight)**
Burwak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.
- Fire Extinguishers**
The Safety Fire Extinguisher Co., 291 7th ave.
- Fireproofing**
Eastern F. P. Sash, Door & Cernice Co., 100 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 116th st.
- Glass**
Werbelovsky, J. H., 93 Meserole st., Bklyn.
- Granite**
Woodbury Granite Co., Hardwick, Vt.
- House Mover and Shorer,**
Vorndran's Sons, C., 412 E. 147th st.
- Insurance**
Ritch-Hughes Co., 1123 Broadway.
- Interior Woodwork**
Empire City-Gerard Co., 40 E. 23d st.
- Iron Grille Work**
Batallie & Co., A., 587 Hudson st.
- Iron Work (Arch. and Struc.)**
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhling Co., Inc., 373 4th ave.
Hecla Iron Works, N. 10th st., Brooklyn.
Norton Co., Alfred E., 105 W. 40th st.
Perlman Iron Works, 1735 West Farms rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave. & E. 151st.
- Lime**
Farnam Cheshire Lime Co., 39 Cortlandt st.
- Lumber**
Finch & Co., Chas. H., Coney Island ave. & Ave. H., Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Orr Co., J. C., India st. & East River, Bklyn.
- Marble**
Klaber & Son, A., 211 Vernon ave., L. I. City
- Metal Bars for Store Fronts**
Werbelovsky, J. H., 93 Meserole st., Bklyn.
- Metal Ceilings**
Berger Mfg. Co., 11th ave. & 22d st.
Garry Iron & Steel Co., 521-523 W. 23d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.
- Metal and Metal Covered Work**
Manhattan Fireproof Door Co., Winfield, L. I.
Pomeroy Co., Inc., S. H., 30 East 42d st.
Westergren, Inc., M. F., 213 East 144th st.
- Mortgages**
Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Eagle Savings & Loan Co., 186 Remsen st., Brooklyn.
Lawyers' Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.
McVickar, Gallard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.
- Paint**
Lucas & Co., John, 521 Washington st.
Toch Bros., 320 5th ave.
- Painting**
Oliver, W. H., 57 Fifth ave.
- Plaster**
King & Co., J. B., 17 State st.
- Pumps (Electric)**
George & Co., E., 194 Front st.
- Radiators**
H. B. Smith Co., 39 East Houston st.
- Real Estate (Manhattan and The Bronx)**
Ames & Co., 26 W. 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 W. 23d st.
Armstrong, J., 1984 3d ave.
Bailey, F. S., 162 E. 23d st.
Bechmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 299 Madison ave.
Brown, Inc., W. E. & W. L., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Cokeley, W. A., 1325 Fort Schuyler rd.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 W. 23d st.
Davies, J. C., 149th st. and 3d ave.
Day, J. P., 31 Nassau st.
De Selding Bros., 128 Broadway.
De Walltears & Hull, 135 Broadway.
Dike, O. D. & H. V., 220 West 42d st.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Eckerson, J. C. R., 35 W. 30th st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
George M. Gillies, 128 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.
Harrt, Chas., 58 E. 8th st.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 198 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Leaycraft & Co., J. E., 30 E. 42d st.
Lummis, B. R., 25 W. 33d st.
McLaughlin, T. F., 1238 3d ave.
- McNally, G. V., 47 W. 34th st.
Manning, E. A., 489 5th ave.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 W. 42d st.
Ogden & Clarkson, 17 W. 30th st.
O'Hara Bros., Webster ave. & 200th st.
Palmer, E. D., 179 Columbus ave.
Payton, Jr., P. A., 67 W. 134th st.
Pease & Elliman, 340 Madison ave.
Polak, E., 149th st. and 3d ave.
Pollizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrage, L., 142 W. 23d st.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 E. 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Weill Co., H. M., 264 West 34th st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Zittel & Sons, F., Broadway & 79th st.
- (Brooklyn)
- Bergen & Son, J. D. H., 63 Lafayette ave.
Brumley, James L., 189 Montague st.
Bulkeley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Davenport Real Estate Co., Fulton st., cor So Oxford.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Lewis, Harry M., 189 Montague st.
Morrisey, Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
John Pullman, 741 Union st.
Pyle Co., H. C., 201 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Vaughan, Leonard N., 909 Fulton st.
Welsch, S., 207 Montague st.
- (Queens)
- Windsor Land & Impt. Co., Times Bldg., Bway. & 42d st.
- Real Estate Operators**
Alliance Realty Co., 115 Broadway.
City Investing Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 88 William st.
- Red Gum**
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.
- Reports (Building)**
Dodge Co., F. W., 11 East 24th st.
- Skylights**
Superior Cornice & Skylight Works, 214 E. 127th st.
- Slate**
Johnsen, E. J., 38 Park Row.
- Stone Renovating**
Fordham Stone Renovating Co., 413 E. 34th st.
- Terra Cotta**
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.
- Title Insurance**
Lawyers' Title Ins. & Trust Co., 100 Bway.
New York Title Insurance Co., 135 Broadway.
Title Guarantees & Trust Co., 176 Broadway.
United States Title Guaranty Co., 32 Court St., Brooklyn.
- Trucking**
Atlanta Contracting Co., 236 E. 42d st.
- Vault Lights**
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Montrose st., Brooklyn.

RECORDS SECTION

of the

REAL ESTATE BUILDERS RECORD AND GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XCI

No. 2363

New York, June 28, 1913

(52)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

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255.	33d st, 157 E.	113th st, 77, 230 W.	blk 1236-17.	70th st, 106 E.
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Pearl st, 18½ & 20.	35th st, 347 W.	116th st, 18 E.	blk 1236-44.	125th st, 502-8 W.
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Ridge st, 52, 91.	37th st, 165-7 E.	118th st, 426-36 E.	Lenox av, 439.	Columbus av, 824.
Rutgers st, 47.	38th st, 60 W.	120th st E (n e c Mad	Lexington av, 857, 2027-	Madison av, 1983.
St Nicholas pl, 59.	39th st, 305-7 E.	av), blk 1747-1.	31.	Park av, 47.
St Nicholas pl (e s),	40th st, 520 W.	122d st, 107, 117 W.	Madison av, 1839, 1994.	7th av, 2192, 2350.
2054-81.		123d st, 304 E.		

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.
admtrix—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
atty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.
con omitted—consideration omitted.
corp—corporation.
cor—corner.
c l—centre line.
ct—court.
certf—certificate.

dwg—dwelling.
decd—deceased.
e—East.
exr—executor.
extrx—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
individ—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction. Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

JUNE 20, 21, 23, 24, 25 & 26.

Bank st, 29 (2:615-50), ns, 200 w Waverly pl, 25x100, 4-sty & b bk dwg; Cath Hart & ano to Mary J & Margt M Mitchell, 246 E 33; mtg \$10,000; June 23'13; A\$11,500-14,500. O C & 100
Bank st, 29; Harry W Hoff to same; June 13; June 23'13. nom
Bayard st, 60, see Houston, 170-2 W.
Beekman pl, 12 (5:1361-36), ws, 57 s 50th, 19x90, 4-sty & b stn dwg; Maurice Deiches, ref, to Rosa Vesell, 763 5 av; mtg \$8,000 & AL; FORECLOS June 20; June 26'13; A\$5,300-8,800. 5,000
Broome st, 213, see Houston, 170-2 W.
Broome st, 424 (2:482-41), nes, abt 75 e Crosby, —x106x25x107.6, 7-sty bk loft & str bldg; Geo A Ellis ref to Cath A & Mary Tone, 245 W 126; FORECLOS June 10; June 17; June 21'13; A\$35,000-65,000. 45,000
Broome st, 525-7 (2:476-21), ss, 72.2 e Sullivan, runs e37.6xs60.4 to ns of an alley xw19.5xs3xw0.1xn30.8xe2xn32.3 to beg, with use of alley, 6-sty bk loft & str bldg; Fulton Trust Co of NY to Beatrice wife Chas Shiverick, Rye, NY; 14-36 pt; May 21; June 20'13; \$18,000-33,000. nom
Broome st, 525-7; same to Virg Cornell, Rye, NY; 14-36 pts; May 21; June 20'13. nom
Cannon st, 131 (2:335-68), ws, 100 s Houston, 20x100, 5-sty bk tnt & str; Louis Herman to Pepi Weiss [131 Cannon]; mtg \$17,550; Sept 12'10; June 25'13; re-recorded from Sept 27'10; A\$12,000-17,500. O C & 100
Cathedral pkway, 214-20 W (7:1881-45-49), ss, 300 w Ams av, 200x70.11, 2-12-sty bk tnts; Paterno Constn Co to Benj N Duke, 2 E 89; mtg \$580,000; June 23; June 24'13; A\$152,000-550,000. O C & 100
Clinton st, 232, see Houston, 170-2 W.
Croton st (8:2123-13), ss, 85.5 w Ams av, 25x18.5 to 165th x25.4x14.5, vacant; A\$2,000-2,000; also 165TH ST W (8:2123-11), ns, 139.5 w Ams av, 25.4x26.6x20x22.6, vacant; A\$2,800-2,800; Henry A Brann to Andw T McKegney, 2486 Devoe ter; June 9; June 21'13. O C & 100
De Peyster st, 9 see Front, 142-4.
Dry Dock st, 19 (2:381-18-21), swc 12th, (Nos 722-8 E), 75x84, 4-3-sty bk tnts & 1-4-sty bk tnt, str in Nos 19 & 728; Arthur McGlone to Chas W Bennett, 616 W 179; May 10; June 25'13; A\$26,000-33,500. O C & 100
Elizabeth st, 1-3, see Houston, 170-2 W.
Front st, 142-4 (1:38-33), nwc De Peyster (No 9), 36x64x37.1x63.11, 5-sty bk loft & str bldg; A\$37,000-48,000; also FRONT ST, 146 (1:38-32), ws, 36 n De Peyster, 17.7x17.7x16.9x69.10, 5-sty bk loft & str bldg; A\$13,000-19,000; Edmund L Baylies et al heirs, & Nathalie E Baylies to Ray Estate Corp, 54 Wall; May 13; June 21'13. an issue of stock, bonds, & C
Front st, 146, see Front, 142-4.
Front st, 263 (259) (1:108-10), ss, abt 25 e Dover, runs e21.6xs70.10xw14.4xn5.11xw6xn64.8 to beg, 5-sty bk loft & str bldg; Harriet S James to Chas B Meyer, 148 E 36; mtg \$10,000; June 20; June 21'13; A\$9,000-14,000. O C & 100
Fulton st, 44 (1:75-52), ws, 75 n Pearl, runs sw6.4xnw6.4xsw12.9xnw16.10xne30.11 to st xse26.9 to beg, 4-sty bk loft & str bldg; Albt W Ranson ref to Annie W & Buell Hollister & Saml T Peters, all at Islip, LI, EXRS Hy H Hollister, decd; FORECLOS June 17; June 20'13; A\$18,500-21,000. 20,000
Grand st, 90-4 (2:474-26), nec Greene (No 40), 75x101, 5-sty stn loft & str bldg; A\$90,000-125,000; also GREENE ST, 42-50 (2:474-1), es, 101 n Grand, 110.3x100x109.11x100, with all title to strip adj on n 0.8x100, 5-sty bk & str loft & str bldg; A\$98,000-150,000; Michl J Egan, ref, to Mary A Watson, Hastings-on-Hudson, NY, & Eliz B Davies, 22 Grant sq, Liverpool, Eng; PARTITION May 20; June 25; June 26'13. 157,000
Grand st, 90-4, & Greene st, 42-50; Mary A Watson & ano to Lillie Freeman, 1109 Forest av; AL; June 25; June 26'13. O C & 100
Greene st, 40-50, see Grand, 90-4.
Greenwich st, 542 (2:596-62), ws, 154.3 s Charlton, 25x155 to es Washington (No 521) 25x154.7, 6-sty bk loft bldg; Grace Van D & Jennie P Lucas to Jno Lucas & Co, Inc, a corp, 542 Greenwich; AL; B & S; mtg \$45,000 & AL; June 20'13; A\$20,000-48,000. nom
Hancock st, nwc Houston, see Houston, 170-2 W.
Hester st, 68, see Houston, 170-2 W.
Houston st, 170-2 W (2:527-48), nwc Hancock, 35.10x100, 6-sty bk tnt & str; A\$40,000-72,000; also RIDGE ST, 91 (67) (2:343-21), ws, 102.11 s Rivington, runs s 25xw125.7xn27.6xe25x26.2xe100.7 to beg, 6-sty bk tnt & str; A\$22,000-37,000; also HESTER ST, 68 (1:299-21), swc Orchard (No 37), 25x75, 5-sty bk tnt & str; A\$34,000-50,000; also BAYARD ST, 60 (1:201.29), nwc Elizabeth (Nos 1 & 3), 23x

70, 6-sty bk tnt & str; A\$22,000-35,000; also BROOME ST, 213 (2:351-14), ss, 25 w Norfolk, 25x75, 5-sty bk tnt & str; A\$22,500-30,000; also CLINTON ST, 232 (1:269-1), nec Monroe (Nos 149-51), 25x93.4, 6-sty bk tnt & str; A\$25,000-50,000; Edw Greenwald to Benj Barnett [75 5 av]; 1-6 pt; B&S & CaG; May 7'09; June 23'13. O C & 100
Hudson st, 617-9 (2:625-10-11), ws, 19 s Jane, runs w40.1xs0.10xw14.4xs36.2xe53.2 to st xn37.1 to beg, 2 4-sty bk tnts & str; Alfred Lyons to Julius J Lyons, on Main, Chatham, NJ [76 William]; B&S; A L; May 15; June 26'13; A\$15,000-24,000. nom
James st, 55 (1:116-22), ws, abt 70 s Mad, 25x100, 5-sty bk tnt & str; Josephine M Nicholas (Egan) EXTRX Wm G Egan to Josephine E Beekman (Egan), 1111 Dean, Bklyn; June 18; June 24'13; A\$15,000-25,000. 15,000
Lafayette st, 415 (2:544-11), es, 287.8 n 4th, 28.4x150, 3-sty bk loft & str bldg & 3-sty bk rear loft bldg; Hattie Despres to Moses Samuel, 545 W 111; mtg \$35,000 & AL; Mar 27'12; June 24'13; A\$45,000-50,000. nom
Madison st, 33-5 (1:116-45-46), ns, 25.1 w James, —x79.7x50x79.7, 2-4-sty bk tnts & str; Josephine M Nicholas (Egan) EXTRX Wm G Egan to Josephine E Beekman (Egan), 1111 Dean, Bklyn; June 18; June 24'13; A\$25,000-32,000. 15,000
Mercer st, 113-5 (89-91) (2:499-39), ws, abt 150 n Spring, 50x100, 2 5-sty stn loft & str bldgs; Improvers Land Co to Aaron Weiss, 215 Audubon av; mtg \$82,000 & AL; June 25; June 26'13; A\$45,000-60,000. O C & 250
Mitchell pl, 4 (5:1361-3), ns, 54 e 1 av, 18x80.10, 3-sty & b stn dwg; Leslie J Tompkins, ref, to U S Trust Co of NY, 45 Wall, committee Mary McBride; FORECLOS June 6; June 17; June 20'13; A\$4,500-7,000. 6,500
Monroe st, 122, see Rutgers, 47.
Monroe st, 149-51, see Houston, 170-2 W.
Monroe st, 255 (1:266-29), ns, 225.8 w Jackson, 25x93.11, 6-sty bk tnt & str; Saml Lewis to Jennie Lewis, 1-3 E 107; A L; June 18; June 20'13; A\$16,500-34,500. O C & 100
Orchard st, 37, see Houston, 170-2 W.
Pearl st, 18 1/2 & 20, see State, 5.
Pike st, 36 (1:275-36), ws, 127.3 s Henry, 27x84.6, 6-sty bk tnt & str; Aaron Goodman to Celia or Celia Kirsh, 123 W 118; QC; June 23'13; A\$17,000-32,500. nom
Ridge st, 52 (2:342-38), es, 150 n Broome, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; Plain Realty Co to Max Mayer, 517 W 171; AL; June 23; June 26'13; A\$17,500-25,000. nom
Ridge st, 91, see Houston, 170-2 W.
Rutgers st, 47 (1:256-32), see Monroe (No 122), 17.6x53, 3-sty bk synagogue; Congregation Adash Israel to Congregation Hadas Israel, a corp, 22 Monroe; B&S; A L; June 23; June 24'13; A\$11,250-15,000. nom
St Nicholas pl (7:2054-81), es, 150 n from cl 153d if extended, 25x100; vacant; Fredk N Du Bois to Frank W Blauvelt, 247 9 av; Mar 28'08; June 25'13; A\$14,000-14,000. nom
St Nicholas pl, 59, see St Nicholas av, 856.
Spring st, 91-7, see Bway, 529-33.
State st, 5 (1:9-5), ns, 111 w Whitehall, runs n58.11xe0.8xn41.2 & 113 to ss Pearl (No 18 1/2), xw19.10xs108.9xw6xs104.8 to State, xe24.5 to beg, 4-sty bk bldg & str, 1-sty fr shop; A\$95,000-105,000; also PEARL ST, 20 (1:9-26), ss, 53.8 w Whitehall, runs s 81.7xe45x15xw24.8xn97.8 to st xe19.10 to beg, 6-sty bk loft & str bldg; A\$32,000-42,000; Morgan J O'Brien & ano, EXRS & Herman Wronkow to Gertrude A Vanderbeck, 249 W 126; mtg \$90,000; June 16; June 19'13; corrects error in last issue when property was State st, 1 & 2. O C & 100
State st, 5 (1:9-5), ns, 111 w Whitehall, runs n58.11xe0.8xn41.2xn113.6 to Pearl (No 18 1/2), xw19.10xs108.9xw6xs104.8 to State, xe24.5 to beg, 4-sty bk loft & str bldg, 1-sty fr stable in Pearl; A\$95,000-105,000; also PEARL ST, 20 (1:9-26), ss, 53.8 w Whitehall, runs s81.7xe45x15xw24.8xn97.8 to Pearl xe19.10 to beg, 6-sty bk loft & str bldg; all title to any strips or gores adj; A\$32,000-42,000; Gertrude A Vanderbeck to South Ferry Realty Co Inc, 115 Bway; mtg \$100,000; June 19; June 20'13. O C & 100
Walker st, 85 (1:195-13), ss, 96 e Cortlandt alley, 24x100, 5-sty stn loft & str bldg; Etaglio Holding Co to Wm J Stich, 1842 Bryant av; mtg \$33,500; June 18; June 20'13; A\$24,000-40,000. O C & 100
Walker st, 85; Wm J Stich to Etaglio Holding Co, 59 Wm; mtg \$35,500; June 18; June 20'13. O C & 100
Washington st, 521, see Greenwich, 542.
Watts st, 155-9, see West, 278-80.
West st, 278-80 (1:224-8), see Watts (Nos 155-9), 50x80.9x50.1x79.9, 3-3-sty bk tnts & str, 2-sty bk stable; Isaac C Ogden to Jas L Ogden, 9 Lincoln Park, Newark, NJ; 1/2 pt; mtg \$20,000 & AL; June 19; June 20'13; A\$47,000-50,000. nom
Wooster st, 175-7 (2:524-21), nws, abt 175 n Houston, 50x100, with all R T & I to strip as follows: Wooster st, ws, adj above on s 0.4x100, 7-sty bk loft & str bldg; Jos & Louis Frankel to Franbro Realty Co, a corp, 318 E 32; mtg \$65,000; June 23; June 24'13; A\$40,000-72,000. O C & 100
1ST st, 56 E (2:443-49), ns, 250 w 1 av, 20.8x100.4x25.3x100, 6-sty bk tnt & str; Chas Schlesinger et al to Hyman Berkowitz, 1746 Mad av; mtg \$25,500 & AL; June 20; June 23'13; A\$18,000-37,000. O C & 100

3D st, 388 E (2:356-9), ss, abt 105 w Goerck, runs s51.9xw20xn54 to st xe20 to beg, 3-sty bk tnt; Saml Friedman to Saml Greenfeld, 417 E Houston; AL; June 1; June 20'13; A\$5,500-6,000. O C & 100
4TH st, 307 E (2:374-66), ns, 82.3 e Av C, 25x96, 4-sty bk tnt & str & 2-sty bk rear bldg; Morris Mannheimer to Monte London, 560 W 144; mtg \$16,000; June 23; June 24'13; A\$16,000-19,000. O C & 100
4TH st, 307 E; Monte London to Jacob B & Gussie Prager, 309 E 4; mtg \$16,000; June 23; June 24'13. O C & 100
6TH st, 749-51 E (2:376-40), ns, 52 w Av D, 41x22.9, 3-sty bk stable; Geo Ricard to Realty Realization Corp, 1400 5 av; AL; June 5; June 26'13; A\$8,000-10,000. O C & 100
8TH st, 397-9 E (2:365-58-59), ns, 77.3 e Av D, runs e51xn94.5xw48.1xs46.5xw3.1xs 48 to beg, 4-sty bk warehouse; Roosevelt D Todd to Eloise B Todd, his wife, at [188 Godwin], Ridgewood, NJ; 1/2 R T & I; AL; June 14; June 20'13; A\$19,000-25,500. nom
12TH st, 532 E (2:405-24), ss, 445.6 s (should be e) from sec Av A & 12th, runs —103.3xse25xne103.3 to st xnw25 to beg, 5-sty bk tnt & str & 4-sty bk rear tnt; Max Sass to Tillie Sass, his wife, 1687 Bathgate av; mtg \$26,500; June 20; June 26'13; A\$16,000-24,000. O C & 100
12TH st, 722-8 E, see Dry Dock, 19.
12TH st, 82-4 W (2:575-13), ss, 65.6 e 6 av runs e43.4xs103.3xw39.9xn16.4xnw3.7xn84.8 to beg, 6-sty bk tnt; Harry Rosenwasser et al to Eliz B Davies, 22 Grant sq, Liverpool, England, & Morris A Hulet, 205 Midwood, Bklyn; mtg \$70,000; June 23; June 26'13; A\$50,000-130,000. O C & 100
13TH st, 528 E (2:406-20), ss, 270 w Av B, 25x103.3, 5-sty bk tnt & str; Frederic E Klein et al EXRS, & Josef Klein to Frederic E Klein, 72 W 119; AL; June 23'13; A\$16,000-27,000. O C & 32,000
14TH st, 600-2 E, see Av B, 227-31.
15TH st, 142 E (3:870-47), ss, 100 w 3 av, 22.6x84, 3-sty bk tnt & str & 4-sty bk rear tnt; Hamilton Fish Corp to City Real Estate Co, a corp, 176 Bway; AL; June 16; June 25'13; A\$21,500-24,500. O C & 100
18TH st, 100-6 E, see 4 av, 215-9.
19TH st, 22 E, see Bway, 886-8.
19TH st, 28 E, see Bway, 886-8.
25TH st, 208 E (3:905-53), ss, 146.5 e 3 av, 25x98.9, 5-sty bk tnt & str; Edw Bachrach to Fredk W & Jane G Sherman, 128 E 29; mtg \$30,000 & AL; June 16; June 21'13; A\$12,000-29,000. O C & 100
25TH st, 320-2 W, see 11 av, swc 29th.
28TH st, 365-9 W, see 11 av, swc 29th.
29TH st, 33 E (3:859-29), ns, 175 e Mad av, 21.9x98.9, 3-sty bk tnt & str; A\$47,800-49,500; also 30TH ST, 32 E (3:859-59), ss, 175 e Mad av, 21x98.9, 3-sty & b stn dwg; Howard Conkling to Woman's Hotel Co, a corp, 340 Mad av; AL; June 16; June 21'13; A\$48,000-50,500. omitted
29TH st, 320 W, see 11 av, swc 29th.
29TH st, 342-4 W, see 11 av, swc 29th.
29TH st, 532 W, see 11 av, swc 29th.
29TH st, 364-8 W, see 11 av, swc 29th.
29TH st W, ss, 250 w 11 av, see 11 av, swc 29th.
29TH st W, swc 11 av, see 11 av, swc 29th.
29TH st W, see 12 av, see 11 av, swc 29th.
30TH st, 32 E, see 29th, 33 E.
30TH st, 532 W, see 11 av, swc 29th.
30TH st, 604 W, see 11 av, swc 29th.
32D st, 344-6 E (3:937-44), ss, 135 w 1 av, 35x98.9, 8-sty bk loft bldg; Jos Frankel & ano to Franbro Realty Co, 318 E 32; mtg \$55,000; June 23; June 24'13; A\$15,000-63,000. O C & 100
33D st, 157 E (3:889-31), ns, 195 w 3 av, 20x98.9, 4-sty bk dwg; Chas A Hickey & ano EXRS Alice C McGuire or Maguire to the J P Zurla Tile Co, a corp, 116 Charlton; June 25'13; A\$18,000-20,000. O C & 100
33D st, 36 W (3:834-66), ss, 502.6 w 5 av, 17.6x98.9, 4-sty bk loft & str bldg, 1-sty ext; Agnes Geoghegan to Emily B Hopkins, 1 E 56; mtg \$70,000; June 16; June 24'13; A\$88,000-105,000. nom
35TH st, 347 W (3:759-16), ns, 300 e 9 av, 25x98.9, 3-sty bk tnt & 3-sty bk rear tnt; Patk McGuinness to Philip Liberman, 352 W 46; mtg \$13,000; June 16; June 24'13; A\$13,000-14,500. O C & 100
36TH st, 109 E (3:892-6), ns, 130 e Park av, 25x98.9, 4-sty & b stn dwg; Frank Cunningham et al EXRS, & c, Mary M Cunningham to Caroline S Endicott, 109 E 35; June 11; June 23'13; A\$50,000-65,000. 67,500
37TH st, 165-7 E, see 3 av, 560.
38TH st, 60 W (3:839-79), ss, 183.4 e 6 av, 20.10x98.9, 4-sty & b stn dwg; Alice A Moorehead, Mary C McCarville & Margt Moorehead to Danl J Carroll, 32 W 40; mtg \$26,000; Apr 29'12; Apr 30'12; A\$71,000-75,000 (corrects error as to name of party 2d pt in issue of May 4'12). O C & 1,000
39TH st, 305-7 E (3:945-7-8), ns, 99.6 e 2 av, runs n54xe0.6xn44.8xe50.6xs98.9 to st xw 51 to beg, 2-5-sty bk tnts & str; Eliza Lustig to Jos Landes, 71 2d; mtg \$24,500; June 13; June 24'13; A\$21,000-34,000. nom
40TH st, 520 W (3:711-45), ss, 300 w 10 av, 25x98.9, 5-sty bk loft bldg; Celia Schlesinger to Hannah Fox, 124 W 114; [10 Vernon av, Arverne, LI]; 1/2 pt; AL; June 23; June 26'13; A\$10,000-14,000. nom
42D st, 505 W (4:1071-28), ns, abt 100 w 10 av, —x—, 2-sty bk stable; Jno A Leighton to Peter Schmuck, 325 W 49; mtg \$10,000; June 20; June 21'13; A\$14,000-17,000. nom

44th st, 9 E (5:1279-10), ns, 221 e 5 av, 2x100.5, 4-sty & b stn dwg, 1 & 2-sty ext; Wm M Spackman EXR Anna M T Blake-man to 9 East 44th St Co, Inc, a corp, 141 Bway; June16; June20'13; A\$120,000-131,000. **140,000**

45TH st, 145 E (5:1300-27½), ns, 200 w 3 av, 20x100.5, 3-sty & b stn dwg; Jno Conville to Augustus F Groll, 145 E 53 [147 E 53]; AT; mtg \$18,500; June23; June25'13; A\$14,000-19,000. **nom**

45TH st, 524 W (4:1073-47), ss, 350 w 10 av, 25x100.4, 5-sty bk tnt & str; Isabel Leonard to Wohlfarth Realty Co, a corp, 11 E 42, & Adam Urbach, 259 7 av; mtg \$15,500; June24; June25'13; A\$9,000-18,500. **O C & 100**

48TH st, 449 W (4:1058-6), ns, 125 e 10 av, 25x100.5, 5-sty stn tnt; Caroline Stueber to Louis Stueber [care H C Botty, 140 Nassau], party 1st pt retains life estate; mtg \$9,000; Dec12'04; June20'13; A\$12,000-21,000. **O C & 100**

50TH st, 532 W (4:1078-49), ss, 400 w 10 av, 25x100.5, 5-sty stn tnt & str & 5-sty bk rear tnt; Philip C Samuels, ref, to Chas E Annett, 353 Av A, Bayonne, NJ, TRSTES Stephen C Burdett; FORECLOS June10'13; June25; June26'13; \$9,000-22,000. **15,000**

52D st, 343 W (4:1043-16), ns, 365 e 9 av, 22.10x100.9x31.4x100.5, 4-sty bk tnt & str & 3-sty bk rear stable; Thos McGuire to Jacob J Tabolt, 332 W 28; mtg \$12,500 & AL; June24; June25'13; A\$15,500-17,500. **O C & 100**

53D st, 152 E (5:1307-45), ss, 200 e Lex av, 25x100.5, 5-sty bk tnt & str & 2-sty rear bldg; Josephine M Nicholas, EXTRX Wm G Egan to Josephine E Beckman, 1111 Dean, Bklyn; June18; June24'13; A\$15,000-22,000. **15,500**

53D st, 20 W (5:1268-51), ss, 325 w 5 av, 25x100.4, 4-sty & b stn dwg, 3-sty ext; B T Babbitt Hyde et al to Eliz A & Mabel L Hyde, 17 Park av; 3-5 pts; AT; AL; June 24; June25'13; A\$82,000-112,000. **O C & 100**

59TH st, 15-9 E (5:1374-11 to 13), ns, 250 e 5 av, 75x100.5, 3-4-sty stn bldgs & str; Judson Lawson to Chas S Williams, 16 E 60; CaG; mtg \$170,000; Sept19'10; June 21'13; A\$216,000-240,000. **nom**

59TH st, 345 W (4:1112-7), ns, 150 e Col av, 25x100.5, 5-sty bk tnt & str; Francis S McAvoy, ref to Jacob S Berliner, 71 Central Park W; FORECLOS May19; June19; June20'13; A\$24,000-32,000. **35,000**

59TH st, 347 W (4:1112-6), ns, 125 e 9 av, 25x100.5, 5-sty bk tnt & str; Francis S McAvoy, ref, to Jacob S Berliner, 71 Central Park W; FORECLOS May19; June 19; June20'13; A\$24,000-32,000. **35,000**

60TH st, 246 W (4:1151-56), ss, 200 e West End av, 25x100.5, vacant; Andw G Halpin to Libman Contracting Co, a corp, 107 W 46; AL; June14; June23'13; A \$6,000-6,000. **O C & 100**

63D st, 16 E (5:1377-61), ss, 275 e 5 av, 18.9x100.5, 4-sty & b stn dwg; Fredk C Callen to Michl F Burns, 270 Henry [Bklyn]; mtg \$30,000 & AL; June26'13; A \$68,000-77,000. **nom**

63D st, 16 E (5:1377-61), ss, 275 e 5 av, 18.9x100.5, 4-sty & b stn dwg; Henrietta Dinkelspiel to Fredk C Callen, 115 Vanderbilt av, Bklyn; mtg \$4,000; June26'13; A\$68,000-77,000. **O C & 100**

68TH st, 306 W (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & str; Arlington Estates Inc a corp to Plainfield Plumbing, Hardware & Paint Supply Co, a corp, 55 W 8; mtg \$17,500; June16; June21'13; A\$8,000-20,000. **nom**

70TH st, 184 E, see 3 av, 1200-8.

73D st, 223 E (5:1428-13), ns, 275 w 2 av, 25x102.2, 5-sty stn tnt & str; Bertha Kaufmann to Ellicott D Curtis, at Litchfield, Conn; B&S; AL; June26'13; A \$11,000-22,000. **O C & 100**

76TH st, 167 W (4:1148-7), ns, 140 e Ams av, 20x102.2, 4-sty & b bk dwg; Geo Burnham, ref, to Chas C Bull, 34 Gramercy Park, TRSTE Wm V Brady, decd, for Adelaide B Harris; FORECLOS Apr 10; June5; June23'13; A\$16,000-30,000. **20,000**

78TH st, 401 E (5:1473-4½), ns, 64 e 1 av, 30x52.2, 5-sty bk tnt & str; Wilgro Realty Co to Louis M Jerkowski, 151 Central Park W; B&S; mtg \$18,125 & AL; June19; June20'13; A\$6,000-17,500. **nom**

83D st, 68 W (4:1196-60), ss, 100 e Col av, 20x102.2, 4-sty & b bk dwg; Isabel McCord et al, heirs & Wm H McCord, to W H M Co, Inc, a corp, 101 Park av; C A G; mtg \$12,000; June23; June26'13; A \$15,000-22,000. **nom**

86TH st, 117 W (4:1217-27), ns, 170 w Col av, 20x102.2, 4-sty & b bk dwg; Albt E Stratton et al to May S Wynkoop, 335 State, Albany, NY; Alice S MacLeod & Dorothy B Stratton, both at 117 W 86; Apr26; June24'13; QC; AL; A\$18,000-32,000. **nom**

87TH st, 55 W (4:1201-7), ns, 145 e Col av, 21x100.8, 4-sty & b stn dwg; Maurice Deiches, ref, to Meyer Vesell, 763 5 av; mtg \$27,500 & AL; FORECLOS June20; June26'13; A\$15,500-31,000. **10,000**

88TH st, 325 W (4:1250-19), ns, 401.4 e Riverside dr, 20x100.8, 4-sty & b bk dwg; Gertrude A Vanderbeck to Bertha F Long, 151 W 86; mtg \$25,000; June23'13; A\$15,000-34,000. **O C & 100**

89TH st E (5:1500-pt lt 69), ns, 112 e 5 av, runs e23xs100.8xw7.4xn5.8xw27.8xn60xe 12xn35 to beg, vacant; Benj N Duke to Carl D Jackson, 17 E 82; June23; June24'13; A\$—\$. **nom**

89TH st W (4:1236-44 & 17), ss, at cl Old Bloomingdale rd (closed), runs w 80.6 to sec Bway & 89th xs— to nec Bway & 88th xe100xn100.8xw— to cl said rd xne

— to beg, 1-sty bk & fr bldgs of coal yd; above now owned by party 2d pt, & party 1st pt releases AT & QC to any land in said old rd only; Frances C Maclean to Metropolitan Impt Co, a corp, 100 Bway; June12; June25'13; A\$410,000-410,000. **nom**

89TH st W; same prop; similar re QC, &c, in said old rd as above; Jno P Constable to same; AT; June20; June25'13. **nom**

89TH st W, same prop; similar re QC, &c, as above; Emily M F Maclean to same; AT; June9; June25'13. **nom**

91ST st E (5:1503), ns, 228.8 e Mad av, a strip 0.1x100.8; Jas Livingston to Philip Voss, 701 Mad av; ½ pt; AT; B&S; May14; June20'13. **nom**

91ST st E (5:1503), ns, 228.8 e Mad av, a strip 0.1x100.8; Robt J Forster et al to Philip Voss, 701 Mad av; 4-14 pts; AT; B & S; June20; June23'13. **nom**

100TH st, 65 E (6:1606-32), ns, 100 w Park av, 20x100.11, 5-sty bk tnt & str; Christopher Pitkin Co to Hyman Schmulwitz, 83 W 115; mtg \$17,750; May9; June 26'13; A\$8,000-19,000. **O C & 100**

103D st, 108-10 E (6:1630-70), ss, 39.4 e Park av, 40x100.11, 6-sty bk tnt & str; Saul Abraham to Jos Yeska, 155 Riverside dr; mtg \$41,875; June24'13; A\$18,500-46,000. **O C & 100**

105TH st, 128 E (6:1632-61½), ss, 266.8 e Park av, 16.8x100.11, 3-sty & b stn dwg; Therese R Spear to Felix Hertz, 292 West Bway; mtg \$9,000; June23; June24'13; A \$7,500-8,500. **O C & 100**

110TH st, 16 E (6:1615-61), ss, 125 w Mad av, 25x100.11, 5-sty bk tnt & str; A\$15,000-27,000; also 110TH ST, 18 E (6:1615-60), ss, 100 w Mad av, 25x100.11, 5-sty bk tnt & str; Value Realty Co to Harriety M Mackeown, 2014 5 av; mtg \$45,000 & AL; June6; June24'13; A\$15,000-27,000. **O C & 100**

110TH st, 18 E, see 110th, 16 E.

112TH st, 68 E (6:1617-41), ss, 78.9 w Park av, 26.3x100.11, 5-sty stn tnt; Carol H Street et al EXRS Sophie W Hamilton to Chas M Camp, 257 Lafayette av, Bklyn, TRSTE Sophie W Hamilton; ½ pt; Apr4; June25'13; A\$11,500-19,500. **6,333.33**

112TH st, 68 E; Mary H Torrey to Carol H Street, 406 Grand av, Bklyn; ½ pt R T & I; B&S; Apr4; June25'13. **nom**

113TH st, 70 E (6:1618-46), ss, 205 w Park av, 25x100.11, 5-sty bk tnt & str; Melinsa H Fox to Jennie Rosenthal, 201 W 120; mtg \$23,000; June20; June26'13; A \$11,000-20,500. **nom**

113TH st, 77 W (6:1597-8½), ns, 158 e Lenox av, 17x100.11, 3-sty & b stn dwg; Harry R Mercer to Jos H Schwartz, 920 Av St John; mtg \$10,000 & AL; June20; June21'13; A\$9,500-11,500. **O C & 100**

113TH st, 230 W (7:1828-42), ss, 200 w 7 av, 50x100.11, 6-sty bk tnt; Alliance Realty Co to Columbia Bank, a corp, 507 5 av; mtg \$66,500 & AL; June23; June26'13; A\$31,000-85,000. **O C & 100**

115TH st, 40-2 W (6:1598-55-56), ss, 379 e Lenox av, 36x100.11, 2-3-sty & b bk dwgs; A\$20,500-26,000; also 115TH ST, 44 W (6:1598-56½), ss, 361 e Lenox av, 18x 100.11, 3-sty & b stn dwg; Jonas S Schiff et al to Uptown Talmud Torah Association, a corp, 132-42 E 111; mtg \$32,000; Mar12; June24'13; A\$10,500-13,000. **O C & 66,000**

115TH st, 44 W, see 115th, 40-2 W.

115TH st, 609-15 W (7:1896-57), ns, 175 w Bway, 100x100.11, 6-sty bk tnt; Sara Oppenheim to Emanuel Van Raalte, 10 W 87; QC; June12; June25'13; A\$88,000-180,000. **nom**

116TH st, 18 E (6:1621-62), ss, 135 w Mad av, 25x100, 5-sty bk tnt & str; Julius Goetz to Abr Rauh, 5807 Elmer, Pittsburg, Pa; mtg \$26,200; June17; June23'13; A\$17,000-29,000. **O C & 100**

117TH st, 424 E (6:1710-39), ss, 277.4 e 1 av, 16.8x100.11, 3-sty & b bk dwg; Lawyers Mtg Co to Vito Belmonte, 236 E 113; B&S; June24; June26'13; A\$4,500-6,000. **O C & 100**

118TH st, 426-8 E (6:1711-36), ss, 277.4 w Pleasant av, runs s100.10xw16.8xs0.1xw 25xn100.11 to st xe41.8 to beg, 6-sty bk tnt & str; Geo Ricard to Realty Realization Corp, 1400 5 av; mtg \$33,000; also mtg for \$36,887.89 on this & other prop & AL; June3; June26'13; A\$12,000-43,000. **O C & 100**

118TH st, 430-2 E (6:1711-35), ss, 235.8 w Pleasant av, runs s100.11xw8.4xn0.1xw 33.4xn100.10 to st xe41.8 to beg, 6-sty bk tnt & str; Geo Ricard to Realty Realization Corp, 1400 5 av; mtg &c as above; June3; June26'13; A\$12,000-43,000. **O C & 100**

118TH st, 434-6 E (6:1711-33), ss, 194 w Pleasant av, 41.8x100.11, 6-sty bk tnt & str; Geo Ricard to Realty Realization Corp, 1400 5 av; mtg etc as above; June 3; June26'13; A\$12,000-43,000. **O C & 100**

120TH st E, nec Madison av, see Madison av, 1839.

122D st, 107 W (7:1907-27), ns, 118 w Lenox av, 19x100.11, 3-sty & b stn dwg; Frank B Wood et al EXRS, &c, Louisa Randell to Bertha Nissenson, 108 W 4 A L; June14; June25'13; A\$10,600-18,000. **12,550**

122D st, 117 W (7:1907-23), ns, 215 w Lenox av, 19.11x100.11, 3-sty & bk stn dwg; Jessie B Mattocks to Josiah S Knapp, 117 W 122; AL; June26'13; A\$11,200-18,500. **O C & 100**

123D st, 304 E (6:1799-50½), ss, 80 e 2 av, 28.8x100.11, 6-sty bk tnt & str; Lawyers Mtg Co to Eflay Realty & Holding Co (Inc), a corp, 60 Liberty [c are Frank Locker, 111 Bway]; B & S; June20; June 26'13; A\$8,500-28,500. **O C & 100**

124TH st, 7 E (6:1749-7), ns, 140 e 5 av, 20x100.11, 3-sty & b stn dwg; Ronald K Brown EXR Thos H Newman to Timothy J Regan, 211 W 108; June19; June20'13; A\$14,000-18,500. **11,600**

124TH st, 7 E; Timothy J Regan to B T Realty Co, a corp, 309 Bway; mtg \$8,000; June20'13. **nom**

124TH st, 150 E (6:1772-52), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31), x100.11 5-sty bk hotel; Rose Cogut to Gussie Deck-lade, 129 E 123; AL; June20; June21'13; A \$40,000-80,000. **nom**

124TH st, 182 E (6:1772-40½), ss, 64 w 3 av, 31x100.11, 5-sty stn tnt; Jacob Chaimowitz to Thos Carroll, 16 E 129; mtg \$21,000; June23; June24'13; A\$15,000-25,000. **O C & 100**

127TH st, 116 W (7:1911-41), ss, abt 175 w Lenox av, —, 3-sty & b stn dwg; Emeline Van Syckel to Eliz & Hans Schrefeld [Schrefel], 116 W 127, joint tenants; mtg \$10,000; June23; June26'13; A \$8,000-10,000. **O C & 100**

127TH st E, nec Madison av, see Madison av, 1994.

128TH st, 10 E (6:1752-66), ss, 150 e 5 av, 20x99.11, 3-sty & b stn dwg; Paul E Bonner to Irene M Brobst, 592 Eastern pkway, Bklyn; QC; AL; June13; June20'13; A\$9,500-14,000. **nom**

128TH st, 234 E (6:1792-33½), ss, 223.9 w 2 av, 18.9x99.11, 3-sty & b stn dwg; Isidore D Morrison, ref, to German Savgs Bank, a corp, 157 4 av; FORECLOS June16; June 20'13; A\$5,000-7,500. **5,100**

130TH st, 266 W (7:1935-59), ss, 118.6 e 8 av, 18.6x99.11, 3-sty & b bk dwg; Max Rubin to Jeanette Siegel, 148 W 118; mtg \$10,500; May17; June20'13; A\$8,200-10,500. **O C & 100**

131ST st, 155 W (7:1916-9½), ns, 191 e 7 av, 17x99.11, 3-sty & b stn dwg; Selma Laufer widow to Mary Burns, 112 W 63; June19; June25'13; A\$6,800-10,000. **O C & 100**

131ST st, 218 W (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Tressa wife Jas D Taylor to Ethel Mearson, 1742 Bathgate av; mtg \$11,000 & AL; June20; June21'13; A\$6,700-9,000. **O C & 100**

132D st, 100 W, see Lenox av, 439.

132D st, 227 W (7:1938-21½), ns, 245 w 7 av, 15x99.11, 3-sty & b stn dwg; Neil P Duross to Mary B Murphy, 165 E 62; mtg \$7,750; June20; June21'13; A\$5,400-7,500. **O C & 100**

132D st, 268 W (7:1937-57½), ss, 166.8 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Junius J Pittman et al to Jos McCue, 2340 Aque-duct av; mtg \$8,500 & AL; June3; June24'13; A\$6,000-9,000. **O C & 100**

133D st, 312 W (7:1958-37), ss, 150 w 8 av, 25x99.11, 5-sty bk tnt; Geo A Sipp to Mary E Sipp, his wife, 56 W 130; AL; Jan 20; June25'13; A\$10,000-20,000. **nom**

136TH st, 210 W (7:1941-40½), ss, 167.6 w 7 av, 17.6x99.11, 3-sty & b bk dwg; Henry J Mark to Louis C Wagner, 1925 7 av; AL; June25; June26'13; A\$7,000-10,500. **O C & 100**

136TH st, 614-6 W (7:2002-89), ss, 167.6 w Bway, 54x99.11, 5-sty bk tnt; Sara Oppenheim to Louis A & Sarah C Rodenstein, 561 W 152; QC; June12; June25'13; A \$33,500-65,000. **nom**

140TH st, 303 W (7:2042-43), ns, 90 w 8 av, 15x99.11, 2-sty & b fr dwg; Wm S Bennet ref to Elliott L Brown at [Amackas-sin ter], Yonkers, NY; PARTITION May 12; June20; June21'13; A\$5,400-6,000. **5,000**

144TH st, 311 W (7:2044-25), ns, 175 w 8 av, 24.6x99.11, 5-sty bk tnt; Ethel A Moore to Vincent A Cattogio, 921 Hudson, Hoboken, NJ; mtg \$14,000; June20; June21'13; A \$9,000-19,000. **omitted**

148TH st, 204 W (7:2033-40), ss, 137.6 w 7 av, 37.6x99.11, 5-sty bk tnt; Chas Kimmelman et al to Fannie Mannheim, 602 St Nicholas av; mtg \$30,000; June23; June 24'13; A\$13,000-37,000. **nom**

153D st, 400 W, see St Nicholas av, 856.

153D st, 536 W (7:2084-53), ss, 500 w Ams av, 25x99.11, 5-sty bk tnt; Loretta A Harrison to Emma E A White, 117 W 227; June23; June24'13; A\$12,000-26,000. **nom**

153D st W, see St Nicholas av, see St Nicholas av, 856.

153D st W, swe St Nicholas pl, see St Nicholas av, 856.

164TH st, 503-5 W (8:2121-49), ns, 100 w Ams av, 50x99.11, 6-sty bk tnt; Manchester Leasing Co to Alfd Marshall at Islip, LI; mtg \$67,450 & AL; June18; June 23'13; A\$21,000-61,000. **O C & 100**

165TH st W, ns, 139.5 w Ams av, see Croton st, ss, 85.5 w Ams av.

165TH st W, ss, abt 85.5 w Ams av, see Croton st, ss, 85.5 w Ams av.

180TH st, 516 W, see Audubon av, 289-91.

185TH st W (8:2166-11-12), ss, 150 w St Nicholas av, 50x79.11, vacant; Louis Fran- kel to Franbro Realty Co, a corp, 318 E 32; mtg \$7,500; June23; June24'13; A\$14,000-14,000. **O C & 100**

Av B, 227-31 (2:396-7-9), see 14th (Nos 600-2), 68.9x88, 3-5 & 1-3-sty bk tnts & str; Ignatz Koref to Olga K Freyer, 1214 Boston rd; mtg \$61,000 & AL; June24'13; A\$41,500-61,000. **O C & 100**

337.6 e Cypress or Trinity av, 37.6x103.7, 5-sty bk tnt; 1/2 pt; also ROCHAMBEAU AV (12:3328), nec Gun Hill rd, 105x114.1x 103.8x109.5, 3-sty fr dwg; 1/2 pt; also ROCHAMBEAU AV (12:3328), es, 109.5 n Gun Hill rd, 75x103.7, vacant; 1/2 pt; also BAINBRIDGE AV (Woodlawn rd) (12:3328), w s, 220.5 n Gun Hill rd, 75x103.7, vacant; 1/2 pt, except lands in beds of sts; Chas J Pitag & ano EXRS, &c, Adam Dengler to Dengler Bros Inc, a corpn, 5 Beekman; A L; June 16; June 23'13.

30,000
Amsterdam av, 590-2 (4:1236-34-35), w s, 25.8 s 89th, 50x100, 2 5-sty bk tnts & str; Theo J Dengler et al to Dengler Bros Inc, a corpn, 5 Beekman; 2/3 pts; B & S; June 16; June 23'13; A\$46,000-70,000.
 O C & 100

Amsterdam av, 1253 (7:1963-62), es, 36.2 s 122d, 39.10x100, 6-sty bk tnt & str; Saml J Wood to Evelyn L Wood, his wife, 357 W 123; mtg \$46,000; June 23; June 24'13; A\$33,500-65,000.
 O C & 100

Audubon av, 289-01 (8:2152-38), sec 180th (No 516), 38x95, 5-sty bk tnt & str; Minot W Seaman & ano heirs, EXRS, &c, Sarah A Seaman to Casper B Ughetta, 721 6 av; mtg \$40,000; June 20; June 21'13; A\$23,000-55,000.
 O C & 100

Bowery, 263 (2:427-10), es, abt 200 n Stanton, 24.3x101.1x24.3x101, 4-sty bk tnt & str; Edwin Baldwin & ano EXRS, &c, Jno H McGurk to Hyman Berkovitz, 110 Forsyth; mtg \$21,000; June 9; June 23'13; A\$21,000-26,000.
31,250

Broadway, 456 (1:232-11), es, 30 s Grand, 25x100, 5-sty stn loft & str bldg; Columbia Bank, a corpn, 507 5 av, to Alliance Realty Co, a corpn, 115 Bway; B&S; mtg \$75,000 & AL; June 13; June 25'13; A\$70,000-78,000.
 nom

Broadway, 456; Alliance Realty Co to City Real Estate Co, a corpn, 176 Bway; mtg \$75,000 & AL; June 24; June 25'13.
 O C & 100

Broadway, 529-33 (2:498-23-25), nwc Spring (Nos 91-7), runs w150xn75xe50xs25 xse100 to Bway x850 to beg, 6-sty bk loft & str bldg; Edmund L Baylies et al heirs, &c, Nathalie E Baylies to Ray Estate Corpn, 54 Wall; May 13; June 21'13; A\$250,000-268,000.
 an issue of stock, bonds, &c

Broadway, 886-8 (3:847-pt lt 21), sec 19th (No 22), 45.8x108.9x33.10x123; also 19TH ST, 28 E (3:847), ss, 123 e Bway, runs se20xsw92xnw15.2xw8xne95 to beg, pt 6-sty bk str; Columbia-Knickebocker Trust Co TRSTE Chas S Barnes to Emily G Woolley at Neuville, Switzerland & Frances S Barnes, 269 W 72; AT; E&S; June 24; June 25'13; A\$—\$—\$.
 nom

Columbus av, 982 (7:1863-30), ws, 25.5 n 108th, 25.2x100, 5-sty bk tnt & str; Theobald J Dengler to Philip H & Adam Dengler; 2/3 pts; mtg \$20,000 & AL; June 30'99; June 23'13; A\$21,000-32,000.
 nom

Columbus av, 982; Theobald J Dengler et al to Dengler Bros Inc, a corpn, 5 Beekman; 2/3 pts; B&S; June 16; June 23'13.
 O C & 100

Columbus av, 982, see Ams av, 590-2.

Convent av, 7 (7:1971), ws, 324.7 sw 135th, runs sw9.3xn9.3xe0.1 1/2 to beg; City NY to Paterno & Son Contracting Co, 3058 Heath av; QC; AT; June 10; June 20'13.
 nom

Lenox av, 439 (7:1916-36), swc 132d (No 100), 24.11x75, 5-sty bk tnt & str; Jno J McGrath to 132d St Realty Corpn, 100 W 132; AL; June 26'13; A\$28,000-40,000.
 nom

Lexington av, 857 (5:1399-52), es, 50.11 s 65th, 16.6x80, 3-sty & b stn dwg; Mary B Murphy to Neil P Duross, 227 W 132; mtg \$12,000 & AL; June 20; June 21'13; A\$12,500-16,000.
 O C & 100

Lexington av, 2027-13, see 124th, 150 E.

Madison av, 1839 (6:1747-1), nec 120th, 17.9x83, with all title to an additional depth on both sides of same 5 ft, 3-sty stn tnt & str; Edw Regenhard to Hirsh B Alper, 236 E 86; B&S & CaG; mtg \$21,500 & AL; June 19; June 23'13; A\$16,000-20,000.
 nom

Madison av, 1994 (6:1752-16), nwc 127th, 20.4x35, 4-sty & b bk dwg; Frances R Scott to Danl V McCarthy, 122 W 44; CaG; mtg \$12,000; June 18; June 24'13; A\$10,000-14,000.
 O C & 100

Manhattan av, 27-9 (7:1837-14), ws, 81.6 n 101st, runs n38.6xw100x19.1xe19.5xe 99.11 to beg, 6-sty bk tnt; Mary W Crissman to Pauline A Valentine, — Carpenter av, Sea Cliff, LI; mtg \$40,000; June 14; June 25'13; A\$27,700-57,000.
 O C & 100

Riverside dr (Blvd Lafayette), 859 (8:2135-25), ws, 51.4 n on curve from cl 159th, if extended, 28.6x94.3x20.5x108.11, 3-sty & b bk dwg; Chas B Meyer to Harriet S James, 5 W 82; QC; AL; June 20; June 25'13; A \$6,400-14,000.
 nom

Riverside dr, 859 (8:2135-25), ws & 51.4 n c l on curve from 159th if extended, runs n27.5xw94.3xs20.5xe108.10 to beg, 3-sty & b bk dwg; Chas B Meyer to Harriet S James, 5 W 82; mtg \$10,000 & AL; June 18; June 21'13; A\$6,400-14,000.
 nom

St Nicholas av, 51 (7:1822-49), ws, 86.8 s 113th, 31.7x124.2x27x107.7, 5-sty bk tnt; Casper Levy et al to Chas W O'Connor, 19 W 10; QC; AL; June 19; June 25'13; A \$23,000-43,000.
 nom

St Nicholas av, 856 (7:2067-36), sec 153d (No 400), 25.6x159.6 to ws St Nicholas pl (No 59) x24.11 to 153d x164, 5 & 6-sty bk tnt; Marian Schramme, widow, to Jno T Schramme, at Garden City, LI; mtg \$57,000; June 20'13; A\$37,000-80,000.
 nom

2D av, 1010 (5:1346-3 1/2), es, 60.5 n 53d, 20x70, 5-sty bk tnt & str; Christian Gommel to Bernhard Kolb, 994 2 av; mtg \$11,800; June 23; June 24'13; A\$9,500-16,000.
 O C & 100

2D av, 1010 (5:1346-3 1/2), es, 60.5 n 53d, 20x70, 5-sty bk tnt & str; Bernhard Kolb to Christian Gommel, 1010 2 av; mtg \$9,000; June 23; June 24'13; A\$9,500-16,000.
 O C & 100

3D av, 560 (3:893-41), nwc 37th (Nos 165-7), 27x80, 4-sty bk tnt & str, 1-sty ext; Henry Hof to Lillian Hof, both at 80 Argyle rd, Bklyn; mtg \$47,800 & AL; June 20; June 24'13; A\$32,000-40,000.
 nom

3D av, 585 (3:919-4), es, 55.9 n 38th, 16.7x 75x17.4x75, 5-sty bk tnt & str; Henry Hof to Lillian Hof, both at 80 Argyle rd, Bklyn; mtg \$15,400 & AL; June 20; June 24'13; A\$11,500-17,000.
 nom

3D av, 613-5 (3:920-64-65), es, 19 s 40th, 36.8x75, 4-sty bk tnt & str; Jno B Harrison to Annie M Harrison, his wife, 31 Woodland av, New Rochelle, NY [258 Bway]; mtg \$35,000; June 21'13; A\$25,400-38,000.
 nom

3D av, 1200-8 (5:1404-37-40), swc 70th (No 184), 100.5x75, 5 4-sty stn tnts; Harry B Cutner to Directors' Realty Holding Co, a corpn, 160 Bway; AL; Dec 4'12; June 20'13; A\$81,000-127,500.
 O C & 100

4TH av, 215-9 (3:873-67), sec 18th (Nos 100-6), runs s78.6xe115xn25.6xe10x84xe50 xn2xe0.2xn92 to 18th xw175.2 to beg, with all title to 10 ft alley running from 17th, 20-sty bk office & str bldg; Eurasia Leland and ano to Aguilar Corpn [care Jas C Brower], 79 8 av; mtg \$1,200,000 & AL; June 11; June 26'13; A\$500,000-1,355,000.
 O C & 100

5TH av, 1075 (5:1500-pt lt 69), es, 34 s 89th, 26x100, vacant; Benj N Duke to Geo D Gregory, 628 E 32, Bklyn; June 23; June 24'13; A\$—\$—\$.
 nom

5TH av, 2216 (6:1732-39), ws, 24.11 s 135th, 25x90, 5-sty bk tnt & str; Henry M Goldfogel, ref, to Maria Josefa Jayas y Gobel, at Calzada de Vives, No 155 (Altos), Havana, Cuba [care Julius J Lyons, 76 Wm]; FORECLOS June; June 20; June 26'13; A\$14,000-25,000.
20,700

6TH av, 514 (3:832-80), es, 42 s 31st, 21 x60, 4-sty bk loft & str bldg; Philip Bumb to Lina Bumb, his wife, 53 W 125; AT; A L; June 23; June 24'13; A\$63,000-78,000.
 O C & 100

8TH av, 397, see 11 av, swc 29th.

9TH av, 314-20, see 11 av, swc 29th.

11TH av, 602 (4:1073-63), es, 61.9 s 45th, 19.2x70, 4-sty bk tnt & str; Chas E Hawthorne, ref, to Adelia J Sparks, 205 Washington Park, Bklyn; FORECLOS; June 17; June 20'13; A\$6,000-11,000.
8,500

11TH av, 3 (3:674-34-35), swc 29th, 49.4x 100, railroad tracks; A\$27,000-27,000; also 29TH ST (3:674-42-57), ss, 250 w 11 av, 16 lots, ea 25x98.9, railroad tracks; A\$128,000-128,000; also 12TH AV (3:674-59-60), sec 29th, 50.8x83.11x49.4x95.3, railroad tracks; A\$22,500-22,500; also 30TH ST, 604 W (3:675-38), ss, 100 w 11 av, 25x98.9, 1-sty bk bldg; A\$7,500-10,500; also 29TH ST, 532 W (3:700-52), ss, 450 w 10 av, 25x98.9, 5-sty bk tnt & str; also 30TH ST, 532 W (3:701-59), ss, 475 w 10 av, 25x98.9, 2 & 3-sty bk stable; A\$8,000-11,500; also 28TH ST, 320-2 W (3:751-55-56), ss, 250 w 8 av, 25x 98.9, 2 4-sty & b stn dwgs; all of above sub to ground leases; A\$13,000-20,000; also 9TH AV, 314-20 (3:752-1-6), nec 28th (Nos 365-9), 98.9x125, 4 5-sty bk tnts & str & 2 3-sty & b stn dwgs; sub to ground leases except 365-7 W 28; A\$87,000-164,500; also 29TH ST, 364-8 W (3:752-80-84), ss, 100 e 9 av, 50x98.9, 1-4 & 2-3-sty & b stn dwgs; A\$28,000-37,500; also 29TH ST, 342-4 W (3:752-69-70), ss, about 300 e 9 av, 37.6x98.9, 2 3-sty & b stn dwgs; sub to ground leases; A \$21,000-27,000; also 29TH ST, 320 W (3:752-58), ss, 237.6 w 8 av, 20.10x98.9, 3-sty & b stn dwg; A\$12,000-15,000; also 8TH AV, 397 (3:753-42), ws, abt 45 s 30th, 21x 70, 4-sty bk tnt & str; A\$20,000-24,500; Edmund L Baylies et al heirs & Nathalie E Baylies, to Ray Estate Corpn, 54 Wall; May 13; June 21'13.
 an issue of stocks, bonds, &c

12TH av, sec 29th, see 11 av, swc 29th.

Interior strip (4:1000), 60.5 s 48th & 46 w 6 av, runs w38x2.5xe38xs2.5 to beg; Eugent I Murtha to Bernard M Baruch, 6 W 52; QC; June 10; June 26'13.
 nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Worth st, 142-50 (1:166-9), ss, abt 95 e Centre, —, 2 5-sty bk loft & str bldgs; asm of all R T & I to extent of \$105 of above under will of Wm B Dana; Ethel D Shepard to Peter Henderson & Co, 35 Cortlandt; May 1; June 23'13; A\$200,000-260,000.
 nom

19TH st, 28 E, see Bway, 886-8.

31ST st, 2 W, see 5 av, 298.

52D st, 343 W (4:1043), ns, 365 e 9 av, 22.10 x100.9x314x100.5; re asm rents; Royal Co of NY to Thos McGuire, 244 W 114; June 24; June 25'13.
 nom

63D st W, ss, 99.10 e West End av, see West End av, sec 63.

89TH st, 2 E, see 5 av, 1075.

89TH st, 2 E, see 89th E, ss, 112 e 5 av.

89TH st, E (5:1500), ss, 112 e 5 av, 23.2x 100.8x irreg x irreg, owned by party 2d pt; also 5TH AV, 1076 (5:1500), sec 89th (No 2), 34x—, owned by party 1st pt; agmt as to use of alleyway bet above, etc; Benj N Duke, 2 E 89, with Carl D Jackson, 17 E 82; June 23; June 24'13.
 nom

131ST st, 155 W (misc); power of atty to sell, etc; Selma Laufer to Jos S Isidor [402 Mt Prospect av], Newark, NJ; May 10'12; June 25'13.

177TH st W, sec Audubon av, see Audubon av, 227-33.

Audubon av, 227-33 (8:2132), sec 177th, —, asm rents to extent of \$1,800; Rebecca Goldberg to Max Hoffman, 916 So Blvd; June 24; June 25'13.
 nom

Broadway, 886-8 (3:847), also 19TH ST, 28 E (3:847); power of atty to mtg, etc; Emily G Woolley to Frances S Barnes, 269 W 72, & W Russell Osborn; Apr 25; June 25'13.

Columbus av, 788 (7:1853), ws, 75 s 99th, 25x100; station consent by owners to station at 99th st; Augusta Simon & Max Bamberger to Interborough Rapid Transit Co & ano, 165 Bway; mtg \$4,000; Apr 12'08; June 20'13.
 nom

West End av (4:1154), sec 63d (owned by party 2d part); also 63D ST W (4:1154), s s, 99.10 e West End av, 0.3x25x0.2x25 (owned by party 1st part), deed of easement; Shults Bread Co to Robt McClennahan, 121 E 40; June 14; June 20'13.
 175

5TH av, 298 (3:832-47), swc 31st (No 2), runs s30xw75xs44xw25xn74 to 31st, xe 100, 6-sty stn office & str bldg; re dower; Alice E Gilbert widow by Chas N Harris, ATTY, to Title Guar & Trust Co, 176 Bway; AT; QC; June 20; June 23'13; A \$545,000-580,000.
 nom

5TH av, 298; power of atty; Alice E Gilbert to Chas N Harris; May 15; June 23'13.

5TH av, 1075 (5:1500), es, 34 s 89th, 26x 100, owned by party 2d pt; also 5TH AV, 1076 (5:1500), sec 89th (No 2), 34x—, owned by party 1st pt; agmt as to encroachments, etc; Benj N Duke, 2 E 89, with Geo D Gregory, 628 E 32, Bklyn; June 23; June 24'13.
 nom

5TH av, 1076, see 5 av, 1075.

5TH av, 1076, see 89th E, ss, 112 e 5 av.

Deed (misc) of appointment & consents; Frederic de P Foster EXR, &c, Wm H Aspinwall to Paul Tuckerman at Tuxedo, N Y, EXR, &c, under same will; Feb 25; June 25'13.

Exemplified (misc) copy last will & codicil of Katharine S Van D Burton, late of Orange Co, NY; Nov 27'06; June 25'13.

General (misc) re of legacy, etc; Olivia C Steele to Wm S & Emily de B Osborn, 2048 Valentine av, EXRS Isabella A Osborn; June 11; June 25'13.
 200

General (misc) re of legacy, etc, as above; Evelyn I Steele to same; June 11; June 25'13.
 200

Power of atty (misc); Harry Cooper to Chas Cooper; May 31; June 24'13.

Power of atty (misc); Constance H or Henrietta C Brown to Chas L Dean; May 19; June 23'13.

Power of atty (PA); Henrietta Dinkel-spiel to Celia Goldsmith, 16 E 63; June 18; June 26'13.

Power of atty (PA); Cath Hanfstaengl to Ernst F Hanfstaengl; Mar 11; June 26'13.

Revocation (misc) of power of atty; Dora Katz to Morris Baronsky; June 25; June 26'13.

WILLS.

Borough of Manhattan.

Beekman st, 75 (1:94-24), ss, 153.5 e Gold, runs e25.7xsl20.5xw23.6xn114, 5-sty bk loft & str bldg; A\$32,000-45,000; also 87TH ST, 351 W (4:1249-10 1/2), ns, 137 e Riverside dr, 20x100.8, 4-sty & b stn ft dwg (pt int); A\$15,000-34,000; Anna L Livingston Est, Henry R Noyes EXR, 351 W 88; atty, Chas S Noyes, 198 Bway. Will filed June 24'13.

Chrystie st, nec Grand, see Grand, 254.

Grand st, 254 (2:418-30), nec Chrystie, 25x75, 3-sty bk loft & str bldg; Michelle Kaliski Est, Eidney Kallis, EXR, 76 E 96; attys, Aronson & Salant, 34 Pine; A \$40,000-45,000. Will filed June 23'13.

Irving pl, 71 (3:874-19), ws, 69 n 18th, 23x85.6, 4-sty & b bk dwg (pt int); Marie Lang Sheafe Est, Charlotte S Kraus, EX-TRX, 41 W 84; attys, Douglas, Armitage & McCann, 235 Bway; A\$32,000-36,500. Will filed June 7'13.

Lawrence st, 21-3 (7:1967-6 & 7), ns, 114.5 se 127th, runs se39.9xn88.3xw55.9xs 61.10 to beg, 2 5-sty bk tnts & str; A\$13,500-29,000; also 125TH ST, 502-8 W (7:1979-34-37), ss, 25 w Ams av, 100x100.11, 4-4-sty bk tnts; A \$62,000-75,000; also 126TH ST, 366-72 W (7:1952-57-60), ss, 100 e Morningside av, 100x99.11, 4 4-sty bk tnts & str; A\$56,000-72,000; also MADISON AV, 1983 (6:1751-53 1/2), es, 99.11 n 126th, 23.11x110, 3-sty & b stn ft dwg; A\$15,500-17,000; Wm M Moran Est, Isabella H Bodentine, EX-TRX, 1983 Mad av; atty, Paul Grout, 111 Bway. Will filed June 21'13.

14TH st, 333 W (3:738-17), ns, 450 w 8 av, 25x125, 4-sty bk dwg; A\$19,000-23,500; also 17TH ST, 357 W (3:741-5), ns, 100 e 9 av, 25x92, 4-sty bk stable; A\$10,500-17,000; also 18TH ST, 411-13 W (3:716-27), ns, 150 w 9 av, 50x92, 5-sty bk tnt; A\$21,000-45,000; Robt H Clark Est, EXRS Daisy M B Clark, 333 W 14, & Richd Shepard, 248 W 132; attys, Campbell, Moore & Amerman, 233 Bway. Will filed June 25'13.

17TH st, 357 W, see 14th, 333 W.

18TH st, 411-13 W, see 14th, 333 W.

28TH st, 210-14 E (3:908-47-49), ss, 14.5 e 3 av, 77x98.9, 3-3-sty bk tnts & 2-3-sty bk tnts in rear; A\$36,900-53,000; also 34TH ST, 113 E (3:890-10), ns, 162.6 e Park av, 21x98.9, 4-sty & b stn ft dwg; A\$52,500-56,500; Pauline K or Anna P K Taylor Est, Cortlandt E Taylor, EXR, 226 W 70; atty, David Keane, 35 Wall. Will filed June 12'13.

34TH st, 113 E, see 28th st, 210-4 E.
37TH st E, sec Park av, see Park av, 47.
70TH st, 106 E (5:1404-68½), ss, 89 e Park av, 16x100.5, 4½-sty bk dwg; Walter Wood Adams Est, Phineas Hillhouse Adams, EXR, 106 E 70; atty, Jno Lindley, 32 Nassau; A\$25,000-48,000. Will filed June 20'13.
87TH st, 351 W, see Beekman, 75.
125TH st, 502-8 W, see Lawrence, 21-3.
126TH st, 366-72 W, see Lawrence, 21-3.
Columbus av, 824 (7:1855-31), ws, 50.11 n 100th, 25x100, 5-sty bk tnt & str; Jno Bosch Est, Lena Bosch ADMRX, 660 E 163; atty, Jno Hardy, 265 Bway; A\$22,000-32,000. Will filed June 18'13.
Madison av, 1983, see Lawrence, 21-3.
Park av, 47 (3:892-85), sec 37th (No 102), 98.9x105, 4-sty stn ft dwg & 3-sty bk stable (pt int); Horace Russell Est, Josephine H Russell, EXTRX, 47 Park av; atty, Edw D Loughman, 280 Bway; A\$410,000-469,000. Will filed June 20'13.
7TH av, 2192 (7:1935-33), ws, 99.11 n 129th, 25x75, 5-sty bk tnt & str; Frances Von der Linden Est, Rose Von der Linden, EXTRX, 530 9 av; attys, Albert & Albert, 149 Bway; A\$17,000-27,000. Will filed June 20'13.
7TH av, 2350 (7:2023-34), ws, 44.2 s 138th, 20x78.6, 3-sty & b bk dwg; Paul Goepel Est, Carl P Goepel, EXR, 2350 7 av; atty, Jos H Niles, 290 Bway; A\$12,000-17,500. Will filed June 20'13.

CONVEYANCES.

Borough of the Bronx.

Allen pl (*), ss, 100 e Delavelle av, runs e59xs78.9xse33.11xw83.8xnl100 to beg; Pasquale Di Guglielmo to Hudson P Rose Co, 32 W 45; June 17; June 21'13. nom
Beck st, 845 (10:2710), ws, 350 n Longwood av, 40x100, 5-sty bk tnt; Bronx County Constn Co to Progress Holding Co, a corp, 35 Nassau; pr mtg \$34,000; June 20; June 25'13. O C & 100
Coster st, 622 (10:2769), es, 540 s Spofford av, 20x100, 2-sty bk dwg; also COSTER ST, 624 (10:2769), es, 520 s Spofford av, 20x100, 2-sty bk dwg; Brown-Weiss Realities, a Corp, to Jno Buehler, 901 E 156; mtg \$11,500; June 26'13. O C & 100
Coster st, 624, see Coster, 622.
Elizabeth st (*), ns, 300 w City Island av, runs w275 to h w mark Eastchester Bay xnl100xe254xsl100 to beg, City Island; Saml J T Wood to Evelyn L Wood, his wife, 357 W 123; June 23'13. O C & 100
Freeman st, 847 (11:2971), ns, 75 w Chisholm, 25x95, 2-sty fr dwg; Wm Prosnitz to Regina Prosnitz; mtg \$5,500; Apr 20'10; June 25'13. nom
Freeman st, 849 (11:2971), ns, 50 w Chisholm, 25x95, 2-sty fr dwg; Wm Prosnitz to Regina Prosnitz; mtg \$6,000; Apr 20'10; June 25'13. nom
Freeman st, 990 (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4, 5-sty bk tnt; Jacob Larus to Felix Prince, 746 St Nicholas av; mtg \$18,000; June 26'13. O C & 100
Lorillard pl, 2343, see 3 av, 4566.
Main st, es, 250 s Westchester av, see St Marys av, nwc Westchester av.
Main st (*), ws, 275 n Central av, 25x100; also MAIN ST (*), ws, 325 n Central av, 25x100; also LAWRENCE AV (*), es, 175 s Westchester av, 25x100, except pts for Briggs & Baychester avs; Sarah A Langan to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct 8'10; June 20'13. nom
Marian st (*), ses, 200 n Becker av, 50 x100, except pt for Bronx Blvd; Fredk Brockman to Hy E Bliss, 431 Greene av, Bklyn, & Louis E Bliss, 1664 Lex av, NY; AL; June 20; June 21'13. O C & 100
Matilda st (*), ses, 150 ne Westchester av, 50x100; Cath C Golding widow to Lars Olson, 4632 Matilda av; June 23; June 24'13. O C & 100
Ritter pl (11:2969), ns, 250 e Union av, 100x102, 1-sty fr church & vacant; N Y City Baptist Mission Soc to Mary Coffy, 1956 Bathgate av; mtg \$13,000; June 25; June 26'13. exch
Rogers pl, nec Westchester av, see Westchester av, nec Rogers pl.
Simpson st, 1087-9 (10:2726), ws, 234.10 s 167th, 50x100, 5-sty bk tnt & str; J C Gaffney Constn Co to Edw Greenebaum, 151 W 121; mtg \$38,000; June 25'13. nom
Taylor st (*), ws, 230 n Col av, 25x100, except pt for Taylor; Jno A McEveety ref to Paul J Schmitz, 989-91 Intervale av; FORECLOS Mar 14; Apr 14; June 20'13. 100
Tiffany st, 1142 (10:2718), es, 287.1 n 167th, 30x113.2, 2-sty fr dwg; Kandel Concrete Co to Chas Schlesinger & Harry Gillman, both at 1682 Anthony av; mtg \$4,000; June 20; June 23'13. O C & 100
134TH st, 700 E (10:2562), ss, 337.6 e Trinity av, 37.6x103.7, 5-sty bk tnt; Theobald J Dengler to Dengler Bros Inc, a corp, 5 Beekman; B&S; ½ pt; June 16; June 23'13. 100
134TH st, 700 E; same to Chas J Pfug, 53 Stuyvesant av, Bklyn, & Julia G Sievers, 494 8 av, EXRS Adam Dengler; B&S; ½ pt; June 16; June 23'13. 100
134TH st, 700 E, see Amsterdam av, 590-2, Manhattan.
135TH st, 418 E (9:2279), ss, 210 e Willis av, 20x100, 3-sty & b bk dwg; Isabel McCord et al, heirs & c Isabella R McCord, to W H M Co, a corp, 101 Park av; C & G; June 23; June 26'13. nom

136TH st E (10:2549), ns, 139.5 w Trinity or Cypress av, 50x100, vacant; Henrietta Krakauer EXTRX Julius Krakauer to Hattie Bretzfelder, 495 West End av; June 14; June 25'13. 10,000
139TH st, 479 (737 E) (9:2284), ns, 733.4 e Willis av, 16.8x100, 2-sty & b bk dwg; Millie Taterka to Jennie Peiser, 477 E 139; pr mtg \$4,000; June 23; June 24'13. nom
147TH st E (9:2273), ss, 100 e Brook av, 25x100, vacant; Jno Coleman to David Coleman; Jan 15'90; June 24'13. nom
147TH st E (9:2273), same prop; Mary Guthrie et al heirs Mary Coleman to Aimee B Wenzel, 405 Frelinghuysen av, Newark, NJ; June 23; June 24'13. O C & 100
147TH st E (9:2273), same prop; Aimee B Wenzel to Julius Wanner, 715 E 237 & Peter F Wanner, 711 E 237; mtg \$2,000; June 23; June 24'13. nom
151ST st, 241 E (9:2441), ns, 275 w Morris av, 25x100, 3-sty fr tnt & str & 1-sty bk ext; Filomena Sanducci to Francesco Sanducci, 241 E 151; mtg \$4,000; June 21; June 23'13. 14,500
151ST st, 241 E; Francesco Sanducci to Filomena Sanducci, 241 E 151; mtg \$4,000; June 21; June 23'13. nom
156TH st, 780 E, see Tinton av, 730.
156TH st, 809 E, see Union av, 753-753½.
156TH st, 1018 E (10:2720), ss, 85 w So Blvd, 40x100, 5-sty bk tnt; Evelyn H White to Edw Greenbaum, 151 W 121; mtg \$25,000 & AL; June 26'13. O C & 100
165TH st E, swc Grant av, see Grant av, swc 165.
165TH st E, sec Sherman av, see Grant av, swc 165.
167TH st, 1023 E (10:2754), ns, 25 e Bryant av, 37.7x97.3x37.6x94.6, 5-sty bk tnt; Chas Richardson to Vasa Realty Co, a corp, 1025 E 167; mtg \$28,000; July 19'12; June 20'13. O C & 100
167TH st, 1027 E (10:2754), ns, 62.8 e Bryant av, 37.7x100x37.6x97.3, 5-sty bk tnt; Chas Richardson to Vasa Realty Co, a corp, 1025 E 167; mtg \$28,000; July 19'12; June 20'13. O C & 100
167TH st E, nec Bryant av, see Bryant av, 1120.
172D st E, nec Bryant av, see Bryant av, nec 172.
173D st, 301-9 E, see Mt Hope av, 1680.
173D st E, swc Weeks av, see Weeks av, 1665.
174TH st E, swc Hoe av see Hoe av, swc 174th.
176TH st W, nec Andrews av, see Andrews av, nec 176.
179TH st E, nwc Belmont av, see Hughes av, nec 179.
179TH st, 641 E, see Hughes av, 2014.
180TH st, 535-41 E, see 3 av, 4378-84.
180TH st, 738 E (11:3094), ss, 80.6 e Clinton av, 40.6x107, 5-sty bk tnt & str; Dayton Realty Co to Geo Beckenstein, 57 Henry; B&S; mtg \$42,500; June 23; June 26'13. O C & 100
180TH st E, nwc Monterey av, see 3 av, 4378-84.
187TH st, 462 E (11:3040), ss, 184.5 w Washington av, 16.7x100, 2-sty fr dwg; Josephine E Fletcher to Francis B Chedsey, at Yorktown, Westchester Co, NY; B&S & CaG; mtg \$3,000; June 5; June 26'13. nom
187TH st, 464 E (11:3040), ss, 167.10 w Washington av, 16.7x100, 2-sty fr dwg; Josephine E Fletcher to Francis B Chedsey, at Yorktown, NY; B&S & C a G; mtg \$3,000; June 5; June 26'13. nom
199TH st, 381 E, see Decatur av, 2844.
216TH st E (2d) (*), nwc Bronxwood av (5th), 30x89, Wakefield; Vincenzo Pizzo to Damiano Pizzo, 3701 Bronxwood av; ½ pt; mtg \$7,000; June 18; June 24'13. O C & 100
225TH st E (*), ss, 100 e Paulding av, 22.7x109.6; S Clinton Crane ref to Robt N Quinn, 115 W 130; FORECLOS June 3; June 24'13. 100
225TH st E (*), ss, 272.7 e Paulding av, 25x109.6; S Clinton Crane ref to Robt N Quinn, 115 W 130; FORECLOS June 3; June 24'13. 100
226TH st E (*), ns, 325 w Paulding av, 25x74.10x30.7x92.6; S Clinton Crane ref to Robt N Quinn, 115 W 130; FORECLOS June 3; June 24'13. 100
232D st E (18th) (*), ns, 150 e Carpenter av (2d st), 50x90.2, being e ½ lot 1024 map Wakefield; Minnie Mazziotta to Wm W Howland, 310 Neuber av, Mt Vernon, NY; June 19; June 21'13. O C & 100
Andrews av (11:2878), nec 176th, 90.1x100x33.6x95.11, vacant, except land in 176th; Marion Knobloch to Emma C Guggolz, 2740 Creston av; mtg \$3,780; June 23; June 24'13. O C & 100
Arthur av, 2187 (11:3063), ws, 16.8 s 182d, 16.8x80, 3-sty bk dwg; Minnie C Klingbeil to Jno F Bruder, 2301 Beaumont av; mtg \$7,500; June 23'13. O C & 100
Bainbridge av, ws, 220.5 n Gun Hill rd, see Rochambeau av, nec Gun Hill rd.
Bainbridge av, ws, 220.5 n Gun Hill rd, see Ams av, 590-2, Manhattan.
Baisley av, swc Ellsworth av, see Fairmount av, nwc Fairfax av.
Bathgate av, 1991 (11:3044), nws, 112.6 sw 179th, 37.6x100, except pt for av, 5-sty bk tnt; mtg \$29,500; also HUGHES AV, 2017 (11:3069), ws, 41.11 n 179th, 32.10x 85.8, 4-sty bk tnt; mtg \$19,000; also 179TH ST, 615 E (11:3069), ns, 153 w Hughes av, runs n84.9xw3.11xn25.1xe24.6x25.1xe12.5xs 89.8 to st xw33.2 to beg, 4-sty bk tnt; mtg \$18,500; D Clinton Mackay to Mary E John, 98 Franklin, Hempstead, LI; B&S; June 17; June 21'13. nom

Baychester av, es, 275 n Central av, see St Marys av, nwc Westchester av.
Baychester av (*), ws, 75 n Westchester av, 75x90; also BAYCHESTER AV (*), es, 175 n Westchester av, 50x90; Hannah J McCreery to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; July 31 '10; June 20'13. nom
Baychester av, es, 175 n Westchester av, see Baychester av, ws, 75 n Westchester av.
Beach av (*), es, 175 s Lacombe av, 25x100; Willard P Beach to D J Dillon Co, a corp, — Boston Post rd, at Larchmont, NY; AL; June 17; June 25'13. O C & 100
Becker av (*), ns, 75 w Fulton, 25x100; Frank B Doughty to Wm W Penfield, 730 E 242; AL; Oct 7'11; June 23'13. nom
Belmont av, nwc 179th, see Hughes av, 2014.
Broadway (13:3421), ws, at line bet lots 17 & 18, map Sheridan & Segrave, runs sw 23.40 w old Albany Post rd xw — to line bet lots 22 & 23 xnl6.9 to ss Moshulu av xe95 to ws Bway xse72 to beg; People of State NY to Fredk Zibelin, 170 E 78; QC; June 4; June 25'13. letters patent
Bronx Blvd (*), es, 100 s 216th, 45x100; Melvin H Dalberg, ref, to Geo Bonavia, 727 E 217; FORECLOS May 19; June 19; June 20'13. 2,225
Bronxwood av (*), es, 75 n 213th, 25x100; Ellen Smyth widow et al to Vincenza Nardiello, 141 W 3; Apr 8; June 25'13. 100
Bronxwood av, nwc 216th, see 216th E, nwc Bronxwood av.
Bryant av, 1120 (10:2754), nec 167th 92.8x25x94.6x25, 5-sty bk tnt; Chas Richardson to Vasa Realty Co, a corp, 1025 E 167; mtg \$26,000; July 19'12; June 20'13. O C & 100
Bryant av, 1510 (11:3001), nec 172d, 20x100, 3-sty bk dwg; Saml riesnik to Ida M Winters, 160 E 91; mtg \$10,000; June 17; June 25'13. O C & 100
Bryant av, 1522 on map 1524 (11:3001), es, 125 n 172d, 25x100, 5-sty bk tnt; Cornelius O'Keefe to Absar Realty Co, a corp, 919 Fox; mtg \$20,000; June 5; June 24'13. O C & 100
Cambreling av (Pyne), 2486 (11:3090), es, 606.3 n 188th (Bayard), 18.9x157, 2-sty fr dwg; Jno D Vincent to Giuseppe & Angelo Sassani, 2486 Cambreling av; QC & correction deed; June 23; June 25'13. nom
Carpenter av (*), es, 100 n Bronxwood av (5th av), 25x105, Wakefield; Wm Bernard, ref, to Henrietta N Greely, 1914 G st, Washington, D. C.; FORECLOSED & drawn Mar 10; June 21'13. 1,000
Cauldwell av, 715 (10:2624), ws, 212.6 s 156th, 18.9x115, 3-sty fr tnt; Elma L Holton to Abr Axler, 1325 Franklin av; mtg \$5,500 & AL; June 25'13. O C & 100
Clinton av (11:3094), sec Oakland pl (No 730), 50x100x49.8x100, vacant; Wolf Burland to Max Cohen, 1062 Morris av; mtg \$4,500; June 14; June 21'13. O C & 100
Commonwealth av (*), es, 175 s Merrill, 25x100, except pt for Commonwealth av; Laura Lehman to Lillie N Scheele, 731 Melrose av; mtg \$6,250 & AL; June 20; June 23'13. O C & 100
Creston av (11:3165), es, 205.1 s 188th (189th), runs e86.3xs10xe8.8xs60x95 to av xn70 to beg, 3-sty fr dwg; Addie B Seligman & ano ADMRS & c Simon Bernheimer to H Nelson McLernon, 2455 Grand av; June 12; June 21'13. O C & 100
Creston av, 2738 (12:3315), es, 307.11 n 196th, 25x96.4x25.1x98.7, 2-sty bk dwg; Florence I Squires to Emma C Guggolz, 2740 Creston av; mtg \$7,500 & AL; May 16; June 24'13. O C & 100
Creston av, 2767 (12:3318), ws, 578 n 196th, 16.4x100.4, 2-sty fr dwg; Johanna A Koster to Wm O'Connell, 2847 Briggs av; AL; June 23; June 24'13. O C & 100
Crotona av, 2320 (11:3102), es, 300 n 183d, 50x100, 5-sty bk tnt; Winona C Schoefer to Onawin Constn Co, a corp, 2296 Loring pl; pr mtg \$40,000; June 6; June 24'13. O C & 100
Crotona av, 2320; Onawin Constn Co to Marie Lumpe, 730 Tinton av; mtg \$40,000; June 7; June 24'13. exch & 500
Decatur av, 2703 (12:3283), ws, 50.10 n 195th, 25x103.6x25x104.6, 3-sty fr tnt; Robt Treupel to Chas Beckman, 2185 Bathgate av; June 11; June 24'13. nom
Decatur av, 2703-5 (12:3283), ws, 50.10 n 195th, 50.1x102.6x50.1x104.6, 2-3-sty fr tnts; Amalia Pirk to Concourse Building Co, a corp, 391 E 149; QC & correction deed; AL; June 16; June 24'13. nom
Decatur av, 2844 (12:3279), nec 199th (No 381), 26.9x105x25.8x102, 2-sty fr dwg; Alwina Engelskirchen to Augusta Hennessey, 2844 Decatur av; mtg \$9,500; June 25 '13. nom
Ellsworth av, swc Baisley av, see Fairmount av, nwc Fairfax av.
Fairfax av, nwc Fairmount av, see Fairmount av, nwc Fairfax av.
Fairfax av, ws, 125 n Fairmount av, see Fairmount av, nwc Fairfax av.
Fairmount av (*), nwc Fairfax av, 25x100; also FAIRFAX AV (*), ws, 125 n Fairmount av, 50x100; also BALSLEY AV (*), swc Ellsworth av, 50x100; Vincent A Catoggio to Selby Realty Co Inc, 100 Wm; June 11; June 21'13. O C & 100
Ferris av (*), see Baychester av, 90x175; also BAYCHESTER AV (*), ws, 125 s Ferris av, 75x90; also BAYCHESTER AV (*), ws, 25 s Ferris av, 50x90; also BAYCHESTER AV (*), ws, 300 n Ferris av, 25 x90; also ST MARYS AV (*), es, 175 s Westchester av, 50x100; Cath Callahan to

Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Apr14'10; June20'13. nom

Ferris av, see Lawrence av, see Lawrence av, see Ferris av.

Findlay av, 1306 (11:2783), es, 155.7 n 169th, 20x100, 2-sty fr dwg; Jno Marquardt to Benj Steirman & Alfd Weinstein, both at 1278 Webster av; mtg \$4,000; June21; June23'13. O C & 100

Forest av, 871 (10:2647), swc 161st (Nos 728-32), 25.4x100, 3-sty fr tnt & str & 1 & 2-sty fr stable; Jno Cuneo et al to Harry Robitzek, 830 E 163; mtg \$9,000; June20; June21'13. O C & 100

Fordham rd, nec Hughes av, see Hughes av, nec Fordham rd.

Gifford av (*), ns, 555.8 e Balcom av, 50 x100.5x50x100.2; Ida M Winters to Saml Resnik, 911 Freeman; AL; June17; June25'13. O C & 100

Grant av (9:2447), swc 165th, 81.2x201 to Sherman av x56.4x202.5, vacant; Fred-eric A de Peyster et al to Lillian B Rog-ers, 317 W 121; Apr21; June23'13. O C & 100

Gun Hill rd, nec Rochambeau av, see Rochambeau av, nec Gun Hill rd.

Gun Hill rd, nec Rochambeau av, see Ams av, 590-2, Manhattan.

Hoe av (11:2983), swc 174th, 100x38; vac-ant; H W & B Realty Corp to Trask Bldg Co, a corp, 1662 Boston rd; mtg \$7,500 & AL; June5; June20'13. 17,000

Houghton av (5th st (*), ns, 380 w Castle Hill av (Av C), 25x108, Unionport; Oscar Sommer to Henry Sommer, 2210 Black-rock av; B&S & correction deed; June21; June26'13. nom

Hughes av, 2014 (11:3080), nec 179th (No 641), 66.5x95x80.9x96; also BELMONT AV, 2013 (11:3080), nwc 179th, 81.7x111.9x 80.9x1.8, 2-5-sty bk tnts; Salvatore di Salvo to Orlando Miscione, 2340 Belmont av; ½ pt; AT; AL; May16; June24'13. O C & 100

Hughes av (12:3273), nec Fordham rd (Pelham av), runs n229.4xe87x75xel2xs 134.11 to av xw101.10; vacant; Realty Realization Corp to Sherman Co, a corp, 1400 5 av; AL; May15; June26'13. O C & 100

Hughes av, 2508 (11:3078), es, 112.10 s Fordham rd (Pelham av), 25x87.6, 3-sty bk tnt & str; Thos Pasquale to Margt Pas-quale, 17 Minetta; B&S; June20; June24'13. nom

Hunts Point av (10:2761), es, 102.8 n Seneca av, 51.4x111.9x50x100; vacant; Ade-laide Carey to Economy Real Property Co, a corp, 231-41 W 39; ½ pt; B&S; mtg ½ of \$5,000; June17; June25'13. O C & 100

Independence av (Palisade) (13:3424), es, 336 s River (now 254th), runs e347x1150x w385 to av xs182 to beg, 2-sty fr dwg & 1-sty fr stable; Alice T wife Geo D El-dridge to Moritz Rosenthal, Independence av, es, — s 254th; QC; AL; June12; June21'13. O C & 100

La Salle av (*), ns, 930.10 e Ft Schuyler rd, 50x100; Lena Deaken & Rose A Mullen to Lena Deaken, 539 W 59; mtg \$750; June24; June26'13. nom

La Salle av (*), ns, 955.10 e Ft Schuyler rd, runs e25x1137.8xw100.1xs32.7xe75xs100 to beg; Lena Deaken & Rose A Mullen to Rosemary F Mullen, 420 84; June24; June26'13. nom

Lawrence av (*), see Ferris av, 150x90; also ST MARYS AV (*), ws, 150 n West-chester av, 125x90; also ST MARYS AV (*), ws, 25 s Ferris av, 175x90; Wm A Wallas to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct8'10; June20'13. nom

Lawrence av (*), es, 125 n Westchester av, 250x90; also LAWRENCE AV (*), es, 50 n Westchester av, 50x90; also ST AGNES AV (*), ws, 200 s Westchester av, 25x100; Wm A Wallas to Jno P Wennin-ger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct8'10; June20'13. nom

Lawrence av (*), es, 100 s Westchester av, 75x100; also ST MARYS AV (*), swc Westchester av, 50x100, except pt for Briggs av; also ST AGNES AV (*), ws, 75 s Central av, 50x100; Anthony H Werneke to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

Maclay av (*), nws, 79.10 ne Zerega av, 20x100.4x20x100.3; Edw T Hiscow, ref, to Eliz B Beyer, 430 Palmetto dr, Pasadena, Cal; FORECLOS June16; June20'13. 4,000

Mapes av (11:3111), es, 199 n 180th, 66x 100, vacant; Absar Realty Co to Cornelius O'Keefe, 1227 Hoe av; mtg \$7,000; June5; June24'13. O C & 100

Mayflower av (*), es, 124 s Alice, 50x 100; Felix Prost to Teodoro Grassi, 401 E 100; June10; June20'13. nom

Mayflower av (*), es, 174.9 s Liberty, 50 x100, Westchester; Claes Johnson & ano to Josephine wife Andw Odeane, 1859 Vic-tor; AL; June25; June26'13. O C & 100

Monterey av, nwc 180th, see 3 av, 4378-4384.

Mt Hope av, 1680 (Monroe) (11:2791), nec 173d (Nos 301-9), 95x95, 2-sty fr dwg & vacant; Realty Realization Corp to The Sherman Co, a corp, 1400 5 av; AL; May15; June26'13. O C & 100

Moshola av, ss, see Bway, ws, at line bet lots 17 & 18, map Sheridan & Seagrave.

North Chestnut dr (*), ss, 400 e of el North Chestnut dr, 40x100x41x100, being lot 114, amended map Bronxwood Park; Jos E Butterworth to Vita M D'Amore, 2106 Prospect av; mtg \$1,200 on this & other property; June10; June24'13. O C & 100

Pilgrim av (*), es, 25 n Mildred pl, 50x 100; Chas H Stumpf to Geo Hublitz, 1920 Pilgrim av; mtg \$375; June9; June23'13. nom

Prospect av (Taylor) (11:3104), nws, 250 se 189th (Webster av), 25x100; vacant, except pt for Prospect av; Sarah Green-baum to J C Gaffney Constn Co, a corp, 1148 Tiffany; June25'13. nom

Quarry rd, 2110-12, see 3 av, 4378-84.

Rochambeau av (12:3328), nec Gun Hill rd, 105x114.11x103.8x109.5, 3-sty fr dwg; also ROCHAMBEAU AV (12:3328), es, 109.5 n Gun Hill rd, 75x103.7, vacant; also BAINBRIDGE AV (Woodlawn rd) (12:-3328), ws, 220.5 n Gun Hill rd, 75x103.7, vacant; Theobald J Dengler to Dengler Bros Inc, a corp, 5 Beekman; ½ pt; B&S; June16; June23'13. 100

Rochambeau av, es, 109.5 n Gun Hill rd, see Rochambeau av, nec Gun Hill rd.

Rochambeau av, nec Gun Hill rd, see Ams av, 590-2, Manhattan.

Rochambeau av, es, 109.5 n Gun Hill rd, see Ams av, 590-2, Manhattan.

Rochambeau av (12:3328), also ROCH-AMBEAU AV; also BAINBRIDGE AV (Woodlawn rd), same prop; same to Chas J Pflug, 53 Stuyvesant av, Bklyn, & Julia G Sievers, 494 8 av, EXRS Adam Dengler, B&S; ½ pt; June16; June23'13. 100

St Agnes av (*), ws, 175 n Central av, 50x100; Viola Werneke to Jno P Wennin-ger, 1538 Silver; May Wallas, 160 Pleas-ant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

St Agnes av (*), ws, 75 s Central av, 150x100; also ST MARYS AV (*), es, 75 s Central av, 100x100; also ST MARYS AV (*), es, 75 s Westchester av, 100x100; Ag-nes K Mulligan to Jno P Wenninger, 1538 Silver; 1-3 pt; QC; Oct8'10; June20'13. nom

St Marys av (*), ws, 50 n Central av, 50x 100; Andreas Wolf to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Feb1'10; June20'13. nom

St Marys av, es, 25 s Central av, see St Marys av, ws, 75 n Westchester av.

St Mary's av, ws, 25 s Ferris av, see Lawrence av, see Ferris av.

St Marys av (*), es, 25 n Westchester av, 50x100; also ST MARYS AV (*), es, 175 s Central av, 50x100; Sarah A Langan to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct8'10; June20'13. nom

St Marys av (*), ws, 75 n Westchester av, 75x90; also ST MARYS AV (*), es, 25 s Central av, 50x100; Wm A Wallas to Jno P Wenninger, 1538 Silver; May Wallas, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

St Marys av (*), nwc Westchester av, 75 x90; also BAYCHESTER AV (*), es, 275 n Central av, 25x90; also MAIN ST (*), es, 250 s Westchester av, 25x100; Cath Thomas to Jno P Wenninger, 1538 Silver; May Wal-las, 160 Pleasant av, & Edw T Mulligan, 1911 Arthur av; AL; Oct20'10; June20'13. nom

St Marys av, ws, 150 n Westchester av, see Lawrence av, see Ferris av.

Sherman av, see 165th, see Grant av, s wc 165.

South Oak dr (*), swc Wallace av, 25.1 x98.11x25x101; Corti Building Co to Geo Corti, 331 E 146; AL; June17; June24'13. nom

Steuben av (12:3337), es, 225 n 208th, 50 x100, vacant; Belle Propper to Jos David-son, 151 W 140; ½ pt; mtg \$2,000; Oct21'12; June24'13. nom

Steuben av (12:3337), same prop; Johanna Schlosser to same; ½ pt; mtg \$2,000; June23; June24'13. O C & 100

Steuben av (12:3337), es, 225 n 208th, 50x100; vacant; Jos Davidson to Jacob Larus, 707 St Nicholas av; mtg \$2,000 & AL; June25'13. nom

Teller av, 1055 (9:2428 & 2433), ws, 139.6 n 165th, 20x100, 3-sty bk dwg; Mafcel Levy, ref, to Beatrice S B Ziegel, 8 W 86; FORECLOS June17; June20'13. 8,000

Tinton av, 730 (Beach) (10:2665), nes at ss 156th (No 780), 97.10x15.4x96x34.5, 5-sty bk tnt & str; Emil F Lampe to Val-entine Gies, 1318 Leland av; AT; mtg \$20,000; June19; June20'13. O C & 100

Undercliff av (11:2880), ws, 446.10 s from nec blk 2880, bounded by Undercliff & Sedgwick av, 25x100, 2-sty fr dwg; Bertha Dieffenbach to Fredk Dieffenbach Jr, 137 Hutton, Jersey City, NJ; mtg \$6,500 & AL; June24'13. nom

Union av, 753 & 753½ (10:2676), nwc 156th (No 809), 100x20, 2-4-sty bk tnts & str; Jacob Muller to Thos Schneider, 805 E 156; all liens; June29'12; June20'13. O C & 100

Wallace av, swc So Oak dr, see So Oak dr, swc Wallace av.

Walton av, 2155 (11:3185), ws, 38.8 n 181st, 19x75, 2-sty bk dwg; Jas J DeMarte to Ange Angerole, 503 W 138; June7; June24'13. nom

Weeks av, 1665 (11:2793), swc 173d, 84x 95, 2-sty fr dwg & vacant; Realty Real-ization Corp to The Sherman Co, a corp, 1400 5 av; AL; May15; June26'13. O C & 100

Weeks av, 1767 (11:2796), ws, 264 s 175th, 75x95, 2-sty fr dwg; Realty Real-ization Corp to Sherman Co, a corp, 1400 5 av; AL; May15; June26'13. O C & 100

Westchester av, 851 (10:2690), nws, 162 ne Prospect av, 20x63.5x21.3x56.3, 3-sty fr tnt; Henry Karlich to Wilhelmina Schmidt, 534 W 45; mtg \$8,000 & AL; June21; June23'13. O C & 100

Westchester av (10:2699), nec Rogers pl, runs n250.1xe90xs75xe31.7xs74.11 to av xw199.7 to beg, vacant; Geo F Johnson Jr to Geo F Johnson, Hanover Township, NJ; B&S; ¼ pt; AT; May9; June23'13. O C & 100

Westchester av, nwc St Marys av, see St Marys av, nwc Westchester av.

3D av, 3316 (10:2607), es, 194.5 n 164th, runs s30xe108 to ws Boston rd (No 1003) xn30xw120.2 to beg, 1-sty bk str & 2-sty fr dwg & str; Helen A Chappell, wid, individ & ADMRX Geo Chappell to Her-mann Intemann, 848 Union av; mtg \$12,500; June20; June21'13. 14,000

3D av, 3081 (11:2921), ws, 50 n 173d, 50.2 x119.10x50x115, with all title to strip 1.6 in width bet above & Fordham av, 2-sty fr dwg & str & vacant; Sarah Greenebaum to J C Gaffney Constn Co, a corp, 1148 Tiffany; mtg \$8,000; June25'13. nom

3D av, 4378-84 (11:3062), nec 180th, (Nos 535-41), runs n74.2 to Quarry rd (Nos 2110-12), xne96.2xe138.5 to ws Monterey av xs 160.6 to ns 180th xw235.2 to beg, 5-2-sty bk & fr tnts & str & 3-1-sty bk & fr str, except 3d av, 4378-82 (11:3062), nec 180th (Nos 535-41), runs e130.2xn100x again n25xw74.3 to see Quarry rd (No 2110) xsw37.5 to 3 av xs74.11 to beg, with agmt as to ext of mtg for \$ — to Dec1'12 at 5%; Empire Mtg Co to Michl F Kerby; Nov30'09; June20'13. nom

3D av, 4566 (11:3055), nes, at ws Loril-lard pl (No 2343), 51.3x91.9x40x123.8, ex-cept pt for sts; vacant; Jno J Brady to Belmont Square Market (Inc), a corp, 4434 3 av; June24; June26'13. O C & 100

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Coster st, 622-4 (10:2769), es, 520 s Spof-ford av, 40x100, 2 2-sty bk dwgs; re mtg; Hunts Point Estates to Brown-Weiss Realities, a corp, 65 Park row; June16; June26'13. 1,100

Seabury pl (11:2966 & 2977), es, 185 s 172d, 45x100, vacant; re mtg; Comity Mtg Co to Angel Constn Co Inc, a corp, 1228 Hoe av; QC; June24; June25'13. 25,000

Seabury pl (11:2966 & 2977), es, 50 s 172d, 45x100, vacant; re mtg; Comity Mtg Co to Angel Constn Co Inc, a corp, 1228 Hoe av; QC; June24; June25'13. 23,000

174TH st E (11:2983), ss, 25 w Hoe av, 13x100, vacant; re mtg Ella L Murphy GDN Elsie J Murphy to The H W & B Realty Corp, 499 Willis av; June17; June21'13. nom

174TH st E, ss, — w Hoe av, see Hoe av, swc 174th.

Boston rd, 1003, see 3 av, 3316.

Bronxwood Park (*); all R. T & I to streets, avenues, roads, &c, on amended map 1038 of Bronxwood Park & supple-mentary map 1039; Bronxwood Realty Co to Bela D Eisler, 2508 Bway; May26; June21'13. nom

Bronxwood av (*), es, 75 n 213th, 25x100; re mtg; Adam Kerner to Ellen, Mary F, Marcella G Anna & Owen Smyth, all at 7 Hulbert, Auburn, NY; Apr5; June25'13. 500

Bronxwood av (*), same prop; re mtg; Henrietta Seckel to Vincenza Nardiello, 141 W 3; June23; June25'13. 150

Elton av, 807 (9:2383), ws, 95.6 s 162d, 50.7x73.6x39.11x104.9, 6-sty bk tnt; re mtg; Comity Mort Co to Chas T Streeter Constn Co, 895 Elton av; June23'13. 30,000

Fulton av, 1555 (Misc); power of atty; Rachel Feinberg to Jacob Harris, 1555 Fulton av; May22'12; June21'13.

Hoe av (11:2983), swc 174th (to be pur-chased by party 2d pt) also 174TH ST E (11:2983), ss, adj above on w (owned by party 1st pt); party wall agmt; H W & B Realty Corp, 499 Willis av, with Trask Bldg Co, 1662 Boston rd; June5; June26'13. nom

Prospect av, 777, see Westchester av, 756.

St Ann's av, 174 (misc), the business; power of atty; Chas Nienaber to Paula Nienaber; June10; June20'13.

Southern blvd (11:3113), ws, 25.3 s 183d, 50.9x110.4x50x102.7, vacant; re mtg; Nor-ton A Kent to Eliz A Heaney, 1030 Falle; QC; June4; June21'13. 1,000

Westchester av, 756 (10:2654), also PROSPECT AV, 777 (10:2676); asn rents to secure \$2,000; Rebecca Goldberg, 937 E 156, to David L Schwartz, 777 Hewitt pl; June23; June24'13. nom

LEASES

Borough of Manhattan

JUNE 20, 21, 23, 24, 25 & 26.

Barclay st, 30-2 (1:86), all; Benj & Susie L Parr TRSTES of Estate S P Lil-ienthal to Stumpp & Walter Co, a corp, 50 Barclay; 10 8-12yf Sept1; June23'13. 11,500

Broome st, 195; also SUFFOLK ST, 59 (2:351), 7 rooms on 2d fl; Chas & Jacob Falkenberg to Benj Schwartz, 940 Tif-fany; 7yf June1; June23'13. 612 & 660

East Broadway, 133 (1:283), str & b; Saml Remer to Israel Hermann, 183 East Bway; 5y & 9½ mos f July15; June23'13. 1,200

East Broadway, 177 (1:284); asn Ls; Hyman Levine to Nathan Levine, 19 Henry & ano; mtg \$1,630; June9; June23'13. O C & 100

Fulton st, 144 (1:79), ss, 161.2 e Bway, 27.2x107.1x27.4x106.9, all; Berghoff Brewing Assn to Maurice & John's Inc, a corpn, 144 Fulton; 5yf May1; June25'13. 10,000 & 11,000

Greenwich st, 14 (1:14); all; Regina B Saportas to Stephen Hnath; 3yf July1'13; June24'13. 1,380 to 1,500

Greenwich st, 342 (1:182); 3 lofts above str; Morris Fliegel to Sol L Reiss, 5 W 91, firm Reiss & Bernhard; 5yf May1; June20'13. 830

Hancock st, 5-7 (2:526); asn Ls; Pinto & Pignatelli to Leonardo Lafosca, 24 Mad; mtg \$—; June18; June20'13. nom

Hamilton ter, 25 (7:2050); all; Barney Estate Co to J S Murphy, 16 E 130; 3yf Oct1'13; June24'13. 1,200

Houston st, 192 E (2:428), 3 upper flrs; Bernard Katz to Harry & Emil Zipper, 192 E Houston; 5yf May1; June26'13. 870

Lawrence st, sec Ams av, see Ams av, 1355.

South st, 104 (1:97); all; Walter L Suydam to Fredk & Dietrich Degenhardt, on premises; ext of Ls for 8 yrs from May1'15; June20'13. 6,000

Suffolk st, 59, see Broome, 195.

University pl, 116 (2:570), all; Fredk D Fricke to Jno C Steinmetz, 155 W 102; 10 yf Jan1'14; June25'13. 4,500 & 5,000

Vesey st, 94 (1:84); all; Ronald E Curtis to Nicola Satriani, 65 Carmine; 4 11-12yf June1'12; June26'13. 1,300

3D st, 60 E (2:444), all; Jacob Finkelstein to Ethel Freedman, 60 E 3; 3yf July 1; June23'13. 3,535

8TH st, 18 E (2:550), ss, 104.7 W University pl, 25x120 to alley; asn Ls; Alex B Duncan et al EXRS Wm B Duncan to Alex B Duncan, at Hempstead, LI; Mary D B wife Paul Dana, at Glen Cove, LI, & Jessie P D Phipps, 3 Culford Gardens, Chelsea, London, Eng; Apr12; June24'13. nom

9TH st, 614 E, str fl & pt c; also 9TH ST, 616 E (2:391), str fl; Theresa Strauch to Walter Mikulski, 534 E 148; 5yf May1'15; June25'13. 990

9TH st, 616 E, see 9th, 614 E.

16TH st, 124 W (3:791); all; Danl J Early et al to Eleanor Steinbeck, 124 W 16; 3yf May1; June20'13. 1,200

21ST st, 312 W (3:744), sws, 25x91.11; consent to asn Ls; Francis L Ogden, by Jas N Wells, atty, to Mary E Kelly; July 16'97; June26'13. nom

21ST st, 312 W; asn Ls; Mary E Kelly, widow, to Cath R Kelly et al; July16'97; June26'13. nom

21ST st, 312 W; asn Ls; Eliz R Nicholson (Kelly) & ano to Cath R Kelly, 2 W 83; AT; Mar31; June26'13. nom

21ST st, 312 W; consent to asn Ls as above; Francis L Ogden, by Wm M Smith, atty, to Cath R Kelly, 2 W 83, et al; Mar 31; June26'13.

23D st, 310 W, see 8 av, 259.

23D st W, swc 8 av, see 8 av, 259.

25TH st, 57-9 E, see 4 av, 352.

31ST st W, see Bway, see Bway, 1232.

33D st, 424-38 W (3:730); str fl, b & 1st & 2d lofts; McKeon Realty Co to Library Bureau, a corpn, 15 Exch pl, Jersey City, NJ; 10yf Sept1; June20'13. 18,500

34TH st, 44 W (3:835), ss, 695 w 5 av, 25x98.9; agmt as to sur & cancellation of Ls; Jonas G Goldsmith with Chas H Leland, 563 Park av; June23; June26'13. nom

36TH st, 44 W (3:837); all; Chas E Quimby to Jno W Britt; 1yf Mar1'10; June 24'13. 1,200

43D st, 149-51 W (4:996), ns, 125.6 e Bway, 60x100.5; leasehold; Maurice J McCarthy, ref, to Berghoff Brewing Assn, a corpn, at Fort Wayne, Ind; sub to taxes & of \$17,567.71; FORECLOS June3; June 12; June26'13. 5,000

56TH st, 210 W (4:1027), all; 48th St Realty & Constn Co to Chas E Ellis, 210 W 56; 10yf May1; June23'13. 20,000

56TH st, 210 W; asn Ls with consent of 48th St Realty & Constn Co; Chas E Ellis to Hotel Frederick Inc, a corpn, 210 W 56; Apr1; June23'13. nom

82D st E, swc Madison av, see Madison av, 1086.

84TH st, 216 W (4:1231); asn Ls; Thos F Burke & ano to Jos Miller, 172 W 96; AT; June10; June26'13. nom

99TH st E, nwc 3 av, see 3 av, nwc 99.

100TH st, 61 E (6:1606), all; Rosie Greisman et al to Sol Kalnitzky, 52 E 103; 3yf July1; June21'13. 2,670

100TH st, 13 W (7:1836); str & pt b; Dennis O'Neill to Christ Ackermann, 7 W 102; 5yf July1; 5y ren at \$1,320 & \$1,380; June20'13. 1,200

100TH st, 38 W (7:1835), all; Leo A Price to Maxime Vannacci, 317 W 29; from Oct1'12 to Sept30'17; June25'13. 2,700

100TH st, 306-10 W (7:1888), all; agmt as to Ls from July1'13 to — upon terms & conditions in agmt dated June16'13; Princeton Constn Co to Albt Jarmulowsky, 1295 Mad av et al, firm S Jarmulowsky, 54 Canal; June16; June23'13. nom

105TH st, 116-38 W (7:1859), ss, 190 w Col av, runs s100.11xw54.9 to ws Croton Aqueduct xn on curve 40.4x again n94.2xe along st 141.6 to beg, all; Mary A Loeffler to Louis Burghard, 250 W 78; 5yf Sept 1'13; option of 16 yrs ren; June24'13. 7,142.86

110TH st, 61-3 E (6:1616); east str; Jos Wiener to Jennie Hessel & Louis Siegelman; 3yf May1'13; June24'13. 1,200

125TH st, 324-6 E (6:1801), all; U S Trust Co of N Y & ano EXRS, & Andrews Soher to Jos Greenwald, 1077 Fox; 5yf June1; June23'13. 3,000

125TH st, 326 W (7:1951), str & b; Roanoke Realty Co to Josephine Kalzmariski, 330 W 125; 9 9-12y & 10 days f Apr25'13; June23'13. 2,500

131ST st, 528-34 W (7:1985), two houses, all; Abner T Bowen to Jos Greenwald, 1077 Fox; 5yf Mar1; June23'13. 5,650

135TH st, 36-8 W (6:1732), east pt 2d fl & all of 3d fl; John B Friob & ano to Hallade Co, a corpn, 36 W 135; 4 2-12yf Apr1; 5yren at \$3,000; June23'13. 2,400

135TH st W, nec Lenox av, see Lenox av, nec 135.

141ST st, 117-35 W (7:2010); sur & cancellation of Ls; Louis Schlechter with Kramer Contracting Co, 35 Nassau; AT; June19; June20'13. nom

144TH st W, nec 8 av, see 8 av, 2710-6.

150TH st, 457-9 W (7:2065), all; Ernest F Dannemann to Convent Garage Inc, a corpn, 457-9 W 150; 5y & 3 1/2 mos f June 16; June23'13. 6,000

207TH st W, nwc Ams av, see Ams av, 3868.

Amsterdam av, 1355 (7:1966), see Lawrence; asn Ls, bill of sale &c; Johanna K Hoover, individ & ADMTRX Rudolph Keller, to Lina Banuat, 418 E 163; AT; mtg \$2,075; June24; June26'13. 1,100

Amsterdam av, 3868 (8:2219), nwc 207th; asn Ls; Martin J Martell & ano to Nicolaus Wrede, 270 W 37; mtg \$7,500; May28; June26'13. O C & 100

Bowery, 89 (1:303), all; Michl Ginzburg to Leslie Mark, 85 Bowery; 5yf May 1; June23'13. 3,700 & 4,000

Bowery, 89; asn Ls; Leslie Mark to Sam Jacobs, 9 E 97; 1/2 pt; May14; June 23'13. nom

Broadway, 1232 (3:832), see 31st; str or ticket office, with 3 rooms on 2d fl at \$1,000 additional; Hurlbert Grand Hotel Co to Atchison, Topeka & Santa Fe Railroad Co, 5 Nassau; 6 2-12yf June1; June26'13. 7,000

Broadway, 2281 (4:1230), str & b; Lansing Realty Holding Co to Jacques R & Anna B Haas, 176 W 81; 3 1/2yf Nov1'14; June25'13. 4,500

Columbus av, 785 (7:1834), station consent by lessee to L station at 99th; Edgar Greason to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 786 (7:1853); station consent by lessee; Jos Goldgraben to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 790 (7:1853); station consent by lessee; Morris Shaffron to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 795 (7:1834); station consent by lessee; David Robinson to Interborough Rapid Transit Co & ano, 165 Bway; June3; June 20'13. nom

Columbus av, 800 (7:1854); station consent by lessee; Jonas Berman to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 802 (7:1854), station consent by lessee; Cord Stahl to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 805 (7:1835); station consent by lessee; Giuseppe Carini to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 805 (7:1835); station consent by lessee; Simon Strauss to same; May26; June20'13. nom

Columbus av, 806 (7:1854); station consent by lessee; Louis Filsicht to Interborough Rapid Transit Co & ano, 165 Bway; June18; June20'13. nom

Columbus av, 807 (7:1835); station consent by lessee; Aaron Rhode to Interborough Rapid Transit Co & ano, 165 Bway; May27; June20'13. nom

Columbus av, 809 (7:1835); station consent by lessee; Otto Ebrnhardt to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 812 (7:1854); station consent by lessee; Barnet S Peyser to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 814 (7:1854); station consent by lessee; Adolph Fischer to Interborough Rapid Transit Co & ano, 165 Bway; June2; June20'13. nom

Columbus av, 816 (7:1854); station consent by lessee; Terence & Bernard Kelly to Interborough Rapid Transit Co & ano, 165 Bway; May26; June20'13. nom

Columbus av, 887 (7:1839); str & pt b; Danl Buckley to August D Ritterhoff, 87 W 103; 5yf Sept1'12; June20'13. 3,000 & 3,300

Lenox av (6:1733), nec 135th; str; Oscar Schein, Inc, a corpn, to Geo Lubman, 56 1st; 4 10-12yf July1'13; June24'13. 1st yr 2,400 & thereafter 1,200

Madison av, 1086 (5:1493), swc 82d, 3d store from s end of bldg, 11.6x33; H S Realty Co, a corpn, to Adolph Meyer, 945 Park av; from Oct1'13 to Sept1'18; June24'13. 1,000 & 1,100

West End av, 206 (4:1161), n str; M S Marks to Morris Bloom, on premises; 3yf Aug1; option of ren; June23'13. 750

1ST av, 371 (3:927), ws; consent to asn Ls by Jno M Buehler; Hamilton Fish Corpn to Jno Buehler, Jr; May16'10; June 26'13.

1ST av, 371; asn Ls; Jno Buehler, Jr, to Brown-Weiss Realities, a corpn, 63 Park row; mtg \$5,900; June21; June26'13. nom

1ST av, 371; consent to asn Ls as above; same to Brown-Weiss Realities, a corpn, 63 Park row; June18; June26'13.

1ST av, 1102-6 (5:1455); all; except cor str & b of 1102; also privilege of roof signs; Fredk Herrmann to Auguste Savoretti, 1118 1 av & ano; 3yf July1'13; 3y ren; June24'13. 6,000

1ST av, 2070 (6:1701), str & c; Michl J Bove to Nicholas J Vaccarelli, 354 E 116; 5yf May1; June21'13. 1,296

2D av, 76 (2:446); b & c; Marguerite Maidhof to Sol Hechter, 76 2 av; 5yf Apr 15; June26'13. 1,200 & 1,300

2D av, 1312 (5:1444); all; Pierce Brennan to Jno J Gannon, 1312 2 av; 10yf Jan1'11; June24'13. 3,400

3D av, 54-6 (2:556); all; Luder Reinken to Otto Zinn, 536 E 86; 10yf May1'12; June 26'13. 3,800

3D av, 261 (3:901); asn Ls; Jno H Roepke & ano to Arthur Jost, 159 W 129; June18; June20'13. nom

3D av, 2203 (6:1785); asn Ls; Annie Ropke EXTRX Herman Ropke, to Jno H & Jno K Roepke, 201 E 120; June18; June 20'13. nom

3D av, 2203 (6:1785); asn Ls; Jno H Roepke & ano to Arthur Jost, 159 W 129; June18; June20'13. nom

3D av (6:1627), nwc 99th; asn Ls; Edw Pierce to Edmond Butler, 158 W 34, & Richd Butler, 72 E 87; June21; June23'13. nom

4TH av, 352; also 25TH ST, 57-9 E (3:855), portion of 15th fl (with option for balance of floor for \$1,000 per annum additional); Israel Unterberg to A L Eisenstaedt Co, 7 E 20; 5yf Feb1'14; June25'13. 5,000

5TH av, 1 (2:550), es, 81 s 8th, 39 to alley x100; asn Ls; Alex B Duncan et al EXRS Wm B Duncan to Alex B Duncan at Hempstead, LI; Mary D B wife Paul Dana, Glen Cove, LI, Aug6'12; June24'13. nom

7TH av, 320 (3:777); ground fl & b; Mary A Donnelly et al, individ, EXRS &c Mayme G Schoenberger, to Sarah McElbwy, 254 W 31; 2yf June21; June20'13. 1,200

7TH av, 2513-5 (7:2014); s str & c; Julius Schalscha to Jno & Bertha Strong, 2513 7 av; 3 3-12yf Feb1; June26'13. 1,020 to 1,140

8TH av, 259 (3:746), swc 23d, all; also 23D ST, 310 W (3:746), all; agmt modifying lease & reducing rent from \$10,000 to \$9,000 per annum, &c; Oak Holding Co Inc to Levi W Wheeler & Ernest B Douglas, 622 W 158; June14; June21'13. nom

8TH av, 462 (3:783), str & b; Auerbach Realty Co to Hanover Lunch Inc, a corpn, 138 E 14; 5yf Oct1; June25'13. 1,500 & 1,800

8TH av, 2072 (7:1828), str & pt b; Abr King to Saml Krauthammer, 250 W 112; 5 yf Nov1; June25'13. 2,100

8TH av, 2710-6 (7:2030), nec 144th, all; Barwood Realty Co to Leo Stark, 221 W 120 et al; 3yf May1; June25'13. 12,000

9TH av, 483 (3:734); asn Ls; Wm P Fogarty to Wm P Whelan, 404 W 37; mtg \$5,779; June19; June20'13. nom

LEASES.

Borough of the Bronx.

Fox st, 1018 (10:2726); str; Vincent Kapp to J D'Alessandro or Giovanni D'Alessandro & ano, 1018 Fox; 4 3-12yf Feb1'12; June26'13. 240 to 360

Fox st, 1018; asn Ls; Giovanni D'Alessandro to Antonio Sinisi, 1018 Fox; June 26'13. nom

Kelly st, see 163, see 163 E, see Kelly.

Merrill st, swc St Lawrence av, see St Lawrence av, 1447.

133D st, 676 E (10:2561), ss, 50 e Cypress av, 25x100; sur Ls; Pari Greco to Jno Gerosa, 2453 3 av; June16; June24'13. nom

161ST st, 834 E (10:2677); str; Denis Sullivan to Mrs Saml Levy, 834 E 161; 4yf Jan1; June20'13. 324,360

161ST st, 834 E (10:2677); str; Denis Sullivan to Leon Lichtenstein, 834 E 161; 4yf May1; June20'13. 420,480

162D st, 362 E (9:2422); all; Wm E Miller to J A Newsom, 323 E 162; 5yf May 1; June26'13. 780

162D st, 492-4 E (9:2366), see Brook av; asn Ls; Henry C Martinson to Emma F Phillips, 492 E 162; mtg \$5,130; June26'13. nom

163D st E (10:2711), see Kelly; asn Ls; Francis Delaney to Jno Crimmins, 950 E 163; mtg \$—; June20'13. nom

165TH st E, nwc College av, see College av, nwc 165.

165TH st E, swc Findlay av, see Findlay av, 1001.

169TH st E, see Prospect av, see Prospect av, see 169.

Anthony av, 1695 (11:2889), str; Mellwin Realty & Constn Co to Antonio Marino, 2456 2 av; 3yf May1; June24'13. 180 & 216

Arthur av, 2294 (11:3071), asn Ls; Jno F Bruder to Edw A Klingbeil, 2187 Arthur av; June23; June24'13. nom

Bergen av, 643, see 3 av, 2952.

Brook av, 354 (9:2268); all; Thos J Gannon to Jacob Hoffmann Brewing Co, 211 E 55; 10yf July1; June26'13. 2,400

Brook av, 519 (9:2293), str & pt c; also str & c on extension on 148th; Henry Michaelis to Albt B Schroder; 5yf Sept 1'07 with ext to Sept1'22 at \$2,000; June 23'13; re-recorded from Jan31'07. 1,800

Brook av, sec 162d, see 162d, 492-4 E.

College av (9:2437), nwc 165th, bakeshop in basement; Wm Dhonau to Jacob Goodman, 1029 College av; 5yf May 1; June 25 '13. 729

Findlay av, 1001 (9:2432), swc 165th; str & pt b; Wm A Gans to Sarah Kaplan, 314 E 165; 3yf Sept 12; 2y ren at \$850. 750

Prospect av (10:2694), sec 169th, str & pt b; Cath M Schwiebert & ano TRSTES Johann H Schwiebert to Abr Allison, 1469 Webster av & ano; 3yf Nov 12; June 25 '13. 840 & 900

St Lawrence av, 1447 (*), swc Merrill; asn Ls; Jas Shay to Wm J Nichols, 1447 St Lawrence av; Apr 2; June 26 '13. nom

St Lawrence av, 1447; asn Ls; Wm J Nichols to Jno H Jachens, 1591 3 av; Apr 29; June 26 '13. O C & 100

St Lawrence av, 1447; asn Ls; Jno H Jachens to Geo Stengele, 1294 Webster av; mtg \$3,245.57; May 3; June 26 '13. O C & 100

Tinton av, 920 (10:2668); asn Ls; Kleins Stables, a corpn, to Louis Hirsch & Jos Schwartz, both at 50 Willett; June 21; June 23 '13. nom

3D av, 2783 (9:2327); asn Ls; Dora Rosenstein to Boris Levitt, 221 S 4, Bklyn; June 13; June 20 '13. nom

3D av, 2952, es, 25x86; also BERGEN av, 643 (9:2362), ws, 25x100, all; Henry Maul to Starrett Constn Co Inc, a corpn, 7 E 42; 19 10-12yf July 1; June 23 '13. taxes, &c, & 1,970 to 2,620

MORTGAGES.

Borough of Manhattan.

JUNE 20, 21, 23, 24, 25 & 26.

Arden st, sws, at nws Nagle av, see Nagle av, nws, at sws Arden.

Bleecker st, 177 (2:540), ns, 75 w Sullivan, 25x100; June 25 '13; 5y5%; Louis Kresner to Emigrant Indust Savgs Bank. 24,000

Cathedral pkway, 214 (7:1881), ss, 300 w Ams av, 100x70.11; pr mtg \$250,000; May 5; June 23 '13; due July 14, 6%; Paterno Constn Co to E Morris Morales, 1997 Daly av. 50,000

Cathedral pkway, 214; certf as to above mtg; May 5; June 23 '13; same to same.

Cathedral pkwy, 220 (7:1881), ss, 275 e Bway, 100x70.11; ext of \$25,000 mtg to Mar 28 '14 at 6%; Mar 27; June 24 '13; Helen N Spraker with Paterno Constn Co. nom

Cathedral pkway, 220 (7:1881), ss, 400 w Ams av, 100x70.11; pr mtg \$260,000; May 5; June 23 '13; due July 14, 6%; Paterno Constn Co to E Morris Morales, 1997 Daly av. 20,000

Cathedral pkway, 220; certf as to above mtg; May 5; June 23 '13; same to same.

Christie st, 97 (1:304), ws, 100.3 s Grand, 25x74.10; June 23; June 26 '13; 5y 4½%; Adelaide P C Hand, Glen Cove, LI, & Eliz C Hegeman, of Bklyn, to Citizens Savgs Bank, 56 Bowery. 12,000

Clinton st, 97 (2:348), sobrn agmt; June 10; June 23 '13; Frederic E Klein, Phillip Klein & Rose Sobel exrs Josef Klein with Richd Lathers Jr, 125 W 81, & ano trstes Richd Lathers. nom

Clinton st, 97; ext of \$32,000 mtg to July 1 '16 at 5%; June 13; June 23 '13; Richd Lathers Jr & ano exrs Richd Lathers with Morris Mandelskorn, 130 W 112. nom

Dominic st, 39 (2:579), ns, 160 e Hudson, 20x87.6; May 29; June 24 '13; 3y6%; Nelson W Woods to Robertson G Wood, 8 Prospect av, Middletown, NY. 5,000

Downing st, 33 (2:527); asn Ls by way of mtg as collateral security for payment of \$3,710; June 18; June 20 '13; Antonio Tomasulo to S Liebmann Sons Brewing Co, 36 Forest, Bklyn. nom

Forsyth st, 217 (2:422); ext of \$36,000 mtg to June 30 '18 at 5%; May 14; June 26 '13; Harris Cohen, 1892 Bergen, Bklyn, with An Assoc for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

Hamilton ter, 22 (7:2050); ext of \$9,000 mtg to June 30 '16 at 5%; June 9; June 21 '13; Lawyers Mort Co with Mary Hubbs. nom

Henry st, 29 (1:280), ns, 174.10 e Cath, 25x100; pr mtg \$25,000; June 23; June 24 '13; installs; 6%; Sarah Schneiderman, 917 Bway, Bayonne, NJ, to Lena Gordon, W 42, Bayonne, NJ. 1,500

Henry st, 188 (1:270); ext of \$27,000 mtg to Apr 30 '16 at 5%; June 19; June 23 '13; Mary Roxburghe with Arthur M Mundt, 11 W 120. nom

Hudson st, 548 (2:621), es, 46.10 s Perry, runs s20.6xe58.1xe9.11xe12.4xn15.6 xw74.11 to beg; June 24 '13; due &c as per bond; Dora H Heinsohn to Title Guar & Trust Co. 8,400

Leroy st, or St Lukes pl, 11 (2:583), ns, 232.1 e Hudson, 21.8x100; June 24 '13; 5y 5%; Thos M Blake to Emigrant Industrial Savgs Bank. 8,000

Mott st, 280 (2:508); sal Ls; June 1; June 20 '13; demand, 6%; Eugenio & Ernesto Di Lorenzo to Lion Brewery, 104 W 108. 500

Perry st, 36 (2:612); ext of \$9,000 mtg to June 20 '18 at 5%; June 20; June 23 '13; Lawyers Mort Co with Chas Harft. nom

Pike st, 36 (1:275), ws, 127.3 s Henry, 27x84.6; June 23 '13; 5y4½%; Celia or Celia Kirsh to Sheltering Arms, a corpn, 504 W 129. 22,000

Rivington st, 136-S (2:354); ext of \$12,000 mtg to June 15 '15 at 6%; Apr 9; June 24 '13; Saml Kadin with Maud B Barclay, 7 W 81. nom

Walker st, 85 (1:195), ss, 96 e Cortlandt alley, 24x100; pr mtg \$33,500; June 18; June 20 '13; due &c as per bond; Wm J Stich to Chas A Moran, at Bernardville, NJ, trste for Emily Lutyens. 2,000

West st, 495 (2:641), sal Ls; June 10; June 23 '13; demand, 6%; Danl J Crotty to Clausen-Flanagan Brewery, a corpn, 2,500

Worth st, 142-50 (1:166), ss, abt 95 e Centre, —; given as collateral security for payment of note for \$105; May 1; June 23 '13; due, &c, as per note; Ethel D Shepherd, 18 E 47, to Peter Henderson & Co, 35 Cortlandt. 105

Wooster st, 175-7, see 32d, 344-6 E.

1ST st, 19-21 E (2:456); ext of \$10,000 mtg to Apr 25 '14 at 5%; June 7; June 21 '13; Lawyers Mort Co with N Y City Society of the Methodist Episcopal Church. nom

1ST st, 56 E (2:443), ns, 250 w 1 av, 20.8x100.4x25.3x100; PM; pr mtg \$35,500; June 20; June 23 '13; 3y6%; Hyman Berkowitz to Chas Schlesinger, 1682 Anthony av & ano. 900

3D st, 84 E (2:444); ext of mtg for \$25,000 to July 2 '18 at 5%; Jan 10; June 20 '13; Louis Jaffe, 53 Lenox av, & ano, with Cath A Stevens, 17 W 74. nom

5TH st, 343-5 E (2:447), ns, 69.6 w 1 av, 55.6x—; ext of \$7,000 mtg to June 15 '18 at 6%; June 16; June 25 '13; Ehrlich Weiss with Sigmund Schnee, 69 E 74. nom

9TH st, 61 E (2:561), ns, 174.4 w Bway, 26x92.3, leasehold; ext of \$14,500 mtg to Jan 15 '16 at 6%; June 2; June 23 '13; Oliver Smith with Lily C Kellogg. nom

9TH st, 614 E (2:391); sal Ls; June 16; June 25 '13; demand; 6%; Walter Mikulski to Lion Brewery, a corpn, 104 W 108. 2,239.60

11TH st, 331 W (2:634), ns, 158.2 e Washington, 21.1x95; June 26 '13; 5y5%; Ann Walsh to Emigrant Indust Savgs Bank. 8,000

12TH st, 82-4 W (2:575), ss, 65.6 e 6 av, runs e43.4xs103.3xw39.9xn16.4xnw3.7xn84.8 to beg; PM; pr mtg \$70,000; June 23; June 26 '13; 3y6%; Morris A Hulet, Bklyn, to Mary A Watson, Hastings-on-Hudson, NY. 10,000

16TH st, 37 W (3:818); ext of \$15,000 mtg to Apr 1 '18 at 5%; June 12; June 20 '13; Eliz J Clarke with Henry M Sands, 48 Av Gabriel, Paris, France. nom

16TH st, 39 W (3:818); ext of \$15,000 mtg to Apr 1 '18 at 5%; June 12; June 20 '13; Eliz J Clarke with Fredk de P Foster, Tuxedo Park, NY, & ano, trste for Ethel Sands et al, will Sarah A Sands. nom

17TH st, 421 W (3:715), ns, 250 w 9 av, 25x92; ext of \$18,000 mtg to June 24 '18 at 5%; June 24 '13; Israel Lewis with American Savgs Bank, 115 W 42. nom

18TH st, 215 W (3:768), ns, 200 w 7 av, 25x92; June 20; June 21 '13; due, &c, as per bond; Theo A L Davis, Atlantic Highlands, NJ, to Title Guar & Trust Co. 15,000

19TH st, 22 E, see Bway, 886-8.

19TH st, 28 E, see Bway, 886-8.

25TH st, 134-6 W (3:800), ss, 375 w 6 av, 50x81.1; ext of \$85,000 mtg to Nov 1 '16 at 5%; June 17; June 20 '13; Wm A Kerr with Union Dime Savings Bank, 701 6 av. nom

29TH st, 33 E (3:859), ns, 175 e Mad av, runs e21.9xn98.9xw0.9xn98.9 to ss 30th (No 32), xw21xs197.6 to beg; PM; June 20; June 21 '13; due, &c, as per bond; Woman's Hotel Co to Title Guar & Trust Co. 65,000

29TH st, 33 E & 30TH ST, 32 E; PM; pr mtg \$65,000; June 16; June 21 '13; due Feb 1 '17, 5%; same to Howard Conkling, 157 E 70. 30,000

30TH st, 32 E, see 29th, 33 E.

31ST st, 2 W, see 5 av, 298.

32D st, 314-16 E, see 32d, 344-6 E.

32D st, 344-6 E (3:937), ss, 135 w 1 av, 35x98.9; pr mtg \$66,000; also WOOSTER ST, 175-7 (2:524), nws, 174.8 s Bleecker, 50x100, with all R, T & I to strip adj above on s, 0.4x100; pr mtg \$65,000; also LAND in Long Island City, B of Q; also 185TH ST W (8:2166), ss, 150 w St Nich av, 50x79.11; ½ pt of this; pr mtg \$7,500; also 32D ST, 314 E (3:937), ss, 180 e 2 av, 20x98.9; also 32D ST, 316 E (3:937), ss, 200 e 2 av, 25x98.9; PM; pr mtg \$23,000 on last two parcels; June 23; June 24 '13; due Mar 15 '16; 6%; Franbro Realty Co, a corpn, to Jos & Louis Frankel, 808 West End av. 44,000

32D st, 344-6 E; also WOOSTER ST, 175-7; also LAND in Long Island City (B of Q); also 185TH ST W (8:2166); also 32D ST, 314-16 E; same prop; certf as to above mtg; same to same; June 24 '13.

32D st, 344-6 E (3:937), ss, 135 w 1 av, 35x98.9; PM; pr mtg \$55,000; June 23; June 24 '13; 2y6%; Franbro Realty Co to Jos Frankel, 808 West End av & ano, 11,000

32D st, 22-4 W (3:833), ss, 325 w 5 av, 50x98.9; also 32D ST, 26 W (3:833), ss, 375 w 5 av, 25x98.9; pr mtg \$525,000; June 25; June 26 '13; 2y6%; Midwest Realty Co to Alfred R Levy, 38 St Andrews pl, Yonkers, NY. 53,540.89

32D st, 22-4 W, & 32d st, 26 W; certf as to above mtg; June 25; June 26 '13; same to same.

32D st, 26 W, see 32d, 22-4 W.

33D st, 157 E (3:889), ns, 195 w 3 av, 20x98.9; PM; June 25 '13; 5y5%; J P Zurlo The Co to Lawyers Title Ins & Trust Co. 15,000

34TH st, 240-2 E (3:914); ext of \$20,000 mtg to June 22 '16 at 5½%; June 10; June 21 '13; Lawyers Title Ins & Trust Co with Vittorio Bernardi. nom

37TH st, 122 E (3:892), ss, 75.6 w Lex av, runs s34.1xe0.6xs15.4xw9x82.4xw16xn 73.11 to st xe24.6 to beg; pr mtg \$5,000; June 20 '13; due &c as per bond; Wm C Fargo to Title Guar & Trust Co. 2,500

38TH st, 223-31 W (3:788); ext of 10 mtgs aggregating \$135,000 to Aug 15 '17 at 4½%; Aug 15 '12; June 21 '13; Greenwich Savgs Bank, 246 6 av, with Realty Holding Co, a corpn, 907 Bway. nom

39TH st, 35-7 W (3:841), ns, 560 w 5 av, 44x98.9; June 24 '13; 1y6%; Brunswick Realty Co, 35 W 39 to Metropolitan Savgs Bank, 59 Cooper Sq E. 210,000

39TH st, 35-7 W; certf to above mtg; June 24 '13; same to same.

39TH st, 35-7 W; sobrn of mtgs for \$55,000 & \$120,000 to mtg for \$210,000; June 23; June 24 '13; State Realty & Mtg Co, a corpn, 11 Pine with Metropolitan Savgs Bank, a corpn, 59-61 Cooper sq. nom

40TH st, 18-22 W (3:841), ss, 293.6 w 5 av, 54x98.9; June 19; June 21 '13; 5y5%; New York Club, a corpn, to Bowery Savgs Bank, 128 Bowery. 50,000

42D st, 350 E (5:1334); asn rents to extent of \$1,000 at 6%; June 26 '13; Terence J Lynch to Alema Realty Exchange Co, 1 W 34. nom

42D st, 225-7 W (4:1014), ns, 137.6 e 8 av, 37.6x100.5; June 17; June 20 '13; due Jan 8 '17, 5% as per bond; Louis V & Mary A O'Donohue & Isabelle O'D Amy to Farmers' Loan & Trust Co, 22 William. 40,000

44TH st, 7 W (5:1260), ns, 175 w 5 av, 25x100.5; pr mtg \$85,000; Dec 12; June 26 '13; 15y5%; St Nicholas Club of City NY to Ephraim Williams, 12 W 44, et al, trstes. 20,000

45TH st, 524 W (4:1073), ext of \$12,000 mtg to June 1 '16; 5%; June 24; June 25 '13; Edw H Bailey with Wohlfarth Realty Co, 11 E 42 & Adam Urbach, 259 7 av. nom

51ST st, 170-2 E, see 3 av, 836.

51ST st, 33 W (5:1267), ns, 494 w 5 av, 42x100.5; bldg loan; pr mtg \$145,000; June 21; June 23 '13; 1y6%; 33 West Fifty-First Street Co Inc, a corpn, to Ribt McGill, Hoboken, NJ. 95,000

51ST st, 33 W; certf as to above mtg; June 21; June 23 '13; same to same.

54TH st, 311 E (5:1347); ext of \$18,000 mtg to June 10 '18 at 5%; May 28; June 23 '13; Thos Sheils & Jos E Newburger exrs Patk Keenan with Hannah M Trotta. nom

59TH st, 345-7 W (4:1112), ns, 125 e Col av, 2 lots, ea 25x100.5, 2 PM mtgs, ea \$21,000; June 19; June 20 '13; due &c as per bond; Jacob S Berliner to Dry Dock Savgs Instn, 341 Bowery. 42,000

63D st, 16 E (5:1377), ss, 275 e 5 av, 18.9x100.5; PM; pr mtg \$4,000; June 26 '13; due Sept 25 '15 5%; Fredk E Callen, Bklyn, to Henrietta Dinkelspiel, 16 E 63. 26,000

63D st, 140 W (4:1134), ss, 550 w Col av, 25x100.5; June 24 '13; due &c as per bond; Jno J & Ottilia M Biehn to Title Guar & Trust Co. 15,000

68TH st W, nec Col av, see Col av, nec 68.

70TH st, 331 W (4:1182), ns, 325 w West End av, 15x100.5; June 26 '13; 3y5%; Helen Card to Franklin Savgs Bank, 656 8 av. 7,000

75TH st, 30 W (4:1127), ss, 380 e Col av, 20x102.2; June 25 '13; due &c as per bond; Mary H Hazelton to Title Guar & Trust Co. 15,000

76TH st, 432 E (5:1470); ext of \$15,000 mtg to June 22 '16 at 5½%; June 18; June 21 '13; Lawyers Title Ins & Trust Co with Frank Beck. nom

78TH st, 129 E (5:1413), ns, 46.8 w Lex av, 16.8x102.2; pr mtg \$—; June 17; June 25 '13; due Apr 1 '16; 6%; Henry B Montgomery, 167 E 78 to Rosalie M Gilbert, 434 Rockhill rd, Kansas City, Mo, 7,640

84TH st, 216 W (4:1231); sal Ls; May 26; June 26 '13; demand, 6%; Thos J Murray & Thos F Burke to Jacob Ruppert, a corpn, 1639 3 av. 3,000

85TH st, 31 W (4:1199); ext of \$25,000 mtg to July 1 '18 at 4½%; June 25; June 26 '13; Albt W Scholle et al with Isaac J Bernheim, 31 W 85. nom

86TH st, 327-9 E (5:1549), ns, 265 e 2 av, 40x100.8; June 23; June 24 '13; 1y6%; Ambrose F Stolzenberger to Jno D Von Twistern, 353 E 83. 3,000

87TH st, 526 E (5:1583), ss, 311.6 e Av A, 18.3x62.7x18.3x26.9; June 20 '13; 5y5%; Jos N Courtade, 526 E 87, to Emigrant Indus Savgs Bank. 6,000

87TH st, 526 E; sobrn agmt; June 20 '13; same & Bertha Hochberger with same. nom

87TH st, 526 E (5:1583); ext of \$4,000 mtg to June 20 '18 at 6%; June 20 '13; Bertha Hochberger with Jos N Courtade, 526 E 87. nom

88TH st, 46 E, see Mad av, 1217-21.

89TH st, 2 E, see 5 av, 1076.

91ST st, 107 E (5:1520), ns, 105 e Park av, 15x100.8; June 24; June 25 '13; due June 1 '18; 5%; Richd H Morrison to Jennie G Biddulph at Montclair, NJ. 11,000

98TH st, 289-91 E (6:1648), ns, 75 w 2 av, 50x100.11; ext of \$25,000 mtg to Apr 28 '16 at 5%; Apr 28; June 24 '13; Henry Say with Jos Yeska, 155 Riverside dr. nom

99TH st, 4 E, nwc 3 av, see 3 av, nwc 99.

99TH st, 41 W (7:1835), ns, 325 e Col av, 25x99.11; ext of \$17,000 mtg to Jan 27 '17 at 5%; June 13; June 26 '13; Louis Sonn with Alice B Cohen, Ashburnham Gardens, Eastbourne, Eng. nom

100TH st, 65 E (6:1606), ns, 100 w Park av, 20x100.11; PM; pr mtg \$—; May 29; June 26 '13; 5y6%; Hyman Schmulowitz, 83 W 115, to Christopher Pitkin Co, 378 Grand. 1,750

- 100TH st, 13 W** (7:1836); sal Ls; June 18; June20'13; demand, 6%; Christ Ackermann to Lion Brewery, 104 W 108. 2,000
- 101ST st, 217 E** (6:1651), ns, 260 e 3 av, 25x100.11; PM; June20'13; due &c as per bond; Jas Kelly to Harriet B Morse, 170 W 73, & ano. 12,500
- 103D st, 300-2 E**, see 2 av, 1998.
- 105TH st, 128 E** (6:1632), ss, 266.8 e Park av, 16.8x100.11; PM; pr mtg \$6,000; June 23; June24'13; due May15'14; 6%; Felix Hertz, 292 West Bway to Therese R Spear, 128 E 105. 3,000
- 105TH st, 4-6 W** (7:1840), ss, 100 w Central Park W, 50x100.11; June21; June 24'13; 5y5%; Ellen A Stewart & Mary E Horton to Bowery Savgs Bank, 128 Bowery. 35,000
- 106TH st, 61 E** (6:1612), ns, 175 e Mad av, 24.6x100.11; June24'13; 5y5%; H & L Realty Co, Inc, to Richd Fitzpatrick, 324 W 20. 19,000
- 106TH st, 61 E**; certf as to above mtg; May27; June24'13; same to same.
- 109TH st, 401-3 E**, see 1 av, 2122.
- 111TH st, 20 E** (6:1616), ss, 218 e 5 av, 26.1x100.11; pr mtg \$17,000; June23'13; due, &c, as per bond; Mathilde J Bennett, 20 E 111, & Edwin H Koelzy, Hawthorne, NY, to Chas Elbogen, 504 W 134 & ano. 2,000
- 111TH st, 25 E** (6:1617), ns, 270 e 5 av, 20x100.11; ext of \$19,500 mtg to June16'16 at 5%; June3; June25'13; Louis Barrett to Jas Stokes, Ridgefield, Conn. nom
- 113TH st, 357 E** (6:1685), sal Ls; June 16; June25'13; demand; 6%; Gaetano De Angelis to Lion Bwy, a corp, 104 W 108. 500
- 114TH st, 304 E** (6:1685), ss, 80 e 2 av, 20x100.11; pr mtg \$10,000; June16; June 20'13; 3y6%; Michele A or Michelangelo Bove to Carolina Bove, 304 E 114. 2,000
- 115TH st, 169 E** (6:1643), ns, 245 w 3 av, runs n100.11xe20xse—xs88 to st x—30 to beg; June23'13; 1y5%; Ann Daly to Emigrant Indus Savgs Bank. 1,000
- 115TH st, 3 W** (6:1599); ext of \$22,000 mtg to June13'16 at 5½%; June2; June21'13; Geo W Murray, exr, &c, Jas Hedges with Jas & Jessie Neil. nom
- 117TH st, 424 E** (6:1710), ss, 277.4 e 1 av, 16.8x100.11; PM; June26'13; 5y5%; Vito Belmonte to Lawyers Mtg Co, 59 Liberty. 5,000
- 122D st, 107 W** (7:1907), ns, 118 w Lenox av, 19x100.11; June14; June25'13; 5y5%; Bertha Nissensohn, 108 W 124 to Frank E Wood, 55 Maple av, New Rochelle, NY, et al exrs Louisa Randell. 8,800
- 123D st, 304 E** (6:1799), ss, 80 e 2 av, 28.8x100.11; PM; June20; June26'13; 5y5%; Eijay Realty & Holding Co (Inc), a corp, to Lawyers Mtg Co, 59 Liberty. 25,500
- 124TH st, 7 E** (6:1749), ns, 140 e 5 av, 20x100.11; June20'13; 3y5%; Timothy J Regan to Lawyers Title Ins & Trust Co. 8,000
- 124TH st, 150 E** (6:1772), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 2027-31)x100.11; pr mtg \$33,000; June20; June24'13; due &c as per bond; Gussie Declade, 129 E 123 to Kath Sullivan, 100 E 124. 11,000
- 124TH st W** (7:1978), ss, 300 w Ams av, 100x100.11; pr mtg \$25,000; June26'13; 1y 6%; Martha Bldg Corp, 600 Prospect av, to David Zipkin, 22 Mt Morris Park W. 50,000
- 124TH st W** (7:1978); same prop; certf as to above mtg; June26'13; same to same.
- 124TH st W** (7:1978), same prop; sobrn agmt; June26'13; same & Samson Lachman & Abr Goldsmith, 50 W 75, with same. nom
- 125TH st, 307 W** (7:1952); ext of \$19,000 mtg to May7'19 at 5%; May27; June26'13; Mary E Robertson with Soc for Relief of the Destitute Blind of the City of NY & Its Vicinity, 896 Ams av. nom
- 127TH st, 116 W** (7:1911), ss, abt 175 w Lenox av, —x—; June23; June26'13; installs; 6%; Eliz & Hans Schrefeld, 116 W 127, to Emeline Van Syckel, 100 Fanshaw av, Yonkers, NY. 1,250
- 127TH st, 116 W** (7:1911), ss, 175 w Lenox av, 16.8x99.11; ext of \$8,000 mtg to June10'15 at 5%; June10; June26'13; Sarah R Wells trste Cath A Schuchardt with Emeline Van Syckel, Yonkers. nom
- 127TH st E, nwc Mad av**, see Mad av, 1994.
- 131ST st, 155 W** (7:1916), ns, 191 e 7th av, 17x99.11; PM; June25'13; 3y5%; Mary Burns to American Mtg Co, 46 Cedar. 5,000
- 132D st, 100 W**, see Lenox av, 439.
- 137TH st, 47 W** (6:1735), ns, 375 e Lenox av, 25x99.11; June20'13; 3y5%; Jos Goldberger, 174 St Nicholas av, to Wm Rankin, 119 W 77. 15,000
- 137TH st, 47 W**; pr mtg \$15,000; June 20'13; 1y6%; same to same. 1,500
- 139TH st, 565-9 W** (7:2071), ns, 100 e Bway, 75x99.11; ext of \$82,500 mtg to June13'18 at 5%; June16; June24'13; Valentine E Macy & ano trstes Josiah Macy Jr with Corp of H & A Cohen, a corp, 168 Park Row; Harris Cohen, 19 W 69 & Abr Cohen, 155 Riverside dr. nom
- 140TH st, 303 W** (7:2042), ns, 90 w 8 av, 15x99.11; PM; June20; June21'13; 3y5%; Elliott L Brown, Yonkers, NY, to N Y Title Ins Co, 135 Bway. 3,500
- 144TH st, 311 W** (7:2044), ns, 175 w 8 av, 24.6x99.11; ext of mtg for \$12,000 to May20'16, 5%; May20; June21'13; Jas M Crafts & ano trstes will Ogden Haggerty for Anna K Shaw, with Selby Realty Co, a corp, 1 Liberty. nom
- 150TH st, 457-9 W** (misc); consent to chattel mtg; June16; June23'13; Convent Garage Co Inc to whom it may concern.
- 161ST st, 574-8 W** (8:2119), ss, 100 e Bway, 72x99.11; pr mtg \$70,000; June24'13; 3y6%; Wm Kuhn to Eliz wife said Wm Kuhn, 508 W 142. 10,000
- 161ST st W, swe Bway**, see Bway, swc 161.
- 164TH st, 503-5 W** (8:2121), ns, 100 w Ams av, 50x99.11; June18; June23'13; due Sept18'13, 6%; Manchester Leasing Co to Fredk C Simons, Great Neck, LI. 350
- 164TH st, 503-5 W**; Mar24; June23'13; 1y 6%; Manchester Leasing Co, 55 Liberty to Andw J Dam, 141 E 39. 1,100
- 180TH st, 516 W**, see Audubon av, 289-91.
- 182D st, 532 W** (8:2155); ext of \$3,000 mtg to May17'16, at 5%; June17; June21'13; Bankers Trust Co with Gustav Saenger, 17 E 11. nom
- 185TH st W, ss, 150 w St Nich av**, see 32d, 344-6 E.
- 207TH st W, nwc Ams av**, see Ams av, 3868.
- Amsterdam av, 590** (4:1236), ws, 50.8 s 89th, 25x100; June20; June23'13; 3y6%; Dengler Bros Inc, a corp, to St Laurentius Kranken Unters's Verein, 418 W 50. 8,000
- Amsterdam av, 590**; certf as to above mtg; June20; June23'13; same to same.
- Amsterdam av, 592** (4:1236), ws, 25.8 s 89th, 25x100; PM; June16; June21'13, 5y5%; Dengler Bros Inc to Chas J Pflug, 53 Stuyvesant av, Bklyn, et al as exrs, &c, Adam Dengler. 28,000
- Amsterdam av, 3868** (8:2219), nwc 207th, —x—; leasehold; pr mtg \$17,000; May 28; June26'13; due &c as per notes; Nicolaus Wrede, 270 W 37, to Martin J Martell & Jno V Fitzpatrick, 1543 St Nicholas av. 9,500
- Audubon av, 289-91** (8:2152), sec 180th (No 516), 38x95; PM; pr mtg \$40,000; June 20; June21'13; due, &c, as per bond; Casper B Ughetta to Minot W Seaman, Catskill, NY, & ano. 5,000
- Bowery, 263** (2:427), es, abt 200 n Stanton, 24.8x101.1x24.8x101; pr mtg \$21,000; June9; June23'13; 1y6%; Hyman Berkovitz, 110 Forsyth to Lembeck & Betz Eagle Brewing Co, 173 9th, Jersey City, NJ. 4,000
- Bowery, 303** (2:456); ext of \$17,000 mtg to June23'16 at 5%; June11; June26'13; Title Guar & Trust Co with Edwin Baldwin & Jno Cawein, exrs Jno H McGurk. nom
- Broadway, 886-8** (3:847), sec 19th (No 22), 45.8x108.9x33.10x123; also 19TH ST, 28 E (3:847), ss, 123 e Bway, runs se20x sw92xw15.2xw8xne95 to beg; 1-10 pt AT; June24; June25'13; due &c as per bond; Emily G Woodley at Neuville, Switzerland & Frances S Barnes, 269 W 72 to Columbia-Knickerbocker Trust Co, a corp, 60 Bway. 25,000
- Broadway, 2633-5** (7:1877), ws, 100.11 n 99th, 60.3x219x69.5x220.4; leasehold; June 19; June24'13; due &c as per bond; Quincy Amusement Co, 2633 Bway to Fleischmann Bros Co, 507 5 av. 25,000
- Broadway, 2633-5**; certf as to above mtg; June19; June24'13; same to same.
- Broadway** (8:2137), swc 161st, 99.11x 125; bldg loan; June25'13; due Sept18'13; 6% until completion of bldg & 5½% thereafter; Herbert Dongan Constn Co to Metropolitan Life Ins Co, 1 Mad av. 400,000
- Broadway** (8:2137); same prop; certf as to above mtg; June25'13; same to same.
- Broadway** (8:2137), same prop; 2 sobrn agmts; June21; June25'13; same & Leicestershire Realty Co & Leo A Price with same. nom
- Broadway** (8:2137), same prop; sobrn agmt; Apr9; June25'13; Herbert Dongan Constn Co & Edw Casper, Franklin Pettit & Leicestershire Realty Co with same. nom
- Broadway** (8:2137), same prop; agmt as to share ownership in mtg; May13; June 25'13; Leicestershire Realty Co with Franklin Pettit, 340 W 88. nom
- Columbus av** (4:1121), nec 68th, —x—; ext of \$50,000 mtg to May23'16 at 4½%; May23; June23'13; Henry Harburger with Bank for Savings in City NY. nom
- Lenox av, 439** (7:1916), swc 132d (No 100), 24.11x75; June26'13; due &c as per bond; 132d St Realty Corp, 100 W 132, to Jno J McGrath, 171 W 71. 30,000
- Lenox av, 439**; PM; pr mtg \$30,000; June 26'13; due &c as per bond; same to Bernheimer & Schwartz Pilsener Brewing Co, Ams av & 128th. 4,000
- Lexington av, 465** (Misc) certf as to chattel mtg for \$4,000; June24; June25'13; Carlton Private Sanitarium Inc, a corp, to Oscar Linder of Schenectady, NY.
- Lexington av, 857** (5:1399), es, 50.11 s 65th, 16.6x80; PM; pr mtg \$12,000; June20; June21'13; 3y6%; Neil P Duross to Mary B Murphy, 165 E 62. 4,750
- Madison av, 1217-21** (5:1499), sec 88th (No 46), 100.8x62.2; ext of \$100,000 mtg to May15'15 at 4½%; May27; June24'13; NY Trust Co with Bank for Savgs, 280 4 av. nom
- Madison av, 1217-21**; ext of \$10,000 mtg to May15'15 at 4½%; May27; June24'13; same with same. nom
- Madison av, 1392-4** (6:1602), ws, 50.11 s 97th, runs s50xw103.11xn51.2xe92.1 to beg; agmt as to share ownership in mtg for \$63,500; June19; June23'13; Chas Hoffman, 39 W 89, as committee Jno Rich & De Witt Fox, 411 West End av, trstes Alex Rich with Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74. nom
- Madison av, 1392-4**; ext of \$63,500 mtg to June19'16 at 5%; June19; June23'13; same with Chas I Weinstein, 17 W 120. nom
- Madison av, 1994** (6:1752), nwc 127th, 20.4x35; ext of \$7,000 mtg to June23'16 at 5%; June23; June24'13; Robt L McGehee with Danl V McCarthy, 122 W 44. nom
- Manhattan av, 483** (7:1947), ws, 18.5 n 120th, 15x80; June23; June24'13; 3y5%; Chas H Dockstadter, 483 Manhattan to Empire City Savgs Bank, 231 W 125. 6,000
- Nagle av** (8:2174), nws, at sws Arden, 130x129.6; bldg loan; May5; June25'13; 1y 6%; Brown Brothers Inc Owners & Builders, a corp, to Union Mtg Co, 100 Bway. 125,000
- Nagle av** (8:2174), same prop; certf as to above mtg; May5; June25'13; same to same.
- Nagle av** (8:2174), same prop; 2 sobrn agmts; May5; June25'13; same & Robt E Phelan with same. nom
- Park av, 886** (5:1393); ext of \$12,000 mtg to May1'16 at 5%; June13; June26'13; Emelie P Reagenburger, 215 W 98; Leonora Phillips & Henrietta Phillips, 886 Park av, with An Assoc for the Relief of Respectable Aged Indigent Females in City NY. nom
- 1ST av, 1069** (5:1351), ws, 50.2 n 58th, 25.1x75; June23'13; 5y5%; Bella Fisher & Flora Mautner to Emigrant Indus Savgs Bank. 4,000
- 1ST av, 2122** (6:1703), nec 109th (Nos 401-3), 25.10x95; June16; June20'13; 3y6%; Francesca Siviglia, 207 E 109, to Antonio Ruggiero, 225 E 115. 2,000
- 2D av, 1312** (5:1444), leasehold; June24'13; demand; 6%; Jno J Gannon to Clausen-Flanagan Brewery, a corp, 441 W 25. 6,000
- 2D av, 1471** (5:1431), ws, 75 s 77th, 25x 100; ext of \$25,000 mtg to June20'18 at 5%; June20'13; Jas E Bale with Morris Morrison, 75 W 119. nom
- 2D av, 1992** (6:1674), es, 76 s 103d, 24.11x 100; June26'13; due &c as per bond; Esther Levine to Title Guar & Trust Co. 14,000
- 2D av, 1998** (6:1674), sec 103d (Nos 300-2), 26x100; June20'13; 5y5%; Nathan Schaneupp, 151 E 81 to Emigrant Indus Savgs Bank. 20,000
- 3D av, 693** (5:1317), es, 100.5 n 43d, 20x 80; PM; pr mtg \$13,000; June7; June25'13; due &c as per bond; Mayer & Jourmire Silverman to Rosa Epstein, 60 St Nich av. 4,000
- 3D av** (6:1627), nwc 99th; sal Ls; June 21; June23'13; demand, 6%; Edw & Richd Butler to Geo Ehret, 1197 Park av. 3,600
- 3D av, 836** (5:1305), swc 51st (Nos 170-2), 20x80; pr mtg \$15,000; June26'13; 1y5%; Kate W Kenney to Emigrant Indus Savgs Bank. 4,000
- 4TH av, 464** (3:861), nws, 21.7 ne31st, 20.1x78.11; June24'13; 3y5%; Sauer Realty Co to Bowery Savgs Bank, 128 Bowery. 7,000
- 4TH av, 464**; consent to above mtg; June19; June24'13; same to same.
- 4TH av, 464**; certf as to above mtg; June19; June24'13; same to same.
- 5TH av, 298** (3:832), swc 31st (No 2), runs s30xw75xs44xw25xn74 to st xe100 to beg; ½ pt; AT; pr mtg \$36,000; June9; June23'13; due, &c, as per bond; Frederic E Gibert & Chas N Harris exrs, &c, Frederic E Gibert & Frederic E Gibert indiv to Title Guar & Trust Co, 30,000
- 5TH av, 518** (5:1529), ws, 29 n 43d, 28x 125; June23; June24'13; 3y % as per bond; Henry G Trevor, Southampton, LI, to Farmers Loan & Trust Co, 22 Wm. 300,000
- 5TH av, 1075** (5:1500), es, 34 s 89th, 26x 100; PM; June23; June24'13; 3y5%; Geo D Gregory, 628 E 32d, Bklyn to Wm H Macy, Jr, Harrison, NY. 75,000
- 5TH av, 1076** (5:1500), sec 89th (No 2), 34x112; June20'13; 5y5%; Benj N Duke to U S Trust Co, 45 Wall. 250,000
- 7TH av, 320** (3:777), sal Ls; June13; June20'13; demand, 6%; Sarah McElroy to Lion Brewery, 104 W 108. 2,484.67
- 7TH av, 2208** (7:1936), ws, 75.6 s 131st, 25x75; pr mtg \$20,000; June20; June23'13; 2y6%; Felice B Keene, 112 W 72, to City National Securities Co, a corp, 2 Rector. 2,500
- 8TH av, 2540** (7:1941), es, 49.10 n 135th, 25x80; June17; June20'13; due &c as per bond; N & Z Realty Co to Title Guar & Trust Co. 18,000
- 8TH av, 2540**; certf as to above mtg; June17; June20'13; same to same.
- 8TH av, 2540**; sobrn agmt; June16; June 20'13; Harry L Rosen with same. nom
- 8TH av, 2733** (7:2045); ext of \$23,000 mtg to July17'16 at 5%; June20; June25'13; Bertha von Rimpler with Frederic deP Foster, Tuxedo Park, NY & ano trstes Jos W Minturn for Louisa Minturn. nom
- 9TH av, 483** (3:734); sal Ls; pr mtg \$5,779; June19; June20'13; demand, 6%; Wm P Whalen to Kips Bay Brewing & Malting Co, 650 1 av. 2,000
- 9TH av, 859** (4:1065), ext of \$25,000 mtg to June29'16 at 4½%; June29'11; June25'13; American Mtg Co with Morris D Solinger. nom

99TH av, 861 (4:1065); ext of \$35,000 mtg to June 29'16 at 4 1/2%; June 29'11; June 25'13; American Mtg Co with Morris D Solinger, nom

11TH av, 602 (4:1073), es, 61.9 s 45th, 19.2x70; PM; June 20'13; due, &c, as per bond; Adelia J Sparks widow, Bklyn, to Mary E Birrell, 2 W 86, trste Leander Saries, 2,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf (misc) as to mtg or deed of trust to be dated May 15'13; May 15; June 20'13; Times Land & Impt Co to Victor K Moore, Ausable Forks, Essex Co, NY, trste.

Certf (5:1364) as to mtg or deed of trust dated July 1'13; June 19; June 26'13; Artificial Ice Co to Hudson Trust Co, trste.

General mtg (misc), car & R R equipment agmt, ls, etc; agmt that ls & mtg for \$500,000 dated May 1'12 shall be supplemented & amended by additional equipment, etc; June 2; June 23'13; Guaranty Trust Co of N Y as trste with Rutland R R Co, supplemental agmt

MORTGAGES.

Borough of the Bronx.

Barretto st, 934 (10:2723); asn rents to secure \$1,000; June 25; June 26'13; due Dec 25'13, 6%; Jacob Gumpel, 215 Audubon av, to Fannie Podolsky, 447 E 9, 1,000

Barretto st (10:2723), nec Simpson, 50x105; pr mtg \$62,000; June 25; June 26'13; installs, 6%; Jacob Gumpel, 215 Audubon av, to Fannie Podolsky, 447 E 9, 1,000

Charlotte st, 1412 (11:2977); given as security for deposit of \$1,500 given to secure performance of terms of lease; pr mtg \$90,000; June 5; June 24'13; 3y3%; Narcoth Realty Co to Louis & Mandel Bandes, 1532 Webster av, 1,500

Crotona Park E (11:2937), nec Prospect av, 44x90; June 25; June 26'13; due &c as per bond; Annie Leahy to Title Guar & Trust Co, 10,000

Dawson st, nwc Leggett av, see Leggett av, nwc Dawson.

Elsmere pl (11:2955), —, bet Prospect av & Marmion av, being lot 9 blk 2955 tax map; transfer of tax lien for yrs 1906-1911, assessed to unknown; Dec 16'12; June 20'13; 3y 11 8-10%; City N Y to Nathan Himowich, 113 Canal, 1,062.07

Fox st (10:2718), nwc 167th, 48.7x102.2x 81.3x78.8; ext of \$50,000 mtg to July 1'16 at 5%; June 18; June 20'13; American Missionary Assn with J C Gaffney Constn Co, 1148 Tiffany, nom

Freeman st, (11:2965), ns, 60 e from an angle in ns said st where same turns, runs nw 25.2 to intersection nes Freeman & es Stebbins av xn113.2xe53xn116.5 to Freeman wx53.1; June 20; June 21'13; 1y6%; Freeman-Stebbins Co Inc to Morris Osomansky, 112 W 113, 50,000

Freeman st (11:2965), same prop; certf as to above mtg; June 20; June 21'13; same to same.

Freeman st, 990 (11:2993), ss, 80.6 nw Longfellow av, 28.11x90.4; PM; pr mtg \$—; June 26'13; 4y6%; Felix Prince, 746 St Nicholas av, to Jacob Larus, 707 St Nicholas av, 2,000

Freeman st, nes, at es Stebbins av, see Stebbins av, es, at nes Freeman.

Kelly st (10:2701), nwc 156th, 100x25; pr mtg \$9,000; June 25; June 26'13; due &c as per bond; Jos W Babcock to Eliz C Muller, 316 E 120, 3,000

Light st, nwc Dyre av, see Dyre av, nwc Light.

Light st (*), ss, 100 w Rombouts av, runs w50.10 to N Y W & B R R Co xsw 101.9xsl10.11xe75xn100 to beg; June 23; June 25'13; 5y6%; Dyre Ave Realty Co to First Mtg & Real Estate Co, 30 E 42, 7,000

Light st (*), nwc Rombouts av, 50x100; June 23; June 25'13; 5y6%; Dyre Av Realty Co to First Mtg & Real Estate Co, 30 E 42, 3,350

Lorillard pl, 2343, see 3 av, 4566.

15.7 to pl xe50 to beg; also ANTHONY

Magenta st (*), ns, bet Bronxwood av & White Plains rd, being lot 215 on map Assoc Lace Makers; transfer of tax lien for yrs 1906 to 1911, assessed to —; May 12; June 25'13; 3y10%; City of N Y to Albt L Lowenstein, 12 West Fordham rd, 183.08

Minerva pl (12:3319), ns, 100 w Grand blvd & concourse, runs n125xw25xw26.8xs 115.7 to pl xe50 to beg; also ANTHONY AV (12:3319), ws, 50 n Minerva pl, 25x100; pr mtg \$15,500; June 26'13; due &c as per bond; Dorothea Essig to Addie A Sullivan, 343 E 141, 3,200

Seabury pl (11:2966-2977), es, 50 s 172d, 45x100; June 24; June 25'13; due Dec 1'16; 5%; Angel Constn Co, Inc, a corpn to Dollar Savgs Bank, 2808 3 av, 29,000

Seabury pl (11:2966-2977), same prop; certf as to above mtg; June 24; June 25'13; same to same.

Seabury pl, 1468 (11:2966-2977), es, 185 s 172d, 45x100; June 25'13; 5y5%; Angel Constn Co, Inc, a corpn, to Reuben Isaacs, 829 West End av trste Israel Isaacs for Mabel Bloomberg, 31,500

Seabury pl, 1468; certf as to above mtg; June 25'13; same to same.

Seabury pl (11:2966-2977), es, 50 s 172d, 3 lots ea 45x100; 3 mtgs ea \$5,000; 3 pr mtgs \$29,000 ea; June 24; June 25'13; due &c as per bond; Angel Constn Co, Inc, a corpn, 1228 Hoe av, to Jas T Barry, 1149 Boston rd, 15,000

Seabury pl (11:2966-2977), es, 50 s 172d, 135x100; certf as to 3 mtgs for \$5,000 ea; June 24; June 25'13; Angel Constn Co to Jas T Barry, —

Seabury pl (11:2966-2977), es, 95 s 172d, 45x100; also SEABURY PL (11:2966 & 2977), es, 140 s 172d, 45x100; agmt apportioning mtg for \$58,000 so as there will be a lien of \$29,000 on each of above parcels & agmt extending same to Dec 1'16 at 5%; June 24; June 25'13; Dollar Savgs Bank of City of NY with Angel Constn Co, 1228 Hoe av, nom

Seabury pl (11:2966 & 2977), es, 230 s 172d, 45x100; ext of \$29,000 mtg to Dec 1'16 at 5%; June 24; June 25'13; Dollar Savgs Bank of City NY with Angel Constn Co, Inc, 1228 Hoe av, nom

Seabury pl, es, 140 s 172d, see Seabury pl, es, 95 s 172d.

Silver st (*), ss, 116.2 sw rd from Westchester to Boston Post rd, runs s100xw 50xs42.11xw25.3xn139.2 to st xe75 to beg; June 26'13; 3y6%; Thos B Watson, 1551 Eastchester rd, to Chas F Halsted, 174 Prospect pl, Bklyn, trstes Mary J Halsted, 3,750

Simpson st, nec Barretto, see Barretto, nec Simpson.

Tiffany st, 1142 (10:2718), es, 287.1 n 167th, 30x113.2; PM; pr mtg \$4,000; June 20; June 23'13; 1y6%; Chas Schlesinger & Harry Gillman to Kandel Concrete Co, 2 W 119, 1,500

West st (11:3124), ss, abt 245 w Daly av, 50x88.7 to 181st x50.6x81.4; June 20; June 23'13; due, &c, as per bond; Peter A Peterson, Perth Amboy, NJ, to City Real Estate Co, 176 Bway, 32,000

135TH st, 831 E (9:2263), ns, 208.4 e Brook av, 27x100; ext of \$15,500 mtg to Feb 15'15 at 5%; Feb 15; June 25'13; Hermina Pundt to Jacob Brown, nom

135TH st E (9:2263), ns, 181.4 e Brook av, 54x100; pr mtg \$30,500; June 24; June 25'13; installs, 6%; Jacob Brown to Hyman Fish, 137 Cathedral pkwy, notes 6,500

147TH st E (9:2273), ss, 100 e Brook av, 25x100; PM; June 23; June 24'13; 3y5%; Aimee B Wenzel to Christina Miller, 596 St Ann's av, 2,000

149TH st E (9:2327), ss, 175 e Courtlandt av, 25x106.6, except part for 149th; pr mtg \$25,000; June 20; June 24'13; 1y6%; Abr Kaufman to Danl Woodcock, 1166 Pacific, Bklyn, 10,000

151ST st E (9:2441), ns, 100 w Morris av, 50x118.1x50x117.11; June 23; June 24'13; due, &c, as per bond; Guiseppe Fusco to Luigi Porpora, 729 9 av, 3,000

156TH st E, nwc Kelly, see Kelly, nwc 156th.

156TH st E, nwc So blvd, see So blvd, nwc 156th.

156TH st, 780 E, see Tinton av, 730.

165TH st, 721 E (10:2650), ext of \$6,500 mtg to July 24'16 at 5%; June 5; June 24'13; Harriet W Winslow trste Jno F Winslow with Edw Fluhr exr Philip Fluhr, nom

165TH st E, see Grant av, see Grant av, sec 165.

165TH st E, swe Grant av, see Grant av, swe 165.

165TH st E, see Sherman av, see Grant av, swe 165.

167TH st E, nwc Fox, see Fox, nwc 167.

170TH st E, see 102.1 w Boston rd, see Boston rd, ns, 85 w 170th.

172D st E (11:2966), ws, 150 s Boston rd, 200x100; June 24'13; 1y5 1/2%; Sole Realty & Constn Co, 641 E 183, to Comity Mtg Co, 40 Wall, 63,100

172D st E (11:2966), same prop; certf as to above mtg; June 24'13; same to same.

174TH st E, swe Hoe av, see Hoe av, swe 174th.

175TH st E (11:2944), ss, bet Arthur & Crotona avs, being lot 35 blk 2944 tax map; transfer of tax lien for yrs 1902-1911, assessed to unknown; Dec 16'12; June 20'13; 3y 9 9-10%; City NY to Nathan Himowich, 113 Canal, 1,502.01

176TH st E, swe Marmion av, see Marmion av, swe 176.

179TH st E, swe 3 av, see 3 av, swe 179.

179TH st E, nec Mohegan av, see Mohegan av, nec 179th.

181ST st E (11:3081), ss, 50 w Belmont av, 69.3x115x—x97.11; pr mtg \$57,000; June 14; June 24'13; due Aug 8'13, 6%; Jno Perry, 646 E 181 to Thos H Calhoun, 414 Convent av, 600

182D st E, see Clinton av, see Clinton av, sec 182d.

187TH st, 737 E (11:3104); agmt as to share ownership in mtg of \$32,000; Jan 24; June 23'13; City Real Estate Co with Mary E O'Sullivan & Michl E O'Donovan exrs Thos J O'Sullivan, nom

188TH st E (11:3023), nec Tiebout av, 29x83.3; June 19; June 20'13; due &c as per bond; Schorn Co, a corpn, to Manhattan Mtg Co, 200 Bway, 22,000

188TH st E; same prop; certf as to above mtg; June 19; June 20'13; same to same.

188TH st E (11:3023), ns, 29 e Tiebout av, 38x83.3; June 19; June 20'13; due &c as per bond; Schorn Co, a corpn, to Manhattan Mtg Co, a corpn, 200 Bway, 20,000

188TH st E (11:3023); same prop; certf as to above mtg; June 19; June 20'13; same to same.

190TH st E (11:3174), ss, 168.6 e Morris av, 43x106; June 2; June 26'13; demand, 6%; Henry F A Wolf Co to Louis Reichardt, 62 W 120, 32,000

218TH st E, see Bronxwood av, see Bronxwood av, sec 218.

224TH st E (*), ns, 175.11 e Paulding av, 50x109.6; June 19; June 25'13; installs, 6%; Margt E Watts, 2144 Haviland av to Serial Bldg Loan & Savgs Instn, 195 Bway, 3,700

225TH st E (14th) (*), nwc White Plains av (3d st), runs n96.9xw9.3xsw 110.9 to White Plains rd (3d st) xe50 to beg; plot begins at boundary line between cities of NY & Mt Vernon, distance 85 from ns 242d, runs nw82.9xw25xe76.10 xs25.8 to beg, being lot 78C on amended map (1108B) Penfield prop; June 13; June 25'13; 3y6%; Pasquale Yannantuono or Guanantuono, Mt Vernon, NY, to Kath G Boland, — Oak av, Eastchester, NY, 1,600

230TH st E (*), ns, 80.6 w White Plains rd, 25x114; May 24; June 26'13; 3y5 1/2%; Grace, wife of & Angelo Pandolfo, to Eliz K Dooling, 179 E 80, 4,000

233D st E (*), ns, abt 100 e Barnes av, runs e35xn44.3xsw57.1 to beg; June 18; June 20'13; 3y6%; Jno D Murray, 4124 Boyd av, to North Side Mtg Corp, 391 E 149, 1,000

237TH st E (12:3391), ns, 100 e Martha av, 100x100; PM; pr mtg \$12,750; June 19; June 21'13; due Dec 19'13, 6%; Wesley Constn Co to Jno McGonegal, 413 E 240, 3,000

Anthony av, ws, 50 n Minerva pl, see Minerva pl, ns, 100 w Grand blvd & concourse.

Arthur av, 2294 (11:3071); sal Ls; June 23; June 24'13; demand, 6%; Edw A Klingbeil, 2187 Arthur av, to Henry Elias Bwg Co, 403 E 54, 3,500

Bathgate av (11:2922), es, 49.7 n 174th, 50x95; leasehold; May 22; June 20'13; demand, 6%; Abe G Michaels to Jennie Reichman, 199 Belmont, 500

Bathgate av (11:3055), es, 115.8 s 187th, 38.6x90; ext of \$20,000 mtg to June 30'16 at 5%; June 14; June 24'13; Wilhelmina M Bonhag et al with Jas Stokes, Ridgewood, Conn, nom

Beach av (*), es, 225 s Lacombe av, 45x100; June 17; June 25'13; 3y6%; D J Dillon Co to J Homer Hildreth trste, 362 E 136, 4,500

Beach av (*), same prop; certf as to above mtg; June 17; June 25'13; same to same.

Bergen av, ws, abt 199.1 n 152d, see 3 av, 2952.

Boston rd (11:2937), ns, 85 w 170th, runs n102.1 to ss 170th xnw1.1xs28.5xw12.9 xs83.8 to rd xe25 to beg; June 20'13; 3y5%; Andw W Gerlach to Leah Bartley, 122 Elm, New Rochelle, NY, et al, trstes for Isabella Miller, will Mary A Ferguson, 6,000

Boston av (12:3254), ss, abt 491 e Perot, runs e71xs86.6xsw32.11xw50.4xw49xn65 to beg; June 26'13; installs, 6%; Jas M Kieran to Teachers' Co-Operative Bldg & Loan Assn of City NY, 170 E 60, 9,400

Boyd av (*), es, 275 s Barnes av, 25x97.6; June 20; June 23'13; 3y6%; Edw Cahill to Geo Hauser, 1462 St Lawrence av, 400

Bronxwood av (*), es, 75 n 213th, 25x100; June 24; June 25'13; due &c as per bond; Vincenza Nardiello, 141 W 3 to North Side Mtg Corp, 391 E 149, 2,000

Bronxwood av (5th) (*), sec 218th (4th), 105x60, Wakefield; pr mtg \$—; June 20; June 23'13; due Oct 20'14, 6%; Henrietta C Brown to Mary A Grace, 49 Charlton, 500

Cambreling av (Pyne), 2486 (11:3090), es, 606.3 n 188th (Bayard), 18.9x157; pr mtg \$1,500; June 20; June 25'13; due Dec 20'14, 6%; Giuseppe & Angelo Sassani to Michele Giordano, 2494 Cambreling av, 1,300

Cauldwell av, 715 (10:2624), ws, 212.6 s 156th, 18.9x115; PM; pr mtr \$5,500; June 25'13; 3y6%; Abr Axler to Elma L Holton, 715 Cauldwell av, 1,500

Clinton av (11:3097-3099), sec 182d, 70.4 x82.8x70x90; pr mtr \$50,000; June 19; June 20'13; due Dec 19'13, 6%; Normal Constn Co to Rockland Realty Co, 509 Willis av, 2,000

Clinton av (11:3097-3099); same prop; certf as to above mtg; June 19; June 20'13; same to same.

Creston av (11:3165), es, 205.1 s 189th, runs e86.3xsl10xe8.8xs60xw95 to av xn70 to beg; PM; June 12; June 21'13; 3y5 1/2%; H Nelson McLernon to Addie B Seligman, 1 E 59 & ano admr Simon Bernheimer, 7,500

Creston av, 2767 (12:3318), ws, 578 n 196th, 16.4x100.4; PM; June 23; June 24'13; 3y5%; Wm O'Connell to Johanna A Kosner, 2767 Creston av, 3,800

Dyre av (*), nwc Light, 25.3x106.4x25x 109.11; June 23; June 25'13; 5y6%; Dyre Av Realty Co to First Mtg & Real Estate Co, 30 E 42, 3,500

Elton av, 897 (9:2383), ws, 50.8x106.9x40 x74, ss; certf as to mtg for \$30,000; June 13; June 24'13; Chas T Streeter Constn Co to Alfd S Brown & ano exrs Mary N Mayo, —

Elton av, 897 (9:2383), ws, 95.6 s 162d, 50.7x73.6x39.11x104.9; June 18; June 23'13; 4 y5%; Chas T Streeter Constn Co, a corpn, to Alfd S Brown, 14 E 44 & ano, exrs, &c, Mary N Mayo, 30,000

Elton av, 897; pr mtg \$30,000; June 18; June 23'13; 3y6%; same to Ottillie M Hochreiter, 688 E 133, 5,000

Elton av, 897; certf as to above mtg for \$5,000; June 18; June 23'13; same to same.

Elton av, 897; sobrn of mtg for \$15,952.08 to mtg for \$30,000; June 18; June 23'13; Oliver E Davis with Alfd S Brown, 14 E 44, & ano exrs, &c, Mary N Mayo, nom

Findlay av, 1306 (11:2783), es, 155.7 n 169th, 20x100; PM; pr mtg \$—; June21; June23'13; due, &c, as per bond; Benj Steirman & Alfd Weinstock, 1278 Webster av, to Jno Marquardt, 1306 Findlay av. 1,300

Grant av (9:2447), sec 165th (No 250), 80.10x31.1x80.9x30; ext of \$24,000 mtg to June18'16 at 5%; June18; June24'13; Emily M Wheeler with Mitchell-McDermott Constn Co. nom

Grant av (9:2447), swc 165th, 81.2x201 to es Sherman av xn56.4xe202.5 to beg; P M; June23'13; due May12'18, 5%; Lillian B Rogers to Frederic A de Peyster, 13 E 86 et al. 10,000

Haviland av (10th st) (*), ss, 305 e Castle Hill av (Av C), 100x108, Unionport, except pt for Haviland av; June25; June26'13; due &c as per bond; Anna R, Kilner D, Thos J, Jno C, Helen D, Wm & Mary C Newman, by Nellie A Newman, gdn, & the said Nellie A Newman, individ, to Frederike Koppelman, 1410 Crotona av. 3,000

Hoe av (11:2983), swc 174th, 100x38; PM; pr mtg \$45,500; June5; June20'13; 3y 6%; Trask Bldg Co, 1662 Boston rd, to H W & B Realty Corp, 499 Willis av. 2,000

Leggett av (10:2695 & 2687), nwc Dawson, runs sw along st 100xnw28xne7.3 to av xe0.11 to an angle xse27.4 to beg; ext of \$25,000 mtg to July6'18 at 5½%; June 4; June23'13; Harriet W Winslow trste Jno F Winslow with Katie Dreyer & Ehler H Ernst. nom

Longfellow av (10:2754), ws, 307.3 n 167th, 25x100; pr mtg \$7,000; June23; June 24'13; 3y6%; Frank Fischer, 2184 Valentine av to Ellen F Donlin, 2681 Marion av. 1,700

Longfellow av, 1151 (10:2754), ext of \$7,000 mtg to June15'18 at 5%; June23; June25'13; Edwin W Bullinger with Frank Fischer, 2184 Valentine av. nom

Marmion av (11:2953), swc 176th, 100x 62; bldg loan; June20; June21'13; due, &c, as per bond; Frank A Wahlig Co to Jas G Wentz, 335 West End av. 46,500

Marmion av (11:2953), same prop; certf as to above mtg; June20; June21'13; same to same.

Marmion av (11:2953), ws, 140 s 176th, 50x146; sobrn agmt; June4; June21'13; Norton A Kent to City Real Estate Co, 176 Bway. nom

Marion av (11:3024), ses, 22 ne 184th, 25x127, except pt for av; sobrn agmt; June 17; June20'13; Mary A Howley with Bronx Security & Brokerage Co, 258 E 138. nom

Mayflower av (*), es, 124 s Alice, 50x 100; PM; June19; June20'13; due &c as per bond; Teodoro Grassi, 401 E 100, to Felix Prost, 1898 Belmont av. 650

Mohegan av (11:3123), nec 179th, 99.1x 95.2; June25; June26'13; due &c as per bond; Annie Leahy, New Rochelle, NY, to Title Guar & Trust Co. 8,000

Monterey av, ws, abt 100 n 180th, see Quarry rd, 2112.

Morris av (9:2437), es, 75 n 165th, 35x 92.5; June21; June24'13; due, &c, as per bond; Cath E Hodgins, 1042 Morris av, to Chas M Neville, 8236 Decatur av. 1,500

Morris av (11:2829), ws, 180 s 179th, 20 x100; June23'13; due, &c, as per bond; Chas F Siemons to Title Guar & Trust Co. 7,000

Mt Hope av, sec Tremont av, see Tremont av, sec Mt Hope av.

Mulford av (*), ws, 175 s Alice, 25x100; June23; June24'13; due Dec 16'15; 6%; Emaline Putney to Jennie Y Hallock, 2070 Honeywell av. 1,200

North Chestnut dr (*), ss, 400 e e 1 North Chestnut dr, 40x100x41x100, being lot 114, amended map Bronxwood Park; PM; pr mtg \$400; June23; June24'13; due, &c, as per bond; Vita M D'Amore, 2106 Prospect av, to Jos E Butterworth, 5 Colden av, White Plains, NY. 190

Prospect av, ws, 225 n 156th, see Westchester av, es, 44.5 s 156.

Prospect av (*), ss, 825 e Throggs Neck rd, 25x116.1x25x115.4; June23; June24'13; due &c as per bond; Pasquale Cestaro, 345 E 122 to Jno E Hartz, 519 Timpson pl. 1,400

Prospect av, nec Crotona Park E, see Crotona Park E, nec Prospect av.

Quarry rd, 2112 (11:3062), ses, 37.5 e 3 av, runs ne 58.10xe138.5 to ws Monterey av xs59.5xw115.1xw74.3 to beg; May29; June20'13; 2y6%; Tripoli Realty Co & Frank Capobianco to F Paul A Vaccarelli, 354 E 116. 2,500

Quarry rd, 2112, & Monterey av; certf as to above mtg; May28; June20'13; same to same.

Rombouts av, nwc Light, see Light nwc Rombouts av.

St Lawrence av, 1447 (*); sal Ls; Apr 29; June26'13; demand, 6%; Jno H Jachens to Jacob Ruppert, a corpn, 1639 3 av. 3,245.57

Sherman av, sec 165th, see Grant av, s wc 165.

Southern blvd (10:2720), nwc 156th, being lot 93 blk 2720 tax map; transfer of tax lien for years 1906 to 1908, assessed to unknown; Apr10'11; June26'13; 4y5%; City NY to Tax Lien Co of NY, 68 William. 2,813.27

Southern blvd (11:2978), ws, 155.5 n 173d, 84x50; ext of \$7,500 mtg to June5'18 at 6%; June5; June20'13; Ekin Holding Co with Trask Bldg Co, 1662 Boston rd. nom

Stebbins av (11:2965), es, at nes Freeman, runs se25.1xe60xn113.1xw71.8 to es Stebbins av xs87.5 to beg; June20; June21 '13; 1y6%; Freeman-Stebbins Cg, Inc, to Morris Osmansky, 112 W 113. 75,000

Stebbins av (11:2965), same prop; certf as to above mtg; June20; June21'13; same to same.

Stebbins av, nec Freeman, see Freeman, ns, 60 e from an angle in ss Freeman.

Tibbett av (13:3415), ws, 265.2 s 246th, 70x100; June11; June21'13; due, &c, as per bond; Delafeld Estate, a corpn, to Title Guar & Trust Co. 7,000

Tibbett av (13:3415), same prop; certf as to above mtg; June11; June21'13; same to same.

Tiebout av, nec 188th, see 188th E, nec Tiebout av.

Timpson av (*), ws, 100 n 205th, 25x100; June24; June25'13; 3y6%; Jos A Mascia, 775 So Oak dr to North Side Mtg Corpn, 391 E 149. 700

Tinton av, 730 (Beach) (10:2665), nes, at ss 156th (No 780), 97.10x15.4x96x34.5; PM; pr mtg \$20,000; June19; June20'13; due &c as per bond; Valentine Gies to Emil F Lumpe, 730 Tinton av. 10,000

Tinton av, ws, abt 50 s 156th, see Westchester av, es, 44.5 s 156.

Tremont av (11:2804), sec Mt Hope av (Monroe), 24.6x60.11x24.6x60.3; pr mtg \$—; June24'13; 1y6%; Clement H Smith Co to Minnie Behrens, 2021 Morris av. 3,000

Tremont av (11:2804), same prop; certf as to above mtg; June23; June24'13; same to same.

Westchester av (10:2654), es, 44.5 s 156th, runs s25.2xe86.6xne13.9 to Tinton av, xn29.11xsw6.10xw65.8 to beg; also PROSPECT AV (10:2676), ws, 225 n 156th, 20x100; pr mtg \$—; June23; June24'13; due Jan23'14, 6%; Rebecca Goldberg, 937 E 156, to David L Schwartz, 777 Hewitt pl. 2,000

White Plains av, nwc 228th, see 228th E, nwc White Plains av.

3D av (11:3061), swc 179th, 100.4x109.1 x102.7x115.4; pr mtg \$15,000; June23; June 25'13; due &c as per notes; T J McGuire Constn Co to West Side Bank, 481 8 av. notes 15,000

3D av (11:3061), same prop; certf as to above mtg; June21; June25'13; same to same.

3D av, 4566 (11:3055), nes, at ws Lorillard pl (No 2343), 51.2x91.9x40x123.8, except pt for av & pl; PM; June24; June26 '13; 1y5%; Belmont Sq Market (Inc) to Jno J Brady, 2395 Valentine av. 16,500

3D av, 2952 (9:2362), es, 199.1 n 152d, 25x186 to Bergen av (No 643); leasehold; bldg loan; June23'13; due Oct1'20, 6%; Starrett Constn Co Inc, 7 E 42 to Eliz Wilhelm, 383 E 155 & ano. 7,000

Plot begins at boundary line bet cities Mt Vernon & N Y, see 228th E, nwc White Plains av.

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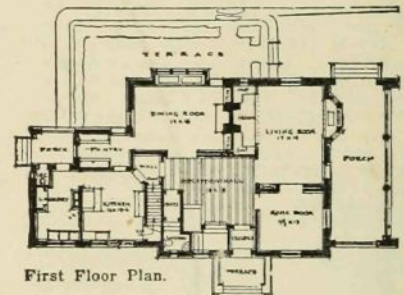
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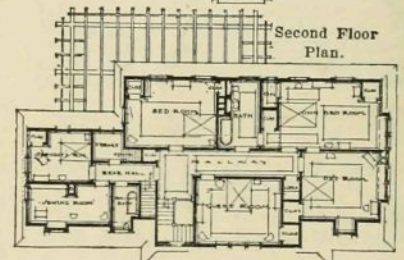
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