

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

NEW YORK, JUNE 7, 1913

THE BIG MORRIS PARK AUCTION SALE

Lots Bought For a Rise, Many of Them By Out-of-Town Investors,
At Good Prices—A Week of Remarkable Investment Contrasts.

THE creditors for whose benefit the State Banking Department is liquidating the old Morris Park race track property have reason to be satisfied with the big auction sale that has been under way on the premises since last Saturday. At the time this is being written 1,556 lots have been disposed of for \$1,631,000. Ten years ago the financier whose exploits have brought about the present liquidation purchased the tract for \$300,000.

If the 1,463 lots that are still to be auctioned off bring the same average price, \$1,048, as those already struck down, the sale will realize some \$3,150,000. In other words, property bought ten years ago at \$1,000 an acre is now selling at better than \$1,000 a lot. Yet a large proportion of the lots are as innocent of subsurface street improvements as they were then. This is not saying that the lots are not worth what they are bringing. It is merely a reiteration of a well-known fact: that there is substantial value in real estate on the line of progress of the city's growth.

There are several other notable phases of this sale. Perhaps the most remarkable is that it met with any degree of success at all in a week when security prices on the Stock Exchange reached the lowest point which they have touched since the panic of 1907. At least 5,000 people, quite a sprinkling of them out-of-town investors, were attracted to the sale; and there was capital enough at command to take up an unprecedentedly large offering of vacant lots, while securities went begging because of a worldwide money stringency. This interesting phenomenon is no doubt capable of more than one interpretation. But it is only fair to assume that buyers who have looked forward to a sale for months are acting upon reasoned convictions. Possibly, under existing industrial, political and financial conditions, they deliberately prefer exclusive ownership of concrete property; that is, the demand for lots developed at this sale may be another manifestation of the temper which is seen in the current tendency toward hoarding of money.

As to the prices obtained, there is no evidence yet of the expected "sacrifice." At this writing agents commissioned to pick up genuine bargains have bought very little indeed. The prices paid have turned out to be, on the whole, as fair to the sellers as to the buyers. They show a big recession from boom times, now distant, but they show an advance over valuations of recent years. They could not have been obtained before the dual subway contracts became a certainty last spring. The tax assessments representing market values of last summer average only about 60 per cent. of this week's auction prices.

As a matter of fact, the valuations established at this sale are likely to be accepted as standard for current appraisals. This assertion may not appeal to a certain minority who live entirely in the past and who refuse to recognize that capital values are affected by a general rise in the rates of interest on money. It may be urged that the great number of lots offered have a depressing effect on prices. But, on the other hand, no other lot offering has ever been so extensively or so ably advertised; and any deficiency of local buyers was made up by the presence of out-of-town purchasers, whose investments were on a generous scale. Finally, the sale was an ideal one from the buyer's standpoint. It was announced as absolutely unprotected, and the announcement to this effect was backed by the State Banking Department.

A real estate auction sale which is so notable intrinsically, and which has been so widely advertised—fully one hundred thousand is said to have been spent on publicity—must be an event of significance from different points of view to readers in various occupations and professions; and for this reason we bring together the following comments on it by persons whose opinions carry weight because of special opportunities for observation or of particular knowledge concerning prices, contemplated street improvements, or transportation facilities.

Raises Value of Adjacent Property.

In my opinion the sale is making excellent progress. The prices lots are bringing are remarkable for an auction sale, and they are having a stiffening effect on neighboring property, some owners of which, judging from the prices paid at this sale, have come to the conclusion that they had undervalued their own holdings.

I will cite an instance of my own experience. An owner listed a 45-foot corner near the Morris Park property with me, to sell at \$3,500. I procured a purchaser, who agreed to buy at that figure. On the day the contract was to be signed the owner jumped his price to \$5,000, based on the prices Morris Park lots were bringing. The result was no sale. He has since shown me an offer of \$4,700, which he has refused.

The sale should help The Bronx. Its unquestioned success must establish a great deal of confidence in Bronx real estate.

GEORGE PRICE.

Testifies to the Public Confidence.

In response to your request for an opinion regarding the auction sale of the old Morris Park race track now in progress, I would say that I am impressed with the fact that, at this writing, there have been sold to builders and in-

vestors more than 1,300 lots, at an average price in excess of \$1,000 a lot. If the sale progressed no further, I would still think it a great achievement that testified in a notable way to the underlying public confidence in New York City real estate.

In view of money and general market conditions, the ability and willingness of the public to respond to this sale in so substantial a manner must be exceedingly gratifying to everyone interested, either directly or indirectly, in New York City real estate.

On the other hand, the prices being realized for property, the greater part of which lies on streets graded, curbed and flagged, when reduced to an acreage basis, appears to me to be low in comparison to the prices at which desirable Bronx acreage is being held.

AUSTIN L. BABCOCK,
Of American Real Estate Co.

Immediately Available for Development.

The rapid buying at excellent prices at the Morris Park sale is very significant, because it shows the widespread interest and confidence in real estate in the Borough of The Bronx. This is more marked because at present real estate in New York generally is very quiet. The purchases seem to be made not by speculators but by buyers who intend to build homes.

The effect on the East Bronx of the influx of new home builders will revive activity in a section of the borough which has been dormant for many years. This interest is justified by the rapid transit and industrial railway plans which now are maturing for the locality. The building of trunk line sewers makes these lots immediately available for development.

CYRUS C. MILLER,
Borough President of The Bronx.

Breaks Down a Barrier.

The sale of the Morris Park tract which is now going on has greater significance as to the future of The Bronx than many appreciate.

The growth of The Bronx up to the time of the building of the subways was relatively slow. Its growth then took place in jumps, and big jumps at that. The increase in assessed values, 1899 to 1910, tracing to the operation of the Interborough in the lower Bronx, was 460 per cent. This phenomenal growth was necessarily confined in greater part to the district served by the rapid transit lines.

The opening of the New York, Westchester & Boston Railway the early part of last summer made accessible a new section which had heretofore been without transit facilities. The development along its line had reached not much further north than Bear Swamp Road, and

only sparsely at that. To the north of this street is the Morris Park tract, which had lain dormant as to development and was in a way a barrier to the further growth to the north.

The sale of this property at prices not fixed by the seller, but by what the purchaser is willing to pay, breaks down the barrier, and is a forerunner of the rapid growth which is bound to follow along the new transit line of the Westchester road. The extension of the Lenox avenue branch of the subway along White Plains road adds a very important factor in the development of this northeastern section of The Bronx, which in a very short period of time will have transit facilities on its western side—the subway extension and the Third avenue elevated; through its center—the Westchester line; and on its easterly side—the Harlem branch of the New Haven road and the Pelham Bay Park extension of the Lexington avenue subway.

The section itself is unsurpassed for residential purposes, located, as it is, on high ground overlooking Pelham Bay, with two big parks, Bronx Park and Pelham Bay Park in the immediate vicinity—playgrounds for the children. Transit facilities it has today, and more not only promised but assured. For its development north of Pelham Parkway it needs in the property owners that same vim and push that has been back of those interested in the sale of the Morris Park tract. It needs the co-operation of these owners to secure the opening of streets, the building of sewers and water mains.

There is a very rapid growth taking place in the commercial and manufacturing center of The Bronx, south of 149th street. The number of factories in that section is rapidly increasing. The people employed in these factories and business houses number many thousands. A large majority of them earn good wages; they want and are entitled to good homes to live in—homes within a short distance of their business—homes where their children can breathe good fresh air and have playgrounds to romp in. It is only a few years ago that the section round about Hunts Point avenue and the Southern Boulevard looked more like the country than Morris Park does today. In a very few years the fields have gone and today a great commercial center exists.

It is an example of what has happened within a very few years; it is, I believe, an index of what will happen in a very short period of time in the Morris Park tract and the section to the north.

L. S. MILLER,
Pres. N. Y. W. & B. R. R.

Real Estate Market Contrasted with the Stock Market.

The contrast between conditions on the Stock Exchange and the market for securities, both in the city of New York and in European capitals, and the market for lots in The Bronx, during the last few days, is a very striking tribute to public faith in the value of New York real estate, or to the skill and energy of the advertising campaign which has been industriously carried on for the last few weeks.

It was a bold enterprise to attempt the sale of three thousand lots in the face of the statements by many that there was no market for anything. Apparently the faith of those responsible for the sale is being justified. Today the lots have not yet all been sold, and it is, therefore, too early to discuss the prices which have been and may be obtained.

For a good many years the growth of the city of New York has been at the rate of 150,000 persons a year. Some predict that this growth cannot continue, while others predict that it will continue

at the same ratio in increasing numbers. If we could see into the future fifty years we might be as much astonished as our fathers would have been if in 1863 they could see the city of 1913.

LAWSON PURDY,
President Commissioner, Department
of Taxes and Assessments.

A Businesslike Crowd.

The noticeable thing about the sentiment of the crowd at the Morris Park sale was its lack of sentiment.

Those who have come to the sale have been told that bargains were to be provided, and they—that is, most of them—have calmly settled back and waited for the goods to be delivered.

It has been so far an intensely businesslike gathering. For a few of the more desirable plots near the northerly end of the property, near the Westchester & Boston station and on Pelham Parkway, and for some of the more prominent corners on Morris Park avenue, the bidding has taken on a spirited character, which caused the whole roomful of people to be interested in the proceedings of the moment. But with these few exceptions the bidders have approached the situation in a most matter-of-fact frame of mind. They apparently came with a pretty good idea of what they wanted to pay and were not greatly moved by the fact that there is soon to be a subway up White Plains avenue or by any other of the prospective advantages of the property. They were buying the property as it is today, but perhaps the important fact is that they bought, and are still buying.

R. M. BRIDGMAN,
Of the Evening Mail.

A Comparison of Prices.

When it was announced about two months ago that the old Morris Park race track was to be offered at absolute auction sale, experienced observers of the market instantly laid emphasis upon two points in connection with this auction announcement:

Will the market, in its present condition of unresponsiveness, be able to absorb the 3,019 lots included in the Morris Park property?

If buyers enough to absorb these lots appear at the auction sale, will the net results not be so entirely unsatisfactory as to amount to an unjustifiable sacrifice of a property which, under better market conditions, would undoubtedly excite active bidding and bring large prices?

At the present writing it appears that the entire offering will be absorbed. This in itself is a remarkable circumstance, for never before has so large a property been put on the auction block, and, what is still more significant, no offering of one-fourth this size has ever been made at a time when, both in real estate and financial circles, buyers were so obviously disinterested in salable securities.

With the sale not much more than half through, it is impossible to speak with any degree of finality about prices. The progress made so far, however, reflects beyond question the mood of bidders. Sales show an average price per lot of approximately \$1,100. Some lots have sold down as low as \$650. In the interior of the tract, both east and west of Morris Park avenue, many lots brought a trifle above and a trifle below \$900. Corners on Morris Park avenue—a trolley street, destined to be an important business thoroughfare—brought from \$5,100 down to \$3,750, and inside lots \$1,500, some a little more or less.

The highest price on the Bronx and Pelham Parkway was, so far, \$4,450. Another corner here brought \$3,750, and inside lots from \$2,350 to \$3,750.

These prices—especially the low prices are not absurdly low. They are, however, lower than other Bronx property less advantageously situated, bought four or five years ago, when subways were a long way off and a good deal was left to the imagination of the auctioneer or the optimism of the purchaser.

The Morris Park property is, in fact, well supplied with actual transit facilities, and has an excellent future. On one side of it are two stations of the New York, Westchester & Boston Railroad; on the other, two stations of the New York, New Haven & Hartford; while bisecting it is the Morris Park avenue trolley, connecting with the subway, about eight minutes' ride distant. Near its southwesterly extremity is the Neil avenue station of the White Plains subway extension.

The conclusion is that the 750 to 1,000 persons who have daily attended this sale have interpreted literally the public announcements of the managers of the sale as to the probability of low prices and it is plain that the public has learned a good deal since the boom times of five and six years ago.

R. O. CHITTICK,
Of the Globe.

(For the detailed report of buyers and prices, see page 1192.)

SUBWAY PROGRESS.

Sections Ahead of Contract Time Limit—Three Are More Than Half Done.

Subway construction is proceeding so rapidly that there are now two sections of the Broadway subway and three sections of the Lexington avenue subway more than half completed, according to a report on construction progress up to May 15, 1913, just made to the Public Service Commission for the First District by Alfred Craven, chief engineer. On all these sections the contractors are ahead of their contract time, and if the same rate of progress is maintained the work will be completed several months in advance of the contract limit. Work is going on under twenty-one different contracts on as many sections, of which five are on the Broadway line, one on the Center street loop line, and four on the Fourth avenue subway line, all to be operated by the New York Municipal Railway Corporation; and eight on the Lexington avenue line, one on the Southern Boulevard line and two on the Queens rapid transit lines, all to be operated by the Interborough Rapid Transit Company under the dual system contracts. About 6,000 workmen are constantly employed on these sections, and in many places work goes on night and day.

The contract which is the furthest advanced is that for section No. 12 of the Lexington avenue subway, awarded to the Oscar Daniels Company in August, 1911. This section lies in Lexington avenue, between 106th and 118th streets. The work in this section is about 64 per cent. completed. The next most advanced contract is that of the Bradley Contracting Company for section No. 11, in Lexington avenue, between 93d and 106th streets, awarded in July, 1911, and now about 54 per cent. completed. The next is section No. 15 of the Lexington avenue line, held by Rodgers & Hagerty, lying between the Harlem River and 157th street and River avenue, on which the work is 53 per cent. completed. Section No. 9, in Lexington avenue, from 53d to 67th street, under contract to Patrick McGovern & Company, while only 40 per cent. completed, is yet ahead of the contract time.

On the Broadway line the most advanced contract is section No. 3, held by the Underpinning & Foundation Company, and covering the work in Broadway between Howard and Bleecker streets. This is 56½ per cent. completed.

PROGRAM VS. PROTEST IN CITY ECONOMY

Only After the Public Knows What Specific Things it Wants to Have Done in the Next Four Years Will it Know How to Judge Candidates for Office.

—Article III, Part II.—

By HENRY BRUERE, Director, Bureau of Municipal Research.

A Case in Point.

IN 1907 the then Water Commissioner invited the Bureau of Municipal Research to make a study of the Water Department. When the Bureau accepted the invitation the present consolidated Water Department had been in operation for nine years. So far as the Bureau was able to learn, no comprehensive study of the administrative methods of the department had ever been made. Certainly none had ever been published. Citizens had made an investigation of the Ramapo project; experts had reported on the need of an additional water supply; and from time to time water commissioners had imparted some information in their annual reports on improvements made during their administrations. In the files of the Commissioners of Accounts there were various meaningless reports, showing that the books in the department, after great labor, had been balanced, not with the Comptroller's records, as they should be, but with each other.

Never, apparently, had a water commissioner, taking hold of one of the largest public utilities in the country, and the second largest water system in the world, analyzed the organization of his department or studied its methods to learn whether years of growth by slow accretion had resulted in efficient organization and an economical plan of administration.

The Bureau's study began with the collection of water revenues, because the revenue side of the department's activities had received less technical attention than the engineering problems of construction and maintenance. In May, 1909, it submitted to the Water Commissioner, and published for the information of citizens, a report of two hundred pages, calling attention to defective methods employed, leading to loss of revenue, and presenting a definite plan, approved by the Water Register, the Commissioners of Accounts and the Department of Finance, for the reorganization of the Water Register's Bureau.

For the next six months preliminary plans were made for the installation of the new system. When the new commissioner took office on January 1st, he was immediately acquainted with the work already done and gladly availed himself of an opportunity to continue it.

In a special "economy" report issued by the Water Department on January 1, 1913, the commissioner stated that as a result of the "installation of improved methods and procedures, and the attainment of an increased efficiency in the work of the Bureau (Water Register), the revenue of the city (from the sale of water) was increased from \$10,652,213.89 in 1909 to \$12,154,484.81 in 1911."

The following were some of the conditions reported by the Bureau of Municipal Research, whose correction led to the increase in revenue:

1—Means were not employed to determine, much less to insure, the accuracy of frontage rate charges, meter rate charges, charges for water used for building purposes, or charges for water used by shipping in the harbor. In other words, the department was not informed of the number of taps and outlets installed and the character of service in houses supplied on the frontage rate basis. Many of these houses had not been inspected by the department for twenty years.



HENRY BRUERE.

2—The department exercised ineffective control over meter reading, although the metered services were those of the largest consumers. In making their rounds the inspectors were permitted to carry with them reports of readings for corresponding periods of previous years, making it possible for them, had they been so inclined, to calculate in the corner saloon or at the baseball game, the approximate amount of water which the premises might have consumed in the period on which they were reporting.

3—There was no control exercised over the collection of revenues. These and other obvious, when learned, but fundamental administrative defects were costing taxpayers each year approximately \$2,000,000. Yet protesting taxpayers were ignorant of them.

Improvement Permanent Only If Taxpayers Are Vigilant.

The business of collecting water revenue is now as efficiently conducted as the business of collecting insurance premiums. But there will be a reversion to old conditions unless the next administration realizes (1) that reorganization has taken place; and (2) that taxpayers and citizens generally desire to have the Water Department conducted in conformance with good business principles and not merely for the purpose of supplying necessary water to consumers "regardless of expense."

Had there been no Bureau of Municipal Research to remind the new commissioner that a definite and approved plan had been worked out for reorganizing water revenue control and collection, and had the Bureau not been prepared to send experts into the department to co-operate with the commissioner in effecting reorganization, I venture to say that even the present business-trained commissioner would not have succeeded during his administration in putting the revenue side of his department on its present efficient basis.

Information Pays.

It cost contributors to the Bureau of Municipal Research, all of whom are large taxpayers, \$28,000 to effect this reorganization of water revenues. Had this reorganization not been made, it would have cost taxpayers, during the last three years, approximately \$6,000,000 in lost revenues.

Just as it paid to be informed about the problems of the Water Department, to know exactly what steps were necessary to correct inefficiency, and just as it paid to be prepared to help correct wasteful conditions, so, with every

change of administration and during every administration, it will pay taxpayers to keep themselves in readiness to insure continued attention to the business side of city government.

The greatest danger that threatens the taxpayers of the City of New York today is not an extravagant extension of municipal activities, as protesting taxpayers fear, but reversion to unbusinesslike, wasteful methods of administration, because taxpayers fail to keep themselves informed about city business.

On January 1st the Water Commissioner began a series of bulletins, calling attention to improvements made in his department. Bulletins of this character should be issued by all departments, in order that a public record may be made of efficiency gains. Information is difficult to obtain regarding improvements made in other departments, because city departments do not currently, as a rule, take the public into their confidence. Despite Mayor Gaynor's insistence that departmental reports should appear promptly, the annual reports for 1911 of a number of departments, including so important a department as the Department of Health, were published early in 1913.

Improvements Easy to Make.

In order that taxpayers may realize how obvious are some of the improvements that can still be made in departmental administration, the following statements from the commissioner's bulletins are quoted:

Water revenues are increased by:

- 1—Reading meters regularly.
- 2—Prompt billing to consumers.
- 3—Prompt following up of accounts in arrears.
- 4—Establishing accounting control over the accounts receivable in order that errors in ledgers might be detected and corrected with facility, instead of only after prolonged and costly investigation.
- 5—Balancing ledgers monthly instead of never.
- 6—Supervising inspectors carefully and verifying their work from day to day.
- 7—Making a complete re-examination of all water services, which, it is estimated, when completed, will increase the revenues by an additional half million dollars a year.
- 8—Establishing a patrol system to watch water taken by the shipping from the city's mains.
- 9—Establishing a division of complaints to handle promptly all complaints received.
- 10—Reorganizing the clerical force and establishing an equitable basis for promotion on merit.
- 11—Developing co-operation by means of conferences between heads in the water registers' bureaus in the several boroughs.
- 12—Enforcing discipline, providing time sheets, time clocks, etc.
- 13—Adjusting the physical arrangement of offices in order that work might be done without confusion and a minimum of personal discomfort.

There is opportunity in every department to plan similar improvements. Each of these thirteen steps is easy to take, provided there is sufficient desire and patience to take them.

More Notable Improvements.

Improvements in the Water Department have not been limited to the Water Register's Bureau. The commissioner reports substantial savings as a result of establishing a Bureau of Supplies, "which purchases, inspects, stores and issues materials used by the department, and lets all contracts." The Water De-

partment carries in stores continually supplies worth hundreds of thousands of dollars. Six years ago the Bureau of Municipal Research made an inventory, the first ever taken of the large Water Department pipe yard in 24th street.

Stock was found scattered all over the storehouse, and, though records were kept, they were not of the slightest use in indicating the kinds and quantities of materials on hand. Buried under other supplies were expensive supplies purchased in large quantities years ago but no longer useful because of changes in equipment. None of the valuable property which the city had placed in this store yard against future use was properly protected. To this general condition there was one exception. An iron lawn roller, bought for some city purpose years ago, had been left in a corner of the store yard. When we found it, the handle of the roller was thrust through the heart of a large tree, which, in the course of years, had encased it. Strange, was it not, that an article so difficult to purloin as an iron roller should have been so carefully guarded? Today, by properly organized storehouses, with classified bins, and records showing what comes to stores and what is taken away, the Water Department maintains control over all its supplies and materials.

Formerly a small army of clerks was employed preparing payrolls, but laborers' wages were invariably delayed, because payrolls were written in long hand. Now payrolls are written by mechanical process, reducing the time required to make out each payroll from twenty-five minutes to twenty-five seconds.

These changes all mean economy for taxpayers and efficiency for the Water Department.

Unless taxpayers are observant, an indifferent and job-seeking commissioner will be able to let down the bars, one by one, until each of the steps that have been taken is retraced to bring back a condition of confusion and wasteful expenditure.

Case in Point, No. 2.

No department has more effectively combined improved service with economy than the department of the President of the Borough of Manhattan. But the very places where greatest economies have been made by an efficient administrator are places where a slovenly administrator would find it easiest to practice waste.

Padded Register of Bathers.

During the administration of Mr. McAneny's predecessor, the number of attendants in the eleven public baths was governed by reports made by those bath attendants of the number of bathers. Consequently, month after month the record showed an urgent demand for an increased number of attendants. By keeping an accurate count of the number of bathers, Mr. McAneny succeeded very quickly in cutting the bath payroll practically in half. Unless taxpayers are vigilant, Mr. McAneny's successor could very easily, if he chose, increase the statistics as to number of baths taken, and thus justify a demand for increased bath attendants.

Coal vs. Coal.

Coal bills for public buildings have been cut in half, not only by standardizing coal, but by changing the kind of coal used. A single command by an official more concerned for the profits of contractors than the property of the people would over night substitute expensive egg coal for buckwheat coal now used, and "distinguished" engineers could probably be found to write expert opinions in justification of it.

Everyone sympathizes with old men in city gangs laying stone block pavements.

Until recently no one expected them to work with assiduity. Mr. McAneny, by organizing one or two gangs to establish a reasonable standard of performance for all gangs repaired 357,000 square yards of stone block pavements in 1912, as against 206,000 in 1909, with a payroll reduced from \$480,000 to \$315,000. For all that taxpayers knew in 1909, \$480,000 seemed a reasonable figure for that year's stone block repair; \$480,000 will seem a reasonable figure in 1914, unless taxpayers remember what has been accomplished and insist that present standards be lived up to.

Lemons and Plums.

One of the strongest arguments used for the removal of Borough President John F. Ahearn was the gross extravagance and favoritism practiced by his department in purchasing supplies. A "yard of lemons" taken from Borough President's Ahearn's purchases, showed that prices paid by his department for large quantities ranged from 50 per cent. to 570 per cent. more than prices paid for the same articles bought in units of one by the Bureau of Municipal Research. These purchases were lemons for the city, but plums for the Borough President's friends. One of Mr. McAneny's first tasks was to reorganize the purchasing methods. Instead of allowing each of the five bureaus to buy supplies independently, he organized a central purchasing office. Two things he did: (1) Required goods of adequate quality; (2) obtained fair bids upon them.

A purchasing agent necessarily exercises considerable power. If he is watched and controlled, he is more likely to be efficient and careful than corrupt and wasteful. Unwatched, he may remain efficient, but is likely to become corrupt. Encouraged to be careless, he has abundant opportunities both for inefficiency and corruption. Unless the next Borough President realizes that his economy record depends in a large measure upon the economy of purchases made by his subordinates, old ways are likely to be revived at taxpayers' expense.

For practically all notable improvements made by Mr. McAneny, similar dangers could be pointed out.

Case in Point, No. 3.

During the past several years the Bridge Department has acquired a reputation for efficient management. We asked the Bridge Commissioner for illustrations of economies effected by him. He calls attention to a reduction in 1913, in the total expenditures of his department, for budget as well as corporate stock purposes, of \$185,178.95 below 1912, a decrease from \$1,934,545.15 in 1912 to \$1,749,366.20 in 1913. This saving is not due to a decrease in work done. The amount of work has doubtless been increased. For years, probably, the waste eliminated by the present commissioner has continued, because neither taxpayers nor the Mayor, the Comptroller, nor commissioners informed themselves of easily availed of opportunities to cut down expense.

A Matter of Common Sense.

The Bridge Commissioner, in telling how he effected his economies, does not pretend that they have been achieved because of the extraordinary ability of the commissioner, but shows that they are the product of common sense, plus regard for public interests, applied to a public department's business. Commissioner O'Keefe writes:

This substantial decrease in the amount of the request for 1913, to take care of the functions of this department, has been due primarily to a complete reorganization in the engineering and clerical forces and to the centralization of purchases at one source, in place of a separate purchasing agency which existed prior to

the reorganization in each of the eight different divisions. The central purchasing bureau has made it possible to bulk purchases and provide for the department's wants by contracts after public letting, where previously the greater part of the purchases were on open market order. In addition it has made it possible to standardize articles which can be generally used throughout the department instead of only in a single division, which experience proved to be the case under the former system. A further advantage is a more direct inventory control which has resulted in a reduction of material on hand. It also facilitates distribution and has simplified the system of job and unit costs which are kept in the department.

Unravelling Easy.

Engineering forces may be disorganized, purchases decentralized, supplies bought in small lots without public letting, articles unstandardized and inventory control lost, as easily as these improvements have been made, unless some one makes it his business to learn next year whether the present commissioner's successor is retaining the good business practices now established.

The \$185,000 saved in the Bridge Department by common sense methods, and savings effected in the offices of the Borough Presidents of Manhattan and The Bronx and Water Department, could be multiplied many times if like common sense methods were applied to every department. Perhaps they have been applied to many other departments, but the public has not been told.

A Taxpayers' Survey.

The Bureau of Municipal Research believes that it would be of greatest advantage if taxpayers should make a "survey" at this time of the present administrative condition of every city department. It would be not only to the advantage of taxpayers, but to the advantage of the administration itself, for it would enable the Mayor and his associates to leave behind them an impartial statement of improvements that they have made, and a frank acknowledgment of opportunities for improvement that still remain. Those who have watched city government carefully during the past eight or nine years realize that New York's government is rapidly improving year by year. Each year pushed forward a bit the standards of the year before. It is important that every taxpayer and citizen interested in efficient government should know just how far we have progressed, so that a notch may be cut below which no succeeding administration may be permitted to fall.

During the past two years the Bureau of Municipal Research has conducted surveys in fifteen American cities, to learn for the information of citizens and officials where city government was ineffectively or wastefully conducted and to submit practical plans for betterment. Before the coming election every department of New York City's government should receive an impartial survey of this kind. It cost \$3,500 to survey Portland, Oregon. It would cost approximately \$125,000 to list for every department of New York: (1) What improvements in the nature of those described in this article had been accomplished; (2) what opportunities for improvement are still open; (3) conditions which the head of the department himself realized should be corrected; (4) obstacles in the way of further economies. With this information it would be possible to frame a definite administrative program for the next administration. Armed with facts and a program, taxpayers would be able to insist, day after day, Board of Estimate meeting after Board of Estimate meeting, budget-making period after budget-making period, upon detailed and constructive economies, which are the only kind that make for permanent improvement in administration.

SHALL I INSTALL SPRINKLERS?

What They Save in Insurance When Underwriters' Requirements Are Met.

By SPEAR & COMPANY.

AT present the principal objection that the owner finds against the sprinkler system is the cost of installation. Yet we do not know of any investment that will yield the owner greater dividends in economies. The savings on the premiums for the owner and his tenants will pay for the equipment in three years. We find that sprinklers in a building are practically an insurance against vacant lofts. The unsprinklered building cannot compete with the sprinklered building for tenants.

When we consider that the rate on a 12-story fireproof manufacturing building without sprinklers is \$1.80 a hundred on the contents and 30 cents a hundred on the building, and with sprinklers it is 25 cents a hundred on the contents and 12 cents on the building, the eagerness of the tenants to be in a sprinklered building is apparent. The owners who are opposing the Fire Commissioner in the enforcement of the law relating to sprinklers will in time realize that this particular provision is not inimical to their interests.

The sprinkler system as it is gradually developed and improved and its possibilities tested will in time take rank with the great beneficial inventions that have given mankind weapons in its struggle against the forces of Nature. The great toll of human life and destruction of property—one quarter billion dollars—during the past year, are sufficient proof that our fire-fighting methods and weapons are crude and inadequate. The advances made in the fireproofing of the modern loft building had lulled us into a sense of security which proved how false it was when the terrible Asch tragedy occurred. Then it was that the cry that the preservation of human life was above money considerations arose, which the lawmakers could not disobey, and therefore the sprinkler system was ordered installed in all buildings over 90 feet in height employing more than 200 people above the seventh floor.

Every inventive genius that started to think about fire danger and prevention, swung his attention, ultimately to one goal, that the fire should put itself out. The great majority of fires start obscurely or when human agency, which has the power to stifle it, is away. Ninety-nine out of every hundred serious fires have small beginnings, but the human agency so needful arrives after the fire has made rapid headway. It is therefore plain that any system of fire prevention that should in any sense prove effective, must eliminate the human agency. This goal after many years of experimentation, has been finally achieved in the modern automatic sprinkler system.

The Working Principle.

It is interesting to note the early history of the experiments in sprinklers. The years 1850 and 1880 witnessed the introduction of the forerunners of the automatic sprinkler. Very crude affairs they were compared with the up-to-date sprinkler system. Imagine perforated lengths of pipe through the building. These pipes were fed with water from the outside and when pressure was brought to bear the building was flooded regardless of where the fire was. Next came the open sprinklers attached to piping consisting of metal bulbs with numerous perforations, intended to distribute water over to a given area. Each succeeding year, however, saw an improvement in the sprinkler head and the general layout of the system.

There is at present a number of sprinkler heads on the market. However differently constructed the various sprinkler heads may be, they are all governed by the same principle. The cap to the sprinkler head is held in place by a stiffener composed of two or more parts joined together by fusible solder. This solder melts at approximately 165 Fahrenheit, the stiffener falls apart and the water rushes through. Facing the valve or cap there is a splash plate or deflector. It is apparent that this prepared shower bath in order to cover a sufficient radius to prove effective, must have sufficient force behind it. This is achieved by having two tanks gravity and pressure on the roof, exclusively for sprinkler purposes.

The pressure tank is usually smaller than the gravity tank, and contains but one-third compressed air and two-thirds water. When the heat of the fire melts the solder, thereby loosening the cap, the compressed air forces the water through with a rush. The fire is extinguished not merely by the chemical action of the water upon the fire but also by blanketing the fire with a curtain of fine spray, and shutting off the supply of oxygen that would feed the flame. A sprinkler head will wet an area from 75 to 100 square feet, and it is one of the ideal features of the sprinklers that only such heads will work as are directly affected by the fire, in that way minimizing the damage from water. Over 30 per cent. of all fires under sprinkler protection have been extinguished by one sprinkler head; over 70 per cent. by five sprinkler heads or less.

Two Kinds of Equipment.

There are two types of sprinkler equipments, the wet and dry system. Where there is any possibility of the water freezing in the pipes, it is advisable to employ the dry system. The water is intercepted at the point beyond which freezing may occur by a controlling valve. Between this valve and the sprinkler heads the pipes are filled with compressed air. When a sprinkler head opens, the exhausted air can no longer hold the water in check. The wet system is commonly in use in all buildings where there is no danger of the water freezing.

It is important to note that there are two different types of heads, the upright and pendant. Sometimes the open pipes spoil the effect of a decorated ceiling, so that where the pipes are concealed the pendant head must of necessity be used.

Must Be Watched.

A necessary feature, giving the sprinkler system added value, is an arrangement, which automatically notifies a central station when a sprinkler head opens. Without this device or the supervision of a watchman the fire insurance companies will refuse to give any reduction for their sprinkler equipment. The insurance company is liable for all damages resulting from fire, whether from the water or flames. Supposing a fire occurred on Saturday night or Sunday morning, which was extinguished by a sprinkler head. It is plain that unless a watchman was present, or the outside world notified by an automatic alarm, tons of water would pour through the building through that sprinkler head before the tenants returned to their work on Monday morning.

Without doubt the introduction of automatic sprinklers in any building creates immediately an entirely new atmosphere or condition. It makes the building so equipped eminently more desirable from the standpoint of every interest, whether it be that of owner, tenant, mortgagee or insurance company.

THE FEDERAL INCOME TAX.

A Lien on Real Estate—Bill Should Be Changed, Says Mr. Pleydell.

Editor of the RECORD AND GUIDE:

One serious effect upon real estate transactions of the proposed federal income tax law does not seem to have received any public attention. If the bill now before Congress is enacted, the tax thereby imposed on a personal income will be a lien upon any real estate owned at the time by the person liable for the tax, and if the income tax is not paid by him it may be collected in full from a subsequent innocent purchaser for value of the real estate who has had no notice of the tax or the lien. This result comes about in the following way:

The income tax bill provides in Section M that all administrative provisions of law, "including the laws in relation to the * * * collection of internal revenue taxes" are made applicable to the income tax. Congressman Hull, in his speech, emphasized the fact that all the machinery of the internal revenue was to be used in enforcing the income tax.

Section 3186 of the revised statutes makes any unpaid tax owing to the federal government a lien upon the real estate of the person owing the tax. But there is nowhere in existing statutes (or in the income tax bill) any machinery for giving public notice of such a lien.

Here Is the Law.

Few persons are aware of the existence or effect of this Section 3186. It reads as follows:

If any person liable to pay any tax neglects or refuses to pay the same after demand, the amount shall be a lien in favor of the United States from the time when the assessment list was received by the collector, except when otherwise provided, until paid, with the interest, penalties and costs that may accrue in addition thereto, upon all property and rights to property belonging to such person.

In the case of *United States vs. Snyder*, 149 U. S., 210, the Supreme Court held that the lien created by Section 3186 is valid and binding, even against a bona fide purchaser for value without knowledge or notice of the existence of such lien. It was held also that the recording acts of the several states have no force or effect as against the lien of the United States Government. In the case before the court an internal revenue tax upon a manufacturer of snuffs was not paid by him after demands by the collector, and the effect of the decision was that an innocent purchaser of some of his real estate five years later had to pay the tax due on the snuff business.

Some provision should be made in the income tax bill for the public recording of a lien by the federal government in the county where the property is located to which the lien is to attach. Failure to so record a lien should exempt real estate from the operation of the lien for unpaid income taxes. Unless some provision of this kind is made, no purchaser of real estate will be able to know whether he will become liable for a heavy income tax owing by the seller; he may even become liable for the penalties incurred by the seller for failure to report his income.

A. C. PLEYDELL,

Secy. New York Tax Reform Assn.

—The building plans filed during the first five months of this year in Manhattan represented only about one-half the total estimated cost of the buildings planned up to the first of June, last year; but in number this year's filings so far are only about eighteen per cent. less. In The Bronx the filings represented about twenty per cent. less in value of buildings, and in Brooklyn 30 per cent.

BUILDING BUREAU MAY STAY UPTOWN

Will Cost Less Than in the Municipal Building
and Be Far More Convenient for the Public—
The Record and Guide's Location Preferred.

THE Superintendent of Buildings for Manhattan, Rudolph P. Miller, C. E., has brought an important question in real estate and of city economy to the attention of Borough President McAneny. The city is building a vast Municipal Building for the purpose of housing departments of government now in rented quarters in the neighborhood. In the case of the Manhattan Bureau of Buildings no saving will be effected by moving its offices to the new building.

Superintendent Miller does not know what the rental value of its space will be, but doubtless as much as in the case of the average downtown office building, or \$2 to \$2.50 per square foot, whereas the Bureau is paying but 90 cents per square foot of net floor area. Quarters could be secured in other parts that would serve the purpose of the Bureau, Superintendent Miller says, for 75 cents to \$1 a square foot, and this is one reason why he has made a suggestion to the Borough President that the Bureau be not required to move to the Municipal Building. As a second reason Mr. Miller says:

A Saving in Time and Carfare.

"I find in considering the distances our inspectors travel each day from the office to their work, that in moving from our present quarters to the Municipal Building there would be added to the average distance traveled by our inspectors in going from the office to their work 1.14 miles. This applies to 112 inspectors of this Bureau; the other inspectors having special work to do are not included, as the distances they travel are more or less uncertain.

"The total extra distance traveled each day by our inspectors would therefore be about 129 miles. The extra time consumed in going from the office to the work of the 112 inspectors may be taken at about an average of ten minutes for each man, or a total of 18 hours and 40 minutes. As this time is taken from the inspection work, it would mean that it is equivalent to about three men's time. Of course, it does not follow that we can spare three men by remaining where we are, but it means that we can get more inspections per man—that is, the inspector will have more time to give to his actual inspection work.

"To move our headquarters to a point where the minimum amount of time would be used by the inspectors in going from the office to their work would mean placing the Bureau somewhere above 59th street. This, of course, is impracticable on account of traffic conditions. To go above 59th street would mean that it would have to be at either side of Central Park, and more time would be lost on account of the traffic facilities.

The Most Convenient Location.

"In considering what might be the best location for the Bureau I have determined the geographical center of the architects who have offices in Manhattan, and find that to be somewhere along the line of 30th street. I have also determined the geographical center of the offices of the applicants doing business in Manhattan for the new building and alteration applications for the last

six months of 1912 and find that to be somewhere along 39th street.

"From these considerations it would seem that to serve the public best the Bureau of Buildings should be located somewhere between 30th and 39th streets. As the section of the city between the Pennsylvania Station and the Grand Central Terminal seems to be developing into the business center of the city, and the tendency of building operations is uptown, it would seem that perhaps the best location for this Bureau would be somewhere in that section of the city. This would also seem to be the most suitable place when the traffic facilities, both present and future, are taken into consideration.

"In connection with this matter, I have had inquiries made as to the locations of buildings that would be available for our purposes at this time, taking into consideration only such as could be obtained at loft rates."

The Lewisohn Building Considered.

The superintendent has ascertained that in the Lewisohn Building at 113-119 West 40th street, from which the Record and Guide is now published, running through to West 41st street, the necessary space could be obtained on two floors below the eleventh floor. Suitable quarters could also be found in the Candler Building, 220-224 West 42d street, running through to 41st street; two floors in the lower part of this building could be had. Another suitable location in the opinion of Superintendent Miller would be the Builders' Exchange, 29-33 West 32d street, running through from 32d to 33d street, between Fifth and Sixth avenues.

"All three of these buildings are well adapted for our purposes and are within easy reach of traffic facilities, offering good light and other satisfactory accommodations," says Mr. Miller, and he has asked the Borough President to submit the matter to the Sinking Fund.

—The present lull in big building operations is mainly technical, like the hollow between two waves.

Extravagance in City Paving.

Resolutions adopted by the North Side Board of Trade at its last meeting state that it is of paramount importance to the continued growth and prosperity of the city that there be retrenchment and economy in municipal expenditures, and that the co-operation of all civic bodies be urged to secure pledges to this effect from all parties and candidates in the municipal election this fall.

In speaking upon this motion Albert E. Davis declared that millions of dollars were squandered in the needless repaving of streets already well paved, and cited the cases of Lafayette street in Manhattan and the Southern Boulevard in The Bronx. The evidence of this waste could be found in great quantities of paving blocks and curb stones in good condition, piled up in vacant lots in various sections of The Bronx. He had been informed that a good pavement should last at least 15 years, yet there had been instances in The Bronx of repaving after four or five years. The cost of repaving came out of the city at large, and by representing to property owners that they could get a new pavement at the expense of the city, petitions for such repaving were easily secured by interested contractors. It was the general sentiment of the board as expressed by President Niles and others, that such extravagance must cease.

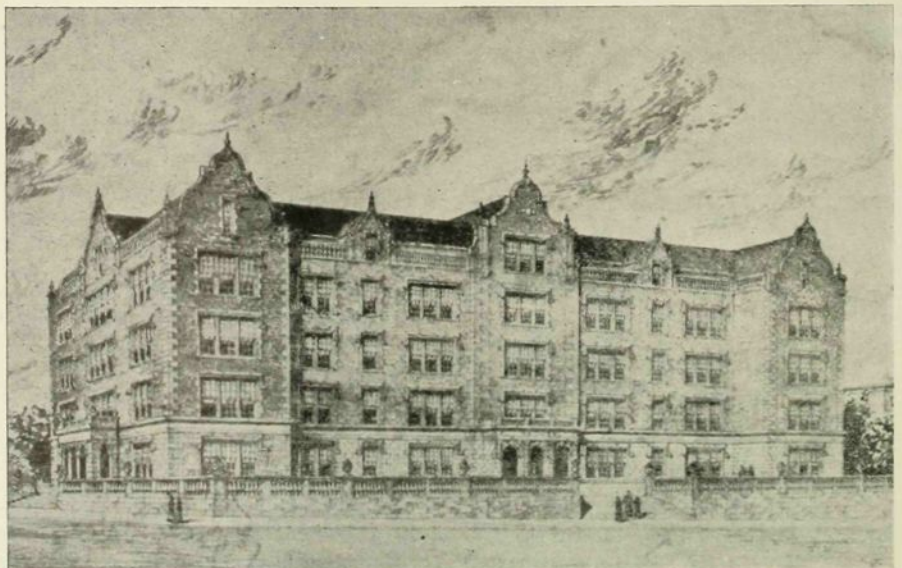
Bay Ridge High School.

The high school building now being erected at Bay Ridge is estimated to cost \$350,000 for building alone. It will contain 84 class rooms, which will include special rooms for typewriting, drawing, sewing, cooking, music and for commercial studies. There will also be laboratories for zoological, chemical and physics work and a lecture room and library. The large assembly hall, which will be a feature, is planned to have seating accommodations for about 1,500 persons.

Other features of the building will include a roof playground, two students' lunchrooms and a teachers' lunchroom, a gymnasium, and a running track.

—The Citizens' Union estimates that the Jerome Park filtration project, which has just been enjoined, would have cost the city in one way and another \$19,000,000. If they will chop out a few more things like that and then cut the tax rate in half, the "ultimate consumers" will be less sad.

—Picture theatres continue to spring up all over the city, and some that were built in inappropriate locations, as in private residential neighborhoods, have closed down for lack of patronage.



Fourth Avenue at 67th Street, Brooklyn.

C. B. J. Snyder, Architect.

BAY RIDGE HIGH SCHOOL.
The cornerstone has just been laid.

CITY ECONOMY LEAGUE.

Name Adopted for the Movement in Behalf of Lower Rents and Taxes.

Important steps were taken during the week in the movement to conserve real estate interests at the coming municipal elections. A name was selected, a place rented for campaign headquarters, a brief bill of rights was adopted and the man who is to be the chief executive officer was named. Action of the most positive nature is expected from now on.

As the unanimous choice of the organization committee, Adolph Bloch has assumed the duties of chairman of the executive committee. B. Aymar Sands, Morgan J. O'Brien, Charles S. Brown and William H. English, of Manhattan, DeHart Bergen and Clarence W. Seaman, of Brooklyn, and C. E. Rickert, of Queens, all of them men who have records for doing things, have been added to the list of vice-presidents. And to the membership of the executive committee there have been added Henry Morgenthau, Abram I. Elkus, Clinton R. James, Bryan L. Kennelly, James F. Meehan, S. Stanwood Menken and Victor Weil, of Manhattan, and George A. Fleury and Charles H. Fuller, of Brooklyn. To the committee on new members has been added Elisha Sniffin, secretary of the Real Estate Board of Brokers.

A brief declaration of principles, or bill of rights, drawn up by a committee composed of Messrs. Marling, Chesebrough, Robinson and Bloch, was adopted and ordered printed at a meeting of the executive committee held this week. At the same time it was decided to adopt the name of the "City Economy League." Headquarters will be established in the U. S. Realty Building, 115 Broadway.

A committee, consisting of Messrs. De Muth, Doyle and Schnelle reported that at the direction of the league they had waited upon Alderman Curran, as chairman of the Corporate Stock Committee of the Board of Aldermen, in relation to the proposed issue of one million dollars of corporate stock for certain public improvements deemed unnecessary by the league, and as a result of the conference with Mr. Curran and of one with the Comptroller, the resolution for the appropriation had been withdrawn and a saving thereby effected.

It was decided that members of the executive committee should hereafter attend all meetings of property owners and rent payers and address them in behalf of the principles of the league. Last Monday evening Mr. Bloch addressed a meeting of the Taxpayers' Association of the Twelfth and Twenty-second Wards. Mass meetings will be held at the Real Estate Exchange in Vesey street when the campaign opens. Meanwhile the declaration is being circulated for signatures throughout the five boroughs.

A Lesson in Practical Politics.

"One thing the leaders of the Economy League must do if they hope to bring political parties to terms, and that is, make plain that it is the people generally, more than property owners, who are the real sufferers from municipal wastefulness."

So declared a prominent city official who is in touch with the political powers. "The number of voters among individual property owners is not large in proportion to the total number in Manhattan, he said; "and the political statisticians have it all figured out. They stand in far more awe of rentpayers as a class than they do of taxpayers, else the Wagner factory bills would never have been passed. A labor union counts for

more with a practical politician than a property owners' association, but a rentpayers' organization would count for still more, and the Economy League will be well advised if it hurries and gets the names of thousands of union men and rentpayers to its declaration of principles.

"In Brooklyn and Queens, where the proportion of taxpayers to the total population is far larger than in Manhattan, the political party leaders have been far more tender with property interests than they have in Manhattan. In view of this, the Economy League ought to appeal strongly to the one hundred thousand building mechanics, the ten thousand real estate men, and thousands of men in the related professions, callings and trades that are affected by high rents and the depression in the real estate market."

New Bronx Playhouse to Seat 2,500.

Plans have just been completed by Shampan & Shampan, architects, 772 Broadway, Brooklyn, for a fireproof theatre, with a seating capacity of 2,500, to be erected at the southeast corner of Crotona Parkway and Elsmere Place, The Bronx, by the Crotona Parkway Amusement Company, of 20 Nassau street, owner. The building will have dimensions of 109.8x206.4 feet, will be two stories in height, with a mezzanine floor, and has been designed to stage high-class Broadway shows.

The front portion of the building facing the parkway is planned for stores, with a lobby intermediate, ornated in an Italian Renaissance style of architecture of marble, Caen stone and mirrors, and the second story above the stores and lobby will be for restaurant purposes.

The interior is designed in a modern French Renaissance style, with a dome-shaped ceiling decorated in silver gray, pink and gold. The entire front of the balcony is arranged with loggia boxes connected to the main boxes at the proscenium opening. The facade will be cream matt glazed terra cotta, marble and granite. The construction will be strictly in compliance with the regulations of the Fire and Building Departments in reference to exits and courts, thereby making the building a convenience of safety to its patrons. A modern heating, ventilating and special electric plant are to be part of the equipment. The architects estimate the cost at \$400,000.

BUILDING CODE HALF DONE.

Old Buildings Must Be Made Safe—Superintendent to Have Discretion—But.

The Building Committee of the Board of Aldermen, which is now engaged in revising the Building Code, has the work about half completed. The hardest part is over, and the committee expects to complete the work tentatively before the first of July. Advance copies will be sent to the heads of municipal departments, the Bureau of Municipal Research, the Real Estate boards, architects and builders' associations and to others for criticism, in order that the code may be perfected as far as possible before it is reported in the Board of Aldermen.

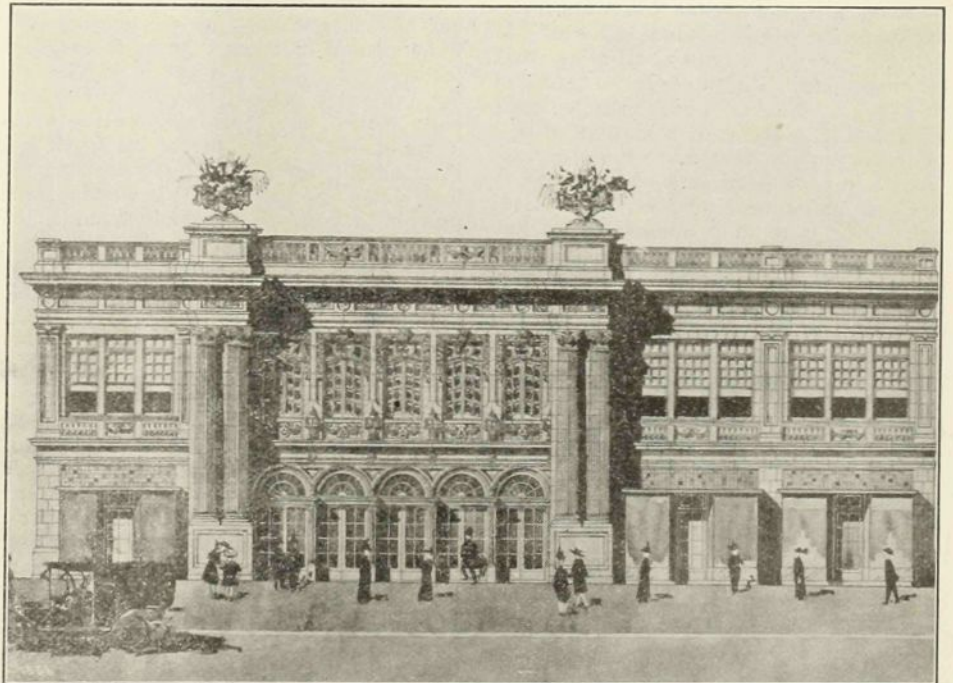
The committee has given up the idea of leaving the Superintendents of Buildings entirely without discretion. Instead, discretionary power in certain channels will be conferred, but in every case where the building regulations shall be modified by a Superintendent of Buildings he must make a record of his ruling for prompt publication, and his ruling will be a precedent for the guidance of all architects and builders under like circumstances.

Asked in what other particulars the new code would differ from the present one, Chairman Herbst stated that a special effort would be made to ensure the safety of elevator traffic. It was the hope of the members of the committee and their advisers to render impossible the starting of an elevator until the door is closed. They had investigated and found a score of safety devices on the market, all designed to prevent car movements while doors are open, and they were confident provisions could be framed for the installation of safety appliances without giving a monopoly to any manufacturer.

The members of the committee were also undertaking, the chairman said, to write into the code fire-prevention measures intended to make certain classes of old buildings safer than they are now. The code would specify, for example, that elevator shafts in old-style hotels should be rebuilt with fireproof material, not necessarily in an expensive manner, but still to be so constructed as to make them unburnable. For example, thin plaster blocks and metal lath and plaster might be allowed.

They would also undertake to provide

(Continued on page 1184.)



Crotona Parkway and Elsmere Place.

Shampan & Shampan, Architects.

THE PROPOSED CROTONA PARKWAY THEATRE.

BUILDING MANAGEMENT

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

RENTING OFFICE BUILDINGS.

Ways of Finding Tenants—Judging Your Prospects—Presenting Goods Attractively.

By LOUIS B. DAILEY.

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

THE renting and management of monster skyscrapers is a science. On approaching lower Manhattan by ferryboat or ocean liner, one is fairly staggered by the sight of the towering structures that have been erected during the last ten years. Consider the short period of time in which the really enormous buildings, such as the Hudson Terminal, Singer, Trinity, Metropolitan, Whitehall and Woolworth buildings, have gone up, and still others are being planned or built. There are few lines of business activity in which the development of the last ten or twelve years can duplicate the advance in methods and skill shown in the operation, renting and management of these giants. Much has been written on this subject in recent years; the field has been well covered, but the last word has not been said. The subject is still new in its latest development.

When one considers the tremendous sums of money invested in office buildings in this section and the imperative necessity that the buildings representing so much invested capital shall be so rented and managed that a fair return may be had, the importance of the renting man as a factor in building management is at once apparent. A little slip at the wrong moment may jeopardize a lease involving an annual return of thousands of dollars, and under present conditions, with the intense competition for desirable tenants, a ten-year lease at \$10,000 a year means much to the owner.

A Proper Structure Essential.

Successfully to rent a large office building one must first have a proper structure, properly located and properly planned. The best renting manager that ever lived cannot fill a badly planned and poorly situated building. True, a good man undoubtedly can do more with a poor proposition than an indifferent one, but there have been successful buildings in New York which were well rented, not because of their management, but in spite of it; and it is equally true that there are some buildings that are successful, or reasonably so, not because of their location, but in spite of it, as the result, in great measure, of the policy of the management and the character and personality of the renting man.

It follows, therefore, that the renting campaign must be conducted by an industrious, quick-thinking executive, who will be able to keep a renting force working at top speed; who will keep in touch with all live possibilities and yet keep out of details; who will coach, encourage and stimulate his subordinates without driving them unduly, yet at the same time force the pace so that the maximum of results are achieved. Constant application is essential, for it is an easy matter for a force to go stale and cease endeavor if the watchful eye of the leader is not always covering the field.

Laggards must be prodded and returns demanded, showing effort at least. This forcing is particularly required in canvassing for tenants and in "follow-ups," for there are many weary days when no real results are obtained by the man on the street, while good leases are being made at the office without a hand being turned to obtain them. Sometimes the fruits of a call do not appear for many months, and sometimes years, as we are frequently reminded by inquiring tenants, saying, "that about a year ago your Mr. — called on me, but we were not ready then to discuss the matter."

Personality the Main Thing.

The successful renting manager, then, must have certain qualifications, the chief of which is his personality. By personality is meant those physical and mental attributes with which nature and experience have endowed him. Tact, disposition, manner, temper and character, all have a tremendous influence, not only in getting tenants, but in keeping them. His must be a positive nature, aggressive to the last degree, but founded on a base of absolute honesty and square dealing. He must be a man of conviction and decisiveness, so that his decision when made will end all deliberation, doubt or contest. He must be a good judge of men, not only with respect to the organization of his own force, but in the selection of his tenants, for frequently one must depend upon the intuitive judgment of the renting manager in the selection of tenants, as it is the applicants' personal and business reputation rather than his financial reputation which is of prime importance. Short arrearage lists in large buildings are not the result of mere accident or good fortune, but strongly indicate the wisely directed discrimination of the renting manager.

Finally, he must be a worker. There is no room in the renting game for the man who is looking for something easy. In no line is it required that a man, to succeed, shall have more persistence, patience and industry than in the search for tenants. During what is known as the renewing season, say, from December to April, the successful renting man is compelled to do some of his work by candle light, for his days are devoted to interviews and calls, and his evenings to planning layouts for possible tenants, to mapping out the next day's campaign and to the thousand and one details which require concentration and thought.

Cannot Wait for Tenants.

Having located our building on a suitable site, and having planned it properly, and having placed at the helm a live renting manager, we have now to introduce the building to the public.

This is done in a number of ways. Sometimes by large show advertisements in the daily press; by appropriate cards in periodicals and publications identified with lines to which the building ought to appeal; by letters and booklets sent through the mail and, finally, by personal solicitation.

Also by writing an occasional reminder to certain lines of business and enclosing a small attractive booklet, briefly reciting the renting points of

your building. All have a distinct advantage, but must be followed up by personal calls, which brings us to the final, best and, in fact, only way really to fill a building—the personal canvass.

Must Go After Prospects.

There was a time when the renting agent could sit in his office and wait for prospective tenants, but that day has passed. Time was when he confined most of his efforts to a period of three to four months, beginning about the holidays, but that too has passed. Live renting men keep up the search for tenants in these times all the year round, and it is a noteworthy fact that many of the best and biggest leases are closed during the summer months. An empty building will be the lot of an owner who employs an agent who merely sits in his office and waits for tenants to drift in.

Some buildings are so situated and are so managed that their space is in demand. But even then, while the renting agent may get inquiries, he must be up and doing, for under competition the cheaper or less fortunately situated buildings can and do get tenants, sometimes by price, sometimes by clever salesmanship. And it does take salesmanship of the highest order to rent office space. Anybody can sell two dollars' worth of space for one dollar; it takes a salesman to get two dollars for two dollars' worth of space.

Winning His Confidence.

Goods well displayed are half sold, and a man without renting sense will lose his tenant before he has fairly started, if he has failed at the outset properly to judge his applicant. Does your tenant want de luxe space and is he able to afford it—that is, does his business warrant it? If so, show your corners. Is he accustomed to an attractive outlook? If so, offer your street side, or churchyard, or park view. Does he want area instead of outlook? Then show your court or dark space. Do not show your best space first. Start on the lower floors and always keep something back for another day, after your tenant has shown his hand. At your first interview interrogate your applicant carefully, obtain his confidence, for if he gets the impression that you are a sharp trader, a wee bit more experienced in the game than he, then he will be wary and close mouthed, and you will work more or less in the dark. Don't try to impress the applicant with your importance or your ability. Save your best arguments and your final and best efforts for the time when the applicant is wavering. Then a well made and effective argument, introduced with all the skill you possess, may close the deal.

(To be continued.)

To Blue Polish Steel Without Fire.

The following formula is commonly used for bluing steel or brass: Hyposulphite of soda, one pound; acetate of lead, half pound; water, one gallon. The solution should be used at the boiling temperature and the articles immersed until the desired shade is acquired; then dry out. The surface should be coated with lacquer or oiled with linseed oil to protect the coating.

USEFUL APPLIANCES

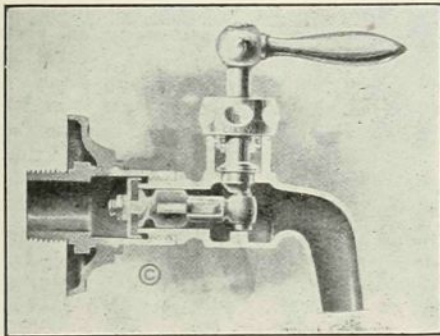
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

Improved Emergency Exits.

This device is the outcome of careful study of the conditions in factories, theatres and all places of assembly in connection with the rapid emptying of buildings in case of panic. In the device manufactured by the S-A-F-E Co., of Binghamton, N. Y., which has acquired the exclusive rights for a safety appliance for exits, all of these objectionable features have been entirely eliminated, and its operation is absolutely positive, involving only two moving parts, a bar and a spiral cam knob. Five-eighths of an inch motion of the operating bar turns the knob and opens the door. Its installation is simplicity in itself. Remove the knob and substitute Pratt device. It is not only applicable to emergency exit doors, but to roof scuttles, sidewalk lifts, etc.

Faucets That Do Not Leak.

At the time of the drought last summer when the supply of water for New York dropped to an alarmingly low level considerable emphasis was made to the fact that property owners waste annually a large sum of money because they do not pay attention to the small leaks and particularly leaky faucets. This gave rise to a very definite inquiry among



real estate interests regarding the availability of actual leakproof faucets that were then on the market. James B. Clow & Sons Co., 17 Battery place, has such a faucet on the market which cannot leak, cannot hammer and has fuller and quicker action and contains no rubber to rot out. The faucets have been thoroughly tried and have been tested for their longevity. A glimpse at the accompanying cut will show just how the interior mechanism of this device is arranged.

New Idea in Stokers.

The underfeed stoker is a principle in furnace firing that seems to have come to stay. One of the most important improvements in this department in the recent past has been perfected by the Sanford Riley Stoker Company, of Worcester, Mass. It consists of a moving fuel-bearing grate in place of stationary bars and moving overfeed grates extending across entire width of furnace. These moving parts carry the fuel down an incline of about 20 degrees. The positively forced feed, made up of the combined motion of a plunger in the retort and the moving grates, distributes the coal evenly. The nearly uniform thickness of fuel insures active combustion over the whole fire surface by providing a much freer and more uniform passage of air through the coal than is possible when the coal heaps in large masses with adjacent thin spots.

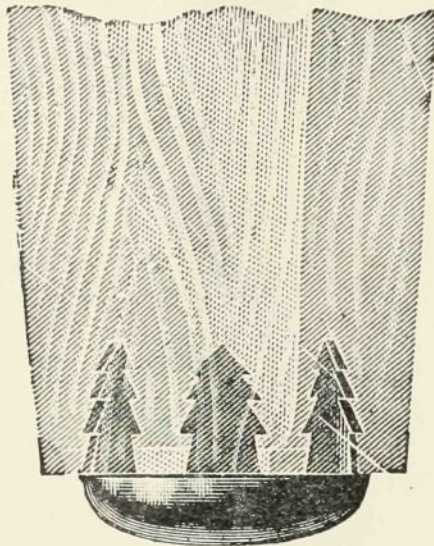
The discharge of the refuse is continual and automatic, which brings down fuel with it. At the lower end of the

overfeed grates are noses which force the refuse slowly but continuously toward the bridge, then on and over the ash supporting plates, which are hinged together in the form of an apron. The plates of this apron hang down over the ends of a rack which control the size of the opening and is adjustable by hand power. The discharge capacity can be regulated by the amount of travel given to the pusher noses. The discharge of refuse is at such a rate that the fuel is thoroughly burned out and practically cold before discharge.

The driving mechanism of the Riley stoker is entirely visible from the outside and easily accessible, and the air space underneath the stoker may be reached through the door or through the opening in the front air plate on the side door.

A New Idea in Gliding Casters.

The Evergrip Caster Co., of 20 Warren street, has made an improvement on the rigid metallic caster of recent popularity by overcoming one of the serious objections to this device. The principle is the same as far as the gliding surface is concerned, namely, that there is a disk of highly polished hard nickel which is driven into the chair or



desk leg. In the case of the Evergrip, however, the burrs are barbed so that it is impossible for the caster to work out of the chair leg and thus cause annoyance and possibly splitting of furniture legs. The cost is very low. They leave no tracks even on the softest woods. The chief advantage of this device, as far as the building manager and the office occupant is concerned, is that they do not make any dust.

Prevents Gasoline Evaporation.

The Hydraulic Petrol Storage Company, of 11 Bothwell street, Glasgow, Scotland, is introducing a novelty in the form of a system for storing gasoline or petrol that prevents evaporation and danger from explosion. The novelty of the system consists in the fact that the storage tank is always full of liquid and that no air is admitted at any time. The liquid in the tank may be of gasoline, gasoline and water, or all water. The water and gasoline do not mix and owing to the difference in specific gravity the gasoline always floats on the surface of the water. By a simple, ingenious mechanism, water is pumped into the tank to force out the gasoline when required, while the water is drained away when the space in the tank is needed for storage of gasoline. The advantages which are claimed for the system are that there can be no loss from evaporation and that no gas is forced out when the storage tank is refilled, and that gasoline will not deteriorate no matter how long it is kept in the tank.

QUESTIONS and ANSWERS

Keeping Steel from Rusting.

Is there any way to keep iron and steel from rusting in the presence of salt water?

Answer.—If the metal surface is thoroughly cleaned and red lead and hot asphalt paint is applied the oxidation is almost entirely arrested.

A "Cord" of Stone.

Will you please tell me what a cord of stone is,

Answer.—A cord of stone corresponds to the measurement of a cord of wood, which is 128 cubic feet, or 8 feet long, 4 feet wide and 4 feet broad. The use of this term as applied to stone is very infrequent in this day. Stone is generally figured by the cubic foot.

Heating and Ventilation Instruction.

Is there any place where heating and ventilation is taught in this city?

Answer.—On January 9th the Young Men's Christian Association (Harlem branch) opened a course for engineers, draughtsmen, mechanics and salesmen.

Practical Helps for Plumbers.

I am anxious to obtain a copy of some practical volume pertaining to hints for repairing plumbing.

Answer.—Martin L. Kaiser is the author of a book now in its second edition which is published by the David Williams Company, price 50 cents, entitled "Repair Kinks for Plumbers."

Cost of Buildings Per Cubic Foot.

Can you tell me what the approximate cost per cubic foot of an apartment house three stories high, 50 feet wide and 150 feet deep, with ornamental brickwork in front, fire-resisting floors, the whole well finished in hardwood work throughout, except a marble vestibule and hall, dumbwaiters, but no elevators, metal cornices and in other words a high class suburban structure in the town of Montclair N. J.?

Answer.—Such a building may be figured as costing approximately 28 cents per cubic foot based on the present range of prices for high grade building materials.

Light Absorption of Glass.

What is the approximate loss by absorption of light through various kinds of glass in lighting fixtures?

Answer.—Clear glass, 8 to 10 per cent.; prismatic glass, 10 to 12 per cent.; light sand blasted glass, 10 to 20 per cent.; acid etched glass, 10 to 20 per cent.; alabaster glass, 10 to 25 per cent.; Canary colored glass, 15 to 20 per cent.; ribbed glass, 15 to 30 per cent.; ground and etched glass, 15 to 30 per cent.; amber glass, 20 to 25 per cent.; opalescent glass, 20 to 40 per cent.; cut and pressed glass, 20 to 40 per cent.; opal glass, 25 to 60 per cent.; bead glass, 30 to 60 per cent.; green glass, 80 to 90 per cent.; ruby glass, 85 to 90 per cent., and blue glass, 90 to 95 per cent. Art glass usually is a mixture of the above colors and the absorption will be an average of the colors used.

Legal Working Hours.

Please inform me regarding the number of hours constituting a legal working day in Montana.

Answer: Eight hours. The law, however, does not prevent an agreement being made for a longer or shorter time.

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Devoted to Real Estate
Building Construction and Building Management
in the Metropolitan District

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

Even the most mendacious Constant Reader and Old Resident is obliged to admit that he can't recall a time when the demand for Bronx lots was so lively as it has been in the last few days.

The Wisconsin trapper who, according to the newspapers, outlasted a band of eleven wolves seems to be in proper training for opening a real estate brokerage office in New York this summer.

Governor Sulzer has signed Assemblyman Daly's bill appropriating \$250,000 for the New York State College of Forestry, at Syracuse University. Plans for the new building are in the hands of the State Architect, and ground will be broken early in the summer. The building will be on the western end of the university campus and, when completed, will be the largest and best equipped forestry building in the United States.

The House and Real Estate Owners' Association of the 12th and 19th Wards will have its annual banquet and outing at Donnelly's Pavilion, College Point, L. I., next Wednesday. If you have nothing else to do, better spend the afternoon at College Point and get acquainted with the members of the association. Organizations such as this are becoming numerous throughout the city because there is a real need for the sort of work they do; and we hope eventually to see them co-operate on matters of common interest through some form of federal organization, for, when all is said, they are the true "representatives of real estate."

The Principal Business Center of New York.

The most interesting recent item of real estate news is the announcement that Vantine's has followed the example of its former neighbors on Broadway south of Madison Square and will move to a site on upper Fifth avenue. After this removal has taken place, there will remain only two important stores out of the many which formerly occupied sites in this section, viz., Arnold, Constable & Co. and Brooks Bros. The removal of these two firms is only a question of time. Testimony recently produced in court proved that the business of Arnold, Constable & Co. had suffered because of the comparatively undesirable character of its location. There is no use trying to fight a dominant tendency in the selection of sites for retail stores. The reasons which over ten years ago induced farseeing business men to seek new locations for fashionable stores farther uptown were sound.

The people who patronize these stores demand that they shall be situated in a central location. They usually employ carriages or automobiles as a means of transportation; and, at a time when the streets were becoming increasingly congested, they would naturally want to diminish the distance between their homes and their favorite shops. A large proportion of them were moving their residences to the upper East Side, and the distance from Madison Square to these new residences could not be travelled without an irksome journey. Moreover, the district along the line of Broadway and Fifth avenue south of 23d street was becoming intrinsically much less advantageous for retail trade than was formerly the case. The side streets, and Fifth avenue itself, were being covered with mercantile buildings. Trucks obstructed the roadways of the streets. Factory operatives during certain times of the day began to crowd the sidewalks. The whole character of the neighborhood underwent a decided change. Under such conditions there was only one course to adopt, which was to move with the tide. Those firms which moved first obtained their new sites at the cheapest prices, and benefited most from the change.

Those firms which stuck most stubbornly to their old locations have had to pay for their obstinacy both by loss of business and by the ultimate acceptance of extremely onerous terms for the new property which they required. A store which seeks the patronage of well-to-do people must be situated in the same neighborhood as other shops of the same character. An ordinary department store is not obliged to submit to any such necessity. Shops like Bloomingdale's or Wanamaker's can thrive in locations which are remote from their competitors. But fashion is a tremendously effective centralizing agency. Just as it brings rich people from all over the country to do their shopping in New York, so it confines the area within which fashionable New York shops can be located to a comparatively small area. The southern limit of that area now consists of 34th street. The northern limit is, or soon will be, 57th street. Fashionable stores now situated south of 34th street will be obliged eventually to move. But if they do move, they will have one consolation for the additional expense which they will probably be obliged to incur in securing a new location. The boundaries of the fashionable shopping district as now marked out are likely to be durable. Business of this kind will not travel north of the southerly line of Central Park, and only a slight tendency exists for well-to-do

people to build new residences farther north. It is becoming more and more general for such people to rent apartments in the many new buildings which are being erected on Park avenue from 48th street north and on the side streets in the same vicinity. Even very rich people are abandoning the practice of occupying private houses. By congregating in apartment houses they are coming to occupy a much smaller area than was formerly the case, and the location of this area must be convenient to the shops and places of amusement, because the constantly increasing congestion of street traffic makes long journeys in vehicles tedious and wasteful of time.

The Rearrangement of Park Avenue.

Surely the property owners on Park avenue who are opposing the Collis plan for regrading the intersection of 34th street and Park avenue are opposing an improvement which is manifestly demanded in the general public interest. Their real objection to the Collis plan is that it will accomplish too effectually its avowed purpose. It will remove the existing obstacle to the free flow of traffic up and down Park avenue, and will, consequently, tend to make that part of Park avenue between 34th and 40th streets less desirable for residence purposes. That the owners of residences on these streets should object to everything which would tend to make their existing surroundings noisier and busier is natural. The preservation intact of such a quiet and pleasant residential neighborhood as that which now exists between Madison and Lexington avenues, 34th and 40th streets is no doubt very desirable; but its desirability is very much diminished in case its preservation can be purchased only at the price of a genuine public inconvenience. The regrading of 34th street and Park avenue is, of course, part of a general plan to make Fourth and Park avenues available as thoroughfares for vehicular traffic. Ever since the Grand Central Station was built at 42d street, and since the street cars were run through Murray Hill in a tunnel, Park avenue has been rendered almost useless as part of the general street system of Manhattan. The admirable plan of the New York Central Railroad Company to bridge 42d street and carry street traffic by this means around its new station has given the city an opportunity to re-incorporate Park avenue into the street plan of Manhattan, and the regrading of the intersection of Park avenue and 34th street is a necessary part of this plan.

The object of this rearrangement should be to enable traffic to be moved as freely as possible. What Manhattan particularly needs just at present is the improvement of the existing means of street transportation north and south. For the most part, this improvement cannot be effected save at a prohibitory expense. The idea of cutting through new avenues is impracticable. All that can be done is to widen and extend existing avenues, wherever such changes can be effected at a moderate cost. Hence it is that the roadway of Fifth avenue has been widened by diminishing the sidewalks and revoking stoop licenses. Hence it is that the city is spending \$7,000,000 to extend Seventh avenue to Varick street and widen Varick street; and hence it is that the present plans in relation to Park avenue have been proposed. The value of the opening up of Park avenue will be very great. Park avenue, like Fifth avenue, is free from trolley cars. It is a fine broad avenue, and admirably adapted to accommodate a large amount of traffic. As soon as it is opened up, it will divert thousands of vehicles from Fifth avenue,

partly because it will be just as convenient for many people, and partly because its traffic will not be delayed by so many intersecting streams of traffic. The result will be to make Park avenue south of the Grand Central Station a noisy and a busy street, but the interests of the whole of the borough cannot be sacrificed for the purpose of preserving the tranquillity and seclusion which this neighborhood has hitherto enjoyed.

Those property owners on Park avenue who expect to prevent the gradual intrusion of business are cherishing an illusion. The character of the existing restrictions will delay the change for a comparatively long time; but no restrictions can affect the fact that this part of Park avenue is becoming very much more valuable for business than it is for residential purposes. No matter what steps are taken to do away with the present absurd grading of the intersection of 34th street and Park avenue, a large volume of traffic will move up and down the avenue. It will necessarily become much noisier than it is at present, and much less desirable as the location for costly residences. Its inhabitants will begin to move out; and, as they move out, it will be difficult to replace them, except with business firms. Under such conditions the restrictions will be fought in the courts, and, as is usual in such cases, they will eventually be nullified at the request of the great majority of the property owners. That this part of Park avenue will, as soon as it is freed, be rapidly transformed into a mercantile district cannot be doubted. The region near the Grand Central Station has enormous advantages as the location not merely for loft buildings but for office buildings and for certain classes of retail trade. The character of the business which has been recently occupying new buildings in this neighborhood is exceptionally high and it can afford to pay unusually large rents. In the long run, it is bound to take possession, and any arrangements now made by the city in respect to the intersection of Park avenue and 34th street should be adapted, not to Park avenue as it is, but to Park avenue as it will be.

MUNICIPAL TAXATION.

And New Sources of Revenue—The Case for Reduced Taxation of Buildings.

Editor of the RECORD AND GUIDE:

It is often assumed that among real estate owners the one concern with the subject of taxation is a desire to have the tax bills upon their property as light as possible. Such an assumption does injustice to the intelligence and public spirit of at least the broader minded among real estate men. There is, perhaps, no group of citizens whose vital interests are in closer relation with the sound growth and widespread prosperity of the community. Even from strictly selfish motives men largely interested in real estate should take an interest in all well considered public improvements, and should favor a rather broad and liberal (while at the same time efficient) policy of public expenditure. That this is partly appreciated is evidenced by the extent to which real estate men are active in the scores of local boards of trade and taxpayers' associations throughout this city.

Of course, real property owners wish to have the city government freed from inefficiency and departmental graft. They are not pleased to see a dollar paid out for only fifty cents' worth of result. They are the most direct sufferers from an incompetent and wasteful administration of public affairs, just as they are the surest-gainers from an administration that is honest and ably progressive.

The pending subway programme will considerably increase the annual budget, yet real estate men are for it and rejoice that it is so comprehensive.

They know that scores of millions were added to land values in upper Manhattan and The Bronx by the construction of the present subway. They know that like, though more scattered, results will attend the opening of the larger system. Similarly they know that adequate schools, efficient police, and fire prevention, suitable waterfront development, parks and playgrounds are good investments. These things are all expensive. Insofar, however, as they contribute to the growth, prosperity, good health and attractiveness of the community they are reflected in a rise in land values which will usually far exceed their cost.

Furthermore, it can be shown that the city's land values as a whole are improved in proportion as prosperity is widely diffused. A comparison of population figures in New York City with land values will show that the latter increase almost automatically about \$700 or \$800 for every additional unit of population. Thus, if good business attracts 10,000 new residents, their presence is reflected in higher land values to the extent of more than \$7,000,000. On the other hand, if wise health measures or improved housing could save 10,000 persons from preventable death, there would be a similar effect. One could go on indefinitely with illustrations to show that while honesty and efficiency in city government should be demanded by real estate men, parsimony would be directly against their interest.

Sources of City Revenue.

Most of the local budget is raised from taxation of real estate. Real estate is the easiest to get at. So far as it consists of land values (distinguished from building values), it is perhaps also the one most natural source of city revenue. For land values grow with the community and are directly increased by wise expenditure of municipal funds. There is, however, much discussion just now of possible new sources of revenue. Some of these are well worth considering. More could be obtained from franchise taxation. If money is to be paid for street privileges, such as cab stands, it should go to the city. There is logic in a demand that the city get a revenue from motor vehicles, as they are responsible for much wear and tear of pavements. Abuses in the too liberal exemption of certain real estate should be corrected. These are some of the measures just recommended by the Commission on New Sources of Revenue.

The Philadelphia Tax Commission, on the other hand, has suggested several new subjects of taxation which are much more questionable. One is a tax of about \$1 per \$1,000 on the output of factories. This would be putting a penalty upon the very source of Philadelphia's wealth and of her land values. Still more obstructive and stifling to progress would be the proposal to put a license tax upon the occupation by which each citizen earns his living.

The effort should rather be to free industry and enterprise in so far as feasible from tax penalties now placed upon them. The moderate land increment tax proposed by the New York Commission on New Sources of Revenue is a step in this direction. It would, to some extent, relieve the burden on industries and especially on building enterprise. A measure which would go even farther in that direction is the one which was before the State Legislature last year, known as the Sullivan-Brooks bill. This proposed to gradually reduce the rate of taxation on all buildings, throwing more

of the tax levy upon land values. This has been opposed by many real estate men; but all owners of real property are not against it, and should not be. It has merits worth considering.

Outside of a few sections, such as the financial district, Times Square and Fifth avenue (where land values are extremely high) property which is improved suitably for the locality in which it is situated would have its tax bills lightened. The tax bills would be reduced on every piece of property where the improvements represent more than forty per cent. of the total value. The owner who erects a factory or other useful modern building, and who thus contributes to the progress of the community, would be less severely penalized than now for the benefit of others who allow their holdings to stand absolutely or relatively idle while waiting for the activity of others to force their values up. Many prominent business men have endorsed the plan as a measure to encourage industry and to promote New York's prosperity. Social organizations see in it a means of more rapidly building up the suburbs and of encouraging a better supply of up-to-date housing facilities throughout the city.

RAYMOND V. INGERSOLL.
261 Broadway, New York.

A QUESTION OF TITLE.

New York Central's Right of Way—Counselor Burr's Opinion Challenged.

Editor of the RECORD AND GUIDE:

At the meeting of the sub-committee of the Board of Estimate and Apportionment on May 27th, Assistant Corporation Counsel Burr gave a verbal opinion to the effect that the case between the railroad and the city, in the injunction suit, had settled that the railroad owned a perpetual franchise from Spuyten Duyvil Creek to St. John's Park. Mr. Burr was asked whether the injunction was not confined to prohibiting the removal of the tracks from the streets of the city, and an extract from the judgment, as entered in that suit (which referred only to the streets of the city) was read, in order to show that the affirmative side of the question was true.

Mr. Burr admitted that the extract was correct as read, but insisted that there were expressions of opinion, in the case, which went further and covered the land north of 59th street, whether it lay in the street or not, and that, in any event, Twelfth avenue, through Riverside Park was a public street.

The following extracts from the opinions in the case show that Mr. Burr was in error on this point, and that only the situation in the public streets was considered.

Referee Herrick held: "The city authorities propose to remove the tracks of the plaintiff from certain specified streets and avenues within the city of New York; the plaintiff seeks to enjoin them from so doing. Whether the plaintiff is occupying certain lands under water, outside of said streets and avenues, is not material to the issues here presented."

The opinion of Judge Ingraham, in the Appellate Term, begins as follows: "The plaintiff in this action has been awarded an injunction restraining the defendants from removing its tracks upon certain streets in the city of New York. * * * The other questions presented in this case are satisfactorily discussed in the opinion of the referee and nothing more need be said."

In the Court of Appeals, Bartlett J. Willard begins his opinion as follows: "This suit is the outcome of a notice served by the municipal authorities of the city of New York upon the New

BUILDING MATERIALS AND SUPPLIES

RECORD AND GUIDE WILL HEREAFTER REPORT HUDSON RIVER COMMON BRICK TRANSACTIONS AND MARKET CONDITIONS UP TO THE EVE OF GOING TO PRESS—AN AID TO SPECIFIERS, DEALERS AND MANUFACTURERS:

A Survey of the Lime Market in the Light of Tariff Revision by H. A. Brocas—Wire Prices Slightly Lower. New Low Level in Brick Sales.

ARRANGEMENTS have been made by the Record and Guide whereby consumers, dealers and manufacturers of common brick may receive in this department an official report every Saturday morning of the transactions in and the condition of the Hudson River wholesale common brick market throughout the metropolitan district for the current week—practically up to press time. This is the first time in the history of the local brick market that such a report has been given. The new service, which begins today, gives the number of barges of brick received in the current week, the number of barges sold, the high and low prices per thousand obtained for this brick, and the number of barge loads available at the wholesale docks. In addition to that, the weekly report will show the total number of barges of brick arriving and sold each month and the number of barges arrived and sold since the first of January, with comparisons for the corresponding periods in the year preceding. This is an entirely new feature in the Record and Guide's brick reports. The developments of the building material market this week chiefly centered in a new low sales record for June in brick sales and in the drop of a dollar a ton in steel wire. Structural steel orders fell off about 20,000 tons a day in May, and the June orders do not so far indicate any improvement in demand. At the present rate of receipt of new contracts the unfilled tonnage for June will drop approximately 500,000 tons.

NEW LOW BRICK SALES RECORD. Only Thirty-four Cargoes Sold Week Ending May 31.

COMMON brick reached a new low record for building season sales in the wholesale market last Saturday when a total of only thirty-four cargoes were reported sold. This was due to a surfeited market combined with a light call for building brick owing to a disposition among dealers and consumers to await the arrival of new brick before coming heavily into the market.

It is probable, however, that manufacturers will not act in concert with reference to shipments of their 1913 product into this market with the buyers maintaining their present attitude despite the fact that there is about 35,000,000 brick in dealers hands, 19,600,000 still unsold at the wholesale docks, 50,000,000 in transit between this city and kilns up the river and approximately 100,000,000 still in sheds between Yonkers and Mechanicsville still to be shipped. In a normal June or July approximately 75,000,000 brick are consumed each month. It is, therefore, probable that by the latter part of July when the new brick will be coming into this market in full quantities, the 200,000,000 brick now available will have been reduced to at least 50,000,000 which is generally considered a fair "hangover."

Owing to improvements inaugurated this week in the official brick market reports it was necessary to quote the brick movements for the last three weeks simultaneously. In addition to the tables showing arrivals, sales and number of left over cargoes, there will be found a summary showing the total number of brick cargoes that have arrived and been sold from January 1 with comparisons for a corresponding period last year and also comparative monthly movements up to Friday morning of the week of issue.

The tables follow:

Table with columns for date (Monday to Saturday), arrived, and sold for the year 1913.

Condition of market, easy. Prices, Hudsons, \$6.87 1/2 to \$7.25. Raritans, \$6.75 to \$7.12 1/2. (Wholesale dock, N. Y.) For dealers' prices add cartage and profit. Newark yard, \$8.25.

Table showing daily brick sales for 1912 from Monday, May 18 to Saturday, May 23.

Condition of market, stiff. Prices, \$6.75 to \$7. Raritans, \$6.75.

Table showing daily brick sales for 1913 from Monday, May 26 to Saturday, May 31.

Conditions of the market, dull. Prices: Hudsons, \$6.75 to \$7.25. Raritans, \$6.62 1/2 to \$7.12 1/2. (Wholesale dock, N. Y. For dealers' prices add cartage and profit.) Newark, yard, \$8.25.

Note—Owing to change in tables effecting for week ending Thursday, June 5, the following table includes only Monday, Tuesday, Wednesday and Thursdays' transactions May 26, 27, 28 and 29, as follows:

Table showing daily brick sales for 1913 from Monday, May 26 to Thursday, May 29.

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25. Raritans, \$6.62 1/2 to \$7.12 1/2. (Wholesale dock, N. Y. For dealers' prices add cartage and profit.) Newark, yard, \$8.25. Arrivals from May 25 to May 31 were 59 and sales 34, the lowest on record for either June, July or August.)

Table showing daily brick sales for 1912 from Monday, May 25 to Thursday, May 28.

Condition of market, easy. Prices: Hudsons, \$6.75 to \$7. Raritans, \$6.62 1/2 to \$7.12 1/2. Left over, May 27, 16.

Table showing daily brick sales for 1913 from Friday, May 30 to Thursday, June 5.

Reported en route to market Friday, June 6, 4.

Condition of market, dull. Prices: Hudsons, \$6.75 to \$7.25. Raritans, \$6.62 1/2 to \$7.12 1/2. (Wholesale dock, N. Y. For dealers' prices add cartage and profit.) Newark yard, \$8.25. Left over on Friday, June 6, 49. (Figure 350,000 brick per barge.)

OFFICIAL SUMMARY.

Summary table showing total number of barge loads arrived and sold from Jan. 1 to June 5 for 1912 and 1913.

*Larger volume of sales than arrivals is due to carry overs on Jan. 1 from preceding years. Add 113 to arrivals for 1913 and 71 to arrivals in 1912 and subtract sales. The remainder is total number of barge loads still unsold on Friday morning.

1912.

Table showing daily brick sales for 1912 from Friday, May 30 to Thursday, June 5.

Condition of market, stiff. Prices: Hudsons, \$7. Raritans, \$6.75.

WIRE PRICES LOWER. Leading Producers Try To Overcome Timidity Among Consumers.

IN an attempt to bring out some of the business that is being held back by consumers of wire, which includes reinforcement, rope, etc. Some of the leading manufacturers made a reduction of \$1 a ton in some steel wire products prices, including quotations for most of the wire and wire nails products in most common use. New prices are \$1.75 per 100 pounds for wire and \$1.80 for nails.

LIME AND THE TARIFF. Inequality of Imposts Expected To Be Adjusted.

By H. A. BROCAS.

Sales Manager, The Kelley Island Lime & Transport Co.

A BARREL of lime has, until recently, been almost a despised commodity in this market. This condition came about because lime was packed in both new and second-hand containers of weights varying from 175 pounds to 350 pounds and much of the lime packed in old barrels was very low in efficiency and hardly worth any price.

Strange as it may seem the consumers of lime, the masons or plasterers paid little or no heed to the weights of the barrels or the quality of the lime it contained. Their only stipulation was that the cost per barrel be small.

About three years ago the principle shippers of lime into this market realized that it was time to call a halt in the marketing of poor lime packed in barrels of miscellaneous weight. In order to determine just what weight of package would be most suitable for use in this market, they canvassed the masons, plasterers and dealers in building material, for their opinions on this point. The result of this canvass showed every one interested in lime to be in favor of a three hundred pound gross package. The members of the Lime Manufacturers' Association of New York now place their product on the market weighing three hundred pounds gross and in new barrels packed at the kilns. The weight is always plainly marked on the barrel.

As long as a user of lime purchases goods bearing the label of a member of the Lime Manufacturers' Association of New York, he is sure to get a three hundred pound gross barrel. The lime it contains will be composed of not less than 85 per cent. combined oxides.

Oddly enough it required a great deal of urging on the part of the lime manufacturers to convince the users of lime that their interests were identical and that this movement to standardize the lime package and its contents was a movement for the betterment of conditions.

That this movement serves as a great protection to the buyer of lime is obvious. On August 2 there will go into effect a new law relating to various commodities sold in the state of New York, which will make it compulsory to place the correct weight of a barrel of lime on the barrel in figures easily seen. This law, of course, will greatly help the lime manufacturers of New York compelling all shippers of lime to give to their customers a square deal.

The production of lime in the United States of America has been practically at a standstill for the last three or four years. The larger use of certain gypsum plasters and the low price of Portland cement possibly had something to do with this. Of late the producers of lime have been casting about for a means to check these inroads, and the marketing of their product in the form of a dry powder (hydrated lime) has proved an effectual counteractant. In this form, lime makes a wall which reduces the transmission of sound almost completely. Furthermore hydrated lime is easier to apply and does not set up quickly, thus permitting thorough working.

The production of lime in 1912 will undoubtedly show an increase over that of any previous year. This result is, of course, gratifying to the producers and to the marketing of lime in hydrated form this increase can largely be credited.

I have gone into considerable detail in reference to the lime market of the past because it has a distinct bearing upon the question you have asked me, whether I think the tariff will seriously cramp the lime market if it passes in its present form.

You must remember that the whole eastern lime situation has undergone a wonderful change that borders closely upon a revolution. From chaos has come order, system and a return to confidence as between the buyer and the manufacturer. At the same time new factors, notably hydrated lime, has come forward to help to emancipate lime from the unsavory reputation it had until the last three years in the building markets of this country. Lime has had to fight for its commercial position as a building commodity just as the brick interests have had to fight against Portland cement. Lime today has very definite uses which, before the day of hydrated lime, were at least limited, and the shift was toward rival products in the field. Now comes the tariff which more or less unsettles prospective business in many lines, and your question is a very natural one and one which doubtless many architects, contractors and builders, not to mention supply men, have been very anxious to have answered.

What do I think of the effect the proposed tariff bill would have upon the lime market of the immediate future?

Today conditions in the lime business in the Metropolitan district are better than they ever have been. The Lime Manufacturers' Association of New York has already taken steps to eliminate bad debts and long time, profit-eating, credits. It has given a standard package and a standard of quality to its commodity. The new idea has caught on, we are regaining the business that slipped away from us a decade ago and, as far as the east is concerned, the tariff, no matter how radical it may be, cannot disturb that condition.

NEW J. B. KING CO. OFFICERS.

George R. King Succeeds the Late J. Barre King As Head of Firm.

IT was announced on Exchange this week that George R. King, formerly vice-president of J. B. King & Co., one of the oldest plaster and supply house in the city, has been elected to the office of president left vacant by the death of J. Berre King, on April 22. The other officers of the company are: Jerome Allen King, vice president; Joseph C. Seguire, secretary and general manager and Edward B. King, treasurer. George R. King will be the exchange member.

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THE WEEK'S REAL ESTATE NEWS

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

Trading Was Scattered This Week.

The most notable feature of the week's business was the sale of a row of dwellings on West 86th street, to be used as a site for a big apartment house. There was the usual quota of vacant parcels sold for building, in Brooklyn particularly. There was active leasing in the midtown section.

The total number of sales in Manhattan this week was 27.

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

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

From The Bronx 9 sales at private contract were reported, against 4 last week and 10 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$912,661, compared with \$757,550 last week, making a total since January 1 of \$25,503,182. The figure for the corresponding week last year was \$1,140,375, making the total since January 1, 1912, \$25,161,690.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

FRONT ST, 263, 5-sty loft building, on lot 21.8x71.6, sold for Harriet S. James to a client, by J. Arthur Fischer.

33D ST, 36 West, 4-sty store and loft building, on lot 17.6x98.9, sold by Agnes C. Geoghegan to Emily B. Hopkins.

BROADWAY, 873-877 and 15-17 East 18th st, two 8-sty structures and four 5-sty buildings, covering an area fronting 108.7 ft. on Broadway and 162.4 ft. on 18th st, part interest purchased by Michael Dreicer as part consideration for the rental of his 5th av corner, from Irving E. Raymond, who controls the Vantine firm. A new corporation has been formed to take title. Webster B. Mabie & Co. negotiated the lease and the purchase of the interest with Frank D. Veiller. Negotiations are pending for the reletting of the Vantine and Aitken property for 21 years to one or two tenants. The premises occupied by Vantine are to be ready for possession by October, 1913, and the Aitken property by May 1, 1914. The Vantine lease of the southwest corner of 5th av and 39th st has been recorded, the consideration being \$85,000 a year and taxes. Vantine & Co. will move into their new quarters shortly. Aitken Son & Co., it is understood, are considering several sites in upper 5th av.

2D AV, 710-716 and 301 East 38th st, including the northeast corner of 38th st, four 4-sty tenements, with stores, on plot 100x100, sold for the D. H. Jackson Co. to the Henry Wendt Estate, by J. F. Giffing. The seller acquired the property last October from the Estate of Mary B. Robinson.

2D AV, 1, 1 1/2, 3 and 5, four 5-sty buildings at the northwest corner of 2d av and Houston st, on plot 118x91, sold by Samuel Goldstone to Charles A. Doelger, of Joseph Doelger's Sons. Upon the expiration of present leases, the new owner will make extensive alterations for a high class cafe and restaurant. The corner is directly opposite the Jewish National Theatre Building, an 8-sty office structure. The deal was negotiated by the H. M. Weill Co.

Manhattan—North of 59th Street.

72D ST, 107 East, 4-sty and basement brownstone dwelling, on lot 20x102.2, sold for Mrs. Laura Hoag, of Schenectady, N. Y., to a buyer said to be Haliburton Fales, who owns 105, adjoining. Brokers, Post & Reese.

75TH ST, 309 East, 6-sty brick and stone new law tenement, on plot 37.6x102.2, sold for Lambert Suydam to Sanford & Green by William Quackenbush. Another deal involving two similar structures in the same block is reported to be pending.

82D ST, 2 East, 5-sty private dwelling, on lot 25x102.2, sold by Mrs. Albert Gould Jennings to the Roxanna Realty Co.

86TH ST, 149-163 West, eight 4-sty and basement dwellings, on plot 162.6x100.8, sold by the Alliance Realty Co. to the Almore Realty Co. (B. Mordecai, pres.). The Almore Realty Co., in which the sellers retain an interest, will erect two 12-sty and basement high-class fireproof apartment houses, the westerly one adjoining and overlooking the Park Presbyterian Church on the corner, to have a frontage of

87.6 ft. and the easterly one a frontage of 75 ft. Private dwellings in this neighborhood are rapidly disappearing, to be supplanted by apartment houses.

88TH ST, 338 West, 4-sty limestone front dwelling, on lot 21x100, sold for Adam K. Luke to Samuel A. Herzog by Douglas L. Elliman & Co., Kenneth Ives & Co. and Fish & Marvin. The property was given in part payment for "Charlton Hall" at Irvington, N. J., reported sold in the Rural and Suburban News.

88TH ST, 325 West, 4-sty dwelling, on lot 20x100.8, sold for Gertrude A. Vanderbeck, to a client for occupancy, by Slawson & Hobbs.

91ST ST, 65 and 67 East, two 3-sty dwellings, each on lot 19x100.8, 65 sold by George M. Stumpf and 67 sold by Philip Voss to a Mrs. Barnes, who will alter and occupy 67. The broker was the Douglas Robinson-Chas. S. Brown Co.

95TH ST, 307 East, 6-sty flat, with stores, on plot 37.6x100.8, resold by Aaron Goodman to Jacob Mandel. The seller acquired it last month from Mrs. Mary B. Schwab in part payment for the apartment house at 896 Beck st.

98TH ST, 103 West, 5-sty flat, on lot 25x75, sold for Sanford & Green to James Demaria, for investment, by P. Schrank. Sanford & Green bought the building two weeks ago from Mrs. E. G. Carroll.

99TH ST, 21 and 23, two 5-sty flats, sold for Max S. Korn to the Mt. Sinai Hospital, by the M. Morgenthau, Jr., Co. and Arnold, Byrne & Baumann. This purchase gives the buyer enough of the block bounded by Fifth and Madison avs and 99th and 100th sts, for the trustees to erect additional hospital buildings, which will include a pathological laboratory, a dispensary for children and a special clinical building. The hospital's holdings on this block now comprise a frontage of 125 ft. on 99th st, 100.11 ft. on 5th av, and 200 ft. on 100th st.

112TH ST, 68 East, 5-sty tenement, on lot 26.3x100.11, sold by Mrs. Carol H. Street to Israel Winer.

116TH ST, 446 East, 4-sty flat house, on lot 20x100.11, sold by the Lawyers Mortgage Co. to an investor.

118TH ST, 355-359 West, 7-sty apartment, on plot 100x100, sold for Acme Realty Co. to the New Holland Land & Mortgage Co. by Mark Rafalsky & Co. The house was held at \$250,000 and was built by the Acme Co., 10 years ago and has a gross income of \$26,500.

118TH ST, 326 East, 5-sty tenement, on lot 25x100, sold by Lawrence Davis to Sarah E. Cahill, who gave in exchange the dwelling, with garage, at 1446 Minford pl, on plot 38x100. Broker, Samuel Cowen.

124TH ST, 7 East, 3-sty and basement dwelling, on lot 20x100.11, sold for John J. O'Keefe, who acquired it a few weeks ago at the auction sale of the holdings of the estate of Thomas T. Newman, to Leopold Hellinger, by Wm. S. Lalor.

133D ST, 12 West, 5-sty flat, on lot 25x76x99.11, sold by Emil F. Lumpe.

136TH ST, 108 West, 3-sty and basement dwelling, on lot 16x99.11, sold for Ennis & Sinnott to the Right Realty & Security Co. (Sam'l A. Singerman, pres.), by F. H. Schefers.

AMSTERDAM AV, s w c 106th st, two 5-sty apartments, with stores, on plot 60x100, sold for the Sheppard-Duryea Estate by Arnold, Byrne & Baumann. The property, held at \$150,000, was acquired by the sellers, in 1905, from the same brokers.

AUDUBON AV, s e cor 180th st, 5-sty apartment with stores, on plot 38x95, sold by Minot W. Seaman and Sadie E. Mead to an investing client of Slawson & Hobbs.

MANHATTAN AV, 27-29, 6-sty elevator apartment, on lot 38.6x100, sold for E. P. Crissman to Mrs. Pauline Valentine, by Burton Thompson. In part payment the buyer gave a dwelling and 2 acres of ground at Glen Head, L. I.

RIVERSIDE DRIVE, 550, n e c 127th st, 6-sty elevator apartment, known as the "Alabama," on lot 86.6x146xirregular, sold for H. B. Davis to the New York Real Estate Security Co. by the McVickar-Gaillard Realty Co. The property was held at \$350,000.

POST AV, n e c 207th st, plot 100x110, sold by Minton Post Collins to the Psaty Construction Co., for improvement. This will be the third building operation in this locality by the Psaty company.

Bronx.

BECK ST, 845, 5-sty brick flat, on plot 40x100, sold by the Bronx County Construction Co. to the Progress Holding Co., which gave in exchange the 4-sty business property on plot 75x100, at the northeast corner of Wentworth av and Lesser pl, Fairview, N. J. Edward Polak was the broker.

KELLY ST, 854, 858, 862, three 4-sty apartments, on plot 100x100, sold by Edwin Stern to an investor. The houses were built about 3 years ago.

141ST ST, 486 East, 5-sty tenement, on plot 40x100, sold for S. B. Steinmetz to Thomas P. Kelly by L. J. Greenberger & Louis Block. The

buyer gave in part payment \$26 Coster st, a 2-sty 2-family dwelling, on lot 20x100.

222D ST, EAST, n s, lot 483 in the Arden tract and lot 17 in Bronx terrace, sold for Augusta Brown to Mrs. Florence H. Marlon, for investment, by Steven B. Ayres.

BOSTON ROAD, 1038, 6-sty new law apartment, 83x117, sold for the Helena Realty Co. to an investor by Kurz & Uren.

BROOK AV, 1225-7, and 411 East 168th st, two 3-sty business buildings and one 3-family house, on lot 43x90, sold for Joseph C. Schrader to L. Hemmerdinger, by Richard Dickson. The purchaser will immediately alter the entire grade floor into attractive stores. The property was held at \$30,000, and the sale was a cash transaction.

EDGEWATER ROAD, w s, 150 ft. north of Seneca av, vacant plot 75x100, sold for Lawrence Davis to A. R. Monroe, by Samuel Cowen.

WEBSTER AV, n w c 160th st, plot 97x100, resold for the Taxpayers' Realty Co. to the Alert Construction Co. by Ernst & Cahn. The buyer will erect two 5-sty new-law apartment houses.

WEBSTER AV, n w cor 169th st, plot 97x100, sold for the Estate of Augusta Morris de Peyster to Jacob Freeman, by W. E. and W. I. Brown, Inc. The plot is to be immediately improved by a high class apartment house, with stores.

Brooklyn.

AINSIE ST, n s, 100 ft. west of Graham av, old Second Baptist Church, on plot 50x100, sold to a Jewish congregation of New York City, which will erect a synagogue. Broker, Westervelt Prentice.

GARFIELD PL, 297, 4-sty and basement, bay window brownstone dwelling, on plot 20x60x100, between 8th st and Prospect Park West, sold for the Mechanics Bank to Philip J. Langier, for occupancy, by Charles E. Rickerson.

HERKIMER ST, 64, 4-sty double apartment house, sold by a client of James R. Ross to the Estate of Alice S. Wilkinson, Thomas P. Wilkinson, executor, which gave in part payment the 4-sty brownstone private house at 278 Decatur st. James R. Ross negotiated the deal. The price paid for the Herkimer st property was \$40,000.

ST. JOHNS PL, 61, 3-sty and basement brownstone dwelling, on lot 20x45x100, sold for Katherine T. Mawer to George Melvin and Annie Green, for occupancy, by Charles E. Rickerson.

ST. MARKS AV, 590, 3-sty and basement brownstone private dwelling, on lot 20x100, sold for A. Braun to a client for occupancy, by the Bulkley & Horton Co.

TEN EYCK ST, 181, 3-sty tenement, on lot 25x100, sold for Mrs. Adele Roberts to Adam Hessemer, for investment, by Westervelt Prentice.

7TH ST, 447, 2-sty and basement brownstone private dwelling, on lot 18.9x100, sold for Mrs. Ida J. Keating to a client for occupancy, by the L. L. Waldorf Co.

EAST 21ST ST, 359-363, two new 4-sty brick modern apartment houses, on plot 37x65x141, near Beverly rd, sold for the Hanway Realty Co. to a well-known resident of New York City, by J. Sterling Drake. These apartments mark the departure of a long time conservative, private residence neighborhood of single houses on large plots, to the modern city abode.

WEST 32D ST, w s, 170 ft. north of Mermaid av, plot 40x118, Coney Island, sold by the Somerville Realty Co to J. C. Giambalvo. The same company sold 8 lots on West 1st st near Sheephead Bay rd, to S. Pollock.

56TH ST, 544, 2-sty and cellar brick two-family dwelling, on plot 20x100, sold for Cornelius O'Donohue to Samuel Engel and another, for investment, by Tutino & Cerny.

73D ST, 805, 2-sty brick dwelling, on plot 20 x100, sold for a client to Jens J Jensen, for occupancy, by John F. Burke.

76TH ST, n s, 106 ft. east of 4th av, 6 lots on plot 120x100, sold for the Sinmacros Realty Co. to Theodor Frost, by Malcolm McKinnon, Jr. The plot will be improved with apartment houses and stores. The same broker also sold for a client a plot of 2 lots on the north side of 87th st, to Blanche C. Armroyd.

SCHENECTADY AV, w s, 437.6 ft. south of Av N, 3 lots on plot 60x100, sold for Elizabeth N. True to Ingeborg Scheidrup by John C. Giles, Jr.

WASHINGTON AV, 162, 3-sty and basement brownstone private dwelling, on lot 20x100, sold for John K. Vanderveer to a client for occupancy by the Bulkley & Horton Co.

HYDE PARK.—Wood, Harmon & Co. report sales this week as follows: At Hyde Park, 1 lot on Clarendon rd, between East 53d and East 54th sts, to Harry White; 1 lot on East 53d st, near Clarendon rd, to Mrs. Mabel M. Pregnall; 1 lot on East 48th st, bet Clarendon rd and Av D, to W. E. Bennett; 1 lot on Utica av, bet Av D and Fostered a, to J. Cline Hood; 1 lot on East 52d st, bet Clarendon rd and Av D, to N. C. Hall; 1 lot on Utica av, bet Av D and Foster av, to S. T. Vandervort; 1 lot on East 51st st, bet Clarendon rd and Av D, to A. C. Taylor; 1 lot on East 52d st, between Av D and Clarendon rd, to I. V. Gaston; 1 lot on East 51st st, near Clarendon rd, to D. C. Pharr, Jr., and 1 lot on East 42d st, near Clarendon rd, to F. S. Thomas. At Flatbush Gardens: 1 lot on Ryder st, bet Av R and Av O, to Capt. M. M. L. Garon, and 2 lots on Hendrickson st, bet Av Q and Av P, to J. S. Matte. At Midwood Manor West: 1 1/2 lots on East 5th st, near Av J, to Mrs. Julia Benson. At Midwood Manor: 3 lots on Ocean Pkway, bet Avs I and J, to Mrs. Sarah B. Silcox. At Kingsboro: 1 lot on East 24th st, bet Avs P and Q, to Geo. H. Leonard, and 2 lots on Ocean av, bet Avs R and S, to Mrs. Maud McGuire. At Rugby D: 1 lot on East 53d st, bet Clarkson av and Lenox rd, to Dr. W. W. Reynolds. At

Kensington Park: 1 lot on East 2d st, near Franklin av, to W. Jay Russell.

Queens.

FAR ROCKAWAY.—The Lewis H. May Co. has sold for the Amundson Realty Co. (Samuel Jacobs, treasurer) a new concrete cottage on the north side of Brinkerhoff av, Wave Crest, to a client for occupancy.

LONG ISLAND CITY.—The Courtney Development Co. sold to an investor 10 lots, size 200x95, on the east side of Carolin st, 300 ft. south of Anable av. This is part of the property which was sold at public auction 2 weeks ago by Bryan L. Kennelly. The same broker is now negotiating the sale of 20 lots on Carolin st, near Anable av, for building purposes. This property is located 2 blocks south of the dual subway station, now being constructed on Thomson av.

LONG ISLAND CITY.—Cross & Brown Co. has sold for Hannah J. Woolley a plot on the south side of Henry st, 120 ft. west of William st. The buyer, Charles E. Lambert, it is understood, will hold the plot for investment.

WOODSIDE, L. I.—Cross & Brown Co., in conjunction with Loibl & Masson, has sold for George Embach the plot 75x100 on the west side of Schroeder pl, 75 ft. south of Percy st. The buyer, Julia C. Story, it is understood, will improve the property.

Richmond.

RICHMOND TURNPIKE.—Cornelius G. Kolff has sold to John Geyer for Isabel W. Bonner 5 lots, 25x200 each, on the east side of Richmond av, about 1,000 ft. south of the Richmond turnpike at Bullshead.

THIRD WARD.—Percival G. Ullman, Jr., sold 18 acres, with 2,000 ft. of water front, in the Third Ward, Richmond, formerly owned by A. M. La Forge.

Nearby Cities.

JERSEY CITY, N. J.—William Haggerty bought from Anita M. Whitla 470 and 472 Pacific av, 2 brick dwellings, on plot 34x100; also from the George H. A. Meyer estate plot 49 1/2 x 100 on Pacific av, adjoining.

JERSEY CITY, N. J.—Adolph C. Carsten sold to Annie Schaffer 64 Sherman av, a dwelling on lot 25x100.

Rural and Suburban.

BELLE HARBOR, L. I.—The Lewis H. May Co. has sold for E. Schissel, Jr., a cottage on the west side of Dover av to James A. Chambers, for occupancy.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to Alfred Miller a large plot fronting on the north side of Arleigh rd at the end of Park rd, Kensington. Mr. Miller will erect a house for his own occupancy from plans by Wallick & Terwilliger.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to Mr. Lee R. Bonner, for investment, a plot in Kensington, on the north side of Nassau rd, 325 ft. west of Park rd.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. sold to William H. Pruden, for investment, a plot fronting on the north side of Nassau road, 425 ft. west of Park road, Kensington.

HEMPSTEAD, L. I.—The Windsor Land & Impt Co. sold to T. Kirk and M. Curtin each a plot 40x100 Lawson st; to P. Nicholls plot 40x100, Frazier st; to E. Schlessinger, plot 100x100, Hempstead Parkway and Lawson st; to P. Buckley, plot 20x106 Franklin av; to A. Feifer plot 60x114, Hemstead and Windsor Parkways.

IRVINGTON-ON-HUDSON, N. Y.—Charlton Hall, the former home of David Dows, has been sold to Adam K. Luke of Manhattan as an all year round home by the Frontenac Realty Co. of which Samuel A. Herzog is president. The property consists of about 33 acres of land, with a large mansion and numerous outhouses. The price paid by the buyer was said to have been about \$150,000. Douglas, Elliman & Co., Kenneth Ives & Co., and Fish & Marvin negotiated the sale. The seller recently acquired the estate in exchange for New York City property.

MAMARONECK, N. Y.—Oakhurst, the erst-while estate of Frederick Bonner and one of the show places in the Sound shore section of Westchester County, has been sold. Two years ago the property was purchased by Andrew J. Connick, Max Marx, George R. Read and others, and has now been sold to another syndicate, which contemplates the immediate development of the land into villa lots. The estate was held at \$350,000, and is said to have sold for a sum approximating that figure. Oakhurst is buttressed by sea walls on Mamaroneck Harbor and the Sound, and lies directly across the harbor from the fine estate of Albert Bostwick. Adjoining it are the Osborne place and the home of Commodore MacDonough, of the American Yacht Club.

NORTHVALE, N. J.—William B. Young has sold for cash to a client of Frederick Zittel & Sons a large acreage property with colonial dwelling and barns at Northvale, Bergen County, N. J. The property adjoins a thousand-acre modern dairy and poultry plant known as the Cedarvale Farms, a large part of which was recently purchased through the same broker for a New York banker.

NORTHVALE, N. J.—A 300-acre tract, commonly known as the New York Cab Co. property, sold for Caroline Lexow, of Englewood, N. J., to William T. Tait, of Norfolk, Va., by William B. Young.

OCEANSIDE, L. I.—The Windsor Land & Impt. Co. sold to H. Klie, plot 20x97 Lawson av; to E. Heider, plot 40x100, Hoke av; to E. Rastetter, plot 60x100; Ebert av and Messick av; to R. Armstrong, plot 40x100, Perkins av; to G. Kumerle, plot 60x100, Hallman av; to L. Heid, plot 40x115, Anchor av; to G. Cassett, plot 40x100, Merrifield av.

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FLORAL PARK, L. I.—The Windsor Land & Impt. Co. sold to C. P. McDermott and W. R. Chapman each a plot 40x100, Iris av; to P. A. Crean, plot 40x100, Geranium av; to D. Kelly, plot 45x100, Violet av; to D. A. Johnson, plot 40x100, Crocus av; to N. B. Johnson, plot 40x100, Primrose av; to F. Wille, plot 40x100, Oak st; to H. J. Flanagan, plot 40x100, Belmont st; to W. S. O'Brien, plot 190x110x74x100, Aspen st and Floral Pkway.

PLAINFIELD, N. J.—Steven B. Ayres has sold for the Wheeler Corporation to Edgar C. Long, of Florida, 4 plots on Greenbrook road, which will be improved with a residence.

RED BANK, N. J.—Taendler & Scholz sold a 10-acre farm near Red Bank, N. J., known as the Swimming River Poultry Farm, for Frank Abe, of Eatontown, to Joseph Senetra, of New York.

ROSEDALE, L. I.—The Windsor Land & Impt. Co. sold to F. F. Donnelly plot 40x100, Concord av and Hampton rd.

VALLEY STREAM, L. I.—The Windsor Land & Impt. Co. sold to M. Van Auken, plot 40x100, Beverly Pkway; to G. Schiassi, plot 40x100 Beverly Pkway, and plot 45x110, Rockaway and Beverly Pkways; to W. Rieder, plot 40x100, and W. Carr, plot 60x100, Morris Pkway; to G. Martinello, plot 40x100 Grove st; to E. McCusker, plot 40x86, Lincoln av; to A. P. Ralley, plot 200x169x115x207, Rockaway Pkway and Keller st; and Corona av; to S. Schwartz, plot 80x85, Chester st; to W. Kaelber, plot 40x100, Carpenter st; to J. Keane, plot 40x111, Corona av; to M. Knope, plot 80x110, Rockaway Pkway and Keller st; to B. Cawley, plot 40x101, Corona av and Dover st; to E. Carney, 40x100, Grove av.

WESTBURY MANOR, L. I.—Henry Pierson sold a plot, 60x100, on Henry st, to Henry Ackermann. Also a plot, 80x105, to Frederick Gailer on Tremont st.

WEST ENGLEWOOD, N. J.—The Maze Realty Co. purchased from the Country Home Realty Co. a tract of land containing about 12 acres, with improvements, on Washington av. bet West Englewood, on the West Shore Railroad, and Teaneck station, on the Erie. It is the intention of the purchaser to erect a number of small bungalows.

LEASES.

Manhattan.

MELVIN E. BOAS leased the 8-sty apartment house at 536 West 113th st to Frederick B. Lozier for 5 years and 3 months.

THE DUROSS CO. leased the store and basement in 222 West 16th st to the Alco Polish Co. of 354 West 50th st; also the 8th loft in 11 West 20th st to Goldman & Levine.

THE DUROSS CO. leased for Mary P. Satterlee the 6-sty building at 448 Greenwich st to the Reliable Warehouse Co., Inc.; also the store and basement in 104 7th av to Samuel Bernstein; also the parlor floor store in 103 West 14th st to Samuel M. Fox, of 100 West 13th st; also the 2d loft in 242 West 14th st to the Daisy Pin Co.; also for Christina J. Higley and Maude W. Tooker the 3-sty house at 279 West 4th st to Michael Ward, and for Joseph Rimoldi the 3-sty house at 16 Minetta lane to Modesto Disomina.

N. BRIGHAM HALL & WM. D. BLOOD-GOOD leased for the American Real Estate Co. a large portion of the 13th floor in the Arena Building at 38 and 40 West 32d st running through to 39 and 41 West 31st st, to Aird, Coates, Carter Co., of 38 West 33d st, for a long term of years.

M. M. HAYWARD & CO. leased for a long term of years for the Pine Moon Realty Co. the two 6-sty apartment houses at 66 and 70 West 109th st.

THE CROSS & BROWN CO. leased for United States Trust Co. the entire building at 110 West 54th st to E. Lascaris, of 1649 Broadway, for a term of years.

E. A. TREDWELL leased a garage at 110 West 52d st for Abner T. Bowen to George Laury.

A. A. VANTINE & CO. leased the 7-sty building at the southwest corner of 5th av and 39th st. The lease is for 21 years at an annual rental of \$85,000. Frank D. Veiller represented the owner and Webster B. Mabie & Co. the lessees. Possession will be obtained on August 1. Aitken, Son & Co., the present occupants, are negotiating for another site in 5th av.

PEASE & ELLIMAN leased the store west of the entrance at 565 West 181st st for an agency of the Singer Sewing Machine Co.

THE OFFICE OF L. PORRINO rented 20 Van Dam st to C. Arlotta for 5 years; 43 Van Dam st to Dr. C. Catalano; store in 548 West Broadway to Berkowitz Bros., and the 1st loft in 145 Bleeker st to E. Coltelli for a term of years.

WM. A. WHITE & SONS leased, in conjunction with Richard H. Scobie, the store and basement in 1668 and 1670 Broadway to Artemas Ward, of 50 Union sq., to be used as a sales and show room for the King car. Extensive alterations are now being made to the building, and will be finished about the middle of September. Until the completion of the alterations, the King car will locate temporarily at the northeast corner of Broadway and 53d st; also leased for the estate of August Trenkman the 2d loft in 407 Broome st to C. Shepherd's Sons, printers, now at 152 Worth st; and for the estate of S. Charles Welsh 3 lofts in 257 Greenwich st to the Stirrup Manufacturing Co., manufacturers of tinware, formerly at 259 Front st.

SAMUEL H. MARTIN leased for William L. Amerman the 3-sty dwelling at 168 West 64th st to Joseph Holmes; and for Gross & Crook

the 2d, 3d and 4th floors in 432 Columbus av to Mary Condon; also for Thomas Simpson the store and basement in 1974 Broadway to the Broadway Auto Accessories Store, Inc., of 1976 Broadway, for a term of years.

WORTHINGTON WHITEHOUSE leased 64 East 92d st for Mrs. J. W. Kayser to H. M. Billings.

THE BERLIN RENTING AGENCY leased the 4-sty building at 315 2d av to A. Nicholas and the store in 277 3d av to Mrs. Wortheim as a millinery store.

DERSCHUCH & CO. leased for George B. Ritter the 4-sty building at 448 Washington st to Shuttleworth, Keiller & Co., of 248 Greenwich st.

DOUGLAS L. ELLIMAN & CO. leased the store in 64 West 38th st to N. Pollin & Sons, of 24 East Broadway.

BURTON THOMPSON leased to Tyson & Co., theatre and opera ticket agents, space in 96 Broadway. This is the first office established by Tyson & Co. in the Wall Street district.

THE CROSS & BROWN CO., in conjunction with Harry Hain, leased the 8th and 9th lofts in 38 to 42 East 32d st to Faber & Hein, and the 10th loft to Arthur H. Spero, Inc., of 19 West 21st st, for a term of years.

THE DUROSS CO. leased for the Bellevue Realty Corporation the 3d loft in 331 East 26th st to E. Roesler; also for the Hoguet estate 42 7th av to Andrew Ford; for Henry L. Marks 460 West 22d st to Aueringer Kaspar; for Teresa Rowan 133 West 22d st to Louis Capone; store and basement in 37 9th av to J. J. Kelly; store and basement in 41 9th av to Alexander McInnis; 319 West 12th st to Sophie McDevitt; store in 252 West 14th st to the Manhattan Printing Co., and the store and basement on 14th st at the junction of 9th av and Hudson st to William Lubbert, of 34 9th av.

THE FORTY-SECOND STREET AND MADISON AV. CO., Fredk. Johnson, president, leased through Miller, McMann & Donley from Mrs. Maud Marshall the 4-sty dwelling at 23 East 41st st, on lot 26x49.4, for a term of 21 years at an aggregate rental of \$125,000. The dwelling adjoins the 41st st extension of the big 20-sty office building recently completed by Mr. Johnson at the southwest corner of 42d st and Madison av and was secured to protect the light and air of the larger building.

M. & L. HESS leased the 6th loft in 241 and 245 West 37th st to the Richardson Press, of 156 Leonard st; the 4th loft in 105 and 107 East 29th st to Creeger Bros., of 611 Broadway; and the 10th loft in 36 and 38 West 25th st to the Leavy & Jacobs Co.

SAMUEL H. MARTIN leased offices in the Simpson Building, at the southeast corner of Broadway and 67th st, to George Sumner, Inc., of 1841 Broadway.

A. W. MILLER & CO. leased for the City Real Estate Improvement Co. the store in 977 8th av for a term of years to the Silver Lunch Co. This property, which is part of the 100 foot plot at the northwest corner of 57th st and 8th av, was recently purchased by the City Real Estate Co., and after extensive alterations will be conducted as an apartment hotel. The Silver Lunch Co. will pay \$75,000 rental during the term of its lease.

MILLER, McMANN & DONLEY leased the store in 306 Madison av for a term of years to James Hattan, dealer in men's furnishings; also leased the two top floors in 306 and 308 Madison av to the New York German Conservatory of Music.

WILLIAM R. MOORE leased the floor in 122 West 44th st for R. Leverson, and also floor at 815 6th av to M. Brady.

PEASE & ELLIMAN leased space in their building at 340 Madison av to the Swan-Brown Co., of 340 Madison av, who handle real estate securities; the private dwelling at 46 East 61st st for Cortlandt Schuyler Van Rensselaer to Montague Flag, 2d; a large store in 21 East 48th st for a long term of years for T. J. Flint & Charles B. Halsey to Miss Gandy, formerly at 398 5th av.

CARSTEIN & LINNEKIN leased in 450 to 454 4th av half a floor to the New Era Manufacturing Co., of 315 4th av; space to the Kresko Laboratories, of 72 Madison av; and also space to John Styles Dickerson, of 25 Broad st; in 239 to 243 4th av; space to Frank A. Tierney, of 22 East 17th st, Storch & Brown and John H. Donnelly; the corner store in 217 Lenox av to Feldman Brothers; in 225 4th av space to Thomas W. Lewis, of 221 4th av, and an entire floor for Frankenthal Bros. to Simon Batt & Co., of 332 Canal st; 16 and 18 West 22d st through to 17 and 19 West 21st st space to Simon Ginsberg & Bros.; in 261 to 265 4th av space to the Everwear Hosiery Co., of 200 5th av for the Gibson Construction Co. space in 49 to 53 East 21st st to E. M. Yung & Co.; in 1161 to 1175 Broadway to the International Bead Co., of 225 4th av; in 341 to 347 5th av to the Lawrence Purchasing Agency, of 45 West 34th st; in the same building an office to Edw. Huntley Pease; in 320 5th av space to Herbert F. Taylor, of 320 5th av; and space to Nils Jacobson; in 335 to 341 Canal st a loft to S. Galewski & Co.; in 341 to 347 5th av space to E. A. McConnell, and the entire south wing of the same building to the Vacuum Washer Co.; in 456 to 460 4th av space to Chas. W. T. Davis; in the Clarendon Building, 215 4th av, space to George Mamluk, of Germany; in 424 to 432 4th av space to Walter C. Kimball, Inc., of 1 Madison av, and space in 229 4th av to Charles J. Allers, of 35 West 36th st.

THE CROSS & BROWN CO. leased for a term of years space on the 9th floor of the Schneider-Anderson Bldg., 16 and 18 West 46th st, to Stoutenburgh & Royd, dressmakers, for 7 years located at 51 West 39th st.

THE J. C. EINSTEIN CO., INC., leased from the plans the top loft in 145 to 149 West 30th st to Charles Schrank, of 129 West 22d st; the top loft at 29 West 15th st to Flashnick

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We are entirely out of the New York Edition of the Record and Guide of March 1, 1913. We will pay 20 cents for this number, if both sections are delivered to us in good condition. This offer will expire on June 10, 1913. Record and Guide Company, 119 West 40th Street, New York.

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Manufacturing Co.; for Webster B. Mabie & Co. the 9th loft at 13 and 15 West 24th st to Mittenthal & Tannenbaum and Sigmund Jackter; also the 1st loft in 87 Broad st to a Mr. Price.

THE HESS BUILDING CO. leased to N. Erlanger, Blumgart & Co., Inc., the 7th and 8th floors, containing 40,000 sq. ft., in the Hess Building at 4th av. southwest corner of 26th st, for a term of 10 years, at an aggregate rental of \$250,000. Tanenbaum, Strauss & Co. conducted the negotiations. The lessees have, for close to a quarter of a century, been located at 93 Prince st, engaging in the general dry goods business. In connection therewith, it might be interesting to note that the Hess Building already houses such firms as Fleitmann & Co., C. A. Apffmordt & Co., Priestly & Co., all of whom are engaged in the general dry goods business, and the well known publishing firm of Funk & Wagnalls, publishers of the "Literary Digest"; each tenant occupying from 40,000 to 80,000 sq. ft. The consummation of this lease concludes the renting of 14 out of 20 floors, or in other words, the building is 75% tenanted.

M. & L. HESS, INC., leased for the Beach estate in 114 to 120 East 23d st, running through to and including 115 to 119 East 22d st, containing 17,500 ft. to the floor, the store, basement and 1st loft to Samuel Eiseeman & Co., of 114 East 23d st; the 6th loft to Louis Greenberg & Bro., of 127 West 17th st; the 7th loft to Edelson & Shapiro, of 114 East 23d st, and the 8th, 9th, 10th and 11th lofts to Weinstein Bros.; the 4th loft to A. W. Cowen & Bros., of 5 Union sq, and the 5th loft to Demmerle & Co., of 248 West 23d st. These two latter leases were negotiated by Frederick Fox & Co. and L. Tannenbaum, Strauss & Co., respectively. With the consummation of the foregoing leases, which aggregate about \$650,000, the building has been 85% rented, having but two floors still to rent and upon which negotiations are now pending. M. & L. Hess, Inc., have been appointed sole agents for this property.

LE ROY W. JOHNSON, with S. Osgood Pell & Co., leased the 3d floor of 553 5th av to the Modart Corset Co., of 17 East 45th st, for a term of years.

PEASE & ELLIMAN leased a loft in 16 East 48th st to Egle de Villelume Sombreuil, a milliner and modiste; also space in the Aeolian Building, 33 West 42d st to Dr. Edwin K. Garow, Hans Kronold and James Richard Turner.

H. C. SENIOR & CO. leased for Mrs. R. Hesselein the 3-sty dwelling at 107 West 78th st to Miss Ulrich to be used as a primary school for children.

MALCOLM E. SMITH leased the front half of the 5th floor in the Cameron Building, 34th st and Madison av, to Wullschlegel & Co., now located at 110 and 112 5th av, and additional offices to the Crawley Co.

NICHOLAS F. WALSH leased the store, basement, 1st and 2d lofts of 19 and 21 Roosevelt st for Garrick estate to Lekas & Drivas, Greek importers, of 17 Roosevelt st, for a term of about 10 years.

MOORE, SCHUTTE & CO. leased for Mrs. Caroline Ross 514 West 136th st, a 6-sty "walk-up," on lot 37.6x100, to a client; also for the Gramercy Investing Co. 530 West 143d st, a 3-sty private dwelling, to a client for a term of years.

JOHN J. CODY leased for the estate of Nathaniel Wise 1230 Madison av, a private dwelling to Henry Pasch.

Bronx.

F. J. WOOD leased for M. Wolfson & Co. the store and basement in 1918 Webster av to Louis Abt for a term of years; also for the same client to E. Lindhart the large store and basement in 1920 Webster av for a term of years; for John P. Garniss the building at 449 Tremont av, adjoining the new Crotona Theatre, to the Waldorf Shoe Co. for a term of 10 years.

Brooklyn.

THE L. L. WALDORF CO. leased for a client the 4th apartment in 564 5th av to Edgar Allen; also for a client the 4th apartment in 394 8th st to Mrs. Elting; also for a client the store in 217 7th av to the Empire Dye Works.

CHARLES C. STELLE leased the premises at 9 Prospect pl for W. H. Foddy to Margaret Larson for a term of years.

Queens.

THE LEWIS H. MAY CO. leased the following: at Far Rockaway, for D. W. Knight cottage 195 Mott av to A. E. Reinthal; for Milton M. Silverman cottage on Bayswater av to Isaac Gilman; for Mrs. M. A. Lucas cottage on State st to Herman Weinberger; for Peter Roche cottage on Mill st to Edgar S. Pretzfeld; for E. B. Corey cottage on Atlantic av to B. J. Ludwig; for Mrs. A. E. Morris cottage on Franklin av to Hugo S. Mack; for Miss Ida Gipson cottage on Gipson pl to Mrs. L. M. Hirsch.

Suburban.

W. W. OPPENHEIM leased for 36 years the 3-sty brick building at 661 and 663 Broad st, Newark.

PEASE & ELLIMAN rented for Miss Helen P. Denny her country place fronting on the Sound at Pine Island, Milton Point, Rye, N. Y., to Frank DeK. Huyler for the summer season. The property is one of the well known shore front estates at Rye and is near the country places of Pliny Fisk and George S. Dearborn.

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REAL ESTATE NOTES.

WILLIAM R. MOORE negotiated the sale of 841 6th av, for Walter I. Scott.

THE ROSE & PEIXOTTO CORP. has been appointed agent of No. 503 West 176th st.

IT IS RUMORED that Edward Palmer has sold the northeast corner of Southern Boulevard and Willis av, plot 85x100.80x25.

THE TWENTIETH STREET REALTY CO. has moved from 110 West 29th st to 110 West 34th st, Room 902.

HARRY SCHIFF, owner of the 11-sty loft building at 19-21 West 17th st, denied the sale of the property.

GOODWIN & GOODWIN have been appointed renting agents, etc., of the two apartment houses 275 and 277 West 117th st.

JAMES A. DOWD, representing the owner of 824 6th av, denied the report that the parcel had been sold.

JOHN J. KAVANAGH was the broker in the recent sale of 56 East 77th st to Ada Vezin and 1134 Madison av to Harriet C. D. Carter.

THE DWELLING at 132 East 62d st, which has been reported sold, has not changed hands as yet, although negotiations are pending. The owner is August Milius.

THE HARRY A. FITCH REALTY CORPORATION, with a capital stock of \$10,000, has been incorporated with a directorate of Harry A. Fitch, Jane Fitch and William O. Fitch.

HARRY R. KOHN, who recently acquired the 5-sty tenement at 640 East 13th st, on lot 25x 103.3, at foreclosure proceedings, denied that he had resold the property.

JAMES M. WOODS was the broker in the sale of 520-524 West 48th st, the 6-sty brick factory on plot 75x100, for the National Gum & Mica Co. to Kindler & Collins.

CARL D. JACKSON is the buyer of the lot, 23x100.8, on the south side of 89th st, 100 ft. east of 5th av. It was sold recently by Dr. Charles V. Paterno.

BRYAN L. KENNELLY will sell at auction by order of the Ingraham Estate, 425 lots, at Hempstead, L. I., located on Front st, William st, Cedar st and adjoining streets.

THE WOODMERE BAY CO., of Woodmere, has been incorporated with a capital of \$500,000, and these directors: Herbert Payne, of Menlo Park; Clarence Payne, of New York City, and Josephine Curtis, of Woodmere.

ENGEL BROTHERS, attorneys, state that the judgment filed in the County Clerk's office, on the date of June 2, 1913, Jac. E. Fink & Bros., Inc., against Charles E. Murtha, Jr., was filed through a misunderstanding between the parties.

DOUGLAS L. ELLIMAN & CO., INC., have been appointed agents for the new 9-sty apartment house at No. 3 East 85th st, which will be completed about July 1, by the Fullerton Weaver Realty Company.

JULIUS H. SEYMOUR, who was reported to have purchased 310 and 312 West 86th st, declared that the report was untrue. Mr. Seymour owns the 3 dwellings at 304, 306 and 308 West 86th st.

GEORGE A. HARRIS, of Manhattan, is the buyer of the former home of Baroness Von Zimmerman, of Austria, on Sherbrooke rd, Scarsdale, N. Y. The property was sold at public auction Saturday by Bryan L. Kennelly for \$58,000.

THE J. ROMAINE BROWN CO. moves today from 105 West 40th st and 55 Liberty st to 299 Madison av. The company has been prominently identified with real estate in New York City since 1856 and moves to larger quarters to meet increasing business demands.

A. W. MILLER & CO. have been appointed agents of the square block recently purchased by the Society of the New York Hospital, running from 54th to 55th st, 11th to 12th av; also of No. 163 West 129th st, and the southeast corner of 128th st and St. Nicholas av.

THE BRUNSWICK REALTY CO., the Colony Construction Co., Stonewall Realty Co., and the 4th Av. Holding Co., have moved their offices to the Commercial Engineers Building, 35-37 West 39th st. The companies are associated with the offices of Frederick C. Zobel, Robert P. Zobel, James A. Zobel and Max Solomon.

PEASE & ELLIMAN, in conjunction with Rose & Peixotto, were the brokers in the sale of 501 and 503 West 176th st, a 6-sty flat, on a plot 42.6x99.11. The buyer, William A. Towner, gave in part payment a vacant plot at the southeast corner of Boston rd and Peace st, Bronx.

REAL ESTATE BOARD.—At the regular monthly meeting of the Board of Governors held Tuesday, June 3, the following gentlemen were unanimously elected members of the Real Estate Board of Brokers of the City of New York: Mr. William S. Denison, 150 Nassau st; Mr. C. M. Gillies, 128 Broadway.

THE HOUSE AND REAL ESTATE OWNERS' ASS'N of the 12th and 19th Wards of the City of New York, to celebrate the 25th anniversary of their organization, will hold an outing and banquet at Donnelly's Grove, College Point, L. I. on June 11. The President of the association is George H. Beck, of 1515 First av.

WILLIAM M. BENJAMIN CO. reports having recently placed the following loans: \$150,000 at 4½% on 142-54 East 32d st and 139-47 East 31st st; \$100,000 at 4¼% on 109-11 East 40th st; \$50,000 at 5% on 156-62 Eldridge st; \$25,000 at 4½% on 120 East 79th st, and in conjunction with A. B. Ashforth a loan of \$85,000 at 5% on the southwest corner of Canal and Elizabeth sts.

CHARLES C. STELLE was the broker in the sale of 564-566-568 and 570 Pacific st, adjoining the Library, southeast corner of Pacific st and 4th av. These houses are to be torn down and a 6-sty elevator apartment house built on the plot, which is 70x100. Mr. Stelle says this is

only a forerunner of what will have to come in this section and now is the opportunity for builders to buy plots at reasonable prices.

THE COMMUNICATION of N. Taylor Phillips, Attorney for the Crex Realty Co., offering on behalf of said client to sell to the city certain property situated at Lexington av, 131st st and Harlem River, known as Parcels Nos. 1 and 2, at \$18,000 for Parcel No. 1 and at \$100 a front foot for Parcel No. 2, for the acquisition of which property condemnation proceedings have been instituted by the Public Service Commission, in connection with rapid transit railway construction, was referred by the Board of Estimate, on Thursday, to the Comptroller.

ANOTHER of the Henry Corn properties is to go under the hammer, the latest sale involving Nos. 474½ and 476 Broadway, through to 38 Crosby st, which is to be sold in an action brought by William M. Barrett as president of the Adams Express Co. The property consists of an 11-sty loft building fronting 49.10 ft. on Broadway and 25 ft. on Crosby st, with a depth of 199.7 ft. The sale will be held under the direction of Edward H. Childs, as special master, on Friday, June 27, at 11 a. m., at the County Courthouse.

THE M. MORGENTHAU, JR., CO. has negotiated a second mortgage of \$27,500 for the Helenita Realty Co. (J. J. Hearn and A. M. Cohen) on the property known as 65-7-9 West 46th st, three 4-sty and basement dwellings on plot 56.2x100.5, located on the north side of 46th st, 109 ft. east of 6th av. In connection with the negotiations it was necessary to secure a release of the restrictions on this and the adjoining property which was all originally restricted to private dwelling buildings. The Helenita Realty Co. also owns the 20-ft. building adjoining on the east, known as 63 West 46th st, giving it a total plot of 76.2x100.5, which will ultimately be improved with a store and loft building.

ONE OF THE LARGEST title searching jobs ever put through in Suffolk County was concluded recently by Raymond V. Humphrey of Riverhead, L. I. The property covered is a large tract on the ocean beach, Southampton, and extending westward to join the property of Judge Wauhope Lynn. It is said the tract is worth more than \$300,000, and, in fact, it is that sum that it is insured for by Mr. Humphrey in the New York Title Insurance Co. Title is taken by Fred Ingraham and wife, of Manhattan, and by him deeded to the Southampton Beach Co., which company will improve it and put it on the market. Dozens of descendants of the old Southampton "proprietors" held title to the tract. It was Mr. Humphrey's job to search the old records for a century or so back and see that all of the recent owners could give valid deeds to the new owners. Taken altogether, it was an unusually large and intricate piece of work to get in such shape that it would be insured by a title company.

Cutting Down Municipal Expenditures.

The city administration has heard the cry of the overburdened taxpayer and will refrain from carrying out a number of contemplated improvements which it believes can be dispensed with at this time. The Corporate Stock Committee of the Board of Estimate has recommended that appropriations of corporate stock heretofore made be rescinded in the following cases:

City's share of the estimated cost of extending Seventh avenue and widening Varick street, \$3,000,000. This improvement is to be made, but the cost will be spread in a different way than was intended when the sum here mentioned was set aside. Extension to the Henry Hudson memorial viaduct, \$200,000; extension of Irving place, \$100,000; bridge over the Bronx River and the railroad tracks at Gunhill road, \$170,000; Grand Boulevard and Concourse, transverse road at 161st street, \$225,000; construction of the foundation and walls of the wings of the new Aquarium Building in Battery Park, \$170,900; completion of the Shore road, between First avenue and Fort Hamilton avenue, Brooklyn, \$1,130,000; new Bellevue Hospital, \$250,000, out of a total appropriation of \$2,050,000; Reformatory for Misdemeanants, for the erection of new buildings, \$495,000; for exterminating mosquitoes, \$59,925, and for repairs to the Brooklyn Borough Hall, \$16,800.

Land Reverts to North Shore Towns.

Land valued at close to a million dollars, which prominent residents of Long Island have thought they owned under State Land Commission grants, in reality belongs to the town in which it is located, according to decisions handed down Tuesday by the Court of Appeals. One decision sustains the claim of the Town of North Hempstead to water front land in Roslyn valued at \$150,000, for which a grant was made many years ago to Rudolph Oelsner. The town won the suit, which began five years ago in the Supreme Court and in the Appellate Division to which it was appealed by the Oelsner Estate.

The other decision gives the town of Oyster Bay land claimed under similar conditions from L. C. Tiffany at Cold Spring Harbor, valued at \$85,000. In both instances the towns based their claims upon patents issued in the seventh century.

Tax Payments in May.

All those whose taxes for the first half of the year were not settled by June 1 will have to pay a penalty of 7 per cent. More than \$55,700,000 in taxes for 1913 was collected in May. Last Saturday there was a great scurrying to get in before the gate closed. Of the total amount collected \$39,756,000 represents taxes for the first half of the year and \$15,957,512 represents payments for the entire year. By a provision of the law a rebate is given on the taxes for the second half if paid with those of the first half. The total tax levy is \$151,607,084.55.

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WHERE THE MONEY GOES.

\$15,000,000 for Aqueduct Lands—Owners Will Get \$8,500,000—Fees and Interest Will Take the Rest.

New York City will pay approximately \$11,000,000 in fees, court expenses and interest, for land to be used for the new aqueduct which is to bring the water from the new Ashokan reservoir in the Catskill Mountains to the Metropolis.

This aqueduct extends through Ulster, Orange, Putnam and Westchester counties. The expenses connected with the acquiring of this narrow strip, less than 100 miles in length, is about two and one-half times the cost of the land itself. They comprise fees for condemnation commissioners, fees for lawyers and for experts called to testify as to the values of the land, and salaries of stenographers and incidentals.

The Board of Water Supply will report to Mayor Gaynor within the next few days, placing the cost of the land at approximately \$15,000,000. The actual value of the land is, no doubt, less than one-third of this total, but allowances must be made by condemnation commissioners for hardships and deprivations to owners following from the taking away of their means of livelihood.

Of the \$14,000,000 so far authorized, \$3,000,000 goes for fees, \$8,500,000 to owners and \$1,500,000 in interest on the amounts awarded.

Another \$1,000,000 was paid out in court proceedings for stenographic reports of the hearings and other details.

The proceedings for the acquisition of this land began in 1905, with the appointment of more than a score of condemnation commissions of three members each, who received a fee of \$50 a day for their services.

The Jamaica Hillcrest Sale.

The result of the Jamaica-Hillcrest auction sale of lots last Friday and Saturday, conducted by William P. Rae & Co., of Brooklyn, as auctioneers, was the disposal of 251 lots for a total of \$103,878, or an average of \$412 a lot. At the opening of the sale bidding was sluggish, but this was due to the fact that prospective purchasers were not sure just which lots were being offered. The auctioneer adopted the method of selling direct from the specific plot to be sold, and then the bidding became spirited.

Briarwood road inside lots brought \$350 to \$440 each, and corners \$510, under spirited bidding. Briarwood road has city improvements installed.

Saturday's offerings included lots on Hillside av where the average price was \$1,300; on Highland av, where the average price was \$1,000 a lot, and on Briarwood rd, where inside lots sold for \$350 to \$430 and corners for \$510.

Among the buyers were F. W. Hawkins, Alfred J. Eno, Thomas Doyle, Jacob Bahr, Daniel Nashin, J. O'Sullivan, H. C. Kuch, C. Sprague, W. E. Yuger, J. F. Herriman, William Bauer, H. W. Koopman, J. L. Cummings, J. F. McGuire, H. A. Silverman and L. F. Smith, J. L. Cunningham, J. F. Herman, Mary Rorke, F. W. Palmer, J. G. Quinn, J. F. McGuire, J. E. Tennis, James L. Brady, Henry Meyer, F. F. Jordan, Joseph Cooper, J. T. Crane, Guy Nichols, E. L. Matthews, G. R. Hawkins, William Steckler, D. Marsland, A. Duncan and John Barnes.

Queens Boulevard Opening.

Rapid progress is being made in the condemnation of property for the widening of Queens Boulevard and it is expected to have the entire work completed by November next.

This is the largest street opening proceeding ever undertaken in Greater New York, taking into consideration the length of the highway, the amount of land taken and the number of parcels involved.

The length of the highway to be widened is 8½ miles, from Queensboro Bridge Plaza to Jamaica, and a strip varying from 100 to 125 feet in width is to be taken. Owing to the magnitude of the undertaking, the work was divided into seven sections.

The first hearing was taken December 21, and the claimants' side of the case has been finished on the first two of the seven sections, carrying the work from the Bridge Plaza to Fisk avenue, Winfield, over two miles.

Testimony has been completed as to 350 damage parcels. The aggregate amount of claims for damages made by property owners for the first section, as far as Greenpoint avenue, is \$900,000, and for the second section, from that avenue to Fisk avenue, is \$1,102,776. At the same rate \$5,000,000 will be needed to acquire all the lands.

New Route for Queens.

The Public Service Commission gave a hearing on Wednesday afternoon to a delegation of property owners and residents of the Third Ward of Queens who are opposed to the Amity street route for the extension of the Corona rapid transit line to Flushing.

The delegation came from Whitestone, College Point and other places in that vicinity, the citizens of which feel that their locality should be served by the proposed extension of the Corona line. Instead of the Amity street route they propose that a terminal or distributing point should be established at or near the junction of Broadway and Lawrence street, Flushing, where it would connect with trolleys from College Point, Flushing, Jamaica, Bay-side, Murray Hill and Whitestone. With the Amity street route, it is pointed out, only one of these lines would connect. The new plan, it is stated, will obviate the expense of subway construction in Amity street, as the road could be built entirely as an elevated structure.

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Protection of Floor Openings.

When the so-called fireproof buildings which are now being designated as "fire resisting" or "fire resistive" buildings, were built, the architects and general public felt that the so-called fireproof construction was such a step in advance and such a great improvement over the old wooden beam construction, that little or no thought was given to the protection of floor openings.

As fire resisting buildings grew larger in area and taller in height, with the consequent increased amount of valuable contents, attention began to be directed toward the spread of fire from one part of the building to the other.

Fully twenty years ago this principle was admitted by architects, and loft buildings in the City of New York were built with enclosed fireproof stairs, and elevators with solid doors. Sometimes these doors were of wood for the staircases and open grille work for the elevators.

Shortly thereafter the doors for the stairs and elevators began to be made fireproof, and the vent shaft openings that pierce these also had fireproof windows and wireglass provided, and at the present time for tall buildings, with a view of preventing the spread of fire from one part of the building to another, it is not only important to protect all openings, either horizontal or vertical, that communicate with parts above or adjoining, but also to construct the exterior windows with metal and wire glass so that the fire will not communicate from one floor to the other by the outside of the buildings. —Julius Franke in "Insurance Engineering."

Foreclosure of Mortgage.

An error in a mortgage and in the complaint in an action to foreclose it describing one of the lines of the premises as running "south-westerly" instead of "southeasterly" will not relieve the purchaser at the foreclosure sale from completing his purchase, according to a decision of the New York State Court of Appeals, in the case of Downes vs. Wenniger, just printed in the Law Journal.

But failure of the plaintiff to make the tenants in possession of the property parties to the action will relieve the purchaser from completing his title, whether they occupied by the month or by the year. The purchaser is not bound to incur the expense of independent proceedings to oust the occupants of the land whatever may be the character of their tenancy.

Prevailing Rate of Wages.

The Court of Appeals, in a decision handed down recently holds that a subcontractor doing the granite work on a municipal building in the City of New York was not required by the Labor Law to pay to his quarrymen and stonecutters getting out materials for the building in the State of Maine the prevailing rate of wages in New York City. Such quarrymen and stonecutters are not employed "on, about or upon" the construction of the building within the intent of the act. The Thompson-Starrett Co sublet the granite

work to the Mount Waldo Granite Works, a Maine corporation. The work of quarrying, cutting, dressing and trimming the granite was done in the State of Maine, and the workmen were paid \$3 per day, the prevailing rate of wages there. The prevailing rate of wages for the same class of work in the City of New York is \$4.50 per day. Wherefore it charged that Section 3 of the Labor Law was violated. The contractor and the subcontractor both agreed to comply with the provisions of the New York Labor Law.

The court said the statute was not designed to increase the wages paid to workmen in Maine.

Real Estate Bonds.

Holders of bonds will be interested in a decision handed down by the Appellate Division of the Supreme Court in a suit of the estate of Peter Decker against the New York Realty Owners to recover the face value of profit-sharing debenture certificates worth \$12,000.

The defence was that the holders of such certificates have no right to claim payment until the dissolution of the company, and that to compel the company to redeem these certificates at their value before that time would cause the company to go into the hands of a receiver.

The Appellate Division upheld the Realty Owners' plea, but Justice Hotchkiss said: "If the decision about to be made is good law, then thousands of holders of various forms of income bonds and of bonds providing for fixed rates of interest . . . will be in jeopardy of having what they bought for obligations being turned into mere certificates of interest."

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 5, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

Morris Park Auction.

JOSEPH P. DAY, AUCTIONEER.
3,019 Lots Under the Hammer, at the Old Club House.

- *Barnes av, es, 100 s Lydig av, 50x100; C K Shotwell. 1,625
- *Barnes av, es, 100 n Brady av, 75x100; Theo Koren. 2,100

- *Barnes av, es, 175 n Brady av, 150x100; Benj Nardis. 4,200
- *Barnes av, es, 325 s Lydig av, 50x100; Jna A Anderson. 1,400
- *Barnes av, es, 275 s Lydig av, 50x100; Chas A Dearborn. 1,450
- *Barnes av, es, 225 s Lydig av, 25x100; J E Higgins. 725
- *Brady av, nwc Matthews av, 9.8&22.11x 82.11x25x100; Patk McKane. 1,050
- *Brady av, ns, 150 e Barnes av, 25x100; Patk McKane. 850
- *Brady av, ns, 100 e Barnes av, 50x100; Rosano & Angelo Di Creco. 1,500
- *Brady av, ns, 100 w Muliner av, 41.1x 61.8x45.11, gore; Julius Ashil. 425
- *Brady av, ns, 25 w Muliner av, 25x100; Margt Simon. 625
- *Brady av, ns, 50 w Muliner av, 50x45.11 x72.6x100, gore; D J Ashil. 1,250
- *Bronx & Pelham pkway, sec Matthews av, 75x150x75x146; H G Miller. 7,550
- *Colden av, ws, 200 s Neil av, 50x100; Agelina L Leuz. 1,400
- *Colden av, ws, 325 n Rhinelander av, 25 x100; also COLDEN AV, ws, 150 n Rhinelander av, 25x100; J H Droge. 1,500
- *Colden av, es, 350 s Neil av, 50x100; J Ginsberg. 1,400
- *Colden av, ws, 350 s Neil av, 50x100; Hy Sliptner. 1,550
- *Colden av, es, 100 n Rhinelander av, 50 x100; Louise Horwitz. 1,500
- *Colden av, es, 275 n Rhinelander av, 25 x100; Thos Bradley. 950
- *Colden av, ws, 150 s Van Nest av, 50x 100; C K Shotwell. 1,800
- *Colden av, ws, 200 s Van Nest av, 25x 100; Wm Schlefer. 850
- *Colden av, ws, 225 s Van Nest av, 25x 100; Moses Howitz. 850
- *Colden av, ws, 100 s Van Nest av, 25x 100; A N Rittalita. 1,000
- *Colden av, ws, 125 s Van Nest av, 25x 100; Chas Balsler. 850
- *Colden av, ws, 250 s Van Nest av, 100x 100; W. B. Bassett. 3,300
- *Colden av, ws, 325 n Pierce av, 50x100; E J Fullam. 1,650
- *Colden av, ws, 275 n Pierce av, 50x100. Frances Raines. 1,650
- *Colden av, ws, 250 n Pierce av, 25x100. M Flood. 800
- *Colden av, ws, 100 n Pierce av, 25x 100; Dora Seldis. 900
- *Colden av, ws, 125 n Pierce av, 50x100; Saml Fruchter. 1,800
- *Colden av, ws, 175 n Pierce av, 25x100; Margt Roman. 825
- *Colden av, ws, 200 n Pierce av, 50x100; C Clark. 1,650

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*Colden av, es, 300 n Rhineland av, 25 x100; Cath Clark. 700
 *Colden av, es, 325 n Rhineland av, 25 x100; Amelia Saraceni. 700
 *Colden av, ws, 150 s Neil av, 50x100; H J Zimmermann. 1,450
 *Colden av, ws, 100 n Rhineland av, 25 x100; Pease & Elliman.
 *Colden av, swc Radcliff av, 85.1x68.4x 100.5x15; L Voggemeiter. 1,725
 *Colden av, ws, 175 n Neil av, 25x68.4 to Radcliff av x29x84; L Voggemeiter. 1,025.
 *Colden av, ws, 100 n Neil av, 25x115.4 to Radcliff av x29x130.11; Martin Cohn. 1,050
 *Colden av, ws, 125 n Neil av, 50x84 to Radcliff av, 58.1x115.4; Axel Berg. 1,900
 *Colden av, es, 125 s Neil av, 50x100; Wm Riskin. 1,550
 *Colden av, es, 325 s Neil av, 25x100; Morris Immerman. 700
 *Colden av, es, 150 n Rhineland av, 25 x100; Jacob Skolnick. 725
 *Colden av, es, 200 n Rhineland av, 25x100; R Gross. 725
 *Colden av, es, 250 s Neil av, 75x100; C Stahl. 2,175
 *Colden av, es, 225 n Rhineland av, 25 x100; Nathan Rosenberg. 750
 *Colden av, es, 100 s Neil av, 25x100; Jno Marion. 800
 *Colden av, es, 175 n Rhineland av, 25x 100; V H Roiser. 750
 *Colden av, es, 175 s Neil av, 25x100; Louisa Johnson. 775
 *Colden av, es, 200 s Neil av, 50x100; Wm Hickey. 1,500
 *Colden av, ws, 100 s Morris Park av, 50 x100; Marie Grumbach. 2,100
 *Colden av, ws, 150 s Morris Park av, 50x 100; Max Sims. 1,850
 *Colden av, ws, 200 s Morris Park av, 50 x100; Jos Bruenn. 1,850
 *Colden av ws, 100 n Van Nest av, 50x 100; Vito Fasanella. 1,850
 *Esplanade, sec Hone av, 112x140.3x100x 90.1; Dr Barnard A Kantrowitz. 10,050
 *Esplanade, ss, 84 w Lurting av, 27.11x 90.3x25x102.9; Isabella F Pollinson. 3,000
 *Esplanade, swc Lurting av, 84x102.9x75x 140.4; also LURTING AV, ws, 140.4 s Esplanade, 100x100; Bernard Cohen. 16,150
 *Haight av, ws, 109.1 n Sackett av, 50x 100; F L Flynn. 1,500
 *Haight av, ws, 150 s Pierce av, 50x100; Fred Scott. 1,450
 *Haight av, ws, 200 s Pierce av, 100x100; Chas H Basher. 2,800
 *Haight av, ws, 300 s Pierce av, 50x100; Joe Zaretsky. 1,400
 *Haight av, ws, 159.1 n Sackett av, 25x 100; Wm C Collins. 1,400

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Manhattan & Bronx Auction Sales (Continued).

*Hone av, es, 225 s Pierce av, 25x100; S Smilowitz & S Smilon. 800
 *Hone av, es, 84.10 n Sackett av, 25x100; Jno C Duffy. 925
 *Hone av, es, 109.10 n Sackett av, 50x100; Hy S Gamp. 1,800
 *Hone av, es, 106 n Lydig av, 75x100; Wm F Korn. 4,125
 *Hone av, es, 181 n Lydig av, 100x100; Annie Dupog. 5,600
 *Hone av, es, 140.1 s Esplanade, 25x100; Morris Busch. 1,400
 *Hone av, es, 115.1 s Esplanade, 25x100; M Arlitto. 1,450
 *Hone av, es, 90.1 s Esplanade, 25x100; Wm Landgrebe. 1,925
 *Hone av, ws, 100 s Morris Pk av, 50x100; Chas H Lentz. 2,500
 *Hone av, ws, 150 s Morris Pk av, 25x100; Rudolph Rosenfeld. 1,000
 *Hone av, ws, 175 s Morris Pk av, 25x100; Leon Danleer. 925
 *Hone av, ws, 200 s Morris Pk av, 25x100; M Katz. 925
 *Hone av, ws, 200 n Van Nest av, 50x100; Hunt & Morgan. 1,800

*Hone av, ws, 175 n Van Nest av, 25x100; Cornelius Sullivan. 1,000
 *Hone av, ws, 100 n Van Nest av, 75x100; David Coleman. 2,000
 *Hone av, es, 300 s Pierce av, 50x100; A Rauch. 1,800
 *Hone av, es, 250 s Pierce av, 50x100; A Rauch. 1,650
 *Hone av, es, 17.5 s Pierce av, 50x100; H E Gamp. 1,600
 *Hone av, es, 100 s Pierce av, 75x100; G J Sutherland. 2,400
 *Hone av, es, 100 s Rhineland av, 50x100; Chas Gerly. 1,900
 *Hone av, es, 150 s Rhineland av, 25x100; A Seclow. 925
 *Hone av, es, 175 s Rhineland av, 25x100; Meta Kellerer. 900
 *Hone av, es, 200 s Rhineland av, 50x100; Consolidated Contracting Co. 1,775
 *Hone av, es, 250 s Rhineland av, 50x100; Jno F Duffy. 1,750
 *Hone av, es, 325 s Rhineland av, 25x100; Jas Irving. 850
 *Hone av, es, 300 s Rhineland av, 25x100; Clifford A Hamblin. 875
 *Hone av, es, 275 s Van Nest av, 50x100; M H Absloff. 1,700
 *Hone av, ws, 300.3 n Pierce av, 25x100; Oscar Jacobson. 900
 *Hone av, ws, 100 s Van Nest av, 75x100; Rubin & Rubin. 2,550
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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.

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(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Orders marked "H" are omitted from these records.

MANHATTAN ORDERS SERVED. Named Streets.

- Canal st, 125-31—William Auidau.....C
Canal st, 217—Newman Cowen Est.....A
Canal st, 437—Hellenic Sponge Co.....A
Cannon st, 112-114—William Klein.....P-C
Cornelia st, 19—Sun Printing and Publishing Co.....C-A-K
Division st, 44—Samuel Solomon.....B-E
Division st, 99—Nachemeyer & Cohen.H-G-C-E
Division st, 99—George W Moore.....E
East Broadway, 59—Samuel Zaretsky...F-G-A
East Broadway, 59—Hillel & Irving H Hill-elson.....F-A
East Broadway, 59—Max Levin.....F-G-A
East Broadway, 59—D Schneider & H Cohen G-C-E-F-A
East Broadway, 59—Est of Theresa De Ferriere.....E-B
East Broadway, 103—Harris Rubin..C-E-F-G-A
East Broadway, 91—David Harris.....E-F-A-G
East Broadway, 91—Rosen Bros.....C-E-F-A-G
East Broadway, 91—Dubinner & Sommerfeld C-E-F-A
East Broadway, 91—Lazarus Levy & Sons A-C-E-B
East Broadway, 103—Raizen Bros....C-F-G-A
East Broadway, 103—Abraham Waslowsky. G-C-E-F-A
East Broadway, 103—Max Mittenthal..C-F-G-A
East Broadway, 103—Bernard Schlanowsky. E-B-C
East Broadway, 109—Hyman Spektorsky...E-B
East Broadway, 140—Harris Rosenthal.....C
Eldridge st, 87—Eldridge Realty & Constn Co.....F-A-E-G
Frost st, 53-55—James Arnoul.....A-C
Gold st, 345—Patrick Duffy.....B
Havemeyer st, 34-52—Bd of Education, T W Churchill, Pres.....D
Henry st, 81—Dubinner & Sommerfeld.....G
Henry st, 81—A Cohen & Max Sattler...G-C-F
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Henry st, 81—Jacob Nielson.....G-E-C-F-A
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Jay st, 15—H I Boyce.....A-G-H
John st, 19 (rear)—Bertha Volkening Est..C
Lafayette st, 384-388—Six Hundred and Ninety-four Broadway Co.....B
Lewis st, 102—M Spielman.....C
Liberty st, 131—George R Smith.....L
Lorimer st, 723-727—William Salmon...A-K-H
Nassau st, 80—James C Colgate.....C
Nassau st, 80—Abraham Eliasoff.....C
Nassau st, 115-7—William Hansen & Co.....C
Pearl st, 242—Joseph Galliardo.....C
Pearl st, 242—Morris Cooper.....C-O
Pelham st, 7-9—Consolidated Gas Co.....C
Pelham st, 7-9—Jos Levy & Hyman Cohn..C-D
Pelham st, 7-9—Meyer Solomon..H-G-A-F-C-E
Pelham st, 7-9—Joseph Goldstein..A-F-G-C-E-D
Pelham st, 7-9—Wolf Friedman..H-G-A-G-C-E
Pelham st, 7-9—J Bernbaum & B Kandel. A-F-G-C-E-H-G-D
Pelham st, 7-9—M Levinson & E Goldstein. A-F-G-C-E-H-D
Pelham st, 7-9—Jacob Flatow..D-H-G-A-F-C-E
South st, 261-262—Morris & Pincus Shalita. A-C-F-E-G-H
South st, 261-2—Edward A Koenig & L E Witzel.....C-B
Suffolk st, 30—Jacob Zulekoff & Bros.....C
Washington st, 85—Joseph Tahan.....C
Washington st, 365-7—Franklin Feed Stores.H
Washington st, 95—Jos Aboarab.....C-G-A-F
Washington st, 95—Abraham Sahadi & Bro..G
Washington st, 95—Abraham & Jno Boutross C-G-A-F
Water st, 459—Mary S Kernochan.....A
Willet st, 58—Wm Feinberg.....A-F-C-G-F
Wooster st, 3—Morris Suesskind.....G-A
Wooster st, 3—Morris Suesskind.....G-A

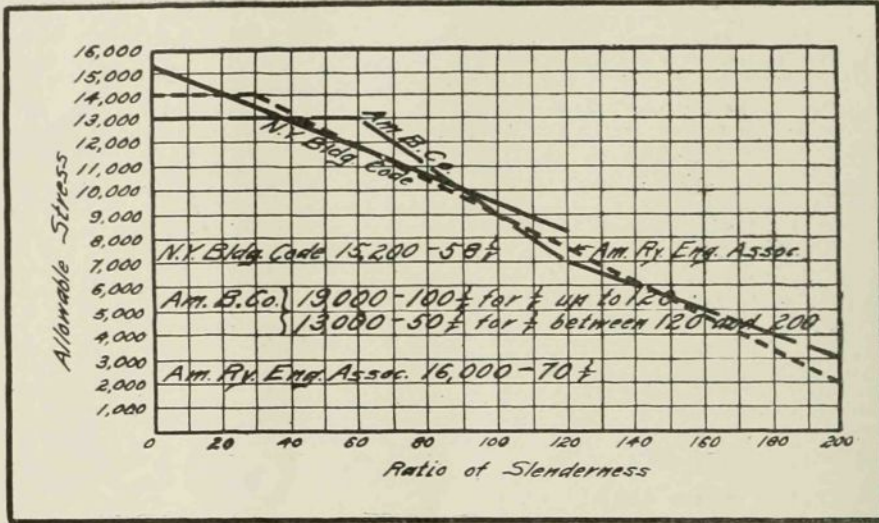
Numbered Streets.

- 3d st, 49 W—Abraham J Fischlowitz.....B
4th st, 10 W—Myrick Plummer Estate.....B
4th st, 18-20 W—Sarah M Belden.....E
4th st, 31-33 E—Genaro Rogozzino...C-J-A-G
12th st, 34 E—John Wald.....B
13th st, 56 E—Alden S Swan.....B

- 14th st, 114 E—Michael Fox.....A-B
17th st, 40-2 W—Warren Woolen Co.....G
17th st, 40-2 W—The Eagle Mfg Co.....G
17th st, 40-2 W—Benjamin Levy.....C
17th st, 40-2 W—Sachs Bros & Jalkut.....G
17th st, 40-2 W—Bersch & Kirshner.....G-C
17th st, 40-2 W—Morris Bernstein.....G
17th st, 40-2 W—Herman Wolfert.....G-C
17th st, 40-2 W—Fred Kronish.....G
18th st, 10 W—Chas P Faber.....E
19th st, 21 W—Levy & Newwith.....G-C-F-E
19th st, 21 W—Geo Bodenheimer & Sons...C-F-A
19th st, 21 W—Rapid Delivery Exp Co.....A
19th st, 21 W—Berkley Dress Co....C-G-F-A-E
19th st, 21 W—Prospect Dress Co...G-C-F-A-E
19th st, 21 W—Central Bind'g & Tuck'g Co. F-A-C
19th st, 21 W—Boat & Realty Co.....C-E-G
19th st, 22-28 W—Geo Stugard.....D

According to the column formula of the American Bridge Company's specifications, Columbus having a ratio of slenderness between 40 and 90, have a greater capacity than that allowed by the Building Code. There is also a difference in the assumptions to be made in figuring the stresses due to wind. The purpose in speaking of these differences is merely to caution against the use of these specifications for work in New York, without at the same time considering the requirements of the Building Code. If advantage is taken in structural work in Manhattan of the high stresses provided in these specifications, the plans for the same are likely to be disapproved as not being in accordance with the requirements of the Building Code.

Yours truly, Rudolph P. Miller, Superintendent of Buildings.



- 19th st, 22-28 W—Abraham & Louis Metzger..D
19th st, 22-28 W—Fisk, Clark & Flagg.....D
19th st, 22-28 W—Julius & Frank Berkowitz..D
19th st, 22-28 W—Harry Bloom & A Millman.D
19th st, 22-28 W—Walter P Lansick.....D
19th st, 22-28 W—Iris Waist Co.....D
19th st, 22-28 W—Abraham & Reuben Quint..D
19th st, 47 E—Edw V Z Lane.....E
19th st, 133-5 W—Jersey Button Works.....C-O-L-G-A
20th st, 9 W—Cohen & Stessel.....D
20th st, 9 W—Tanzer-Nonjo Co.....D
20th st, 9 W—Ed P Slevin.....D
20th st, 9 W—Chas Sandberg & Bro.....D
20th st, 9 W—Jacob H Rosen.....D
20th st, 9 W—J Cohen & Sons.....D
20th st, 9 W—Jacob Blumenthal.....D
20th st, 9 W—Independent Dress & Suit Co..D
20th st, 9 W—Bernard Nass.....D
20th st, 9 W—Lenkowsky Bros & Co.....D
20th st, 11 W—Marks & Meyer.....D
20th st, 11 W—Max Rosenberg & Co.....D
20th st, 11 W—Peerless Rain Coat Co.....D
20th st, 11 W—Joseph Schwartz.....D
20th st, 11 W—Diamond & Hammer and Princess Lillian Waist Co.....D
20th st, 18-22 W—Joseph Wein.....D
20th st, 18-22 W—Waldorf Waist Co.....D
20th st, 18-22 W—Rain Wear Co.....D
20th st, 18-22 W—Louis Rothschild.....D
20th st, 26 W—Franklin Bartlett.....C
20th st, 28-30—Levy Auerbach & Co.....D
20th st, 28-30 W—Nat'l Women's Wear Co..D
20th st, 28-30 W—Wilson Mfg Co.....D
20th st, 28-30 W—F & H Novelty Co.....D
20th st, 28-30 W—The New Toy Mfg Co..D
21st st, 19-27 W—Arthur H Spero.....D
21st st, 18-20 W—Brill-Abraham Co.....D

Comparative Tables of Working Stresses and Graphical Diagrams.—Specifications for Steel Structures (Continued).

Table with columns: Building Code, Amer. Bridge Co., Amer. Ry. Eng. Assn. Rows include Bearing pressure on shop rivets with connection angle on each side of web (20,000 vs 30,000) and Bearing pressure on shop rivets with connection angle on one side of web (20,000 vs 24,000 vs 24,000).

In connection with the design of plate girders, there is a further limitation that when the unsupported length (l) of the compressive flange exceeds ten times its width (b), the stress per square inch shall not exceed 19,000 - 300 l/r.

It is to be noted that the unit bearing pressure of 30,000 lbs. per sq. inch for shop rivets is to be used for beam connections consisting of an angle on each side of the web. This high value was arrived at as a result of tests (not published) and is merely an attempt to discount the friction developed between the web and the connection angles.

According to the Building Code, wind pressure shall be taken at 30 lbs. per sq. ft. on the exposed surface, but the permissible working stress may be 50 per cent. greater than is allowed for stresses due to dead and live loads. This is equivalent to a wind pressure of twenty per square foot, using the same working stress as for dead and live loads.

The specifications of the American Bridge Co. require a pressure of 30 lbs. per sq. ft. for buildings in process of construction, and 20 lbs. per sq. ft. for finished buildings, allowing an increase of 25 per cent in the working stresses for "bracing and combined stresses due to wind and other loading, provided the section thus found is not less than that required by the dead and live loads alone." In other words, where the wind stress does not exceed 25 per cent. of the stress due to other loading, it may be disregarded.

The requirements of the specification relating to details of construction and workmanship have long been recognized as standard, and are usually included in all specifications for high class work.

Respectfully submitted, (Signed) H. I. OSER.

May 27, 1913.

BUREAU OF BUILDINGS. City of New York.

May 28, 1913.

Note—The following communications have been sent out from the office of Rudolph P. Miller, Superintendent of Buildings, relative to specifications for steel structures promulgated by the American Bridge Company as recently published in the Record and Guide, including one to the Hon. Abram Herbst, chairman of the Committee on Buildings, Board of Aldermen, relative to steel specifications. They are published in full for the benefit of architects of the metropolitan district.—Ed.

Bureau of Buildings, City of New York, May 28, 1913.

American Bridge Company, 30 Church street, New York City.

Dear Sirs: While we have no desire to question the high standard of these specifications or the justification of the practices to be established by them, your attention is, however, called to the discrepancies between certain provisions of your specifications and the requirements of the New York Building Code, in the following particulars:

Table comparing Building American Code and Bridge Co. specifications for: Extreme fibre stress (bending), Built girders (14,000 vs 16,000), Pins (20,000 vs 24,000), Shear, shop rivets and pins (10,000 vs 12,000), Shear field rivets (8,000 vs 10,000), Shear bolts (7,000 vs 10,000), Shear, webs of plate girders (9,000 vs 10,000), Bearing pressure on shop rivets with connection angle on each side of web (20,000 vs 30,000), Bearing pressure on shop rivets with connection angle on one side of web (20,000 vs 24,000).

Hon. Abram Herbst, Chairman Com. on Buildings, Board of Aldermen, 51 Chambers St., City.

Dear Sir: In connection with your revision of the Building Code, it might be worth while to take into consideration the differences existing between the recent specifications for structural steel of the American Bridge Company and the requirements of the Building Code, as indicated in a recent report of one of the engineers of this Bureau, copy of which is enclosed.

From the report you will see that this Bureau does not feel that the American Bridge Company's specifications are improper or unreasonable, except in certain particulars noted in the report. The only serious objection raised on the part of this Bureau in this respect, is the use of a unit bearing pressure of 30,000 pounds per square inch for shop rivets to be used for beam connections. The present figures of the Building Code should be adhered to in this respect.

Yours truly, Rudolph P. Miller, Superintendent of Buildings.

CURRENT BUILDING OPERATIONS

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

Altman Addition to Cost \$2,500,000.

Marc Eidlitz & Son, 489 Fifth avenue, received the general contract on Wednesday to erect the twelve-story addition to the Fifth avenue department store of Benjamin Altman, and operations will be under way by July first. When the new addition is completed, the building will occupy the whole block bounded by Fifth and Madison avenues, 34th and 35th streets. The new section will cover the entire block front on Madison avenue, from 34th to 35th street, and will add to the length of the present building 95 feet in 35th street and 145 feet in 34th street. On the Madison avenue front the building will be twelve, and possibly sixteen, stories in height. The present Fifth avenue front is but eight stories. The construction will be in Italian Renaissance, conforming with the present building. Trowbridge & Livingston, 527 Fifth avenue, the architects, estimate the cost of the new addition at about \$2,500,000.

Shape & Bready to Plan \$4,000,000 Hotel.

Shape & Bready, 220 West 42d street, Manhattan, have been selected architects for a ten-story hotel, 225x225 feet, to be erected at Montreal, Canada, on the block known as the St. George's Church property. Edward C. Fogg and P. G. S. Hooke, managers of the Hotel Belmont, Park avenue and 42d street, Manhattan, are the owners, and George Ross, of Montreal, has been retained as consulting architect. Owing to the Canadian law governing church properties, the new owners will not get possession of the site before next June, 1914, when operations will be started. The plot contains 55,000 square feet, and the cost of the building is placed at \$4,000,000.

Plans for "Professional Building."

Plans are still in progress for the thirty-story "Professional Building" which the 262 West 72d Street Company, of 258 Broadway, J. L. Waldenburg, E. B. Lyon and J. Kooperstein, directors, are to erect at the southeast corner of West End avenue and 72d street, on a plot 100x88 feet. Francis H. Kimball, 71 Broadway, is architect. No contracts have yet been awarded. The building is intended principally for the use of physicians, surgeons, dentists, chemists, oculists, architects and other specialists.

Another Riverside Drive House.

Nathan Wilson, Southern Boulevard and 163d street, who recently purchased the plot at the north side of Riverside Drive, through to 160th street, 102x100 feet, contemplates the erection of a twelve-story apartment house on the site, but no plans have yet been prepared.

Bloomingdale's Not to Build Branch.

Samuel J. Bloomingdale, dry goods, 59th street and Third avenue, denies the report that he will erect a branch store on property which he has just purchased at Thompson avenue and Fitting street, Long Island City. He may erect a taxpayer there, but not for his own occupancy.

Plans for 81st Street Apartment.

The McMorrow Engineering & Construction Co., 271 West 125th street, owner and general contractor, will be ready to receive estimates on all sub-contracts about June 18 for the twelve-story apartment house, 75x92 feet, to be erected in the north side of 81st street, 225 feet east of Columbus avenue, at a cost of \$450,000. Neville & Bagge, 215 West 125th street, are completing the plans. The old buildings occupying the site are now being demolished.

Bills Signed for State Structures.

Gov. Sulzer has just signed the Senate bills introduced by Messrs. Frawley and Bush making appropriations for State hospitals, and charitable institutions, as follows: For repairs to buildings of the Western House of Refuge for Women, at Albion, \$3,000. At the New York State School for the Blind, Batavia, conduit and piping between boiler house, \$7,000; equipping new building, \$3,000.

New York State Reformatory for Women, Bedford—three fireproof cottages, \$105,000; three fireproof cottages (farm group) \$87,000; new hospital, \$40,000; water supply for farm group, \$10,000; intake and filtration plant, \$10,000; sewage disposal system, \$6,000; boilers and piping, \$50,000; conduits and piping, \$15,000; electric plant, \$14,000; feeder cables and electric wiring, \$10,000; boiler house and heating plant for farm group, \$20,000; boiler house, \$40,000, and for deficiency in appropriation for cottages for 22 inmates, \$4,000.

New York State Training School for Girls, Hudson—floors and electric lights in girls' rooms in cottages, \$6,500; hospital and equipment, \$66,500; conduits and outside connections, \$12,000; a contagious hospital, \$8,000; a storehouse, refrigerating plant and equipment, \$30,000; equipment for schoolhouse, \$5,000; laundry equipment and machinery, \$2,700; boilers, fittings and equipment, \$8,000; razing Stuyvesant Hospital and old ice house, \$3,000; electric feeder cables to school and cottages, \$4,000.

New York State Soldiers' and Sailors' Home, Bath—extraordinary repairs, \$18,000. New York State Reformatory, Elmira—repairing armory roof, etc., \$5,000; equipping hospital, \$1,500. State Agricultural and Industrial School of Industry—repairs to old barns, \$3,000; sewage disposal, \$2,000, and renewing plumbing \$1,500.

Thomas Indian School, Iroquois—ice house, dairy room and cold storage, \$7,500; extraordinary repairs, \$2,000, and equipment and furnishings for school building, \$1,000. Eastern New York Reformatory, Napanoch—equipping school rooms, \$1,500.

New York State Custodial Asylum for Feeble-Minded Women, Newark—furnishing employees' cottages, \$2,500; extending canal pump intake and rearranging canal pump, \$4,000; bringing spring water pumping station to boiler house and making connections, \$5,000; completing repairs to Wilder House, \$500; two additional boilers, \$7,000; repairs to buildings, \$2,000; conduit, steam, sewer and water mains and electric feeders, \$6,750.

New York State Woman's Relief Corps Home, Oxford—pigery, including drainage, etc., \$750; painting and papering superintendent's house and repairing and furnishing same, \$1,500; equipment for hospital extension, \$2,000, and extraordinary repairs, \$2,500. New York House of Refuge, Randall's Island—extraordinary repairs, \$2,000; three new boilers and installing same, \$5,000. New York State Hospital for the Treatment of Incipient Pulmonary Tuberculosis, Ray Brook—enlarging toilet sections, male and female wards, and tiling floors, \$3,000; additional appropriation, equipment for bakery, dining-room and kitchen, \$1,000; extraordinary repairs, \$2,000, and reimbursing the Peter Keeler Building Co. for work done on reservoir, \$550.

Rome State Custodial Asylum, Rome—enlarging bakery, \$5,000; toilet sections for building G, wards four and five, \$2,500; and railroad switch, \$10,000.

Craig Colony for Epileptics, Sonyea—additional appropriation for improving water supply and placing new filtering material in the sewage disposal plant, \$25,000; a central power and heating plant to provide electric power sufficient for Colony's needs during entire twenty-four hours and to heat from one plant all buildings in the Villa Flora, Letchworth and Village Green Groups, Pryor Pavilion, Loomis Infirmary Industrial Group, etc., \$50,000; additional plumbing, such as water closets, wash bowls, etc., at Schuyler Infirmary, Loomis Infirmary, Pryor, Sage, Hoyt, Farmer's cottage, Butcher's cottage, Bluet, Aster, etc., \$1,500, and for extraordinary repairs \$5,000.

Syracuse State Institution for Feeble-Minded Children, Syracuse—kitchen equipment, \$1,000; equipment for laundry, \$1,000; and repairs,

equipment and furnishings, extraordinary, \$5,000; Letchworth Village, Thiells, furniture for buildings A, B, C and D, \$12,000.

New York State Hospital for the Care of Crippled and Deformed Children, West Haverstraw—a new hospital building, \$35,000, two solariums, \$12,000; equipping main hospital, \$4,000; equipping solariums, \$1,500; furniture for administration building, \$1,000; school furniture, \$600; installing gas main, \$650; sewage disposal, \$2,000; extraordinary repairs, \$5,000; painting administration building, solarium and barn, \$1,800, and for installation of railroad switch and material, \$1,050.

New York State Training School for Boys, Yorktown Heights—supplementing appropriation of \$75,000 for seven cottages, \$47,500; bakery and storeroom equipment, \$5,000; sewage disposal, sewer connections, \$10,000; additional water supply, \$5,000; extending spur track, \$25,000; repairs to farm buildings, \$4,000; and for furniture and furnishings for seven cottages for boys, \$12,000.

At the Binghamton State Hospital, new building for chronic patients, \$225,000. Buffalo State Hospital, water softening apparatus, \$7,000, and laundry machinery, \$5,700. Central Islip State Hospital—four new boilers for north colony power plant, \$15,000; refrigerating and ice-making plant, \$54,500; extension to laundry and equipment, \$20,000. Gowanda State Homeopathic Hospital—additional boiler capacity, \$11,000. Hudson River State Hospital, furnishings for new additions, \$5,400, and coal handling apparatus, \$4,000. Kings Park State Hospital—additional accommodations, chronic patients, \$80,000; renovating cottages, \$5,000; elevators for new buildings, \$12,200, and for remodeling heating plant, \$50,000. Long Island State Hospital—power house, with equipment and conduits, \$125,000. Manhattan State Hospital—additional accommodations for male patients, \$150,000; Middletown State Hospital, moving railroad switch and additional land, \$10,000, and elevator for chronic building, \$2,500; Rochester State Hospital, reconstructing sewage pumping station, \$5,000; laundry machinery, \$5,325; renovating Smith farm cottage and barn, \$6,000, and for plumbing, north building, \$10,000; Saint Lawrence State Hospital, additional boiler capacity, \$20,000, and water softening apparatus, \$7,000. For miscellaneous repairs, improvements, emergencies and equipment, \$250,000.

PERSONAL AND TRADE NOTES.

HANOLD O'BRIEN CO., contracting, formerly of 516 5th av, has moved to 118 East 25th st.

GEORGE A. JUST, president of the Board of Examiners, is seriously ill at his home, suffering from rheumatic fever.

LA SPINA-MORRIS CUT STONE CO., INC., has opened new offices at 110 West 34th st. The works are at 108th st and East River.

GEBELEIN-BIEDINGER, cut stone contractors, Varick av and Grattan st, have recently opened offices and yard at the above address.

RUDOLPH P. MILLER, Superintendent of Buildings, Manhattan, will be away from the city on vacation for the remainder of the month.

HENRY C. M. THOMPSON of New York was elected President of the \$12,000,000 American Hardware Corporation to succeed Col. Chas. M. Jarvis, resigned.

AITKEN SON & CO., dry goods, 873 Broadway, are considering several sites in the upper Fifth Avenue district, for improvement with a new store building.

W. R. GRACE & COMPANY have received a contract from the Panama Commission to deliver at Panama, for use on the canal, 4,500,000 feet of Douglas Fir Pine from the Puget Sound region.

HARRISON & MEYER, 1182 Broadway, have received the contract for waterproofing 400,000 sq. ft. of concrete floors of the additions to the National Biscuit Company's plant at 10th av, 15th to 16th sts.

BRONX TERMINAL CORPORATION has filed incorporation papers with Chas. L. Morse, 2766 Briggs av. Bronx; Herman C. Storck, 14 West 69th st, and Stark D. Ferriss, 16 Broadway, as directors. The attorneys are Ferriss & Storck, 165 Broadway.

SPANG ELECTRIC CORPORATION has been chartered to do a general contracting business in Manhattan with Wm. A. Walling, E. L. Dolder, and Morris Pearlman, all of 26 Cortlandt st, as directors. The attorney is Wm. A. Walling, 26 Cortlandt st.

THE BOARD OF ESTIMATE on Thursday approved the resolution proposed by Borough President McAneny to provide \$40,000 to enable the city to manufacture ice at two plants for its own consumption and for sale, at cost, at municipal milk stations.

Personal and Trade Notes (Continued).

JAMES GAROFANO & SON, general road and highway construction, has been incorporated to do business at Mt. Vernon with James, Roy and M. V. Garafano, all of 205 South 5th av., Mt. Vernon, as directors. The attorneys are Holden & Davaraugh, Mt. Vernon.

WESTERN PAINT & SUPPLY CO. has been incorporated to manufacture and sell oils, paints, etc., in Manhattan with Isidor Pepper, 1455 Webster av., Louis Sroka and Berthan Sroka, both of 230 East 68th st. Morris Boer, 302 Broadway, is the attorney.

A. G. IMHOF has been chartered to do a general contracting business in Manhattan. The directors are Anthony G. Imhof and Louise C. Imhof, of 2958 Marion av., and Henry T. Friedman, 504 W 151st st. Adolph & Henry Bloch, 39 Nassau st., are the attorneys.

C. H. LANG has been incorporated to do a contracting business in Manhattan with Chas. Coldwasser, 18 East 109th st. Paul Andersen, 693 Greenwich st., and Emily W. Lang, 131 West 58th st., as directors. Weissberger & Leichter, 93 Nassau st., are the attorneys.

NIRVANA CONSTRUCTION CO. has been chartered to do a general contracting and construction business in Manhattan with Harold Oakley Barker, C. J. S. De Vere, and John McClave, all of 90 West st., as directors. The attorney is William H. Blymer, 49 Wall st.

THE BLUE PRINT CO. has been chartered to manufacture and deal in blue print, drawing, tracing and fancy paper in Manhattan. Geo. E. Moesel, Francis J. Duffy and Nellie R. Green, all of 60 Wall st., are directors. The attorneys are Meyn & Covington, 60 Wall st.

LOGAN CONSTRUCTION CO. has been incorporated to manufacture and deal in steel, iron and other metals in Manhattan, with Gustave & Unverzagt, 1201 75th st. A. Hoppe Unverzagt and Howard B. Gates, Mt. Kisco, as directors. The attorney is R. T. Montenson, 27 Cedar st.

QUEENS VILLA CONSTRUCTION CO. has filed incorporation papers to do a general contracting and building business in Queens with Samuel J. Randall, Henry Hassall and Harry Thomas, all of Douglaston, L. I., as directors. The attorney is H. F. Norman, 68 William st., N. Y. C.

GLASSBERG CONTRACTING CO., INC., will do a general contracting business in Manhattan with Max Glassberg, 1661 Lincoln pl., Brooklyn; Nathan Kershenblat, 1545 Av. A, N. Y. C., and Theodore Kriloff, same address, as directors. Jacob Glasser, 320 Broadway, is the attorney for the company.

M. H. DINGEE & CO. have filed incorporation papers to manufacture and deal in lubricating oils in Manhattan. The directors are George A. Squire and Samuel S. Squire, of Morristown, N. J., and John H. Emmerich, 1040 2d av., N. Y. C. Elfers & Abberley, 277 Broadway, are the attorneys.

THE RAPID ENGINEERING CO. OF AMERICA has been incorporated to manufacture and deal in electrical, magnetical and mechanical devices, with T. Nieman Lally, B. S. Rockwell, Thomas T. Trappnell, all of 71 Broadway, and others, as directors. The attorney is J. H. Hammond, 71 Broadway.

EXPERT BUILDING CO., realty and construction, has been incorporated to do business in Brooklyn with Max Neufeld, 1476 Pitkin av., Jennie Neufeld, same address, and Rubin Neufeld, 1825 Bergen st., all of Brooklyn, as directors. The attorney is Maurice Rose, 1784 Pitkin av., Brooklyn.

LASZLO ELECTRIC SIGN CO. has been incorporated to do a general contracting and electric business in Manhattan. Isaac Hart, 53 Hamilton Terrace; Harry Allen Mendelson, 1190 Madison av., and Gandolfo Angelo Sellaro, 227 East 18th st., are the directors. M. Meyer, 27 Cedar st., is the attorney.

PEARL CONSTRUCTION CO. has filed incorporation papers at Albany to do a construction and alteration business in Brooklyn. Louis Kroll, 430 Blake av.; Louis Wolfman, 381 Williams av., and Chas. Kroll, 430 Blake av., all of Brooklyn, are directors. Robert Ward, Brooklyn, is the attorney.

HEDDINK CONSTRUCTION CO., INC. will do a general construction business in Manhattan. Chas. A. McGee, 22 South Elliott pl., Brooklyn; W. Grover Manck, 26 Beuford st., Jamaica, and Cornelius E. Heddink, 1180 Halsey st., Brooklyn, are directors. The attorney is R. R. Rasquin, 1028 Gates av., Brooklyn.

ISRAEL AND PINE MANUFACTURING CO. will manufacture and deal in metal and brass gas and electric fixtures in Manhattan with Chas. L. Apfel, 6818 10th av., Brooklyn; Abraham Kamen, 1312 42d st., Brooklyn, and Lucien Ebert, 165 East 128th st., N. Y. C., as directors. Cass & Apfel, 68 William st., are the attorneys.

WELLS LOCK NUT CO. has filed incorporation papers at Albany to deal in hardware supplies in Manhattan with Geo. Wells, 21 Mexborough av., Leeds, Eng., Clark H. Abbott, 29 Broadway, N. Y. C., and Denis M. Cahill, 15 Butler st., Brooklyn as directors. Abbott & Coyne, 29 Broadway, N. Y. C., are the attorneys.

HOWARD & CALLMANN, architects and engineers, have been incorporated. Harry Howard, Bayview av., Inwood, L. I.; Herbert Callmann, Lord av., Lawrence, L. I., and Marian C. Howard, Bayview av., Inwood, are the directors. The office of the company is at Inwood, Nassau County. The attorney is Wm. S. Pettit, Far Rockaway, L. I.

REYNOLDS BUILDING CORPORATION has filed incorporation papers at Albany to do a realty and building business in The Bronx. George W. Fennell, 121 West 121st st., N. Y. C., Edward H. Fennell, 6 Thomas pl., New Rochelle, and E. Nelson Ehrhart, 10 Myrtle st., White Plains, are the directors. Clark & Close, Tuckahoe, N. Y., are the attorneys.

SOLCH & OLIVER CO. has been chartered as a machinists, mechanical and electrical engineers corporation with offices in Manhattan. The

directors are Jos. A. Bloch 151 6th av., Benj. H. Oliver, 535 75th st., Brooklyn, and Walter Ellingwood, 147 Linden av., Arlington, N. J., as directors. Henry H. Glass, 51 Chambers st., is the attorney for the company.

THE HYDOLITHIC WATERPROOFING CO. will manufacture and deal in waterproofing materials and general construction, realty, etc., in Manhattan with Chas. E. Fraser, 725 North Lefterts av.; Geo. C. Clarke, 531 Beach st., Both of Richmond Hill, and Jas. H. Brace, 1328 Broadway, N. Y. C., as directors. The attorneys are Murray, Prentice & Howland, 57 Wall st.

COMMISSIONER JOHNSON has issued this week, in book form, the annual report of the Fire Department. It is edited in a scholarly manner and handsomely illustrated and printed. The section of the report devoted to the Bureau of Fire Prevention will be found of special value to real estate men, as it contains a digest of the law and the amendments thereto and gives a line on the policy the bureau will pursue in inspecting premises.

ASSISTANT CORPORATION COUNSEL MACNULTY has been recommended by the Merchants Association and other civic associations for appointment by Mayor Gaynor as a city magistrate. Counselor MacNulty's duties have brought him into intimate association with real estate and building interests. He has represented the city in cases growing out of the enforcement of the fire-prevention laws, and has uniformly contended for home rule in such matters.

CONTRACTORS of the Bronx, engaged in excavation work, met recently in the club house of the P. J. Kane Association, at 602 Westchester av., and organized the Bronx Contractors' Association. One purpose of the organization will be to extend the credit and assistance of members to each other for mutual protection against dishonest contractors and builders and for the improvement of business conditions. These officers were elected: President, J. B. Malatesta; Vice-Presidents, P. Indelli and Louis Smith; Secretary, S. Peloso, and Treasurer, J. Figliuolo.

CASS GILBERT, 11 East 24th st., has been selected architect in competition, for a public library building to be erected at Detroit, Mich., to cost \$1,000,000. The plans were entered in a competition, in which the firms of Carrere & Hastings and McKim, Meade & White also submitted plans. In all, ten sets of plans were considered by the jury on award, whose membership consisted of Herbert Putnam, Librarian of Congress; Paul Cret, Professor of Architecture of the University of Pennsylvania; John L. Mauran, of St. Louis, and Frank Miles Day, of Philadelphia.

MILLIKEN BROS., INC.—Creditors of Milliken Bros., Inc., structural iron and steel contractors, No. 66 Broadway, and at Milliken, Staten Island, elected Francis Dykes and Forsyth Wickes & Co., receivers, and Lewis H. Freedman, trustees, with bond fixed at \$50,000. The reorganization committee filed 191 claims aggregating \$2,500,000, and claims were also filed by a number of other creditors. The Counsel for the receivers announced that it was the intention to apply for a prompt sale of the assets in order to proceed with a plan of reorganization, and the matter will come up for consideration at the next meeting.

BASEBALL LEAGUE.—The employees of the various concerns engaged in the building trades in Greater New York have organized a baseball league—in order to determine which concern in this line of business is best represented on the baseball diamond. This league is composed of the employees of the following building trade houses, viz.: Radley Steel Construction Co., Post & McCord Co., Levering & Garrigues Co., Charles T. Wills (Inc.), Caudwell-Wingate Co., United States Metal Products Co., Alfred E. Norton Co., George A. Just Co. A trophy will be awarded to the winning team of this tournament at the end of the playing season. A schedule, giving the dates of games and where they are to be played, will be issued weekly, and all the employers and employees of the building trade are cordially invited to attend these contests. B. M. Smith is the temporary president and Jos. A. Deegan the temporary treasurer.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Nathan Wilson, Southern Boulevard and 163d st. contemplates the erection of a 12-sty apartment house on the north side of Riverside drive, through to 160th st., for which no architect has been retained.

RED BANK, N. J.—Mrs. S. Hubbard, East Front st., Red Bank, contemplates the erection of about four 2-sty brick stores at Monmouth st. and Maple av for which no architect has been retained.

NEWARK, N. J.—The Newark Lodge Loyal Order of Moose, 188 Market st., V. C. Bodine, chairman of building committee, contemplates altering the residence at 237 Plane st into a 3-sty and basement brick clubhouse. No architect has been selected. Cost about \$20,000.

BINGHAMTON, N. Y.—The Board of Education of Binghamton, R. W. Samson, 80 Susquehanna av., chairman of building committee, contemplates the erection of an addition to the brick and stone school in Helen st., for which no architect has been selected.

FORT PLAIN, N. Y.—The village of Fort Plain, M. C. Falk, clerk, contemplates the erection of a library at Willett and Church sts for which no architect has been retained. J. H. Williams, 150 Hamilton st., Brooklyn, and Mrs. Horace L. Green, West st., Fort Plain, are the donors.

BUFFALO, N. Y.—The Buffalo Gloss Co., 486 Ellicott sq., J. M. Mandeville, president, contemplates the erection of a plant for manufacturing purposes. No architect or site have been selected.

MANCHESTER, N. Y.—The village of Manchester, Dr. John H. Pratt, president of Board, Geo. E. Elliott, principal, contemplates the erection of a 2-sty high school here in Onatio County, for which no architect has been retained. Cost about \$35,000.

UTICA, N. Y.—The Centenary M. E. Church, Rev. T. F. Alexander, 209 Lansing st., contemplates the erection of a 1-sty brick chapel at Rutgers and Nichols sts., for which no architect has been retained. Cost about \$12,000.

YONKERS, N. Y.—Ralph R. Mulligan, 404 Warburton av., and 38 Park Row, N. Y. C., contemplates the erection of several 2½-sty frame cottages on McLean av., for which no architect has been selected. Cost about \$5,000.

SOUTH NORWALK, CONN.—Edward M. Gans, Elizabeth st., contemplates the erection of a business block in South Main st., for which no architect has been selected.

CANASTOTA, N. Y.—The D. S. Watson Co., D. S. Watson, president and manager, contemplates the erection of a 2-sty brick and steel factory, 50x100 ft. No architect has been selected.

BINGHAMTON, N. Y.—The Board of Education of Binghamton, R. W. Samson, 80 Susquehanna av., chairman of building committee, contemplates the erection of an addition to the brick and stone school in New st., for which no architect has been selected.

NEW YORK STATE.—The S-A-F-E., Inc., Geo. C. Lee, Jr., Robert Wickham, H. M. Underwood, of Binghamton, N. Y., and Geo. H. Sebald and C. E. Sebald, Middletown, Ohio, directors, contemplates the erection of a factory. Nothing definite has been decided.

ROCHESTER, N. Y.—The Lake Avenue Baptist Church, Rev. Albert W. Beaver, Ambrose st., Arthur Burdick, 273 Smith st., chairman of building committee, contemplates the erection of a 2-sty brick Sunday school building at Ambrose and Jones sts., for which no architect has been selected. Cost about \$10,000.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

AQUEDUCT AV.—H. H. Oddie, 251 4th av., is figuring the contract for a 6-sty apartment, 125x125x84 ft., to be erected at the junction of Marian and Aqueduct avs for Mrs. E. C. Smith, 815 Riverside drive, owner. Neville & Barge, 217 West 125th st., are architects. Cost about \$120,000.

BRONX.—Robert J. Moorehead, 415 East 140th st., owner, is taking bids on subs for two 5-sty brick and limestone tenements, 37x79 ft., to be erected in the south side of 168th st., 112 ft. east of Forest av., from plans by E. J. Byrne, 3029 3d av., architect. Cost about \$70,000.

MANHATTAN.—The Ostro Construction Co., 140 Nassau st., Leo E. Ostro, president, owner, is taking bids on subs for alterations to the 5-sty brick apartment house at 332-334 West 85th st., from plans by L. F. J. Weiher, 271 West 125th st., architect. Cost about \$20,000.

DWELLINGS.

DOVER, N. J.—B. Halstead Sheppard, 97 Warren st., N. Y. C., architect, is taking bids for a 1½-sty bungalow, 42x44 ft., to be erected on Rockaway rd for Nicholas Bruining, Dover, N. J., owner. Cost about \$9,000.

THEATRES.

MORRISTOWN, N. J.—W. H. McElpatrick, 701 7th av., N. Y. C., architect, is taking bids for a 2-sty brick addition to the theatre on Speedwell av for A. Esposito. Cost about \$100,000.

CONTEMPLATED

CONSTRUCTION.

Manhattan.

RIVERSIDE DRIVE.—George F. Pelham, 30 East 42d st., has completed plans for the 10-sty apartment house, 103.4xirregular ft., to be erected at the southeast corner of Riverside drive and 150th st., for the Be Glad Construction Corp., 319 West 92d st., owner. Cost about \$450,000.

187TH ST.—George F. Pelham, 30 East 42d st., has completed plans for two 5-sty tenements to be erected at the northwest corner of 187th st. and Amsterdam av for the Janpole & Werner Construction Co., 206 Broadway, owner. Cost, \$120,000.

MADISON AV.—Hewitt & Bottomley, 527 5th av., have completed plans for alterations to the 9-sty apartment at the corner of Madison av and 52d st., known as 500 Madison av., for the Berkshire Apt. Assn., 500 Madison av., owner. Cost about \$22,000.

APARTMENTS, FLATS AND TENEMENTS.

85TH ST.—L. F. J. Weiher, 271 West 125th st., has completed plans for alterations to the 5-sty brick apartment at 332-334 West 85th st. for the Ostro Construction Co., 140 Nassau st., owner. Leo E. Ostro, president. Cost about \$20,000. The owner is ready for bids on subs.

CHRISTIE ST.—Frank Straub, 25 West 42d st., is preparing plans for a 6-sty tenement, 25 x85 ft., to be erected at 67 Christie st for H. M. Greenberg, 127 Delancy st., owner.

PEARL ST.—Horenburger & Bardes, 122 Bowery, have completed plans for a 4-sty brick tenement, 38x87 ft., to be erected at 451-455 Pearl st for Michael Bocci, 46 Park st., owner. Cost about \$20,000.

ST. NICHOLAS AV.—Harold L. Young, 1204 Broadway, has prepared plans for the 6-sty apartment block, 199.10x irregular, to be erected on the block bounded by St. Nicholas and Edgecombe avs, 137th and 138th sts, for the Yale Realty Co., 5 Beekman st, to cost \$400,000.

PEARL ST.—Horenburger & Bardes, 122 Bowery, have prepared plans for the 6-sty tenement, 37.11x irregular, to be erected at 451-55 Pearl st, at a cost of \$24,000. M. Bacchi, 46 Park st, is the owner.

8TH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for \$60,000 worth of alterations to the four tenements at 973 to 979 8th av, for the City Real Estate Improvement Corporation, 910 Columbus av.

DWELLINGS.

70TH ST.—Herbert Baer, 665 5th av, is preparing plans for a 5-sty brick and stone residence, 20x100 ft., to be erected at 132 East 70th st for Julius Goldman, on premises, owner. Cost about \$35,000. Bids will be received by the architect.

89TH ST.—Ogden Codman, 340 Madison av, has prepared plans for a 6-sty dwelling for Archer M. Huntington, 1083 5th av, to be erected in the north side of 89th st, 102.2 ft east of 5th av, at a cost of \$90,000. Fireproof, brick and limestone exterior, with an electric elevator.

STORES, OFFICES AND LOFTS.

4TH AV.—Neville & Bagge, 215 East 125th st, have completed plans for the 12-sty loft building, 38x63 ft., to be erected on the east side of 4th av, 60 ft. north of 24th st, for the Polo Construction Co., Henry Villanme, 151 West 30th st, owner. C. J. Jeppesen, Inc., 62 West 45th st, is engineer. The owner handles all contracts.

HOTELS.

76TH ST.—Howells & Stokes, 100 William st, are completing plans for alterations and additions to the 10-sty hotel at 250-254 West 76th st for the Haynes Co., 100 William st, owner, James Graham Phelps Stokes, president. Cost about \$95,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

181ST ST.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty brick flats, 45x88 ft. and 40x90 ft., to be erected at the southeast corner of 181st st and Belmont av for the Crown Hill Construction Co., 1353 Boston rd, Jacob Cronenberger, president. Cost about \$85,000.

168TH ST.—E. J. Byrne, 3029 3d av, has completed plans for two 5-sty tenements, 37x79 ft., to be erected in the south side of 168th st, 112 ft. east of Forrest av, for Robert J. Moorehead, 415 East 140th st, owner. Cost about \$70,000.

WEBSTER AV.—The Taxpayers' Realty Co. has purchased the northwest corner of 169th st and Webster av, a plot 97x100, for improve-

ment with two 5-sty new law apartments with stores.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened by the Board of Education June 2 for alterations and repairs to heating and ventilating apparatus in various schools. For P. S. 10, Wm. J. Olvany was low bidder at \$853; also for P. S. 25 at \$776; P. S. 28 at \$838, and for Morris High School at \$683; for P. S. 31 the E. Rutzler Co. at \$923.

THE BRONX.—Bids were received by the Board of Education June 2 for altering the premises of the Woodlawn Methodist Episcopal Church as an annex to Public School 19. Joseph L. Fies was low bidder at \$749 for item 1; for item 2 Joseph F. Egan at \$573.

STORES, OFFICES AND LOFTS.

JEROME AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 1sty brick taxpayer, 75x75 ft., to be erected on the east side of Jerome av, 158 ft. north of Tremont av, for the Steinmetz Construction Co., 1416 Glover st, owner. Cost about \$20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ROGERS AV.—A. Delhi & Co., 108 Fulton st, N. Y. C., have completed plans for the 4-sty apartment house to be erected at the southeast corner of Rogers av and Union st for the Henry Roth Building Co., 1560 Myrtle av, owner. Cost about \$45,000.

LEE AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three high class 5-sty apartment houses to be erected on the northwest corner of Lee av and Hewes st, Brooklyn, for I. Haft, owner. Cost, about \$200,000.

CHURCHES.

53D ST.—Koch & Wagner, 26 Court st, have completed plans for the brick edifice to be erected at 53d st and 6th av for the Grace Baptist Church, on premises, Samuel McBride, 225 Gates av, pastor. Cost about \$40,000. Bids will be taken at once.

AV R.—Louis A. Sheinart, 194 Bowery, N. Y. C., has completed plans for a 1-sty brick synagogue, 25x87 ft., to be erected on the north side of Av R, 90 ft. west of East 17th st, for the Cong. Ahawath Sholam, Coney Island av and Av M. owner. Cost about \$4,000.

DWELLINGS.

CLARENDON RD.—L. Allmendinger, 926 Broadway, Brooklyn, has completed plans for a 2-sty brick residence, 20x55 ft., to be erected on the south side of Clarendon rd, 20 ft. east of Brooklyn av, for Jacob Stuehler, 1355 Putnam av. Cost about \$5,500. The owner will take estimates on subs at once.

MAPLETON PARK.—William Sugarman, president of the Alco Building Co., contemplates the erection of 500 dwellings in Mapleton Park, Brooklyn, at an estimated cost of \$2,500,000. In the group will be 100 attached houses, 200 semi-detached and 200 of various styles.

FACTORIES AND WAREHOUSES.

HUDSON AV.—W. S. Timmis, 1328 Broadway, N. Y. C., architect and engineer, will take bids about June 15 for the 6-sty reinforced concrete warehouse, 100x105 ft., to be erected at Hudson and Front avs for the Boerum & Pease Co., 109 Leonard st, N. Y. C., William B. Boerum, Jr., president. Cost about \$100,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING, L. I.—The Flushing Construction Co., represented by Robert P. Brennan, of 386 Broadway, Flushing, is to erect a \$50,000 apartment house on Central av, between Broadway and State st.

DWELLINGS.

ELMHURST, L. I.—Edward Rose & Son, this place, have completed plans for a 2½-sty frame residence, 21x33 ft., to be erected on Woolsey av for Victor Brisbois, 1820 Gates av, Ridgewood, L. I., owner.

JAMAICA, L. I.—O. Harrison, 354 Fulton st, has completed plans for two 2-sty frame and stucco residences, 18x42 ft., to be erected on Eastwood pl, 80 ft. south of St. Albans pl, for Chas. Clancy, care of architect, owner. Cost about \$7,500.

FACTORIES AND WAREHOUSES.

OZONE PARK, L. I.—Chas. Infanger & Son, 2634 Atlantic av, Brooklyn, are preparing plans for a 2-sty brick factory, 200x75 ft., to be erected on the east side of Woodhaven av, 160 ft. north of Byrne pl, for L. & M. Druckerman, 311 Warwick st, Brooklyn, owners. Cost about \$40,000.

LONG ISLAND CITY, L. I.—Herman Fougner, 110 West 40th st, N. Y. C., engineer, has completed plans for a 1-sty brick and steel foundry, 123x100 ft., to be erected in the west side of Davis st, 103 ft. south of Jackson av, for the Neptune Meter Co., Mr. Valentine in charge, 90 West st, N. Y. C., owner. Cost about \$18,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Ole Harrison, 354 Fulton st, has completed plans for a 3-sty brick cafe, hall and restaurant, 28x40 ft., to be erected at the southwest corner of Rockaway rd and South st for the North America Brewing Co., Hamburg av, Brooklyn, owner. Cost about \$20,000.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, has completed plans for a 2-sty frame bakery and residence, 22x55 ft., to be erected on the

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south side of Broadway, 50 ft. east of Longfellow st, for Andrew Schnurr, 13 Beaver st, owner. Cost about \$5,000.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, has completed plans for a 2-sty brick store and residence, 40x20 ft., to be erected in the east side of Jay st, 60 ft. north of Humboldt boulevard, for Max Lieberman, care of architect, who will take bids on general contract. Cost about \$4,000.

Nassau

DWELLINGS.

WESTBURY MANOR, L. I.—Henry Ackerman has purchased through the Westbury Manor Co., 307 Flatbush av, Brooklyn, a plot, 60x100 ft., in Henry st, for improvement with a dwelling.

WESTBURY MANOR, L. I.—Adelaide D. Hamilton, 17 West 20th st, N. Y. C., purchased the property at Butler st and Manor av, a plot 200x100 ft., for investment only. No building is contemplated.

Suffolk

DWELLINGS.

SHINNECOCK BAY, L. I.—Miss A. C. Carpenter, 124 Reid av, Brooklyn, purchased the Hotel Clifton near Ponquogue Light in Shinnecock Bay, for investment. No building is contemplated.

SCHOOLS AND COLLEGES.

MELVILLE, L. I.—Gov. Sulzer has signed the Patten Bill appropriating \$190,000 for the purchase of a site and the erection of buildings and their equipment for the New York State School of Agriculture on Long Island. The bill also carries with it a further appropriation of \$200,000 to be made available next year. Contracts will be given out first for the construction of the horticultural building to cost \$40,000, two dormitories, cost \$90,000 and \$8,000 for a director's home. It is expected to have the buildings ready to open by 1914.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—The Vanban Realty Co., of 11 5th av, N. Y. C., have completed plans for the erection of two apartment houses at 369-371 South Broadway. Cost about \$120,000.

CHURCHES.

MOUNT VERNON, N. Y.—Brazer & Robb, 1133 Broadway, N. Y. C., have been commissioned to prepare plans for alterations to the parish house and Church of the Ascension, Rev. Cyrus T. Brady is pastor.

DWELLINGS.

TARRYTOWN, N. Y.—Benton S. Russell is preparing plans for a stucco and hollow tile residence for Frank H. Travis, to be erected at Archer Park. Mr. Russell is also preparing plans for a 3-family house for Dominick Moscello, to be erected on Tarrytown Heights.

HARTSDALE, N. Y.—Edward Kuzmier, this place, architect, has taken bids for a 1½-sty rubble stone and frame residence to be erected here, for W. P. Johnston, East Cambridge, Mass., owner. Cost, about \$7,000.

HARTSDALE, N. Y.—Edward Kuzmier, of this place, architect, has taken bids for a 2½-sty frame and stucco residence to be erected here for M. B. Hayes, Maple av.

HARTSDALE, N. Y.—W. S. Phillips, 103 Park av, N. Y. C., architect, has taken bids on general contract for a 2½-sty frame and stucco residence, 33x22 ft., to be erected on Greenacres av, for W. E. Packard. Cost, about \$10,000.

CHAPPAQUA, N. Y.—J. J. F. Gavigan, 1123 Broadway, N. Y. C., has prepared plans and will take bids on general contract for a residence to be erected here for Dennis P. Chesbro, owner. Cost, about \$30,000.

HARRISON, N. Y.—Excavating is under way for the 2½-sty residence, 30x120 ft., for H. Lehman, 16 William st, N. Y. C., owner. H. A. Jacobs, 320 5th av, N. Y. C., is the architect. Cost, about \$75,000.

HARTSDALE, N. Y.—J. E. Neahr, 30 Vesey st, N. Y. C., has completed plans for a 2½-sty frame residence to be erected here at a cost of \$7,000.

HALLS AND CLUBS.

YONKERS, N. Y.—The Yonkers Y. M. C. A. will erect a new home to cost \$125,000. Alex. Saunders will purchase the building site, and ex-Mayor Leslie Sutherland has been selected as chairman of the Business Men's Committee in raising funds. Plans have been prepared for a building to accommodate 2,500.

MUNICIPAL WORK.

WHITE PLAINS, N. Y.—Ogden, Pryor & Day, 1170 Broadway, have prepared tentative plans for a fire house to be erected here for the Hope Engine Co. It will be of brick construction, 30x50 ft, with concrete floor.

THEATRES.

OSSINING, N. Y.—Howard P. Clark, of Utica, N. Y., care of the Ayles Real Estate Exchange, contemplates the erection of a moving picture theatre in Spring st.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

IRVINGTON, N. J.—Mathias Hiltgen, 701 South 18th st, Newark, N. J., has received the general contract to erect a 3-sty frame flat, 40x 96 ft., at 1352 Springfield av for J. Ens. Boyden av, Hilton, N. J., owner. Cost about \$9,500.

DWELLINGS.

CRANFORD, N. J.—Postern & Apgar, this place, have received the general contract to erect a 2½-sty frame residence on Lincoln av for Mary V. Sullivan, owner. Cost about \$5,000.

78TH ST.—The Edward Corning Co., 100 William st, has received the general contract to erect the 4-sty and basement residence, 33.4x 96.6 ft., for Albert Rathbone, 54 Wall st, at 45-47 East 78th st from plans by A. C. Jackson, 346 4th av, architect. Cost about \$100,000.

HARTSDALE, N. Y.—C. F. Richards, 26 Midland av, White Plains, has received the general contract to erect the 2½-sty frame and stucco residence here for Jessie Turner, White Plains. E. J. Lang, 481 5th av, N. Y. C., architect. Cost, about \$9,000.

FACTORIES AND WAREHOUSES.

PORTCHESTER, N. Y.—Giuseppe Carlucci, of this place, has received the general contract to erect the 2-sty stone soap factory, 65x41 ft., on Purdy av for the Smith Angevine Co. F. Smith, president, 236 South Regent av, owner. Cost about \$20,000.

26TH ST.—The Libman Contracting Co., 107 West 46th st, has received the general contract to erect the 6-sty brick addition to the plant at 521-523 West 26th st of the Harris H. Uris Iron Works, 525 West 26th st, owner.

BROOKLYN.—Adam Wischerth, 279 Highland boulevard, has received the contract to erect the 4-sty brick refrigerating plant, 30x88 ft., in the south side of Rock st, 184 ft. east of Bogart st, Brooklyn, for Adolph Gobel, Morgan av and Rock st, Brooklyn, owner. Louis Allmendinger, 926 Broadway, Brooklyn, is architect. Mr. Janke, care of owner, is in charge of equipment. Cost about \$40,000.

SPARROWS POINT, MD.—The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, have received contract for the excavation and concrete work in connection with the foundation for a coke plant for the Maryland Steel Co. H. Koppers Co. are general contractors.

HALLS AND CLUBS.

OSSINING, N. Y.—Renwick, Aspinwall & Tucker, 320 5th av, N. Y. C., are preparing plans and will take bids about June 12 on the general contract for rebuilding the 2-sty brick and frame assembly hall for "Grace Hall," care of architects. Cost about \$10,000.

MUNICIPAL.

NEW YORK.—The Lehigh Valley Structural Steel Co., 620 West 25th st, N. Y. C., and Allentown, Pa., has been awarded contracts for furnishing and erecting structural steel for the following buildings: Jamaica av fire house, Richmond, N. Y.; Metropolitan fire house, Brooklyn, and for a kitchen and dining hall, Department of Charities' building, at Staten Island.

PUBLIC BUILDINGS.

CASTLETON, S. I.—Frymier & Hanna Co., 25 West 42d st, N. Y. C., have received the general contract to erect a stone dining hall, kitchen and service building, 54x180 ft., on Manor rd for the City of New York, Department of Public Charities, foot of East 26th st, owner, Michael J. Drummond, commissioner. Frank Quinby, 99 Nassau st, N. Y. C., is architect. Cost about \$150,000.

SCHOOLS AND COLLEGES.

BOUND BROOK, N. J.—J. C. Fowler, of Perth Amboy, has received the contract to erect an 8-room school here from plans by J. N. Pierson & Son, 2-stys, brick, costing about \$20,000.

STORES, OFFICES AND LOFTS.

59TH ST.—M. S. Potsch, 419 West 121st st, has received the general contract to alter the 3-sty brick store and catering establishment at 110-112 East 59th st for Carrie & Nathan Kaufman, care Edward Jacobs, 25 Broad st, owners. Henry K. Bimberg, 110-112 East 59th st, lessee. Emery Roth, 507 5th av, is architect. Cost about \$12,000.

HARTFORD, CONN.—The Lehigh Valley Structural Steel Co., 620 West 25th st, N. Y. C., has received the contract for furnishing and erecting structural steel necessary for the office building for the United Gas Improvement Co., at Hartford, Conn.

BROADWAY.—McDermott & Hanigan, 103 Park av, have received the contract for large interior alterations at 565-7 Broadway, from private plans.

THEATRES.

BUFFALO, N. Y.—(Sub.) The Raymond Concrete Pile Co., 140 Cedar st, N. Y. C., and Chicago, has received the contract for standard Raymond concrete piles for the foundation of the Gayety Theatre. W. H. McElPatrick, architect. George A. Fuller Co., 115 Broadway, N. Y. C., general contractor.

MISCELLANEOUS.

KEANSBURG, N. J.—Owen J. Melee, 92 Branchport av, Long Branch, has received the contract to erect the 2,500-ft. pier here, 25 ft. wide with a 200-ft. L at the end, to cost \$30,

000. Geo. W. Conover & Co. have received the contract from Mr. Melee to furnish the piles needed to construct the pier.

GOLDENS BRIDGE, N. Y.—H. Coney, 148th st and 3d av, N. Y. C., has received the general contract to erect a \$10,000 settlement house for the Pine Knoll Building Co., 114th st and 3d av, N. Y. C., owner. Moore & Landsiedel, 148th st and 3d av, are the architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

THOMPSON ST & WASHINGTON SQ, s & n e c Thompson st & West 3d st, two 12 and 7-sty tenement, 71x154 and 45x66; cost, \$595,000; owners, Elena Realty Corporation, Dominick Abbate, Pres., 226 Lafayette st; architects, Ogden, Pryor & Day, 1170 Broadway. Plan No. 296.

141ST ST & RIVERSIDE DRIVE, n e cor, 12-sty brick tenement, 102x166; cost, \$500,000; owners, Newmark & Davies, 3740 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 294.

DWELLINGS.

89TH ST, 3 East, 6-sty brick dwelling, 40x91; cost, \$80,000; owner, Archer M. Huntington, 1083 5th av; architect, Ogden Codman, 340 Madison av. Plan No. 295.

141ST ST, 617-23 West, 6-sty brick dwelling, 100x86; cost, \$120,000; owners, B. V. Const. Co., Samuel Behrman, Pres., 979 East 163d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 298.

STORES, OFFICES AND LOFTS.

25TH ST, 32-34 West, 16-sty brick loft and stores, 50x84; cost, \$150,000; owner, Rexton Realty Co., 37 Liberty st, Samuel Kempner, Pres.; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 292.

SHERMAN AV, s s, 150 e of Academy st, 1-sty brick stores, 50x60; cost, \$2,500; owner, John Lane, 305 West 45th st; architect, Geo. McCabe, 96 5th av. Plan No. 293.

13TH ST, 36-38 West, 3-sty brick store and loft, 45x59; cost, \$10,000; owner, Timothy Kieley, 246 Waverly pl; architect, Wm. J. Dilthey, 1 Union sq. Plan No. 299.

55TH ST, 24 East, 7-sty brick loft, 20x70; cost, \$21,000; owners, Federal Est. Corporation, Moses Wolf, Pres., 135 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 297.

THEATRES.

BROADWAY, 4023, open air moving picture theatre, 75x169; cost, \$1,000; owner, Robt. L. McGeher, 150 Broadway; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 289.

105TH ST, 2 East, 1-sty picture theatre, 100x200; cost, \$100; owner, John J. Lyons, 2 East 127th st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 290.

MISCELLANEOUS.

GRAND CENTRAL YARDS, 63 w of west building line Park av and 9 s of n building line of 49th st, 1-sty interior locking station, 32x9; cost, \$2,000; owner, N. Y. C. & H. R. R. Co., on premises; architects, Warren & Wetmore, 70 East 45th st. Plan No. 291.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

173D ST, s w cor Webster av, 5-sty brick tenement, plastic slate roof, 50x77.10 11-20; cost, \$40,000; owner, Nau Realty Co., August Nelson, 193 West 168th st, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 367.

173D ST, n s, 58.59 e Webster av, 5-sty brick tenement, tin roof, 50x90; cost, \$50,000; owners, Casolaro & Fasaauy Const. Co., Angelo Fasaauy, 613 Fordham road, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 362.

231ST ST, s s, 99.29 e Albany rd, 5-sty brick tenement, plastic slate roof, 50x74.33; cost, \$35,000; owner, Thos. W. Martin, 231st and Bailey av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 363.

CLAY AV, e s, 1,047.49 n 169th st, three 6-sty brick tenements, slag roof, 54.4x82, 41x85; cost, \$115,000; owner, Ludwig Sikora, 8 9th av, L. I. C.; architect, John H. Friend, 148 Alexander av. Plan No. 361.

173D ST, n s, 40 w So. Boulevard, 5-sty brick tenement, plastic slate roof, 60x80.5; cost, \$45,000; owners, Trask Bldg. Co., August F. Schwarzler, 1662 Boston road, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 378.

SOUTHERN BOULEVARD, w s, 80.46 n 173d st, 5-sty brick tenement, plastic slate roof, 75x56.4; cost, \$45,000; owners, Trask Bldg Co., August F. Schwarzler, 1662 Boston road, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 379.

198TH ST, s e cor Bainbridge av, three 5-sty brick tenements, slag roof, 43.6x82.6, 43x85.6, 43x90.10; cost, \$125,000; owner, Wm. C. Bergen, 130 West 180th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 380.

176TH ST, n w cor Aqueduct av, three 5-sty brick tenements, plastic slate roof, 36x88.2, 52.6x85; cost, \$170,000; owners, Stewart Const. Co., Thos. A. Stewart, 1825 Anthony av, Pres.; architects, Tremont Archtl. Co., 401 Tremont av. Plan No. 372.

AQUEDUCT AV, s e cor Meriam av, 6-sty brick tenement, slag roof, 115x115; cost, \$60,000; owner, Sarah B. Smith, 815 Riverside Drive; architects, Neville & Bagge, 217 West 125th st. Plan No. 374.

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Plans Filed, New Buildings, Bronx (Cont.)

FOREST AV, w s, 323.5 s 163d st, 4-sty brick tenement, plastic slate roof, 38.10x80.8; cost, \$25,000; owners, Sherman Est., Edw. Sherman, 887 Forest av, exr.; architects, Koppe & Daube, 830 Westchester av. Plan No. 373.

187TH ST, n s, 115 w Beaumont av, 4-sty brick tenement, tin roof, 45x59; cost, \$25,000; owners, Nista Const. Co., John Nista, 655 East 189th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 376.

CHURCHES.

136TH ST, n s, 100 e Brook av, 3-sty brick synagogue and school, tar and gravel roof, 46x95; cost, \$40,000; owners, Cong. Talmud Bath Jacob of the Bronx; architect, Morris Schwartz, 194 Bowery. Plan No. 371.

DWELLINGS.

LAMPORT AV, s s, 200 w Fort Schuyler road, 2-sty frame dwelling, tin roof, 21x48; cost, \$4,500; owner, Wm. Dunn, Lamport av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 366.

215TH ST, s s, 275 e Bronxwood av, 2-sty brick dwelling, tin roof, 20x50; cost, \$5,500; owner, Michele Colonna, 424 East 116th st; architects, Bonagur & Nordheim, 1087 Tremont av. Plan No. 375.

FACTORIES AND WAREHOUSES.

HOME ST, n s, 115.59 w 169th st, 1-sty brick storage, slag roof, 9.10x11.10; cost, \$200; owner, Harry Gorelich, 881 Home st; architect, M. J. Garvin, 3307 3d av. Plan No. 364.

STORES, OFFICES AND LOFTS.

169TH ST, n s, 93 e Boston rd, two 1-sty brick stores and storage, 23.8x56 and 20x58, slag roof; cost, \$8,000; owner, Ferdinand Hecht, 380 Riverside Drive; architect, Fred Hammond, 391 East 149th st. Plan No. 369.

MISCELLANEOUS.

156TH ST, n e cor Eagle av, 1-sty frame shed, 8x24.3; cost, \$200; owners, Ebling Brew. Co., 760 St Anns av; architect, Fred Hammond, 391 East 149th st. Plan No. 370.

CLASON POINT ROAD, s s, 183.63 w Public pl, 1-sty bath pavilion, 25x17.5; cost, \$2,500; owner, Michael Pieffer, 2016 3d av; architect, Anton Pirner, 2069 Westchester av. Plan No. 365.

CROTONA PL, w s, 259 s 171st st, 1-sty frame shed, 25x97; cost, \$400; owner, Chas. Mazza, 3752 3d av; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 360.

SEDGWICK AV, w s, 400 s 171st st, 1-sty brick shop, slag roof, 25x90; cost, \$1,000; owner, Edw. R. Poerschke, 107 Bible House; architect, Richard Rohl, 128 Bible House. Plan No. 368.

VAN BUREN ST, e s, 95 s Van Nest av, 1-sty frame shed, 25x100; cost, \$200; owner, Luigi Mazza & Bro., on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 377.

LAFAYETTE AV, n s, 125.27 e Whitlock av, 1 and 2-sty brick convertor station and storage, slag roof, 104.39x324.72; cost, \$1,000; owner, Henry J. Hemmenus, 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 381.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

CATON AV, s s, 44 w East 10th st, 4-sty brick tenement, 44x98.11, gravel roof, 16 families; cost, \$40,000; owners, Thos. Corrigan Co., 456 7th st; architect, J. P. Cowles, 215 Montague st. Plan No. 3103.

SPENCER ST, e s, 282.9 n e Myrtle av, two 4-sty brick tenements, 25x87.11, gravel roof, 16 families each; total cost, \$17,000; owner and architect, Francis Jazek, 1703 Broadway. Plan No. 3098.

CATON AV, s e cor Coney Island av, 4-sty brick tenement, 43.8x80.8, gravel roof, 16 families; cost, \$35,000; owner, Thos. Corrigan, 456 7th st; architect, J. B. Cowles, 215 Montague st. Plan No. 3089.

CHESTER AV, s e cor Clara st, 2-sty frame tenement, 20.3x70, tin roof, 4 families; cost, \$5,000; owner, Daves Becker, 1154 41st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3093.

CHESTER AV, w s, 20.3 s Clara st, four 2-sty frame tenements, 21x70, tin roof, 4 families each; total cost, \$20,000; owner, Daves Becker, 1154 41st st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3094.

WILLIAMS AV, w s, 220 s Sutter av, two 4-sty brick tenements, 40x89, slag roof, 16 families each; total cost, \$52,000; owner, Morris Wallensen, 318 Williams av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3148.

DWELLINGS.

51ST ST, s s, 80 e 7th av, 2-sty brick dwelling, 20x52, slag roof, 2 families; cost, \$5,000; owner, M. Green & Co., 552 48th st; architect, Jonas Green 406 48th st. Plan No. 3042.

WEST 35TH ST w s, 180 s Canal av, 1-sty frame dwelling, 14x28, shingle roof, 1 family; cost, \$200; owner, E. T. Minor, 547 45th st; architect, Hy. Rocker, 136 Gelston av. Plan No. 3043.

WILLIAMS AV, w s, 170 n Hegeman av, six 2-sty brick dwellings, 19.4x51, gravel roof, 2 families each; total cost, \$17,400; owner, Nathan Rolnick, 734 Williams av; architect, Morris Rothstein, 627 Sutter av. Plan No. 3046.

MANHATTAN AV, e s, 25 s Eagle st, 3-sty brick dwelling, 25x50, slag roof, 2 families; cost, \$8,000; owner, Louis Honig, 1062 Manhattan av; architect, Gustav Erda, 826 Manhattan av. Plan No. 3051.

EAST 93D ST, e s, 297.3 n Av G, two 2-sty frame dwellings, 18x27, shingle roof, 1 family each; total cost, \$5,600; owner, Mary E. Smith, 992 East 95th st; architect, Frank P. Smith, same address. Plan No. 3055.

EAST 38TH ST, w s, 257.6 n Av J, two 2-sty frame dwellings, 18x52, shingle roof, 2 families each; total cost, \$6,400; owner, Merie Brundi, 1208 East 39th st; architect, John Burke, 603 East 2d st. Plan No. 3056.

EAST 24TH ST, e s, 187 n Surf av, 2-sty frame dwelling, 33x26, — roof, 2 families; cost, \$3,000; owner, Louis Itzo, R. R. av and West 24th st; architect Jas. A. McDonald, Surf av and West 24th st. Plan No. 3034.

97TH ST, n s, 100 w Marine av, 2-sty frame dwelling, 27x37, tile roof, 1 family; cost, \$4,500; owner, H. M. Landgrof, 156 97th st; architect, Jeff R. Edwards, 7616 Ridge boulevard. Plan No. 3023.

EASTERN PARKWAY, n s, 230 e Rochester av, 2-sty brick dwelling, 22x60, gravel roof, 1 family; cost, \$12,000; owner, Sarah Ginsberg, 1464 Eastern parkway; architects, Cohn Bros., 361 Stone av. Plan No. 3017.

WORTMAN AV, s e cor Shepherd av, 1-sty frame dwelling, 20x35, tin roof, 1 family; cost, \$1,200; owner, Nathan Herman, 683 Cleveland st; architect, Ernest Dennis, 241 Schenck av. Plan No. 3020.

WEST 32D ST, w s, 30 n Mermaid av, 1-sty frame dwelling, 14x28, tarpaper roof, 1 family; cost, \$300; owner, Ignazio Gracone, 42 Bremen st; architect, C. P. Cannella, 60 Graham av. Plan No. 3112.

WEST 32D ST, w s, 130 n Mermaid av, 1-sty frame dwelling, 14x14, tarpaper roof, 1 family; cost, \$300; owner, Ignazio Gracone, 42 Bremen st; architect, C. P. Cannella, 60 Graham av. Plan No. 3111.

51ST ST, n s, 260 w 13th av, 2-sty frame dwelling, 22.2x54.2, shingle roof, 2 families; cost, \$5,500; owner, R. H. Meehan, 1334 52d st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 3122.

BARBEY ST, e s, 60 n Livonia av, 2-sty brick dwelling, 18x42, gravel roof, 1 family; cost, \$3,000; owner, Ethel Sparago, 598 Jerome st; architect, Morris Rothstein, 627 Sutter av. Plan No. 3081.

HOWARD AV, w s, 66.8 s Dean st, 4-sty brick dwelling, 40.6x79, slag roof, 1 family; cost, \$20,000; owner, Jacob Sommers, 189 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3082.

BEVERLY RD, s s, 52 e East 16th st, 2-sty brick dwelling, 18x55, gravel roof, 1 family; cost, \$6,000; owner, Moore Engelhardt, 1600 Beverly rd; architects, Cohn Bros., 361 Stone av. Plan No. 3133.

OCEAN AV, e s, 234.11 n Ditmas av, 2-sty frame dwelling, 30x40, shingle roof, 1 family; cost, \$8,500; owner, E. D. Teague, 1200 Flatbush av; architect, Harry Grattan, 523 East 4th st. Plan No. 3134.

OCEAN AV, w s, 170 s Dorchester rd, 2-sty frame dwelling, 41x30, shingle roof; cost, \$1,000; owner, Teresa M. Strong, 600 East 18th st; architect, A. H. Strong, same address. Plan No. 3143.

STANLEY AV, n s, 55 e Shepherd av, 2-sty frame dwelling, 20x45, slag roof; cost, \$3,000; owner, Jacob Egel, 368 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 3139.

49TH ST, s s, 400 e 16th av, 2-sty frame dwelling, 28x40, tile roof, 1 family; cost, \$6,000; owner, Chas. Weinberg, 1636 49th st; architect, B. F. Hudson, 319 9th st. Plan No. 3129.

FACTORIES AND WAREHOUSES.

KING ST, s s, 179 w Ferris st, 3-sty brick warehouse, 30x40, — roof; cost, \$8,000; owner, N. Y. Dock Co., 101 Bridge st, N. Y.; architect, J. W. Galbreath, foot Montague st. Plan No. 3127.

HOSPITALS AND ASYLUMS.

ST. MARKS AV, n w cor Rochester st, 4-sty brick hospital, 114.2x47.2, concrete roof; cost, \$73,000; owner, St. Mary Hospital, on premises; architects, A. W. Rop & ano, 1133 Broadway, N. Y. Plan No. 3031.

STABLES AND GARAGES.

DOUGLASS ST, w s, 80 n Livonia av, 1-sty brick stable, 14.6x16, tar roof; cost, \$300; owner, Harry Bernstein, 202 Douglas st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3010.

HERKIMER ST, s e cor Hunterfly rd, 1-sty steel garage, 12x18, steel roof; cost, \$150; owner, O. M. Waller, 762 Herkimer st; architect, Wm. Buchanan, 488 Sumner av. Plan No. 3032.

BOND ST, w s, 100 n Degraw st, 2-sty brick stable, 25x100, slag roof; cost, \$7,500; owner, Elizabeth Zairner, 242 80th st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 3110.

50TH ST, s s, 200 e 13th av, 1-sty frame garage, 12x19, shingle roof; cost, \$550; owner, A. J. Diamond, 1324 50th st; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 3121.

EAST 19TH ST, w s, 100 s Av H, 1-sty steel garage, 10x18, iron roof; cost, \$204; owner and architect, C. B. White, 852 East 19th st. Plan No. 3062.

PARK PL, n s, 225 w Buffalo av, 1-sty brick garage, 20x35, tin roof; cost, \$600; owner, Clarence Ennis, 1543 Park pl; architect, L. Dananher, 7 Glenmore av. Plan No. 3086.

STANLEY AV, n s, 55 e Shepherd av, 1-sty frame stable, 20x45, slag roof; cost, \$500; owner, Jacob Egel, 368 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. —.

EAST 28TH ST, w s, 160 s Butler st, 1-sty brick stable, 20x44, gravel roof; cost, \$1,800; owner, Jas. Whalen, 503 18th st; architect, B. F. Hudson, 319 9th st. Plan No. 3130.

41ST ST, s s, 300 e Ft. Hamilton av, 1-sty iron garage, 16x20, iron roof; cost, \$250; owner and architect, C. G. Johnson, on premises. Plan No. 3136.



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STORES AND DWELLINGS.

LIBERTY AV, n s, 20 w Sheridan av, 3-sty brick store and dwelling, 17.6x55.8, gravel roof, 2 families each; total cost, \$12,000; owner, Louis Cutolo, 1183 Liberty av; architects C. Infanger & Son, 2634 Atlantic av. Plan No. 3027.

LIBERTY AV, n w cor Sheridan av, 3-sty brick store and dwelling, 20.6x55.4, gravel roof, 2 families; cost, \$6,000; owner, Louis Cutolo, 1183 Liberty av; architects, C. Infanger & Son, 2634 Atlantic av. Plan No. 3025.

STORES, OFFICES AND LOFTS.

3D AV, s e cor 61st st, 1-sty brick store, 26.11x65, gravel roof; cost, \$4,000; owner, Herman Naehrer, 3d av and 60th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3058.

3D AV, e s, 26.11 s 61st st, 1-sty brick store, 30x90, slag roof; cost, \$3,500; owner, Herman Naehrer, 3d av and 60th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3059.

3D AV, e s, 56.11 s 61st st, 1-sty brick store, 25x65, gravel roof; cost, \$2,500; owner, Herman Naehrer, 3d av and 60th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3060.

BELMONT AV, n e cor Vesta av, 1-sty frame store room, 23x45, gravel roof; cost, \$400; owner, Jos. Levin, on premises; architects, Farber & Markowitz, 189 Montague st. Plan No. 3109.

WITHERS ST, n e cor Union av, 1-sty brick office, 44x41.9, gravel roof; cost, \$1,500; owner, John Pirkle, 240 North 10th st; architect, Benj. Finkensieper, 134 Broadway. Plan No. 3100.

MISCELLANEOUS.

3D ST, s s, 150 e Park av, 1-sty frame shed, 90x28, iron roof; cost, \$700; owner, Leonhard Michel, on premises; architect, John Von Hograf, Neptune av and West 23d st. Plan No. 3039.

ATLANTIC AV, s s, 280.3 w Nostrand av, 1-sty brick shed, 20.9x100, slag roof; cost, \$1,500; owner and architect, Met. Eng's Co., 1250 Atlantic av. Plan No. 3057.

SKILLMAN AV, s s, 80 w Lorimer st, 1-sty brick shed, 13x32, — roof; cost, \$100; owner, R. Monaco, 42 Skillman av; architect, Laspia Salvati, 525 Grand st. Plan No. 3115.

SCHENECTADY AV, w s, 180 s Linden av, 1-sty frame shed, 12x10; cost, \$200; owner, Hy Green, 730 Schenectady av; architect, I. Sulsky, 1166 East 38th st. Plan No. 3101.

FRANKLIN AV, w s, 286.7 s Montgomery st, 2-sty brick bottling plant, 53.5x130, slag roof; cost, \$23,000; owner, Interborough Brew. Co., 964 Franklin av; architect, Theo. Engelhardt, 905 Broadway. Plan No. 3087.

STANLEY AV, n e cor Shepherd av, two 1-sty frame chicken coop, 60x16, felt roof; cost, \$154; owner, Jos. Egel, 372 Sutter av; architect, E. Dennis, 241 Schenck av. Plan No. 3072.

KINGSTON AV, s w cor Sterling pl, 1-sty stucco summer house, 36.3x—; cost, \$300; owner, Bklyn Home for Consumptives, 240 Kingston av; architect, A. Ullrich, 367 Fulton st. Plan No. 3131.

ST. JOHNS PL, s s, 140 w Buffalo av, 1-sty brick waiting room; cost, \$850; owner and architect, Timothy S. Williams, 85 Clinton st. Plan No. 3142.

STERLING PL, s s, 67.10 e Eastern Pkway Ext., 1-sty brick open air show, —x—; cost, \$300; owner, Paul Kaskel & ano, 9 Columbus av, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3146.

SUNNYSIDE AV, n s, 350 w Miller av, 1-sty stone retaining wall; cost, \$300; owner, Halberg Realty Co., —; architects, Eisenla & Carlson, 16 Court st. Plan No. 3128.

Queens.

DWELLINGS.

ARVERNE.—Ocean av, n s, 1,500 e Storm av, 1-sty frame dwelling, 12x28, paper roof; cost, \$75; owner, C. J. Lockitt, 32 Court st, Brooklyn. Plan No. 1754.

DOULASTON.—Douglaston av, s w cor Virginia rd, 2½-sty frame dwelling, 36x27, shingle roof, 1 family; cost, \$5,250; owners, S. A. Jenkins & M. B. Jenkins, 41 St. Nicholas terrace, N. Y. C.; architect, Robert C. Edwards, Woolworth Building, N. Y. Plan No. 1759.

FOREST HILLS.—Livingston st, s s, 100 e Continental av, 2½-sty frame dwelling, 22x36, shingle roof, 1 family; cost, \$5,000; owner, Minnie M. Bates, 8 West 98th st, N. Y. C.; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1757.

FOREST HILLS.—Greenway South, n e s, 116 n w Overhill road, 2½-sty brick dwelling, 35x53, shingle roof, 1 family; cost, \$15,000; owner and architect, Sage Foundation Homes Co., 27 East 34th st, N. Y. C. Plan No. 1774.

HOLLIS.—Carpenter av, w s, 125 s Chicopee av, 2-sty frame dwelling, 19x30, shingle roof, 1 family; cost, \$3,400; owner, Johanna Holly, 193 South st, Jamaica; architect, Jos. Holly, same address. Plan No. 1750.

KEW.—Newbold pl, n s, 103 w Kew Gardens rd, 2½-sty frame dwelling, 35x40, shingle roof, 1 family; cost, \$4,000; owner, John F. Kendall, 350 Ocean parkway, Brooklyn; architects, Slee & Bryson, 154 Montague st, Brooklyn. Plan No. 1758.

KEW GARDENS.—Onslow pl, s s, 154 e Austin st, 2½-sty brick dwelling, 24x40, shingle roof, 1 family; cost, \$8,000; owner, H. M. Newcomb, Kew Gardens, L. I.; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan Nos. 1755-56. (Two houses.)

JAMAICA ESTATES.—Charlocote Ridge, e s, 310 n Crydon rd, 2½-sty frame and stucco dwelling, 42x25, shingle roof, 1 family; cost, \$7,500; owner, Geo. I. Buxton, 1 West 34th st, N. Y. C.; architect, John R. Corbin, 1 West 34th st, N. Y. C. Plan No. 1761.



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Plans Filed, New Buildings, Queens (Cont.).

JAMAICA.—Van Wyck av, s e cor Otto pl, seven 2-sty frame dwellings, 17x43, gravel roof, 1 family; cost, \$17,500; owner, S. Cozine, 9 Lewis st, Jamaica; architect, H. Cozine, same address. Plan No. 1751.

LITTLE NECK.—Clinton av, w s, 20 s Old House Landing rd, 2½-sty frame dwelling, 17x34, shingle roof, 1 family; cost, \$3,600; owner, Jos. M. Hogg, Old Landing rd, Little Neck; architect, John Bruns, 1319 Ward st, Richmond Hill. Plan No. 1752.

RICHMOND HILL.—Richmond st, w s, 680 s Jamaica av, two 2½-sty frame dwellings, 18x35, shingle roof, 1 family; cost, \$9,000; owner, Hazard Realty Co., 328 Fulton st, Jamaica; architect, Walter J. Hazard, Napier av, Woodhaven. Plan Nos 1763-64.

RIDGEWOOD.—Cornelia st, s s, 44 w Forest av, four 2-sty brick dwellings, 20x45, tin roof, 2 families; cost, \$14,000; owner, Jacob Rodler, 6 Cornelia st, Ridgewood; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 1762.

ROSEDALE.—Kinsey pl, e s, 50 s Lafayette av, 1½-sty frame dwelling, 18x26, shingle roof, 1 family; cost, \$400; owner and architect, Jas. Hines, Sherman av, Rosedale. Plan No. 1749.

ROCKAWAY BEACH.—Hollywood av, w s, 300 n Boulevard, five 1-sty frame dwellings, 20x16, felt roof, 1 family; cost, \$2,000; owner, Mrs. Seelig, Rockaway Beach; architect, Wm. S. Rothschild, 55 Washington av, Rockaway Beach. Plan Nos. 1767-68-69-70-71.

ARVERNE.—Summerfield av, w s, 270 s Amstel boulevard, two 2½-sty frame dwellings, 18x36, shingle roof, 1 family; cost, \$4,000; owner and architects, Molle & Mejo, 488 Boulevard, Rockaway Beach. Plan Nos. 1786-7.

ELMHURST.—Cornish av, n s, 340 w Thompson av, 1-sty brick dwelling, 32x20, tar and gravel roof, 1 family; cost, \$1,000; owner, J. F. Johnson, Cornish st, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1788.

ELMHURST.—Wooley av, n s, 140 e Jefferson st, 2½-sty frame dwelling, 21x33, tin roof, 1 family; cost, \$2,500; owner, Victor Brisbois, 1820 Gates av, Ridgewood; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 1789.

FAR ROCKAWAY.—Roanoke av, w s, 280 n Broadway, 2½-sty frame dwelling, 40x36, shingle roof, 1 family; cost, \$4,000; owner, Guy C. Mott, Far Rockaway; architect, A. J. Bogart, 57 Sheridan boulevard, Rockaway Beach. Plan No. 1783.

WOODHAVEN.—Ferris st, n s, 100 w Ferry st, 2½-sty frame dwelling, 18x42, shingle roof, 1 family; cost, \$4,000; owner, Peter C. Mohrman, 780 Washington av, Brooklyn; architect, Ernest H. Tatje, 106 Van Sicken av, Brooklyn. Plan No. 1785.

FAR ROCKAWAY.—Roanoke av, w s, 205 n Broadway, 3½-sty frame dwelling, 40x46, shingle roof, 1 family; cost, \$4,000; owner, Guy C. Mott, Far Rockaway; architect, A. J. Bogart, 57 Sheridan boulevard, Rockaway Beach. Plan No. 1782.

ROCKAWAY BEACH.—Waverly av, w s, 300 s Boulevard, 1-sty frame dwelling, 14x21, shingle roof, 1 family; cost, \$400; owner, Thomas Swain, Academy av, Rockaway Beach; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Beach. Plan No. 1781.

FAR ROCKAWAY.—Frank av, e s, 480 n Boulevard, 2½-sty frame dwelling, 25x30, shingle roof, 1 family; cost, \$3,000; owner, R. E. Hough, 35 Avalon av, Jamaica; architect, owner. Plan No. 1779.

COLLEGE POINT.—18th st, w s, 175 s 6th av, 2-sty frame dwelling, 20x36, tin roof, 2 families; cost, \$2,400; owner, Karl Butzbach, 17th st, College Point; architect, Anthony Gorden, 14 10th st, College Point. Plan No. 1799.

JAMAICA.—Longfellow av, e s, 144 n Broadway, two 2-sty brick dwellings, 20x53, tar and gravel roof, 2 families; cost, \$6,800; owner, Mrs. Margaret Steugal, 242 Jefferson st, Brooklyn; architect, Fredk. J. Dassau, 1373 Broadway, Brooklyn. Plan No. 1796.

DUNTON.—Chichester av, s s, 100 w Van Wyck av, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$2,500; owner and architect, John Leonardi, 389 Hillside av, Jamaica. Plan No. 1801.

FACTORIES AND WAREHOUSES.

MIDDLE VILLAGE.—Main av, e s, 150 s Pulaski st, 1-sty frame abattoir, 25x25, tin roof; cost, \$500; owner, Sadie Rosdow, 16 Lafayette st, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1790.

STABLES AND GARAGES.

JAMAICA.—Clinton av, 80, 1-sty frame garage, 20x17, shingle roof; cost, \$200; owner, Richard Purchase, on premises. Plan No. 1773.

JAMAICA.—Hillside av, s s, 211 w Flushing av, 2-sty brick garage, 50x100, gravel roof; cost, \$15,000; owner, Frederick Mott, Richmond Hill; architect, Henry E. Haugaard, Jamaica av, Richmond Hill. Plan No. 1765.

QUEENS.—Jericho rd, s w cor Madison av, 1-sty frame garage, 16x20, shingle roof; cost, \$200; owner, Wm. Weeks, premises. Plan No. 1784.

ELMHURST.—Hanover av, n w cor Grove st, 1-sty frame garage, 14x18, shingle roof; cost, \$200; owner, J. Painter, premises. Plan No. 1778.

JAMAICA.—North end of Park Crescent, 1-sty frame and steel garage, 10x20, tin roof; cost, \$500; owner, Eugene Marvin, on premises. Plan No. 1777.

ROCKAWAY BEACH.—North Eldert av, e s, 100 n Boulevard, 1-sty frame garage, 18x18, paper roof; cost, \$100; owner, Nicholas Kraus, on premises; architect, J. B. Smith, No. Fairview av, Rockaway Beach. Plan No. 1793.

ROCKAWAY PARK.—Lincoln av, w s, 460 s Washington av, 1-sty frame garage, 13x24, paper

roof; cost, \$150; owner, A. Epstein, on premises; architect, J. P. Smith, 67 No. Fairview av, Ridgewood. Plan No. 1792.

STORAGE AND WAREHOUSE.

LONG ISLAND CITY.—Winthrop av, n s, 563 e Barclay st, 1-sty brick storage shed, 61x159, asbestos shingle roof; cost, \$7,500; owner, Astoria Light Heat & Power Co., 124 East 15th st, N. Y. C.; architect, W. Cullen Morris, 102 Franklin pl, Flushing. Plan No. 1797.

METROPOLITAN.—Grandview av, n s, 360 e Metropolitan av, 2-sty frame storage, 25x27, tin roof; cost, \$1,000; owner, August Bauer, 1446 Metropolitan av, Metropolitan; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1791.

STORES, OFFICES AND LOFTS.

CORONA.—Newins st, s s, 200 e Rapelje av, 1-sty frame store, 18x47, tin roof; cost, \$2,000; owner, Rosa Norcea, 22 Fairview av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 1766.

CORONA.—National av, n w cor Spruce st, 3-sty brick store and dwelling, 25x35, tin roof, 2 families; cost, \$7,000; owner, Chas. Lando, Corona; architect, W. S. Worrall, 8 Twombly pl, Jamaica. Plan No. 1753.

FLUSHING.—Broadway and State st, 1-sty frame temporary office and shed, 20x30, paper roof; cost, \$100; owner, R. E. Heningham, 1 Madison av, N. Y. C. Plan No. 1772.

WHITESTONE.—18th st, w s, 135 w 8th av, 1-sty brick baker shop, 22x45, slag roof; cost, \$1,000; owner, Max Reib, 18th st, Whitestone; architect, N. Heim, 95 16th st, Whitestone. Plan No. 1780.

MISCELLANEOUS.

JAMAICA.—Rockaway Plank road, n s, 1000 e Hawtree Creek rd, erect new foundation under dwelling; cost, \$80; owner, Ben. A. Sweet, 324 Fulton st, Jamaica. Plan No. 1776.

RIDGEWOOD.—Gates av, s s, 184 e Seneca av, 1-sty frame wagon shed, 25x30, tar and gravel roof; cost, \$200; owner, Wm. Eisen, 1723 Gates av, Ridgewood; architect, Chas. P. Cannella, 60 Graham av, Brooklyn. Plan No. 1802.

LONG ISLAND CITY.—Van Mater st, s s, 15 e L. I. R. R., 1-sty toilet, 10x28, metal roof; cost, \$875; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1794.

LONG ISLAND CITY.—Duryea st, s s, 76 w L. I. R. R., 1-sty brick toilet, 23x10, metal roof; cost, \$975; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 1795.

Richmond.

DWELLINGS.

AMBOY ST. s s, 350 w Harrison av, Tottenville, 1-sty frame feed house, 30x38; cost, \$150; owners, Slaughter & Decker, Tottenville; builder, Wm. Hansen, Tottenville. Plan No. 423.

ATLANTIC AV. n s, 116 n Johnson pl, New Dorp, 2-sty frame dwelling, 20x38; cost, \$2,500; owner, Julian Stankewicz, New Dorp; architect and builder, C. H. Doroshook, New Dorp. Plan No. 422.

BARRETT AV. s s, 100 w Wallace av, Arrochar, 2½-sty brick dwelling, 44x44; cost, \$9,000; owner, R. G. Van Kokeritz, Arrochar; architect, Norman McGlaskin, Arrochar. Plan No. 421.

BOULEVARD. s s, 25 w Seaside av, Eltingville, 1-sty frame bungalow, 25x25; cost, \$500; owners, Eltingville Realty Co., Eltingville; builder, David Zilley, Eltingville. Plan No. 406.

CRESCENT AV. n s, 1000 s Boulevard, Great Kills, 1½-sty frame bungalow, 15x26; cost, \$600; owner, W. Anderson, Great Kills; builder, W. Peter, Great Kills. Plan No. 416.

FRANKLIN AV. e s, 113 s Park pl, New Brighton, 2-sty frame dwelling, 25x28; cost, \$3,000; owner and architect, Geo. A. Sheridan, New Brighton; builder, John P. From, Port Richmond. Plan No. 411.

LEXINGTON AV. e s, 1250 s Palmer av, Port Richmond, 2-sty frame dwelling, 20x45; cost, \$3,800; owners, E. B. & D. B. Cashin, Port Richmond; architect and builder, Wm. F. Behler, Port Richmond. Plan No. 415.

NEW DORP LANE. s s, 600 w Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x24; cost, \$200; owner and builder, John Engfer, New Dorp. Plan No. 402.

NEPTUNE ST. e s, 300 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x30; cost, \$400; owner, H. Redeke, New Dorp; builder, A. Mathan, New Dorp. Plan No. 418.

ELM AV. n s, 100 w 3d st, Grant City, 1-sty frame bungalow, 12x26; cost, \$300; owner, G. Jenner, Grant City; architect and builder, Adam Marks, Jr., Grant City. Plan No. 405.

ELLIOTT AV. s s, 201 e Amboy rd, Tottenville, 2-sty frame dwelling, 26x26; cost, \$3,000; owners, Evelyn & Louise Aldom, Rockville Centre, L. I.; architect, Wm. Morris, Tottenville; builder, H. Dunham, Tottenville. Plan No. 408.

PALMER AV. n s, 100 w Heberton av, Port Richmond, 2-sty frame dwelling, 22x50; cost, \$4,300; owner, Robert H. Smith, Port Richmond; architect and builder, J. O. Johnson, Port Richmond. Plan No. 396.

TAYLOR ST. w s, 100 n Prospect st, West New Brighton, 2-sty frame dwelling, 20x29; cost, \$2,000; owner, Josephine Groen, West New Brighton; architect and builder, Wm. F. Behler, Port Richmond. Plan No. 414.

VISTA AV. n e cor Magnolia st, Dongan Hills, 1-sty frame bungalow, 16x22; cost, \$200; owner, Chas. Hubert, Dongan Hills; builder, E. Raggio, Dongan Hills. Plan No. 412.

MANHATTAN ST. w s, 175 n Cleremont av, Tottenville, 1½-sty frame dwelling, 24x40; cost, \$1,700; owner, Annie Ryder, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 403.

WIMAN AV. s s, 500 s Southern boulevard, Great Kills, 1-sty frame bungalow, 16x24; cost, \$500; owner, Mrs. Caughlin, Great Kills; builder, R. Mitchell, Great Kills. Plan No. 426.

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WATERSIDE AV, w s, 400 s Cedar Grove av, New Dorp, 1-sty frame bungalow, 18x30; cost, \$600; owner, Rich. M. Irwin, New Dorp; builder, F. N. Sanjour, New Dorp. Plan No. 399.

WATERSIDE AV, e s, 300 n Cedar Grove av, New Dorp, 1-sty frame bungalow, 14x32; cost, \$400; owner, E. G. Gung, New Dorp; builder, A. Mathon, Grant City. Plan No. 419.

WINAN AV, s s, Great Kills, 1-sty frame bungalow, 24x16; cost, \$300; owner, Mrs. Caughlan, Great Kills; builder, R. Mitchell, Great Kills. Plan No. 407.

WESER AV, e s, 125 n DeKalb av, Stapleton, 2-sty frame dwelling, 16x24; cost, \$1,400; owner, Antonio L. Stucine, Stapleton; architect, A. Bennett, Stapleton; builder, Michael Tedesco, Rosebank. Plan No. 420.

2D ST, w s, 130 w Pine S. N. D. Manor, New Dorp, 1 1/2-sty frame dwelling, 18x32; cost, \$1,450; owner, B. W. Hitchcock, New Dorp; architect and builder, Geo. Haverkamp, Jr., New Dorp. Plan No. 410.

3D ST, n s, 85 s Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, \$250; owner, Adrienne Robyns, Grant City; builder, Otto Karlson, Grant City. Plan No. 400.

3D ST, n s, 67 s Midland av, Grant City, 1-sty frame bungalow, 12x26; cost, \$250; owner, Adrienne Robyns, Grant City; builder, Otto Karlson, Grant City. Plan No. 401.

5TH ST, n s, 43 w New Dorp av, New Dorp, two 2-sty frame dwellings and store, 50x45; total cost, \$3,000; owner, Jas. W. Hughes, New Dorp; architect, Wm. H. Mersereau, 32 Broadway, N. Y. C. Plan No. 409.

6TH ST, w s, 100 — Midland av, Grant City, 1-sty frame bungalow, 14x32; cost, \$400; owner, Augusta Biddle, Grant City; builder, Thos. Biddle, Grant City. Plan No. 397.

7TH ST, w s, 100 s Midland av, Grant City, 1-sty frame bungalow, 14x16; cost, \$100; owner, Royal Dickonson, Grant City; builder, Thos. Biddle, Grant City. Plan No. 398.

8TH ST, w s, 140 n Midland av, Grant City, 1-sty frame bungalow, 12x20; cost, \$100; owner, Pearl J. Quinby, Grant City; builder, J. B. Quinby, Grant City. Plan No. 413.

STORES, OFFICES AND LOFTS.

RICHMOND RD, s s, n e Delaware av, Dongan Hills, 1-sty frame office, 12x16; cost, \$150; owner, Chas. Whittaker, Dongan Hills; builder, Adam Marks, Dongan Hills. Plan No. 417.

MISCELLANEOUS.

RICHMOND TERRACE, w s, 348 n Bennett st, Port Richmond, 2-sty brick store and flat, 25x65; cost, \$6,200; owner, M. Pinchinson, Port Richmond; architect, Harry W. Pelcher, Port Richmond; builder, Jacob Cohn, New Brighton. Plan No. 404.

JEFFERSON AV, n s, 200 w Ald rd, Graniteville, 1-sty frame hot house, 24x100; cost, \$1,500; owner, Guiseppa Marsillio, Graniteville; architects and builders, S. Jacobs Sons, Graniteville. Plan No. 427.

RAILROAD AV, n s, 50 w Huguenot av, Huguenot, 1-sty frame freight house, 16x40; cost, \$1,200; owners, architects and builders, S. I. Railway Co., St. George. Plan No. 425.

SEQUINE V, n w cor Railroad av, Princess Bay, 2-sty frame signal tower, 12x15; owners, architects and builders, S. I. Railway Co., St. George. Plan No. 424.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BEAVER ST, 15, removal of encroachments to 4-sty brick store and lofts; cost, \$800; owners, Farmers Loan & Trust Co., 22 William st; architect, Robert Teichman, 22 William st. Plan No. 1571.

BEAVER ST, 39, removal of projections to 4-sty brick store and loft; cost, \$265; owner, Est. of David W. Bishop, 21 Liberty st; architect, Thos. F. Goldman, 6 Liberty pl. Plan No. 1617.

BEEKMAN ST, 16, masonry to 6-sty brick store and lofts; cost, \$500; owners, Estate of James Chesterman, 176 Christopher st, Montclair, N. J.; architects, Taylor & Mosley, 40 Wall st. Plan No. 1599.

BLEECKER ST, 225, removal of partitions to 6-sty brick stores and tenement; cost, \$225; owner, Giovanni B. Raffetto, 414 West 13th st; architect, A. Vendrasco, 496 West Broadway. Plan No. 1539.

BROOME ST, 395, new partitions to 2-sty brick church; cost, \$150; owners, New York City Mission & Tract Society, 105 East 22d st; architect, Newman B. Hunt, 148 East 79th st. Plan No. 1577.

CEDAR ST, 113-17, removal of encroachments to 4 and 5-sty brick store and loft; cost, \$500; owner, Chas. Wolff, 117 Cedar st; architects, Jno. B. Snook Sons, 261 Broadway. Plan No. 1611.

CLARKSON ST, 39, new windows to 4-sty brick warehouse; cost, \$800; owners, Trinity Church Corporation, Church and Fulton sts; architect, Harry T. Howell, 3d av and 149th st. Plan No. 1604.

FORSYTH ST, 63, new partitions to 6-sty brick stores and tenement; cost, \$150; owner, John C. Eberle, 63 Forsyth st; architect, Otto Reissmann, 30 1st st. Plan No. 1612.

GRAMERCY PARK SOUTH, 12, rear extension and additional height to 4-sty brick studios; cost, \$18,000; owner, Matilda O. Rhineland, 27 William st; architect, Chas. M. Sutton, 70 5th av. Plan No. 1541.

GREENWICH ST, 438-40, fireproof passages to 5-sty brick tenement; cost, \$350; owner, Louise De Belian Moore, 15 East 70th st; architect, J. Chas. Hankenson, 529 West 111th st. Plan No. 1593.

GREENWICH ST, 134, reset show windows to 4 and 3-sty brick cafe and dwelling; cost, \$175; owner, Michael Shannon, 50 8th av, Brooklyn; architect, Daniel J. Lynch, 97 Coffey st, Brooklyn. Plan No. 1606.

MOTT ST, 101, new partitions to 7-sty brick lofts and storage; cost, \$2,000; owner, John Lubbert, 323 East 27th st; architect, Otto Reissmann, 30 1st st. Plan No. 1537.

NASSAU ST, 27 to 33, removal of encroachments to 18-sty brick offices and bank; cost, \$1,500; owners, National Bank of Commerce, 31 Nassau st; architect, Jas. B. Baker, 156 5th av. Plan No. 1535.

PIKE ST, 45, alterations to 6-sty brick lofts; cost, \$800; owner, Joseph Solaman, 691 Broadway; architect, Maximilian Zipkes, 220 5th av. Plan No. 1529.

PRINCE ST, 177, alterations to 6-sty brick loft; cost, \$6,000; owners, Brown-Weiss Realty Co., World Building; architect, Emery Roth, 507 5th av. Plan No. 1527.

THOMPSON ST, 2 and 4, alterations to 6-sty brick bank; cost, \$200; owners, People's Bank, 395 Canal st; architect, Freeman Bloodgood, Jr., 8 York st. Plan No. 1528.

WARREN ST, 8, new partitions to 4-sty brick cafe and offices; cost, \$500; owners, Stewart Corporation, Geo. H. Kohler, president, 8 Warren st; architect, F. B. Huntington, 408 West 150th st. Plan No. 1561.

WEST ST, 115, iron marquees to 2, 4 and 5-sty brick cafe and hotel; cost, \$740; owner, Peter Wilkens, 2911 Kingsbridge av; architect, John Keller, 1050 Broadway. Plan No. 1555.

WEST HOUSTON ST, 138, new roof to 3-sty brick tenement; cost, \$50; owners, Estate N. Low, Jos. Rourke, Secretary, 208 Bleecker st; architect, Robt. Teichman, 22 William st. Plan No. 1572.

STH ST, 3 & 5 West, masonry, new stairs and iron to 8-sty brick hotel; cost, \$300; owner, Edward Jansen, 110 West 18th st; architects, Rouse & Goldstone, 38 West 42d st. Plan No. 1574.

11TH ST, 342-44 West, new store front and plumbing to 5-sty brick tenement; cost, \$500; owners, Estate Patrick Anderson, Emily J. Tighe, executrix, 99 South 6th st, Brooklyn; architect, John H. Knubel, 305 West 43d st. Plan No. 1557.

14TH ST, 59 West, alterations to 4-sty brick stores and lofts; cost, \$5,000; owners, Colonial Realty Co., 309 Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 1526.

17TH ST, 70 West, alterations to 4-sty brick store and lofts; cost, \$400; owner, Vincent Astor, 23 West 26th st; architect, Fred T. Allen, 2057 3d av. Plan No. 1524.

20TH ST, 49 East, support for gravity tank to 12-sty brick loft; cost, \$6,200; owners, Kroy-men Realty Co., Henry Carn, president, 1123 Broadway; architect, Royal J. Mansfield, 135 William st; builders, Tippet & Wood, 135 William st. Plan No. 1503.

21ST ST, 509 West, alterations to 4-sty brick tenement; cost, \$250; owner, Samuel D. McGourkey, 266 West 23d st; architect, Patrick F. Brogan, 119 East 23d st. Plan No. 1531.

21ST ST, 2 East, removal of projections to two 10 and 12-sty brick stores and lofts; cost, \$3,000; owner, Wm. S. Duncan, 1 Madison av; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 1573.

23D ST, 148-156 West, new partitions and plumbing to 12-sty brick store and lofts; cost, \$125; owner, Chas. Hirschorn, 907 Broadway; architect, Benj. Millinger, 1774 2d av. Plan No. 1567.

23D ST, 12 West, new partition to 5 and 3-sty brick store and lofts; cost, \$250; owner, Martin Philipborn, 132 West 21st st; architect, Henry H. Holly, 39 West 27th st. Plan No. 1542.

28TH ST, 47 East, alterations to 4-sty brick store and residence; cost, \$50; owner, Samuel Jacobs, 12 West 83d st; architect, F. W. Edwards, 1 Madison av. Plan No. 1522.

28TH ST, 21 West, office partitions to 6-sty brick lofts; cost, \$175; owner, Esther A. Quackebush, 3 East 94th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 1592.

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31ST ST, 35-37 West, masonry and new partitions to 11-sty brick lofts; cost, \$1,200; owner, William Flinn, 1942 Forbes av, Pittsburgh, Pa.; architect, Augustus N. Allen, 2 West 45th st. Plan No. 1607.

32D ST, 108 West, new store front to 6-sty brick store and lofts; cost, \$410; owners, Louis & Alexander Pincus, 501 5th av; architect, Wm. Murland, 122 East 11th st. Plan No. 1581.

33D ST, 133 West, new store front to brick stores; cost, \$500; owner, Chas. F. Noyes, 92 William st; architect, Fred. P. Platt, 1123 Broadway. Plan No. 1560.

34TH ST, 123 East, masonry to 4-sty brick store and dwelling; cost, \$125; owner, Marie D. Bergh, 42 East 78th st; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1618.

41ST ST, 41 East, front and rear extension to 4-sty brick stores and apartments; cost, \$3,000; owner, Herbert A. Sherman, Rye, N. Y.; architect, S. Edson Gage, 340 Madison av. Plan No. 1575.

42D ST, 643 West, masonry and partitions to 4-sty brick store and tenement; cost, \$500; owner, Estate of Leonard Appleby, 932 8th av; architect, Otto Reissmann, 30 1st st. Plan No. 1538.

42D ST, 47-61 West, fireproof mezzanine floor to 6-sty brick store and offices; cost, \$800; owner, Walter I. Solomon, 17 West 42d st; architect, Jacob S. Glasser, 124 West Broadway. Plan No. 1536.

42D ST, 216 West, reset stores with metal covering to 3-sty brick stores; cost, \$275; owner, Wm. Sturges, 236 West 72d st; architect, Leroy Dennis, 336 West 29th st. Plan No. 1549.

42D ST, 328 West, marquisse to 5-sty brick hospital; cost, \$250; owners, West Side German Dispensary, 328 West 42d st; architect, Peter J. Ryan, 314 West 44th st. Plan No. 1597.

44TH ST, 216 West, alterations to 4½-sty brick theatre; cost, \$800; owners, 44th Street Realty Co., 1416 Broadway; architect, Earl C. Maxwell, 30 Church st. Plan No. 1530.

44TH ST, 216-32 West, sky sign to 5-sty brick theatre; cost, \$300; owners, The 44th St. Realty Co., Jacob Shubert, president, 215 West 44th st; architect, Jerome E. Crowley, 442 West 42d st. Plan No. 1559.

46TH ST, 2 East, masonry for 2,000-gallon tank to 5-sty brick lofts; cost, \$150; owners, 2 East 46th St. Co., Chas. B. Warner, president, 542 5th av; architect, John A. Hamilton, 32 Broadway. Plan No. 1590.

47TH ST, 79 West, reset show windows to 3-sty brick stores and dwelling; cost, \$200; owner, Mrs. John Early, 54 West 46th st; architect, Wm. S. Mellin, 141 East 40th st. Plan No. 1545.

48TH ST, 554 West, masonry, new stairs and plumbing to 2-sty brick stable and loft; cost, \$5,000; owner, Jacob Stumpf, 350 West 44th st; architect, John H. Knubel, 305 West 43d st. Plan No. 1534.

48TH ST, 212-16 West, alterations to 5-sty brick apartments and dwelling; cost, \$25,000; owners, Michael H. Mark Realty Co., 701 7th av; architect, Thos. W. Lamb, 644 8th av. Plan No. 1532.

48TH ST, 15 West, alterations to 4-sty brick dwelling; cost, \$15,000; owner, James L. Barclay, 299 Broadway; architect, Thornton Chard, 101 Park av. Plan No. 1547.

54TH ST, 110 West, masonry to 2-sty brick garage; cost, \$400; owner, Est. Ed. J. Donnell, 45 Wall st; architect, Thos. F. Goldman, 6 Liberty st. Plan No. 1616.

57TH ST, 13 East, masonry and new stairs to 4-sty brick dwelling and studio; cost, \$4,000; owner, Moritz P. Philip, 11 East 57th st; architect, Fred W. Burnham, 30 East 42d st. Plan No. 1609.

72D ST, 38 East, masonry, new heating and plumbing to 4-sty brick residence; cost, \$10,000; owner, Chas. Liebmann, 763 5th av; architect, Henry B. Herts, 35 West 31st st. Plan No. 1552.

73D ST, 101 West, new windows and door frames to 4-sty brick tenement and store; cost, \$300; owner, Fred. Ambrose Clark, Coopers-town, N. Y.; architect, Arthur M. Ross, 149 Broadway. Plan No. 1586.

78TH ST, 400 East, masonry and steel to 5-sty brick tenement and store; cost, \$550; owner, Lena Davis, 1504 1st av; architect, Sidney Oppenheim, 1511 3d av. Plan No. 1598.

81ST ST, 42 East, masonry to 4-sty brick dwelling; cost, \$200; owner, Samuel Murland, 40 East 81st st; architect, Robert W. Gardner, 122 West 29th st. Plan No. 1591.

84TH ST, 167 East, masonry, new stairs and carpentry to 4 and 2-sty brick stable; cost, \$3,500; owners, Estate of Jacob Scholle, Albert W. Scholle, executor, 5 Nassau st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1540.

85TH ST, 332-34 West, side extension to 5-sty brick and stone dwelling; cost, \$20,000; owner, Leo Ostro, 140 Nassau st; architect, Lorenz F. J. Weiher, 271 West 25th st. Plan No. 1579.

85TH ST, 242 East, new fire escape and doors to 5-sty brick stores and tenements; cost, \$250; owner, Jacob Weil, 1878 8th av; architect, Sidney F. Oppenheimer, 1511 3d av. Plan No. 1596.

91ST ST, 258 West, masonry and plumbing to 4-sty brick tenement; cost, \$250; owner, Emil Kohler, 258 West 91st st; architect, Joseph Wolf, 103 Park av. Plan No. 1588.

96TH ST, 259 West, alterations to 1 and 2-sty brick stores and lofts; cost, \$1,500; owner, Jesse M. Ehrlich, 31 Liberty st; architect, Richard Rohl, 128 Bible House. Plan No. 1521.

101ST ST, 101 East, new partitions to 4-sty brick residence; cost, \$15; owner, Philip Reilly, 107 East 101st st; architect, Geo. L. Amouroux, 35 West 95th st. Plan No. 1551.

116TH ST, 410 East, reconstruct frontage and new stairs to 4-sty brick moving pictures and dwelling; cost, \$1,000; owner, Raffaele Marrazzi, 408 East 116th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 1563.

125TH ST, 201-9 West, rear extension to 3-sty brick stores and lofts; cost, \$5,000; owner, Wendolin J. Nauss, 2291 3d av; architect, A. H. Guilbert, 1009 Morris av. Plan No. 1585.

135TH ST, 71 West, masonry to 5-sty brick tenement and store; cost, \$38; owner, Jacob Moersseldo, 142 East 12th st; architect, Wm. J. Horne, 360 East 201st st. Plan No. 1544.

160TH ST, 564 West, new door to 6-sty brick tenement; cost, \$50; owner, Morris Vogel, 564 West 160th st; architect, Joseph Shaughnessy, 5223 Broadway. Plan No. 1614.

225TH ST, 111-13 West, new partition to 6-sty brick tenement and stores; cost, \$150; owners, Hudson Terrace Building Co., 135 Broadway; architect, Geo. F. Pelham, 507 5th av. Plan No. 1581.

AV B, 292, masonry to 6-sty brick lofts; cost, \$350; owner, Harold Newton, 292 Av B; architect, Chas. C. Edwards, 547 West 123d st. Plan No. 1615.

BROADWAY, 290-294, fireproof mezzanine balcony to 15-sty brick offices; cost, \$5,000; owners, Robt. Dun Douglas et al., Orange, N. J.; architect, Chas. H. Richter, 68 Broad st. Plan No. 1602.

BROADWAY, 1399, masonry and plumbing to 2-sty brick store; cost, \$200; owners, Estate John G. Wendel, 442 5th av; architect, Emery Klock, 126 William st. Plan No. 1595.

BROADWAY, 1564-66, alterations to 11-sty brick offices and theatre; cost, \$500; owners, The Palace Theatre Realty Co., 55 Liberty st; architect, W. G. Howard, 13 and 21 Park Row. Plan No. 1525.

BROADWAY, 2555, new marquisse to 2-sty brick store and loft; cost, \$200; owner, Jesse W. Ehrlich, 31 Liberty st; architect, Eli Benedict, 408 East 125th st. Plan No. 1550.

BROADWAY, 2188, new store front and partitions to 3-sty brick store and dwelling; cost, \$500; owners, Estate Peter Doelger, Chas. Doelger executor, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1562.

BROADWAY, 2774, 1-sty extension to 2-sty moving picture and dwelling; cost, \$5,000; owners, Manhattan Freehold Co., Geo. Fink, president, 31 Nassau st; architect, Harold L. Young, 1204 Broadway. Plan No. 1568.

BROADWAY, 1330, new store front to 5-sty brick jewelry; cost, \$900; owner, Henry Macaleenan, 366 West 73d st; architect, E. W. Skoglin, 13 East 16th st. Plan No. 1576.

LENOX AV, 446, remove partition to 5-sty brick store and tenements; cost, \$25; owner, John G. Wm. Greef, 24 West 91st st; architect, Joseph C. Cocker, 2017 5th av. Plan No. 1548.

MADISON AV, 304 to 308, rear extension to 4-sty brick stores and offices; cost, \$30,000; owner, Mary E. Jackson, care of Robt. Struthers, 60 Wall st; architects, Buchman & Fox, 30 East 42d st. Plan No. 1594.

PARK ROW, 27, masonry, new stairs and elevator to 5-sty brick store; cost, \$9,500; owner, Wm. Waldorf Astor, 21 West 26th st; lessee, Patterson Bros., 27 Park Row; architect, Frank F. Ward, 203 Broadway. Plan No. 1584.

PARK ROW, 121, alterations to 2-sty brick store and storage; cost, \$100; owner, Isaac Gurean, 149 Park Row; architect, Jacob Klein, 122 East 11th st. Plan No. 1523.

PARK AV, 86-88, masonry and steel to 4-sty brick and stone dwelling; cost, \$800; owner, Fred B. Jennings, 86 Park av; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1553.

PARK AV, 1845, new doors to 2-sty brick automobile shop; cost, \$25; owner, Thos. C. Edmonds, 1826 Park av; architect, Wm. H. Hunt, 3210 Broadway. Plan No. 1578.

1ST AV, 1471, new partitions and stairs to 5-sty brick tenement and store; cost, \$2,500; owner, Marie Butt, 36 Morningside av; architect, Adolph Balschun, 483 Willis av. Plan No. 1580.

2D AV, w s, 22 n 51st st, new metal show window to 4-sty brick tenement; cost, \$150; owner, Isabella Unger, 139 West 130th st; architect, Chas. H. Dietrich, 402 East 134th st. Plan No. 1589.

3D AV, 1799, masonry to 5-sty brick store, meeting rooms and tenement; cost, \$1,000; owner, David Schwartz, 107 6th av, Brooklyn; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 1564.

3D AV, 1785, masonry, new store and plumbing to 4-sty brick tenement; cost, \$1,000; owner, Louise Ellis, Park Av Hotel, 33d st and Park av; architect, John H. Knubel, 305 West 43d st. Plan No. 1603.

5TH AV, 707, 1-sty addition to 5-sty brick studio; cost, \$7,000; owner, Ehrich Galleries, 463 5th av; architects, Heidelberg & Levy, 322 5th av. Plan No. 1605.

5TH AV, 342, masonry and steel to 3-sty brick fire house; cost, \$750; owner, City of New York, 157-9 East 67th st; architect, Jas. P. Rubil, 157 East 67th st. Plan No. 1556.

6TH AV, 666, reset show window to 5-sty brick stores and dwelling; cost, \$475; owner, Agnes W. Peck, 350 West 83d st; architect, W. G. Clark, 438 West 40th st. Plan No. 1565.

6TH AV, 250, reset show windows to 4-sty brick store and lofts; cost, \$75; owner, Max Kurxrok, 11 East 26th st; architect, Adolph S. Wexler, 339 West 13th st. Plan No. 1570.

6TH AV, 755, reset store front to 4-sty brick stores and tenement; cost, \$400; owner, Herman Reber, 301 West 42d st; architect, L. Glasser, 639 6th av. Plan No. 1583.

6TH AV, 952-94, reset store front to two 5-sty brick tenements and stores; cost, \$500; owner, Chas. A. Runt, 31 Nassau st; architect, Eli Benedict, 352 Convent av. Plan No. 1582.

6TH AV, 813, reset show windows to 4-sty brick stores and tenement; cost, \$150; owner, Mrs. John Early, 54 West 46th st; architect, Wm. S. Mellin, 141 East 40th st. Plan No. 1546.

6TH AV, 405, new store front, partitions and stairs to 4-sty brick stores and dwelling; cost, \$1,000; owner, Friederich Rosenberg, Claremont av, Montclair, N. J.; architect, John H. Knubel, 305 West 43d st. Plan No. 1533.

6TH AV, 409, new metal store front to 3-sty brick store, loft and tenement; cost, \$120; owner, William Button, 1897 Madison av; architect, Fred, Jacobsen, 132 East 23d st. Plan No. 1601.

6TH AV, 958-966, reset show window to five 4-sty brick tenements and stores; cost, \$500; owner, Edith Wharton, 81 Nassau st; architect, Chas. Volz, 2 West 45th st. Plan No. 1608.

6TH AV, 238-44, reset show windows to 5-sty brick store and offices; cost, \$275; owner, Philip Maratte, 238 6th av; architect, Chas. E. Reid, 132 East 23d st. Plan No. 1619.

7TH AV, 826, plumbing and fixtures to 4-sty brick stable; cost, \$200; owner, Edward Lax, 493 8th av; architect, Samuel F. Mead, 158 West 50th st. Plan No. 1554.

7TH AV, 311, partition to 5-sty brick stores and tenements; cost, \$35; owners, The 28th St. & 7th Av. Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1558.

7TH AV, 759, reset store fronts to 4-sty brick cafe and tenement; cost, \$450; owner, Joseph Minot, Boston, Mass.; architect, H. P. Hansen, 257 West 20th st. Plan No. 1566.

8TH AV, 2728, new store front, saloon fixtures and plumbing to 3-sty brick lofts and stores; cost, \$1,500; owners, The Fleischmann Realty Co., G. J. Fleischmann, president, 507 5th av; architect, Edward J. Clark, 110 East 12th st. Plan No. 1563.

8TH AV, 2072, new partitions and heating to 5-sty brick tenement; cost, \$300; owner, Abraham King, 545 West 11th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1610.

9TH AV, 260, new partitions to 4-sty brick store and tenement; cost, \$1,400; owner, George Vollman, 200 9th av; architect, Otto Reissmann, 30 1st st. Plan No. 1613.

12TH AV, 2295-97, masonry and new stores to 2 and 3-sty brick market; cost, \$5,500; owners, Geo. F. Heinrichs & Co., 545 West 152d st; architect, John G. Glover, 233 Broadway. Plan No. 1600.

Bronx.

HOME ST, 880, 2-sty frame extension, 11.8x20.2, to 2-sty frame dwelling; cost, \$500; owner, John Joseph King, on premises; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 343.

138TH ST, 497, new stairway to 5-sty brick tenement; cost, \$350; owner, John Hitchman, on premises; architects, Arthur Arctander Co., 391 East 149th st. Plan No. 245.

187TH ST, s e cor Arthur av, new water closet to 5-sty brick stores and tenement; cost, \$150; owner, Pietro Cinelli, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 235.

BAILEY AV, 2674, 1-sty frame built upon 1-sty frame extension of 2-sty and attic frame dwelling; cost, \$250; owner, Caroline A. Thom, on premises; architects, Ahnaman & Younkshere, 3320 Bailey av. Plan No. 238.

BURNSIDE AV, 217, new show windows to 3-sty frame store and dwelling; cost, \$150; owner, Ferd T. Hopkins, 37 Great Jones st; architect, Henry H. Holly, 39 West 27th st. Plan No. 237.

JEROME AV, 2960, raise to grade 2-sty frame tenement; cost, \$600; owners, Est. of Augustus Barth, 158 1/2 Bowery; architect, John H. Friend, 148 Alexander av. Plan No. 246.

LONGFELLOW AV, e s, 225 s Jennings st, 2-sty brick extension, 29x137.5, to 2-sty brick factory and lofts; cost, \$40,000; owners, Friedmann & Rabenowitz, 1430 Longfellow av; architect, H. L. Young, 1204 Broadway. Plan No. 241.

MELROSE AV, s w cor 150th st, new block partitions to 3-sty brick stores, offices and theatres; cost, \$2,500; owners, American Real Estate Co., Edw. B. Boynton, 527 5th av, president; architect, Geo. A. Summer, 989 Southern Boulevard. Plan No. 344.

NEWBOLD AV, s s, 278.5 w Castle Hill av, two 2-sty frame extensions, 25.5x9.6 and 46.6 x29, to 1-sty frame church; cost, \$7,000; owner, Evang. St. Paulus Church, Kasimir Lofink, 2238 Powell av, president; architect, Fred Hammond, 391 East 149th st. Plan No. 239.

PROSPECT AV, w s, 219.10 n Jennings st, new partitions to 1-sty brick amusement hall and stores; cost, \$50; owner, Simon Schwartz, 347 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 247.

TREMONT AV, s e cor Washington av, new store fronts to 2-sty frame stores and offices; cost, \$200; owner, Dr. C. A. Becker, Park and Tremont avs; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 342.

WENDOVER AV, s s, 100 e 3d av, new store front, new partitions to 5-sty brick store and tenement; cost, \$1,500; owners, The Cunard Realty Co., P. E. Hendrich, 412 West 148th st, president; architect, H. F. McLaughlin, 153 West 97th st. Plan No. 240.

WESTCHESTER AV, s w cor Kelly st, new stairs, new partitions to 1-sty brick store; cost, \$250; owner, Robert Simon, 42d st and Madison av; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 236.

Brooklyn.

BERGEN ST, n e cor Kingston av, exterior alterations to 4-sty tenement; cost, \$250; owner, H. N. Luderman, 289 Lincoln rd; architect, Wm. H. Ludwig, 801 Eastern Parkway. Plan No. 3104.

CHAUNCEY ST, e s, 269.4 n Lewis av, interior and exterior alterations to moving picture theatre; cost, \$300; owner, Jacob Kaiser, 44 Court st; architect, D. Wortman, 114 East 28th st. Plan No. 3000.

COLUMBIA ST, w s, 80 s Carroll st, new electric sign; cost, \$500; owner, Sydney Seigel, 272 Columbia st; architect, Federal Sign Co., 229 West 42d st. Plan No. 3007.

EAST 9TH ST, w s, 440 s Beverley rd, exterior and interior alterations to 2-sty dwellings; cost, \$350; owner, Paul Weiner, 642 Coney Island av; architect, Wm. S. Rustin, 25 East 9th st. Plan No. 3123.

FULTON ST, n s, 197.1 e Bond st, 1-sty brick extension, 27.2x53.9, to store; cost, \$4,500; owner, Wm. Powers, —; architect, R. F. Walker, 210 Berkeley pl. Plan No. 3120.

GRAND ST, s s, 150 e Humboldt st, exterior and interior alterations to 3-sty store and tenement; cost, \$200; owners, J. D. Richter & ano, 196 Graham av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 3107.

HICKS ST, w s, 50 s Coles st, interior alterations to 5-sty store and tenement; cost, \$250; owner, Giacconco Dondero, 680 Hicks st; architects, Erok & Rosenberg, 350 Fulton st. Plan No. 3074.

KOSCIUSKO ST, s w cor Tompkins av, new elevator; cost, \$1,800; owner, C. H. Ehler, on premises; architect, G. Seaberg, 407 Douglass st. Plan No. 3124.

MAUJER ST, n s, 100 w Lorimer st, 2-sty frame extension, 22.3x50, to store and dwelling; cost, \$8,000; owner, David Welsch, 47-9 Maujer st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3075.

OSBORN ST, e s, 175 s Dumont av, extension to 3-sty store and dwelling; cost, \$800; owner, Ida Koplowitz, 1010 Hopkinson av; architects, Adelson & Feinberg, 1776 Pitkin av. Plan No. 3028.

PACIFIC ST, s s, 160 w Eastern parkway, plumbing, etc., to 3-sty store and dwelling; cost, \$100; owner, Carmine Calo, 2256 Pacific st; architect, Federal Sign Co., 229 West 42d st. Plan No. 3008.

PACIFIC ST, s s, 125 w Sackman st, exterior and interior alterations to 5-sty store and tenement; cost, \$300; owner, Antonio Giglio, 2372 Pacific st; architect, John Burke, 603 East 2d st. Plan No. 3019.

POWERS ST, n s, 175 w Graham av, plumbing to 3-sty dwelling; cost, \$125; owner, Herman Newman, 70 Jackson st; architect, Max Cohn, 280 Bedford av. Plan No. 3038.

POWERS ST, s s, 137 e Leonard st, exterior and interior alterations to church; cost, \$500; owner, John Nugent, 11 Orient av; architect, Wm. Debus, 86 Cedar st. Plan No. 3050.

SACKETT ST, n s, 76.4 e Clinton st, extension to 1-sty garage; cost, \$200; owner, J. M. Downey, M. D., 387 Clinton st; architect, B. H. Smith, Franklin and DeKalb avs. Plan No. 3099.

SANDS ST, n s, 74.6 e Bridge st, exterior alterations to 3-sty stone dwelling; cost, \$300; owner, Louise J. Black, Paris, France; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 3065.

SEIGEL ST, n s, 100 e Manhattan av, interior alterations to 2-sty dwelling; cost, \$100; owner, Wm. Menger, 124 Boerum st; architect, Hy. Entlich, 29 Montrose av. Plan No. 3037.

SIDNEY PL, w s, 167.5 s Joralemon st, exterior alterations to Home for Girls; cost, \$350; owner, John B. Summerfield, as president, 44 Court st; architect, Gustave A. Skaynecki, 627 Sutter av. Plan No. 3045.

STOCKHOLM ST, s s, 305.6 w Wyckoff av, extension to 3-sty dwelling; cost, \$400; owner, Philip Cook, 310 Stockholm st; architect, N. Mitchell, 305 Stanhope st. Plan No. 3088.

WATKINS ST, w s, 140 s Livonia av, exterior alterations to 3-sty dwelling; cost, \$300; owner, Fanny Sternberg, 410 Watkins st; architect, Louis Danancher, 7 Glenmore av. Plan No. 3085.

WYCKOFF ST, s s, 160 w Hoyt st, exterior and interior alterations to 4-sty tenement; cost, \$150; owner, Ferdinand Sekler, 114 Wyckoff st; architect, D. A. Lucas, 98 3d st. Plan No. 3068.

SOUTH 3D ST, s s, 100 w Havemeyer st, exterior alterations to 4-sty tenement; cost, \$500; owner, Kate Ludwig, 436 East 14th st, N. Y.; architect, C. H. Dietrich, 402 East 134th st; Bronx. Plan No. 3044.

SOUTH 4TH ST, w s, 108.8 s Marcy av, interior alterations to 3-sty loft and dwelling; cost, \$125; owner, Isaac Solomon, 286 South 4th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 2995.

EAST 7TH ST, e s, 180 s Av H, extension to storage; cost, \$1,400; owner, Edison Elec. Illg. Co., 360 Pearl st; architect, Fred C. Podryns, 300 Pearl st. Plan No. 3024.

NORTH 8TH ST, s s, 150 e Driggs av, interior alterations to 3-sty tenement; cost, \$150; owner, Wm. T. Hawthurst, 266 West 23d st; architect, P. F. Brogan, 119 East 23d st, New York. Plan No. 3073.

9TH ST, n s, 137 e 5th av, extension to 3-sty store and dwelling; cost, \$3,500; owner, Wm. Frommling, 365 6th av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3047.

BAY 17TH ST, w s, 100 s Bath av, extension to 3-sty dwelling; cost, \$100; owner, Chas. Meyerowitzky, on premises; architect, A. Heicht, 9 East 42d st, N. Y. Plan No. 3027.

BAY 22D ST, w s, 301 n Benson av, exterior alterations to 3-sty dwelling; cost, \$180; owner, Margaretta Clero, 66 Bay 22d st; architect, Jos. Monda, 372 Brown st, N. Y. Plan No. 3031.

EAST 35TH ST, n w cor Snyder av, extension to 2-sty dwelling; cost, \$1,500; owner, D. Y. Mellis, on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 3048.

PROPOSALS

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

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

PROPOSALS

FOR STATE FAIR BUILDING AT SYRACUSE, N. Y.

Sealed proposals will be received by the State Fair Commission, Syracuse, N. Y., Tuesday, June 17th, 1913, at 3 P. M., for the erection of a Poultry building on the State Fair grounds. Each bidder shall personally or through his agent present to the Commission at that time his sealed bid for the entire work and plumbing, for said new Poultry building, at which time they will be opened and read publicly.

The proposals shall be accompanied by a certified check in an amount equal to 5 per cent of the bid, and the contractor to whom the award is made will be required to furnish a surety bond in an amount equal to 50 per cent of the contract within ten days from date of notice of award of contract. Failure to furnish bond within specified time will cancel the notice of award and cause forfeiture of said certified check.

The contract will provide that the building shall be entirely completed on or before August 30th, 1913.

Drawings, specifications and forms of proposal may be obtained of James A. Randall, Architect, 704 S. A. & K. Bldg., Syracuse, N. Y.

Plans and specifications will be on file and may be examined by general contractors or sub-contractors at the office of the State Fair Commission, Post-Standard Bldg., Syracuse, N. Y., at the office of the State Architect, Capitol, Albany, N. Y., and at the office of the firm of Merrick & Randall, 704 S. A. & K. Bldg., Syracuse, N. Y.

Plans and specifications must be returned to the State Fair Commission with proposal.

The State Fair Commission reserves the right to reject any or all bids.

Address all bids to the New York State Fair Commission, Post-Standard Bldg., Syracuse, N. Y.

ALBERT E. BROWN, Secretary-Treasurer.

Dated Syracuse, N. Y., June 3, 1913.

CONTRACTORS

BIDS OPENED JUNE 24, 1913

for the construction of Section No. 4 of the Broadway-Fourth Avenue Rapid Transit Railroad of New York City.

A four-track subway under Broadway from a point between Houston and Bleecker Streets to a point 390 feet north of the southerly building line of Fourteenth Street, with stations at Eighth Street and Union Square.

Write or call concerning form of contract, plans and specifications.

PUBLIC SERVICE COMMISSION

FOR THE FIRST DISTRICT
154 Nassau Street, New York City.

Rapp Construction Co.

PATENT FIREPROOF FLOOR ARCHES
OFFICES, 30 EAST 42d STREET
Warehouse 301 E. 94th St. Tel. Murray Hill 1831

I. Fader Tel. 3583 Williamsburgh D. Fader
Eastern Fire-Proof Sash & Door Co.
Manufacturers of
All kinds of Fire-Proof Doors, Window Frames and Sash covered with Kalamine Iron, Brass or Copper. Board of Fire Underwriters Doors A Specialty.
109-111 COOK STREET
Cor. Morrell Street **BROOKLYN, N. Y.**

Plans Filed—Alterations, Brooklyn (Continued).

65TH ST, s s, 180 w 14th av, 2-sty frame extension, 20x5, to store and dwelling; cost, \$300; owner, Rocco Frasca, 1362 65th st; architect, M. D. Foot, 1432 75th st. Plan No. 3018.

EAST 95TH ST, w s, 248 s Av D, extension to 2-sty dwelling; cost, \$700; owner, Chas. Johnson, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3011.

ATLANTIC AV, s s, 425 e Bedford av, electric sign; cost, \$200; owner, Met. Eng'g Co., 1250 Atlantic av; architect, Robt. Gerlinger, —. Plan No. 3061.

ATLANTIC AV, n s, 75 w Hoyt st, exterior alterations to 1-sty garage; cost, \$300; owner, Pat'k Quinn, 218 Schermerhorn st; architect, Eric Holmgren, 371 Fulton st. Plan No. 3052.

ATLANTIC AV, s s, 152.3 w Clanton av, plumbing, &c, to 1-sty garage; cost, \$650; owner and architect, Sterling Plano Co., Fulton and Hanover pl. Plan No. 3096.

CHRISTOPHER AV, e s, 175 n Blake av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Solomon Stahl, 84 Clinton av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3029.

CLERMONT AV, n e cor Atlantic av, new elevators; cost, \$7,000; owner, N. Schrader's Sons, on premises; architect, Gurney El. Co., 62 West 45th st, N. Y. Plan No. 3005.

DITMAS AV, n s, 94.6 e East 18th st, exterior alterations to 3-sty dwelling; cost, \$200; owner, Ed. G. Haskins, 1917 Ditmas av; architect, C. H. De Lion, 159 Montague st. Plan No. 3064.

EAST NEW YORK AV, s e cor Ford st, extension to 2-sty dwelling; cost, \$1,000; owner, Cath. Jamison, East New York and Rochester av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3090.

EAST NEW YORK AV, n w cor Sterling pl, new elevator; cost, \$1,800; owner, Marcus Sang Co., on premises; architect, G. Seaberg, 407 or 401 Douglass st. Plan No. 3144.

FLUSHING AV, s s, 150 w Throop av, interior alterations to 2-sty moving picture show; cost, \$2,000; owner, Sam Estrich, 692 Flushing av; architect, Hyman Paris, 258 Rivington st, N. Y. Plan No. 3022.

GRAHAM AV, w s, 25 s Scholes st, exterior and interior alterations to 2-sty store and dwelling; cost, \$300; owner, J. G. Peters, 191 Graham av; architect, E. J. Messinger, 394 Graham av. Plan No. 3030.

GRAND AV, w s, 125 s St Marks av, interior alterations to 4-sty tenement; cost, \$400; owner, Anthony Blass, 630 Grand av; architect, Jas. F. Ely, 422 St Marks av. Plan No. 3092.

HAMBURG AV, n w cor Gates av, extension to 3-sty store and tenement; cost, \$1,500; owner, Mary Kressh, on premises; architect, Lew Keon, 9 Debevoise st. Plan No. 3097.

HUDSON AV, e s, 76 n Fulton st, new roof sign to store; cost, \$800; owner, C. T. Cowenhoven, 27 William st, N. Y.; architects, F. E. Daisley & Co., 61 Fulton st. Plan No. 3071.

JOHNSON AV, n s, 150 e Leonard st, extension to 4-sty store and tenement; cost, \$300; owner, Bertha Hoffman, 568 West 149th st, N. Y.; architect, E. G. Ciaccia, 206 Hamilton av. Plan No. 3002.

JOHNSON AV, n s, 125 e Union av, interior alterations to 2-sty store; cost, \$350; owner, John Schaeffer, 25 Johnson av; architects, Laspin & Salvati, 525 Grand st. Plan No. 3117.

KENT AV, w s, 206 n North 12th st, exterior alterations to 2-sty shop; cost, \$3,500; owner, Standard Oil Co., 26 Broadway, N. Y.; architect, E. A. Hathaway, 341 Martense st. Plan No. 3126.

KENT AV, w s, bet South 4th and 5th sts, exterior and interior alterations to 7-sty sugar house; cost, \$2,500; owners, American Sugar Ref. Co., foot South 4th st; architect, Ig. Cranford, foot South 4th st. Plan No. 3095.

LAFAYETTE AV, n w cor Sumner av, extension to 3-sty store and dwelling; cost, \$2,600; owner, Sam'l Kohn, 357 Vernon av; architect, Lew Keon, 9 Debevoise st. Plan No. 3102.

LOUISIANA AV, w s, 20 s Hegeman av, plumbing to 3-sty dwelling; cost, \$400; owner, H. Weisman, 741 Williams av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3084.

MANHATTAN AV, s w cor Freeman st, new bay window; cost, \$600; owner and architect, Thos. F. Barton, 104 Manhattan av. Plan No. 3015.

MANHATTAN AV, e s, 221.8 n Norman av, extension to 4-sty store and tenement; cost, \$800; owner, Saml. Mendelson, 829 Manhattan av; architect, Gustave Erda, 826 Manhattan av. Plan No. 3054.

MARCY AV, n e cor Floyd st, interior alterations to 5-sty store and tenement; cost, \$150; owner, Jos. D. Waldman, 535 Marcy av; architect, Tobias Goldstone, 49 Graham av. Plan No. 3083.

MERMAID AV, s s, 100 e West 32d st, move building, 2-sty dwelling; cost, \$100; owner, John Henry, 367 Fulton st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 3036.

NEWKIRK AV, s w cor East 17th st, exterior and interior alterations to 4-sty store and tenement; cost, \$1,000; owner, Mary S. Hildreth, 626 West 9th st, Los Angeles, Cal.; architect, Beni. F. Driesler, 157 Remsen st. Plan No. 3076.

NORMAN AV, s s, 50 e Sutter av, extension to loft building; cost, \$1,500; owner, Upland Cedar Lumber Co., Morgan and Norman av; architect, E. M. Thomas, 104 Oak st. Plan No. 3016.

NORMAN AV, s s, 41.8 e Newell st, exterior alterations to 3-sty tenement; cost, \$800; owner, Saml. Block, 158 Norman av; architect, Gustave Erda, 826 Manhattan av. Plan No. 3053.

NOSTRAND AV, s w cor Kosciuszko st, rearrange seats in moving picture show; cost, \$200; owner, Frank Durier, 276 Nostrand av; architect, W. H. Gorman, 974 Jefferson av. Plan No. 3091.

PITKIN AV, s w cor Osborn st, 4-sty brick extension, 25x10; cost, \$6,000; owner, Isaac Gross, 1996 Bergen st; architects, S. Millman & Son; 1780 Pitkin av. Plan No. 3041.

PROSPECT AV, s s, 80 w 4th av, exterior and interior alterations to 4-sty tenement; cost, \$350; owner, Sarah Marcus, 46 Eldridge st; architect, H. G. Dangler, 215 Montague st. Plan No. 3013.

ROGERS AV, n e cor Erasmus st, extension to storage; cost, \$350; owner, John A. Sieva, 851 Rogers av; architect, Benj. Driesler, 153 Remsen st. Plan No. 3137.

SEA BREEZE AV, n s, 165 w West 1st st, exterior alterations to dwellings; cost, \$150; owner, W. C. Morson, 300 West 3d st; architect, Rocco Mega, 2857 West 5th st. Plan No. 3108.

ST. MARKS AV, n w cor Franklin av, new electric sign; cost, \$200; owner, Mary Langan, 654 Franklin av; architect, Federal Sign Co., 229 West 42d st. Plan No. 3006.

STONE AV, e s, 100 s Dean st, plumbing to 3-sty dwelling; cost, \$150; owner, Max Friedman, 449 8th av; architect, M. Meyers, 249 Hinsdale st. Plan No. 3080.

SURF AV, n e cor West 35th st, exterior alterations to 3-sty dwelling; cost, \$200; owner and architect, C. E. Churchill, on premises. Plan No. 3077.

SUTTER AV, n s, 80 w Ashford st, interior alterations to 3-sty dwelling; cost, \$125; owner, Halley Gerslich, 913 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 3012.

UNION AV, e s, 75 s Skillman av, plumbing to 4-sty tenement; cost, \$200; owner, Joseph D. Candia, 230 Union av; architects, Lafpia & Salvati, 525 Grand st. Plan No. 3114.

3D AV, n e cor 29th st, extension to 3-sty store and dwelling; cost, \$1,500; owner, Frank Spero, on premises; architect, W. H. Harrington, 5906 5th av. Plan No. 3079.

3D AV, w s, 50 n 47th st, exterior and interior alterations to moving picture show; cost, \$200; owner, Edw. Rafter, on premises; architect, Thos. Bennett, 3d av and 52d st. Plan No. 3078.

4TH AV, w s, 168 s 8th st, exterior alterations to 2-sty store and dwelling; cost, \$375; owner, Abbey Caman, 432A 4th av; architect, Chas. Werner, 316 Fulton st. Plan No. 2990.

5TH AV, s w cor 58th st, new elevator; cost, \$400; owner, Wm. F. Ahrens, 5802 5th av; architect, Wischerth Mfg. Co., 302 McDougal st. Plan No. 2996.

12TH AV, n e cor 40th st, exterior alterations to 2-sty store; cost, \$125; owner, L. Hoffman, 1201 40th st; architect, Wm. Wilson, same address. Plan No. 3069.

12TH AV, e s, 50 s 41st st, erect porch to 3-sty dwelling; cost, \$100; owner, Julius Merksauer, 4105 12th av; architect, Saml Goldstein, 1168 45th st. Plan No. 3135.

Queens.

CEDAR MANOR.—Prospect st, n w cor Cedar st, install new plumbing in dwelling; cost, \$175; owner, H. Schnell, premises. Plan No. 1016.

COLLEGE POINT.—10th st, s e cor 6th av, 1-sty frame extension, 12x5, on rear tenement, tin roof, new plumbing; cost, \$200; owner, John Fackelman, 715 4th av, College Point; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 1002.

COLLEGE POINT.—2d av, n e cor 4th st, interior alteration to tenement to provide for water closet compartment, new plumbing; cost, \$350; owner, David Burman, 201 2d av, College Point; architect, Harry T. Morris, 321 13th st, College Point. Plan No. 1003.

CORONA.—Corona av, n s, 600 e Luona av, 1-sty frame extension, 20x25, on rear dwelling, tin roof; cost, \$400; owner, Harry Richardson, Corona. Plan No. 1009.

CORONA.—Evergreen av, w s, 100 s Prometha av, erect new stone foundation under dwelling; cost, \$300; owner, L. Miller, 59 Poplar st, Corona. Plan No. 981.

CORONA.—Alburtis av, w s, 110 n Grand av, 1-sty frame extension, 16x10, on rear 2-sty frame dwelling, tin roof, interior alterations; cost, \$1,000; owner, Mary Kramer, 75 Sveamore av, Corona; architect, A. Schoeller, Mulberry av, Corona. Plan No. 992.

CORONA.—Jackson av, n s, 80 e National av, install new freight elevator in shop; cost, \$200; owner, Paul Roth, 16 West Jackson av, Corona. Plan No. 978.

EDGEWATER.—Fulton av, n s, 100 e Rochester av, 1-sty frame extension, 14x15, on rear 3-sty frame dwelling, tin roof; cost, \$40; owner, A. W. Tarnlinson, 32 Shore av, Arverne. Plan No. 980.

EAST ELMHURST.—Bay Shore terrace, n s, 540 w Manhattan boulevard, erect new brick retaining wall; cost, \$250; owners, Voock & Sjorgren, premises. Plan No. 974.

FLUSHING.—27th st, e s, 240 n Avondale av, install new plumbing in dwelling; cost, \$150; owner, E. W. Denton, Mineola, L. I. Plan No. 1007.

EVERGREEN.—Smith st, 171, 1-sty frame extension, 4x10 on side 2-sty frame dwelling, tin roof; cost, \$100; owner, Emil Parr, premises; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 986.

FLUSHING.—Broadway, n s, opposite Boerum av, install new plumbing in dwelling; cost, \$150; owner, Samuel McCreery, premises. Plan No. 991.

JAMAICA CREEK, 3, 1-sty frame extension, 10x12, on rear boat house, tin roof; cost, \$50; owner, D. J. Stabili, 257 Crescent st, Brooklyn. Plan No. 1006.

JAMAICA.—Highland boulevard, n s, 100 e Barbey st, 1-sty brick extension, 9x14, on side 2 1/2-sty frame dwelling, tin roof, interior alterations; cost, \$1,500; owner, Andrew Watson, 329 Highland boulevard, Jamaica; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 982.

JAMAICA.—Fulton st, s w cor New York av, alter and repair store front; cost, \$700; owner, Otto Wessel, premises. Plan No. 989.

JAMAICA.—Kaplan av, w s, 187 s Pierson st, 1-sty frame extension, 6x26, on side 2 1/2-sty dwelling, tin roof; cost, \$1,800, interior repairs; owner, Jos. M. Kuhn, premises; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 990.

LONG ISLAND CITY.—Wilbur av, 97, 2-sty frame extension, 8x13, on rear dwelling, slate roof, attic floor to be altered and reconstructed; cost, \$600; owner, Michael Priory, 346 East 63d st, N. Y. C.; architect, J. Ph. Voelker, 979 3d av, N. Y. C. Plan No. 977.

LONG ISLAND CITY.—Vernon av, e s, 100 s Graham av, 1-sty brick extension, 50x100, on side 2-sty brick factory, slag roofing, interior alterations; cost, \$4,500; owners, National Indicator Co., 822 Vernon av, L. I. City; architect, Geo. P. Chappell, 258 Broadway, N. Y. C. Plan No. 999.

LONG ISLAND CITY.—Graham av, s s, 35 e Boulevard, erect new brick foundation under dwelling; cost, \$300; owner, Jas. H. Murphy, 470 1st av, L. I. City. Plan No. 1004.

LONG ISLAND CITY.—Jackson av, 13, erect new store front on store and dwelling; cost, \$100; owner, M. H. Kavanagh, 141 Kent st, Brooklyn. Plan No. 1005.

LONG ISLAND CITY.—2d av, e s, 400 n Potter av, install new plumbing in dwelling; cost, \$25; owner, Thomas Ravelski, premises. Plan No. 1008.

LONG ISLAND CITY.—Nott av, 72, install new piping for gas fixtures in dwelling; cost, \$20; owner, Wm. Ayers, L. I. City. Plan No. 1011.

LONG ISLAND CITY.—Bridge Plaza, n s, erect new frame sign board; cost, \$50; owner, Wm. Vaughan, premises. Plan No. 1012.

LONG ISLAND CITY.—Steinway av, n w cor Jamaica av, dig new cellar under store and dwelling; cost, \$400; owner, Mrs. Peter Neu, premises. Plan No. 988.

LONG ISLAND CITY.—Steinway av, 423, install new gas piping in dwelling; cost, \$10; owner, Mrs. Edelhausen, premises. Plan No. 975.

LONG ISLAND CITY.—2d av, 1145, dwelling to be raised and 1-sty built underneath; cost, \$1,200; owner, Bedrich Vesley, premises; architect, Emil Moll, 806 2d av, L. I. C. Plan No. 968.

LONG ISLAND CITY.—North Washington pl, n s, 305 w Van Alst av, install new plumbing in dwelling; cost, \$150; owner, Robt' Lattangio, 30 North Washington pl, L. I. City. Plan No. 994.

LONG ISLAND CITY.—Steinway and Flushing av, erect new electric sign on store; cost, \$50; owner, A. Williams, Shore rd, L. I. City. Plan No. 997.

LONG ISLAND CITY.—Pearsall st, 145, install new gas piping in dwelling; cost, \$30; owner, John Wadak, premises. Plan No. 998.

LONG ISLAND CITY.—Jackson av, 398, erect new electric sign on saloon; cost, \$200; owners, Kerr & Muller, premises. Plan No. 1017.

LONG ISLAND CITY.—Vernon av, w s, bet Rogers and Hartsell sts, install new plumbing in stable; cost, \$1,000; owners, Bradley Contracting Co., 1 Madison av, N. Y. C. Plan No. 1015.

LONG ISLAND CITY.—Elm st, 136, 2-sty frame extension, 22x16, rear and side 2-sty frame dwelling, tar and gravel roof; cost, \$1,000; owner, John Normoyle, 136 Elm st, L. I. C.; architect, P. Seifert, 83 Graham av, L. I. C. Plan No. 1022.

LONG ISLAND CITY.—14th st, e s, 425 n Vendevanter av, install new plumbing in dwelling; cost, \$100; owner, D. Horace, 426 15th av, L. I. C. Plan No. 1019.

MASPETH.—Juniper av, w s, 100 n Gladys pl, repair dwelling after fire damage; cost, \$50; owner, Andrew Sauerwald, Juniper av, Maspeth. Plan No. 970.

MASPETH.—Flushing av, e s, 25 s Atlantic st, 1-sty frame extension, 26x20, on rear 2-sty store and dwelling, tin roof, new plumbing; cost, \$500; owner, William Schwab, premises; architect, Herman E. Funk, 1084 Jamaica av, Union Course. Plan No. 972.

MIDDLE VILLAGE.—Fresh Pond rd, e s, 75 s Evelyn av, 2-sty frame extension, 22x12, rear 2-sty frame dwelling, gravel roof, new plumbing; cost, \$1,800; owner, Wm. Detmar, premises; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 969.

MORRIS PARK.—Briggs av, w s, 134 n Liberty av, erect new piazza on dwelling; cost, \$125; owner, Mrs. M. Karchner, premises. Plan No. 973.

NEWTOWN HEIGHTS.—Remsen av, opposite Jefferson av, 1-sty frame extension, 10x12, on rear dwelling, tin roof; cost, \$50; owner, Herman Dittinger, premises. Plan No. 1000.

OZONE PARK.—Oxford av, 1326, erect new cesspool for dwelling; cost, \$35; owner, Mary J. Barker, premises. Plan No. 1010.

RICHMOND HILL CIRCLE.—Mauretania av, w s, 500 s Lulu av, 1-sty frame extension, 8x20, rear dwelling, paper roof; cost, \$25; owner, M. Dufford, premises. Plan No. 1001.

RIDGEWOOD.—Covert st, s e cor Harmon st, 3-sty frame extension, 30x35, on front and rear factory, interior alterations; cost, \$3,000; owners, Concord Construction Co., premises; architect, Peter M. Coco, Sandford av, Flushing, Plan No. 1014.

ROCKAWAY BEACH.—Division av, e s, 250 s Boulevard, install new plumbing in dwelling; cost, \$40; owner, M. Kleinman, 16 South Park av, Arverne. Plan No. 996.

WHITESTONE.—20th st, n s, 125 e 5th av, alter flat roof of barn to peak roof; cost, \$225; owner, H. Sigelhoff, Whitestone. Plan No. 987.

WOODHAVEN.—University pl, s s, 75 e 3d st, install new plumbing in dwelling; cost, \$200; owner, John Schoen, premises. Plan No. 1013.

WOODHAVEN.—University pl, n s, 50 e Park pl, 1-sty frame extension, 7x8, on rear store and dwelling, new plumbing; cost, \$300; owner, J. Hanslet, University pl, Woodhaven. Plan No. 979.

Richmond.

CANAL ST., n s, 483 w Cedar st, Stapleton, an alteration to brick hotel; cost, \$3,500; owners and builders, Rubsam & Herrmann, Stapleton; architect, Jas. Whitford, St. George. Plan No. 199.

COURSON PL., opposite Elm pl, Stapleton, an extension to frame dwelling; cost, \$100; owner, Chas. Boylan, Stapleton; builder, Wm. McDermott, Stapleton. Plan No. 198.

JERSEY ST., e s, 300 n South Richmond terrace, 72, New Brighton, store front to frame dwelling; cost, \$350; owner, I. Cramer, New Brighton; builder, M. Segler, New Brighton. Plan No. 197.

MAIN ST., n w cor Railroad, Totenville, an alteration to frame ice house; cost, \$100; owners, Rubsam & Herrmann, Stapleton; architect, Jas. Whitford, St. George; builders, H. Spruck & Son, Stapleton. Plan No. 201.

VAN DUZER ST., w s, 25 s Prospect st, 354, Stapleton, an alteration to frame dwelling; cost, \$700; owner, Mrs. Philip Winters, Stapleton; builders, Hesse & Offejost, Stapleton. Plan No. 202.

CAST AV., n s, 25 e Taylor st, West New Brighton, an alteration to brick store; cost, \$200; owner, Herman Rossbach, West New Brighton; architect and builder, Wm. H. Curry, West New Brighton. Plan No. 203.

JEWETT AV., w s, 150 s Boulevard, West New Brighton, back porch to frame dwelling; cost, \$100; owner, Mr. Bosart, Port Richmond; builder, Edw. Kruser, Port Richmond. Plan No. 195.

PHINE AV., n s, 50 w Steuben st, Stapleton, an alteration to brick laundry; cost, \$150; owner, Mrs. Solomon, Stapleton; builders, Hemmings & Tyler, 138 Manhattan st, N. Y. C. Plan No. 196.

RICHMOND RD., n s, 380 w Central av, New Dorp, an alteration to frame dwelling; cost, \$250; owners, S. I. Homes Co., New Dorp; builder, Chas. Doroshook, New Dorp. Plan No. 200.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these Counties for the week ending May 31:

NEWARK.—Abraham Kaufer, 339 Washington st, one 3-sty brick alteration, \$7,000; Jacob Prager, 14th st, Woodland av and Pierce st, one 3-sty frame, \$10,000; Andrew J. Geiger and John Morlock, 392 South 11th st, one 3-sty frame, \$8,000; Harry Tapper, 102-104-106-108 16th av, four 3-sty frame, \$30,000; Morris and Steinberg, 451-453 Avon av, two 3-sty frame, \$10,000; Nathan Cohen, 659 South 14th st, one 3-sty frame, \$8,000; Isidor Sokolow, 573-5 South 10th st, two 3-sty frame, \$15,000; Sarah Levine, So. Orange av and Gladstone st, one 2-sty brick, \$15,000; Progressive Inv. Co., Court and Broome sts, two 4-sty brick, \$60,000; Marie A. Arlt, 446 Avon av, one 3-sty frame, \$6,000; Bernard Taub, 157 Thomas st, one 3-sty brick, \$11,000; John Webber, 266 Belmont st, one 3-sty frame, \$8,000; Carpenter Building Co., 904 Bergesen st, one 3-sty frame, \$5,000; Abraham Glassner, 98-100 Mt. Pleasant av, one 4-sty brick, \$30,000; Antonio Pepe, 221 Oliver st, one 3-sty brick, \$6,000; Elmer Walker, 15 Marie pl, one 3-sty frame, \$6,000; Mathias Hiltgen, 716 South 19th st, one 3-sty frame, \$5,000.

WEST HOBOKEN.—Lorenzo Magliola, 449 Central av, one 4-sty brick, \$22,000.

JERSEY CITY.—Frank Sanzervino, 378 7th st (front and rear), two 3-sty frame alteration, \$400; Harry Brooks, north side Clifton pl, 50 e of Baldwin av, one 4-sty brick, \$20,000.

BAYONNE.—Frank O'Brien, 362 Boulevard, one 3-sty frame alteration, \$800; Stephen Mickewich, 91 East 22d st, one 3-sty frame alteration, \$4,500.

PATERSON.—Davis Stein, 137 Governor st, one 4-sty brick, \$6,000.

TOWN OF UNION.—Charles Fuchs, 208 Gardner st, one 3-sty frame alteration, \$400.

HOBOKEN.—Joseph Luciano, 525 Madison st (rear), one 3-sty frame alteration, \$1,000; Angelo Lamorte, 408 Monroe st, one 5-sty frame alteration, \$500.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY., N. J.—Nathan Welltoff, 222 Washington st, Newark, is completing plans for three 4-sty brick and limestone attached apartments, various sizes, to be erected at the southwest corner of Summit and Magnolia av's for Michael Sulzer, care of Samuel Rubine, 444 Jersey av, owner. Cost about \$55,000.

CHURCHES.

SUSSEX., N. J.—The Franklin Presbyterian Church will erect a new edifice on a site near the office of the New Jersey Zinc Co. A committee of which E. D. Shuster is chairman has asked a New York architect to furnish plans for a frame building with stucco exterior. Cost about \$20,000. Rev. E. D. Holman is pastor.

NEWARK., N. J.—St. Augustine's R. C. Church will erect a new edifice at Sussex av and Jay st. Rev. Father Huelsebusch is rector. Estimated cost, \$60,000.

DWELLINGS.

WEST ENGLEWOOD.—The Maze Realty Co., 2650 Broadway, N. Y. C., contemplates the erection of a number of small bungalows on Washington av, between West Englewood on the West Shore Railroad and Teaneck Station on the Erie. Nast & Springsteen, 21 West 45th st, N. Y. C., will probably be the architects.

DOVER., N. J.—J. J. Vreeland, Jr., 16 West Blackwell st, is preparing plans for a 2½-sty hollow tile and stucco residence, 41x60 ft., to be erected on Rockaway rd, between Dover and Rockaway, N. J., for J. J. Howard, 389 West Blackwell st, owner. Cost about \$10,000.

DOVER., N. J.—Foundations are under way for a 2½-sty frame double house, 26x32 ft., to be erected in Grey st for Stanley Zilinsky, this place, owner. Cost about \$4,000.

RIDGEWOOD., N. J.—F. B. Grosso, Silk City Bank Building, Paterson, N. J., is completing plans for a 2½-sty hollow tile, frame and stucco residence, 37x50 ft., for A. E. Ostrander, owner. Cost about \$8,000.

PLAINFIELD., N. J.—Steven B. Ayres has sold for the Wheeler Corporation to Edgar C. Long of Florida four plots on Greenbrook Road, in Plainfield. Dwellings will be erected there.

FACTORIES AND WAREHOUSES.

BAYONNE., N. J.—The Horsley Laboratories Co., of this city, will start immediately the erection of a 2-sty brick and steel factory, at a cost of about \$22,000. The company was incorporated recently to manufacture films. William Horsley is president.

NEWARK., N. J.—The Barlow Foundry Co., 26 Orange st, will erect a new plant on Railroad av, between Alpine and Hunter sts, extending back to Av A. Three structures will be erected at a cost of \$50,000. Walter Kidde, of New York City, and Arthur B. Miller are the architects.

HALLS AND CLUBS.

BAYONNE., N. J.—Louis E. Jallade, 37 Liberty st, N. Y. C., will prepare plans at once for the new Y. M. C. A. building. J. Herman Mahnen is chairman of the committee.

NEWARK., N. J.—The Newark Lodge Loyal Order of Moose has purchased a plot at 237 Plant st for improvement with a clubhouse, cost about \$41,000. The building will contain bedrooms and a roof garden.

PUBLIC BUILDINGS.

NORTH ELIZABETH., N. J.—Louis Quien, Jr., 251 Elizabeth av, Elizabeth, is preparing preliminary plans for a 2½-sty brick pest house, 30x65 ft., to be erected here for the city of Elizabeth, Mayor C. Mravlag, City Hall, owner. Cost about \$15,000.

MIDDLESEX., N. J.—The Middlesex County Board of Freeholders has adopted resolutions providing for the abolishing of the Middlesex County jail. A house of detention is to be erected in Court House sq and a workhouse established on a farm nearby. The court house will also be enlarged and remodeled at a cost of \$25,000. The three improvements will cost about \$150,000.

CROGHAN., N. Y.—A. F. Lansing, of Watertown, is preparing plans for a town hall to be erected here. Building will be 2-stys, 40x80 ft.

SCHOOLS AND COLLEGES.

SUSSEX., N. J.—A committee appointed by the Frankford Board of Education, consisting of T. C. Roe, F. W. Fountain, Geo. Titman, J. E. Dickerson and G. O. Kymmer, are discussing plans for a new school in the township.

PINE BROOK., N. J.—Ground was broken last week for a two-room brick school here. Peter Johnson, of Caldwell, has the contract. The building is to be ready by August 15.

THEATRES.

RAHWAY., N. J.—Representatives of the Dan Casey Co., who are conducting the Empire Theatre, in Irving st, contemplate the erection of another theatre. It is understood that two suitable sites in Irving st have been looked over and plans made for obtaining options.

Other Cities.

FACTORIES AND WAREHOUSES.

SARATOGA SPRINGS., N. Y.—The Clark Textile Co. is taking bids for an additional factory, 32x172 ft., of fireproof construction.

KINGSTON., N. Y.—The Ulster County Cleaning & Dyeing Co. is about to let contracts for a 1-sty factory to be erected at Wall and John sts, this city.

HOTELS.

GLENS FALLS., N. Y.—Hon. A. B. Colvin is interested in the erection of a new hotel to cost between \$150,000-\$175,000 on the site of the Ruliff, Barnard & Wildner, architects, 46 Lawton st, New Rochelle, have submitted plans.

SCHOOLS AND COLLEGES.

ELLENVILLE., N. Y.—The Ellenville Board of Education and taxpayers have voted to raise \$55,000 for a new school building to be erected on the same site as the old one, which will be demolished.

GASPORT., N. Y.—At a special meeting of voters it was decided to spend \$17,000 in the erection of a new school. C. J. Mack, Edward Sweeney, and John Hull are on the building committee.

ALBANY., N. Y.—Fuller & Robinson Co., architects, have prepared tentative plans for an administration building to be built for the Albany Medical College on the west side of Delaware av, fronting Beaver Park, 250x104 ft. Dr. Edgar A. Vander Veer has charge.

THEATRES.

WARSAW., N. Y.—Henry Meyerhoff, of N. Y. C., has contracted with James D. Swain for the erection of a building on the site of the old Clinton Hotel to be used as a photo play-house. Estimated cost, \$8,000.

Government Work.

BOSTON., MASS.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 14 for reconstruction of building No. 24 at the navy yard, Boston, Mass. Amount available, \$62,500. Plans and specifications can be obtained on application to the bureau or to the commandant of the navy yard named, William M. Smith, acting chief of bureau.

CHARLESTON., S. C.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until June 28 for locomotive and crane shed at the navy yard, Charleston, S. C. Estimated cost, \$4,500. Plans can be obtained on application to the bureau, William M. Smith, acting chief.

WOONSOCKET., R. I.—Sealed proposals will be received until June 16 for installing screens in the U. S. public building at Woonsocket, R. I. For further information address O. Wenderoth, supervising architect.

FT. PORTER., N. Y.—Sealed proposals for filtration plant and remodeling water distributing system at Fort Porter, will be received here until 10 a. m., June 14. Information furnished on application to quartermaster.

STATEN ISLAND.—Sealed proposals for dredging in Staten Island Sound, N. Y., and N. J., will be received at the U. S. Engineer's office, 802 Army Building, N. Y. C., until 12 m., June 28. Information on application, William T. Russell, col., engr.

LONG ISLAND.—Room 707 Army Building, New York.—Sealed proposals for (a) enlarging, extending and repairing two stone jetties and (b) for dredging in the harbor each at Mattituck, Long Island, will be received until June 23. S. W. Roessler, col., engr.

NEW GURNEY ELEVATOR FACTORY. Plant at Honesdale, Pa., Required to Handle Increasing Business.

On a site covering six acres in Honesdale, Pa., there has arisen within the last few months one of the largest establishments devoted to the manufacture of electric elevators. The plant, just completed, cost more than \$200,000, and its equipment consists entirely of the most modern devices and appliances that the market affords for producing the high grade of elevators that has been responsible for the rapid rise in this market of the popularity of the lifts bearing the name of Gurney.

The extension of the company's manufacturing plant was made not only to meet the heavier demands upon the company's producing capacity, but to keep the cost of its products down to the minimum commensurate with high-grade workmanship and reliability. Standing, as it does, beside the tracks of the Delaware & Hudson Railroad, something like \$30,000 a year alone will be saved in haulage, and this means greater elevator efficiency without corresponding cost to the consumer. Throughout the entire new plant, this idea has been carried out, namely, to cut down cost of production and at the same time provide for even greater perfection in elevator construction and operation.

The new plant includes a foundry, casting cleaning department, casting storage department, pattern storage house, heavy machine shop, light machine shop, electrical department, assembling department, woodworking department, forge shop, structural shop, storeroom, finished machine storage, shipping department, heating plant, business offices and draughting rooms, and operating office. All these departments have been laid out with a view to extending all or any individual part of the plant as the company's business expands.

Conspicuous among the plant's features is a tower, approximately six stories high. Here is where all Gurney electric elevators are tested before being sent out in every way that an elevator in actual service would be subjected to, plus maximum usage. Weight, wrenching, safeties, control and emergency stopping devices—all receive a severe test in this tower before the cars are packed for destination.

The plant is built of brick, laid around steel framework; the window sashes are of metal, and even the roof is laid over a steel frame. In addition to these fire-retarding structural features, the building is thoroughly equipped with every modern fire-fighting device, so as to protect at all times not only the workmen, but the high quality materials that have done their share to make the Gurney electric elevator earn the reputation for service the officers, H. P. Gurney, E. K. Little, W. D. McQuesten and W. L. O'Connell, president, vice-president, secretary and treasurer, respectively, have insisted must always be the paramount point of Gurney Electric Elevator Company's policy.

Concrete House in Colors.

The May Bulletin of the Universal Portland Cement Co. contains an illustrated article showing a residence in Evanston, Ill., built with concrete blocks of three distinct colors and textures obtained at a very slight additional cost over plain blocks. The house is one of creditable architecture, costing in the neighborhood of \$7,000, and typical of a great majority of suburban homes, with a garage built in the basement and generous porches on both floors. That as attractive a building as this appears to be, is possible with concrete blocks is proof that the material is susceptible of much wider treatment than has been accorded by the average block maker and equally good results may be obtained by many architects if they understand what may be expected in this rather new material.

Classified List of Advertisers

- Boilers**
H. B. Smith Co., 39 East Houston st.
- Brick**
Carter, Black & Ayers, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Hay Walker Brick Co., 1133 Broadway.
Houghtaling & Wittpenn, 44 East 23d st.
Krelscher Brick Mfg. Co., 119 E. 23d st.
Pfothenauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.
- Building Material (Masons')**
Bullders Brick & Supply Co., Inc., 172d st. & West Farms rd.
Candee, Smith & Howland Co., Foot E. 26th.
Kane Co., J. P., 103 Park ave.
Peck Co., N. & W. J., 103 Park ave.
- Building Reports**
Dodge Co., F. W., 11 East 24th st.
- Carpenter.**
C. Sandhop, 771 Lexington av.
- Cement**
Alsen's Am. Por. Cement Wks., 45 Bway.
Atlas Portland Cement Co., 30 Broad st.
Consolidated Rosendale Cement Co., 50 Church st.
King & Co., J. B., 17 State st.
Lawrence Cement Co., The, 1 Broadway.
Lehigh Portland Cement Co., 261 Broadway.
Thele, 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.
Guldane, 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 Wibernia Bank Bldg., New Orleans, La.
- Doors and Sashes**
Macaulay, C. R., 18th st. & 5th ave., Bklyn.
Weisberg-Baer Co., Astoria, L. I. City.
- Dumb Waiters**
Murtaugh Elevator Co., 237 E. 41st st.
- Electrical Contractors**
Brussel, D. G., 39 W. 38th st.
- Electrical Service**
N. Y. Edison Co., 55 Duane st.
- Elevators (Passenger and Freight)**
Burdak Elevator Co., 216 Fulton st.
Murtaugh Elevator Co., 237 East 41st st.
Otis Elevator Co., 26th st. and 11th ave.
Welsh Machine Works, 276 West st.
- Fire Extinguishers**
The Safety Fire Extinguisher Co., 291 7th ave.
- Fireproofing**
Eastern F. P. Sash, Door & Cornice Co., 109 Cook st., Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 600 W. 110th st.
- Glass**
Werbelovsky, J. H., 93 Meserole st., Bklyn.
- Granite**
Woodbury Granite Co., Hardwick, Vt.
- House Mover and Shorer.**
Vorndran's Sons, C., 412 E. 147th st.
- Insurance**
Ritch-Hughes Co., 1123 Broadway.
- Interior Woodwork**
Empire City-Gerard Co., 40 E. 22d st.
- Iron Grille Work**
Bataille & Co., A., 587 Hudson st.
- Iron Work (Arch. and Struc.)**
Grand Central Iron Works, 212 E. 52d st.
Grant & Ruhlmg 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.
Lawyer's Mortgage Co., 59 Liberty st.
McMahon, J. T., 188 Montague st., Bklyn.
McVickar, Gaillard Realty Co., 42 B'way.
N. Y. Real Estate Security Co., 42 Bway.
- Paint**
Lucas & Co., John, 521 Washington st.
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.
Axelrod Co., W. & I., Inc., 547 W. 110th st.
Bailey, F. S., 162 E. 23d st.
Beckmann, A. G., 1055 S. Boulevard.
Boylan, J. J., 402 W. 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 W. 40th st.
Brown, Inc., W. E. & W. I., 3422 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorbees & 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.
Finnegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 8th ave.
Fox & Co., F., 14 W. 40th st.
Frost, Palmer & Co., 1133 Broadway.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave. & 123d st.
Harrt, Chas., 58 E. 8th st.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 W. 42d st.
Kohler, C. S., 901 Columbus ave.
Leaycraft & Co., J. E., 30 E. 42d st.
Lummins, 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.
Polizzi & Co., 192 Bowery.
Porter & Co., 159 W. 125th st.
Price, George, 138th st. and 3d ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 W. 34th st.
Schrag, L., 142 W. 23d st.
Simmons, E. de Forest, 2 E. 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steltnetz, 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.
Varlan, Wilbur L., 2777 Webster ave.
Well 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.
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.
Lowenthal & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.
- Red Gum**
Anderson-Tully Co., Memphis, Tennessee.
Carrier Lumber & Mfg. Co., Sardis, Miss.
Himmelberger-Harrison Lumber Co., Cape Girardeau, Mo.
Lamb-Fish Lumber Co., Charleston, Miss.
Luehrmann Hardwood Lumber Co., Chas. F. St. Louis, Mo.
Paepcke-Leicht Lumber Co., Chicago, Ill.
- Reports (Building)**
Dodge Co., F. W., 11 East 24th st.
- Skylights**
Superior Cornice & Skylight Works, 214 E. 127th st.
- Slate**
Johnson, E. J., 38 Park Row.
- Stone Renovating**
Fordham Stone Renovating Co., 413 E. 34th st.
- Terra Cotta**
Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.
- Title Insurance**
Lawyers' Title Ins. & Trust Co., 160 Bway.
New York Title Insurance Co., 135 Broadway.
Title Guarantee & Trust Co., 176 Broadway.
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- Trucking**
Atlanta Contracting Co., 236 E. 42d st.
- Vault Lights**
Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Montor 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. 2360

New York, June 7, 1913

(49)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Academy st (w.s.), 2220-27.	58th st, 404 E.	113th st, 14 E.	187th st W (s.s.), 2167-55.	WILLS.
Catherine st, 33-5.	59th st, 208-10 E.	116th st, 438-40, 444 E.	187th st W (s.w.c. Audubon), blk. 2167-56.	27th st, 511, 516-8 W.
Clinton st, 240-2.	61st st, 35, 400-18 E.	116th st, 96-102 W.	188th st W (s.e.c. Audubon av), blk. 2159-60.	40th st, 149-51 E.
Columbia st, 84.	64th st, 16 E.	117th st, 542-4 E.	190th st W (n.s.), 2169-60.	46th st, 340 E.
Commerce st, 35-7.	64th st, 315 W.	118th st, 326, 426-36 E.	Av A, 1425 1670.	65th st, 154 E.
Downing st, 71.	66th st, 64 E.	121st st, 110 W.	Av B, 272-4.	119th st, 125 W.
Henry st, 182, 211-3.	67th st, 227 W.	123d st, 108 W.	Av D, 113-7.	127th st, 152 E.
Hester st, 53.	69th st, 217-21 W.	124th st, 327-9 E.	Amsterdam av (e.s.), 2112-4-5.	Av B, 218.
Houston st, 34-6 W.	70th st, 130 E.	124th st, 438 W.	Audubon av (e.s.), 2159-5.	Av B, 776.
Lafayette st, 178.	71st st, 103 E.	125th st, 604-6 W.	Broadway, 3099-3103, 3641.	1st av, 455.
Lawrence st, 16-8.	72d st, 348 E.	128th st, 168, 238 E.	Claremont av (w.s.), 1994-63.	2d av, 455.
Lewis st, 84½.	73d st, 58 E.	129th st W (s.e.c. St. Nich. av), blk. 1955-23.	Convent av, 432.	8th av, 2461, 2856.
Ludlow st, 19.	74th st, 108, 492 E.	130th st, 31 E.	Edgcombe av (w.s.), 2048, pt. lt. 1.	Chambers st, 99, 154.
Macombs pl (nwc 154th), blk 2040-23.	74th st E (s.w.c. Park av), bk. 1388-37.	130th st, 53 W.	Fort Washington av, 19, pt. lt. 17.	Church st, 159-67.
Mangin st, 65.	75th st, 321 E.	131st st, 4-6, 53 W.	Ft. Wash av (e.s.), 2176, pt. lt. 17.	Doyers st, 2.
Monroe st, 82, 298.	77th st, 56, 210 E.	133d st, 61, 127 W.	Lenox av, 115-9.	Elizabeth st, 196.
Suffolk st, 72.	78th st, 308 W.	135th st, 241 W.	Lexington av, 949, 1194.	Ferry st, 4-6.
Varick st, 75, 218.	79th st, 135 W.	137th st, 223-5 W.	Madison av, 1134.	Fulton st, 35, 57.
6th st, 301, 401-3 E.	80th st, 228 E.	137th st W (n.w.c. Edgcombe), blk. 2048, pt. lt. 1.	Marble Hill av, 32.	Grand st, 115-9.
7th st, 25 E.	80th st, 146 W.	146th st W (s.s.), 2014-48-53.	Park av, 784, 1022-4, 1128-30, 1332-4.	Jones st, 21.
8th st E (n.w.c. Av D), blk. 378-39.	81st st, 146, 209 E.	149th st, 450, 507 W.	Pleasant av, 285.	Leroy st (or St. Luke's pl), 16.
9th st, 612 E.	82d st, 2 E.	149th st W (s.s.), 2095-41-42.	Riverside dr (e.s.), 2096-46.	Pearl st, 244-6, 309.
9th st, 66-8 W.	83d st, 117 E.	150th st W (s.s.), 2096-46.	St. Nicholas av, 370, 708.	Reade st, 165-7.
10th st, 129 E.	87th st, 114-8 E.	151st st, 600 W.	Wadsworth av (w.s.), 2167-55-58.	Warren st, 41-3.
10th st, 20-2 W.	88th st, 325 W.	153d st, 468 W.	West End av, 345, 632.	12th st, 225-7 E.
11th st, 615 E.	91st st, 150-2 E.	154th st W (n.s.), 2040-6, 14, 23.	1st av, 100, 1108-14.	19th st, 243 E.
11th st, 322-4 W.	97th st, 329 E.	155th st W (s.e.c. 8th av), blk. 2040-61.	2d av, 104-6, 311-3, 455-7, 458, 2001-5.	40th st E (n.e.c. Lex. av), blk. 1295-23.
13th st, 706 E.	97th st, 256 W.	158th st, 529-31 W.	4th av, 377.	75th st, 11 E.
16th st, 553 E.	98th st, 103, 157, 161 W.	176th st, 501 W.	6th av, 110-2, 841.	92d st, 55 E.
16th st, 415 W.	98th st W (n.s.), 1888-10.	178th st, 659 W.	7th av, 2189.	118th st, 205-7 E.
18th st, 243-5, 323, 417 E.	99th st, 21-3 E.	178th st W (n.e.c. Ft. Wash. av), blk. 2176, pt. lt. 17.	8th av, 2479, 2794, 2926.	105th st, 2 W.
22d st, 217-21 E.	100th st, 314-6 W.	182d st, 554-6 W.		Central Park W, 448.
24th st, 235 E.	101st st, 55 E.			119th st, 414-6 E.
25th st, 108-10 W.	101st st, 188 W.			119th st, 105 W.
26th st, 300-300½ E.	102d st, 65 E.			123d st, 411 E.
28th st, 134 W.	103d st, 218-20, 245-7 E.			141st st, 476 W.
31st st, 132 W.	104th st, 115-21, 157 E.			150th st, 462-80 W.
46th st, 235, 344-6 E.	105th st, 212-4 E.			177th st, 504 W.
46th st, 57 W.	106th st, 61 E.			Amsterdam av, 1627-33.
48th st, 520-4 W.	106th st, 23 W.			Bowery, 2.
54th st, 57 E.	107th st, 232 E.			Broadway, 313-5, 459-61.
54th st, 447 W.	111th st, 63-7, 220-2 E.			Lenox av, 334, 470.
	111th st, 8-14, 25-7, 203-5 W.			Lexington av, 355.
				St. Nicholas av, 708.
				8th av, 2901.

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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 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—ali title.
ano—another.
av—avenue.
adm—administrator.
admtr—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.
extr—executrix.
et al—used instead of several names.
foreclos—foreclosure.
fr—from.
fr—frame.
ft—front.
indiv—individual.
irreg—irregular.
impt—improvement.
installs—installments.
lt—lot.
ls—lease.
mtg—mortgage.
mos—months.
Mfg—manufacturing.
Nos—numbers.
n—north.
nom—nominal.
(o)—office.
pr—prior.
pt—part.
pl—place.
PM—Purchase Money Mortgage.
QC—Quit Claim.
R T & I—Right, Title & Interest.
(R)—referee.
r—room.
rd—road.
re mtg—release mtg.
ref—referee.
sal—saloon.
sobrn—subordination.
sl—slip.
sq—square.
s—south.
s—side.
sty—story.
sub—subject.
strs—stores.
stn—stone.
st—street.
TS—Torrens System.
T & c—taxes, etc.
tns—tenements.
w—west.
y—years.
O C & 100—other consideration and \$100.

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with an * are being investigated and if found incorrect will be shown in a later issue.

MAY 29, 31, JUNE 2, 3, 4 & 5.

Academy st (8:2220-27), ws, 100 n Post av, 50x100; vacant; Ensign Realty Co to Pstaty Constn Co, 147 E 125; mtg \$7,250; May29; June2'13; A\$8,000-8,000. O C & 100

Barrow st, 71, see Commerce, 35.

Catherine st, 33-5 (1:277-53), es, abt 75 n Madison, 27.1x108.6x27x105.7, ss, 3-sty bk tnt & str; Cornelia L Pell et al to Bernard F Golden, 262 Wm; May26; June2'13; A\$20,000-21,500. O C & 100

Chambers st, 99, see Pearl 244.

Chambers st, 154, see Pearl 244.

Church st, 159-67, see Pearl 244.

Clinton st, 240-2 (1:258-37), es, 100.10 n Cherry, 40.4x71.10x39.11x72, 6-sty bk tnt & str; Hyman Safir to Jennie & Etta Ginsburg, 242 Clinton; mtg \$43,400; May26; June3'13; A\$21,000-48,000. OC & 100

Columbia st, 84 (2:334-44), es, 125 n Rivington, 25x117.8, 5-sty bk tnt & str; Dora Michelman to Barnett Michelman, 1644 Mad av; AL; May29; June3'13; A\$19,000-36,000. nom

Commerce st, 35 (2:584-59), ns, abt 70 w Bedford, 14.10x75.2x10.11x75.2; also COMMERCE ST, 37 (2:584-assessed with above), ns, abt 95 w Bedford, 25x75 to Barrow (No 71), 6-sty bk tnt, except pt for Barrow; Gustav J Dohrenwend to Lena Michel, 147 W 85; 1/2 pt all title; mtg \$30,000; June3'13; A\$16,000-42,000. O C & 100

Commerce st, 37, see Commerce, 35.

Downing st, 71, see Varick, 218.

Doyers st, 2, see Pearl, 244.

Elizabeth st, 196 (2:492-4), es, 164.6 n Spring, 25.2x98x25.1x98, 6-sty bk tnt & str; Altavista Holding Co to Mariano Scimeca, 2 Prince; mtg \$30,000; May29; May31'13; A\$18,500-35,000. O C & 100

Ferry st, 4-6, see Pearl, 244.

Fulton st, 35, see Pearl, 244.

Fulton st, 57, see Pearl, 244.

Grand st, 115-9, see Pearl, 244.

Henry st, 182 (1:270-59), ns, abt 50 e Jefferson, 23.10x100, 4-sty bk tnt; Tillie Wiener to Saml Rauch, 677 Beck; AL; May29; June3'13; A\$17,000-20,500. O C & 100

Henry st, 211-3 (1:286-2-3), ns, 24 e Clinton, 45.2x85, 2 5-sty bk tnts; Workmen's Circle, a corpn, to Jos Shapiro, 653-5 Bway, Bklyn; QC; AL; May31'13; A\$31,000-53,000. nom

Hester st, 53 (2:310-35), ns, 42.10 w Essex, 22.10x100, 1-sty bk str; Benj Doblin et al to Rudolph Wallach Co, 68 Wm; B&S; May28; June4'13; A\$23,500-24,500. O C & 100

Hester st, 53; Rudolph Wallach Co to Realty Redemption Co of NY, 68 Wm; B&S; May31; June4'13. omitted

Houston st, 34-6 W (2:523-29), ns, abt 25 e Greene, 40x83, 9-sty bk loft & str bldg; Rexton Realty Co to Rose Bernstein, 1016 Washington st, Hoboken, NJ; mtg \$70,000; May22; May29'13; A\$44,000-100,000. nom

Jones st, 21, see Leroy or St Luke's pl, ns, 340.5 e Hudson.

Lafayette st, 178 (2:473-44), ws, 150.1 n Grand, 25.1x100.6, 6-sty bk tnt & str; Wm D Leonard, ref. to Bronx Investment Co, a corpn, 100 Bway; FORECLOS Apr14; June5'13; A\$25,000-40,000. 36,900

Lawrence st, 16-8 (7:1966-87-88), ss, 158.7 w from ss Lawrence & ss 126th & distant 303 w from ss 126th & ws 9 av, runs sw32.1xs145 to ss Lawrence (now closed) xw50x76.11 to ss Lawrence xse73.1 to beg, 2 & 3-sty fr bldgs; Saml J Wagstaff, ref. to David D A Outcault, 2124 N Anderson, Tacoma, Wash; FORECLOS May16; June 2; June3'13; A\$13,500-13,500. 10,000

Lewis st, 84 1/2 (2:329-43), es, 165 s Stanton, 20x100, 3-sty fr bk ft tnt & str & 5-sty bk rear bldg; Benj Seidenberg to Goldie Rosenberg, 84 1/2 Lewis; B&S; mtg \$13,500 & AL; June2; June3'13; A\$12,000-16,000. nom

Leroy st (St Luke's pl), 16 (2:583-45), n s, 340.5 e Hudson, runs n100xe18xs13.10xs 86.6 to st or pl xw22.1 to beg, 3-sty & b stn dwg; A\$11,000-13,500; also JONES ST, 21 (2:590-83), ns, 175 e Bleeker, 25x100, 3-sty bk tnt & 4-sty bk rear tnt; Henry Purnacht to Portland Development Co, 32 Nassau; all liens; May28; May29'13; A\$11,000-15,000. nom

Ludlow st, 19 (1:298-24), nws, 157.11 sw Hester, 19x87, 6-sty bk loft & str bldg; Sumner Gerard, ref. to Rosa Saberski, 121 Norfolk; FORECLOS Apr22; May29; May 31'13; A\$15,000-33,000. 24,400

Macombs pl, nwc 154th, see 8 av, 2926.

Mangin st, 65 (2:323-22), ws, 150 s Rivington, 25x99, 5-sty bk tnt & str; Lazar Furman to Ray Hebal, 200 Bowery; AL; May24; May31'13; A\$8,500-22,000. nom

Mangin st, 65; Ray wife Julius Hebal to Herbert Frankel, 251 W 92; mtg \$23,650 & AL; May27; May31'13. 30,000

Monroe st, 82 (1:255-54), ss, 59.5 e Pike, 27.4x100.9x27.6x101, 6-sty bk tnt & str; Jacob Pompan to Abr H & Bessie Rosenbaum, 1800 7 av; mtg \$38,500; May28; May 29'13; A\$18,000-38,000. nom

Monroe st, 298 (1:263-13), ss, 226.7 w Corlears, 37.7x97.10, 6-sty bk tnt & str; Kalman Rosenbluth & ano to Jacob Blauner, 71 E 121; mtg \$35,000; May29; May31'13; A\$20,000-44,000. nom

Reade st, 165, see Reade, 167.

Pearl st, 244 (1:75-14), es, 45.3 n Burling sl, 20x69.7x19.10x72.2, 4-sty bk loft & str bldg; A\$13,000-17,000; also PEARL ST, 246 (1:75-15), es, 85.4 n Burling sl, runs e 77.10xs16.10xw10.8xs2.4xw69.7 to st x n 20.1 to beg, 4-sty bk loft & str bldg; A\$13,500-18,000; also PEARL ST, 309 (1:98-38), swc Ferry (Nos 4-6), 25.2x90x29.10x90, 5-sty bk hotel; A\$25,000-34,000; also FULTON ST, 35 (1:95-13), ns, 73.5 e Pearl, runs n37.5xw 5.11xw18.3xw40.10 to st x e24.1 to beg, 5-sty bk loft & str bldg; A\$16,000-19,000; also FULTON ST, 57 (1:94-5), ns, 48.8 w Cliff, runs e26.10xw61.9xw26.10xs68.1 to beg, 4-sty bk loft & str bldg; A\$28,000-30,000; also WARREN ST, 41-3 (1:133-26), ss, 100.6 w Church, 49.9x75.9x50x75.9, 5-sty stone loft & str bldg; A\$75,000-105,000; also CHAMBERS ST, 99 (1:149-14), nec Church (Nos 159-67), 25.2x100.5x25.6x100.6, 5-sty stn loft & str bldg; A\$119,000-130,000; also CHAMBERS ST, 154 (1:137-29), ns, 200.4 w West Bway, 23.7x75, 5-sty stn loft & str bldg; A\$28,000-39,000; also BOWERY, 2 (1:162-61), nwc Doyers (No 2), runs w29.2 & 48.9xne7.5xe71.6 to Bowery xs29.11 to beg, 5-sty bk tnt & str; A \$24,000-33,000; also BROADWAY, 313-5 (1:151-29), ws, 25.1 s Thomas, 39.7x104.10 x39.8x104.10, 5-sty stn loft & str bldg; A \$210,000-230,000; also BROADWAY, 459-61 (1:231-30), swc Grand (Nos 115-9), 47.4x 112.8x47.4x112.6, 5-sty stn bldg; A\$195,000-215,000; also 12TH ST, 225 E (2:468-49), ns, 235 w 2 av, 25x103.3, 4-sty & b bk dwg; A\$16,000-23,000; also 12TH ST, 227 E (2:468-48), ns, 210 w 2 av, 25x103.3, 4-sty & b bk dwg; A\$16,000-23,000; Fannie T Smith, a grandchild of Thos Suffer, of Estate of Thos Suffer (Inc), a corpn, 99 Franklin; AT; B&S; May23; June3'13. O C & 100

Pearl st, 246, see Pearl, 244.

Pearl st, 309, see Pearl, 244.

Reade st 167 (1:139-11) ss, abt 55 w Greenwich, 20.2x44.9x15.10x47.9; also READE ST, 165 (1:139-assessed with above), ss, abt 40 w Greenwich, runs s44.9xn0.9xe33.2 xn36.9 to st xw20.9 to beg, 5-sty bk loft & str bldg; S S Brown Co to Serena Rhineland, 14 Washington sq N; mtg \$25,000; June2; June3'13; A\$22,000-32,000. nom

St Luke's pl, 16, see Leroy, ns, 340.5 e Hudson.

Suffolk st, 72 (2:347-2), es, 100 n Broome, 25x100, 5-sty bk tnt & str; Saml D Hollis to Carrie W Solomon, 210 W 110; mtg \$23,000; June4'13; A\$24,000-34,000. O C & 100

Varick st, 75 (1:226-45), ws, 84.3 n Canal, runs w40xnw6xne20.6xe32.6 to st x s20 to beg, 3-sty bk tnt & str; Lulu Gibb widow to Rector, ete, of Trinity Church, 187 Fulton; AL; June3; June4'13; \$5,500-7,000. nom

Varick st, 218 (2:528-52), nec Downing (No 71), runs n23.6xe38x-4xn4xe24.8xs3.5 to Downing xw75 to beg, 3-sty bk tnt & str; Emil H Kosmak to Geo W Kosmak, 23 E 93; June3; June4'13; A\$7,500-8,000. O C & 100

Warren st, 41-3, see Pearl, 244.

West st (1:16), ws, the n 1/2 old pier 9, old pier 10 & s 1/2 old pier 11 NR, with bulkheads & slips connected therewith, with rights of wharfage, cranager, &c; Eliz L Edgar, indivd & with Herman Le Roy Edgar, as EXRS of Wm Edgar, to Mary E Gallwey, at San Mateo, Cal; Lucile R Edgar, at Newport, RI, & Herman Le Roy Edgar, at Dobbs Ferry, NY; AT; sub to leases expiring Feb'11'15; May1; June 3'13. nom

6TH st, 301 E, see 2 av, 104-6.

6TH st, 401-3 E, see 1 av, 100.

7TH st, 25 E (2:463-45), ns, 256 e 3 av, 26x75, 5-sty bk tnt; Betty Motz to Jacob Wenner, 25 E 7; 1-6 pt; AT; mtg \$18,000; May27; May29'13; A\$15,000-26,000. O C & 100

8TH st, nwc Av D, see Av D, 113-7.

9TH st, 612 E (2:391-13), ss, 193 e Av B, 20x93.11, 4-sty bk tnt & str & 3-sty bk rear tnt; Moses Gross et al to Jacob Reisberg, 636 E 9; mtg \$12,000; May28; June2'13; A\$14,000-17,000. O C & 100

9TH st, 66-8 W, see 6 av, 110-2.

10TH st, 129 E (2:466-43), nes 215 nw 2 av, 27x100, 5-sty & b bk home; NY City Mission & Tract Soc to Anna B Bliss, 6 E 65; May27; June5'13; A exempt-exempt. 28,000

10TH st, 20 W (2:573-32), ss, 310.10 w 5 av, 21x92.3, 4-sty stn dwg; Francis M Bacon Jr et al, EXRS Francis M Bacon, to R Foster Walton, at Tarrytown, NY; mtg \$17,000 & AL; May2; June3'13; A\$18,000-23,000. nom

10TH st, 22 W (2:573-31), ss, 331.11 w 5 av, 20.7x92.3x21x92.3, 4-sty stn dwg; Francis M Bacon Jr to R Foster Walton, at Tarrytown, NY; mtg \$17,000 & AL; May 13; June3'13; A\$17,500-22,500. nom

11TH st, 615 E (2:394-61), ns, 218 e Av B, 25x103.3, 5-sty bk tnt & str; Sarah Kohn to Frances Bieber, 383 E 8; mtg \$18,000 & AL; May26; June2'13; A\$16,000-25,000. nom

11TH st, 322-4 W (2:633-15), ss, 73.5 w Greenwich, 45.7x58.8x48.4x60.4, 6-sty bk tnt & str; Sophie Schmitt to Saml Kaplan, 762 2 av; May26; June5'13; A\$16,000-40,000. nom

12TH st, 225-7 E, see Pearl, 244.

13TH st, 706 E (2:382-11), ss, 110.3 e Av C, 23.10x103.3, 5-sty bk tnt; mtg \$19,500 & AL; A\$8,000-15,000; also Av B, 272-4 (3:974-29-30), nwc 16th (No 553), 43x70.6, 2 4-sty bk tnts & str; mtg \$28,500 & AL; Max Wachsmann to Jos Isaac, 51 E 97; 1/2 pt; AT; May29; June4'13; A\$19,200-28,000. O C & 100

16TH st, 553 E, see 13th, 706 E.

16TH st, 415 W (3:714-26), ns, 175.3 w 9 av, 25x92, 5-sty bk tnt; Max Wachsmann to Jos Isaac, 51 E 97; 1/2 pt; AT; mtg \$14,000 & AL; May29; June4'13; A\$9,500-16,000. O C & 100

18TH st, 243-5 E, see 2 av, 311-3.

18th st, 323 E (3:924-16), ns, 360 w 1 av, 20x92, 3-sty & b bk dwg; Florence Kaldenberg et al heirs & Guido F Kaldenberg, to Fredk R Kaldenberg, 323 E 18; QC; Apr15; June5'13; A\$9,500-13,000. nom

18TH st, 417 E (3:950-14), ns, 365 w Av A, 25x92, 4-sty bk tnt & str; Moses Schaffer to Chas A Bondy, 405 E 19; mtg \$12,700; June4; June5'13; A\$11,000-15,500. O C & 100

19TH st, 243 E (3:900-26), nes, 100 nw 2 av, 16.6x92, 4-sty bk dwg; Richd O Smith to Jno R Costen, 150 W 47; mtg \$9,000; June3'13; A\$10,000-13,000. omitted

22D st, 217-21 E (3:903-13), ns, 228.9 e 3 av, 56.3x75, 6-sty bk tnt; Jos L Battenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; AL; June3'13; A\$29,500-65,000. O C & 100

22D st, 217-21 E; Julius B Fox to Jos L Battenwieser, 300 Central Park W; AL; June3'13. O C & 100

24TH st, 235 E (3:905-21), ns, 170.9 w 2 av, 29.4x98.9, 6-sty bk tnt & str; Max Wachsmann to Jos Isaac, 51 E 97; 1/2 pt; A T; mtg \$39,250 & AL; May29; June4'13; A \$15,100-42,000. O C & 100

25TH st, 108-10 W (3:800-48), ss, 100 w 6 av, 40x-40x82.10, 2 & 3-sty bk & fr loft & str bldg; Abbie E Drew, widow, et al indivd, EXRS, &c, Jno H Drew, to 108 West 25th Constn Co, Inc, a corpn, 1123 Bway; mtg \$25,000; May26; June4'13; A\$61,000-62,000. O C & 100

26TH st, 300-300 1/2 E, see 2 av, 458.

28TH st, 134 W (3:803-59), ss, 400 w 6 av, 25x98.9, 5-sty bk tnt & str; Aaron Coleman to Saml H Russin, 331 W 27, & Sol Handing, 327 W 27; 1/2 pt to each; mtg \$45,500 & AL; May27; May29'13; A\$35,000-40,000. O C & 100

40TH st E, nec Lex av, see Lex av, 355.

46TH st, 235 E (5:1320-19), ns, 152 w 2 av, 26x100.5, 5-sty bk tnt; Wm L Turner, ref. to Mary Cregan, 237 E 46; mtg \$14,500; FORECLOS May12; May29'13; A\$10,500-18,000. 2,400

46TH st, 344-6 E (5:1338-31-32), ss, 100 w 1 av, 40x100.5, 2 5-sty bk tnts & str; Alex Herzog to Mendel Herzog, 944 Park av; Bella Glaser, 2309 Creston av & Miriam G Thorn, 2397 Concourse & blyd; mtg \$31,000; May1; May29'13; A\$14,000-27,000. O C & 100

46TH st, 57 W (5:1262-11 1/2), ns, 260 e 6 av, 22x100.5, 4-sty & b stn dwg; Gustavus O Winston to Richd Quinlan, 7 Pine; mtg \$40,000 & AL; June2; June3'13; A\$63,000-69,000. nom

46TH st, 57 W; Richd Quinlan to Elsie C Rohmann, 27 Webster pl, Bklyn; mtg \$54,000 & AL; June2; June3'13. nom

48TH st, 14 E (5:1283-62), ns, 250 e 5 av, 25x100.5, 4-sty & b stn dwg; Jas L Barclay to Eliz & Martha L Host, 14 E 48; AL; May15; June2'13; A\$110,000-120,000. O C & 100

48TH st, 520-4 W (4:1076-45), ss, 300 w 10 av, 75x100.5, 6-sty bk factory; National Gum & Mica Co to Oscar L Kindler, 108 W 102, & Wm P Collins, 3099 Bway, firm of Kindler & Collins, 619 10 av; mtg \$82,500; May31; June2'13; A\$29,000-65,000. O C & 100

54TH st, 57 E (5:1290-27 1/2), ns, 166 e Mad av, 22x100.5, 4-sty & b stn dwg; Laura M Moore widow to Geo F Butterworth, 104 E 30; mtg \$25,000 & AL; June 2'13; A\$41,000-50,000. O C & 100

54TH st, 447 W (4:1064-7), ns, 150 e 10 av, 25x100.5, 4-sty bk tnt; Jno V Altmann, EXR Jno Foersch to Jno J Meier & Marie R, his wife, 443 W 54, tenants by entirety; mtg \$8,000; May29'13; A\$10,000-13,000. 13,650

58TH st, 404 E (5:1369-45 1/2), ns, 88.5 e 1 av, 18x100.4, 3-sty & b stn dwg; Wm J Fitzgerald to Jno Mullen, 423 E 58; mtg \$7,000; June2'13; A\$6,000-9,500. O C & 100

59TH st, 208-10 E (5:1332-42-43), ss, 130 e 3 av, 50x100.5, 2 5-sty bk tnts & str; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; June2'13; A\$36,000-52,000. O C & 100

59TH st, 208-10 E; Bertha Kaufmann to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; June2'13. O C & 100

61ST st, 35 E (5:1376-27), ns, 229 w Park av, 19x100.5, 5-sty stn tnt; Mary R H Glyn to Moses S Kakels, 71 E 66; June4; June5'13; A\$38,000-53,000. O C & 100

61ST st, 400-18 E, see 1 av, 1108-14.

64TH st, 16 E (5:1378-63), ss, 230 e 5 av, 20x100.5, 5-sty & a bk dwg; Chas Buek Constn Co to Geo E Brewer, 61 W 48; mtg \$80,000 & AL; June2; June3'13; A \$72,000-105,000. nom

64TH st, 315 W (4:1176-27), ns, 125 w West End av, 25x100.5, 1 & 2-sty fr & bk stable; Jno J Finnerty to N Y State Realty & Terminal Co, 452 Lex av; Apr30; May29'13; A\$5,500-7,500. nom

66TH st, 64 E (5:1380-41), ss, 280 e Madison av, 20x100.5, 4-sty & b stn dwg; Maimie E or Mamie Cohn, widow, to Alfred E Cohn, 315 Central Park W; mtg \$15,000; May14; June3'13; A\$45,000-53,000. O C & 100

66TH st, 64 E; Alfred E Cohn to Ella A Cooper, 55 E 66; May14; June3'13. O C & 100

67TH st, 227 W (4:1159-17), ns, 375 w Ams av, 25x100.5, 5-sty bk tnt; Ramya Realty Co to Addie L Hancock, at Passaic, NJ; mtg \$19,000; May26; June3'13; A\$9,000-19,000. O C & 100

69TH st, 217-21 W (4:1161-22), ns, 205 w Ams av, 60x100.5, 1-sty bk church; Lawson C Rich to Rector, etc, of the Congregation of Transfiguration Chapel, a corp, 221 W 69; mtg \$32,000 & AL; May24; May29'13; A exempt-exempt. nom

70TH st, 130 E (5:1404-59), ss, 60 w Lex av, 20x100.5, 5-sty & b stn dwg; Wilson M Powell Jr to Elsie K Powell, his wife, 130 E 70; May23; May31'13; A\$32,000-47,000. nom

71ST st, 103 E (5:1406-2), ns, 20 e Park av, 20x102.2, 4-sty & b stn dwg; City Real Estate Co to Fredk Winant & Jeannette L, his wife, & Jno G, Clinton D, Fredk Jr & Cornelius Winant, all at 103 E 71; B&S; June3; June4'13; A\$33,000-42,000. O C & 100

71ST st, 103 E (5:1406-2), ns, 20 e Park av, 20x102.2, 4-sty & b stn dwg; Fredk Winant to City Real Estate Co, 176 Bway; B&S & C a G; June3'13; A\$33,000-42,000. O C & 100

72D st, 348 E (5:1446-35½), ss, 416.8 e 2 av, 16.8x102.2, 3-sty & b stn dwg; Nettie Blau EXTRX Louis Rosenblueth to Chas Belsky, 1351 1 av; ½ pt; mtg \$6,500 & AL; June2; June4'13; A\$6,500-10,000. O C & 100

72D st, 348 E; Rachel & Dinah Rosenblueth to same; ½ pts; mtgs \$6,500 & AL; June2; June4'13. O C & 100

73D st, 58 E (5:1381-41), ss, 280 e Mad av, 19.6x102.2, 4-sty & b stn dwg; Josephine G Buckley to Mabel S Tilden, 31 E 49; AL; June5'13; A\$38,000-50,000. O C & 100

74TH st, 108 E (5:1408-68½), ss, 72 e Park av, 18x74, 3-sty & b stn dwg; Caroline Beringer to Louise Beringer, 431 Riverside dr; AL; June3; June4'13; A\$16,000-20,000. nom

74TH st E, swc Park av, see Park av, 784.

74TH st, 492 E (5:1468-30), ss, 125 w Av A, 25x102.2, 5-sty bk tnt & str; Edw Moss to Benj J Weil, 21 E 82; B&S; AL; May27; May29'13; A\$8,000-21,000. O C & 100

75TH st, 11 E (5:1390-11), ns, 149 w Mad av, 21x102.2, 4-sty & b bk dwg; N Y Nursery & Childs Hospital, a corp, to Mary K L Potter, 64 E 80; Sophia J Lindsley at Wallingford, Conn, & Josiah J Lindsly at Northford, Conn; 1-24 pt; B&S & CaG; May27; May31'13; A\$60,000-66,000. 2,916.66

75TH st, 321 E (5:1450-13), ns, 300 e 2 av, 25x102.2, 5-sty bk tnt & str; Sol Wiener to Sigmund Lewy, 128 E 74; mtg \$16,000; May17; June3'13; A\$9,000-23,500. nom

77TH st, 56 E (5:1391-51), ss, 82.6 e Mad av, 12.6x102.2, 4-sty & b bk dwg; Florence N Knox to Adah Vezin, 409 Palisade av, Yonkers, NY; mtg \$15,000; Apr29; June4'13; A\$17,000-22,000. O C & 100

77TH st, 210 E (5:1431-41), ss, 180 e 3 av, 25x102.2, 1 & 2-sty lk & fr bldg; Luke Byrne to Andw Byrne, 470 W 165; QC; Apr24; May31'13; A\$11,000-11,500. nom

77TH st, 210 E; Sarah wife Matthew J Byrne to same; QC; Apr21; May31'13. nom

77TH st, 210 E; Eliz Frewen to same; QC; Apr16; May31'13. nom

77TH st, 210 E; Jas Byrne to same; QC; Apr24; May31'13. nom

78TH st, 308 W (4:1186-36), ss, 130 w West End av, 20x102.2, 5-sty & b bk dwg; Clarence J Shearn to Eva P Shearn, 308 W 78; mtg \$30,000 & AL; Dec24'12; June3'13; A\$16,000-32,000. nom

79TH st, 135 W (4:1210-16), ns, 350 w Col av, 24x102.2, 4-sty & b stn dwg; Addison W McIntock to Elliott Mtg Co, a corp, 277 Bway; 1-16 pt; Jan15; re-recorded from Jan15'13; June5'13; A\$17,000-22,500. nom

80TH st, 228 E (5:1525-35), ss, 239.9 w 2 av, 26.3x102.2, 6-sty bk tnt & str; Realty Realization Corp to Geo Ricard, 317 W 139; mtg \$31,000; May7; June5'13; A\$11,500-33,500. O C & 100

80TH st, 146 W (4:1210-53), ss, 270 e Ams av, 20x102.2, 4-sty & b stn dwg; Augustus C Brown, ref, to Mary S Wilson, EXTRX, & Co, Lot C Clark [care of McK Whiting, 56 Pine]; FORECLOS Mar 11'02; Mar14'02; May29'13; A\$13,000-24,000. 20,000

80TH st, 146 W; Edw R Satterlee ADMR Lot C Clark to Agnes G & Jno S Wilson; [care of McK Whiting, 56 Pine]; Apr1'03; May29'13. nom

81ST st, 146 E (5:1509-50), ss, 70 e Lex av, 22x104.4, 5-sty bk tnt; Tillie Forscherer individ, EXTRX, & Co, Geo S Forscherer to Francis L Tooley, 157 E 79; mtg \$20,000; May29; May31'13; A\$11,500-27,000. nom

81ST st, 209 E (5:1527-5), ns, 101.8 e 3 av, 25.5x102.2, 6-sty bk tnt & str; Sadie N, wife Saml Fleck Jr, to Saml Judelowitz, 222 Madison; AL; June3'13; A\$11,000-31,000. nom

82D st, 2 E (5:1493-68), ss, 100 e 5 av, 25x102.2, 5 & 6-sty & b bk dwg; Susie E Jennings to Roxana Realty Co Inc, 68 Wm; May29'13; A\$68,000-110,000. O C & 100

83D st, 117 E (5:1512-9), ns, 185.6 e Park av, 25x102.2, 2 & 3-sty bk stable; Jno B Simpson to Geo F Johnson, at Hanover Township, Morris Co, NJ; C a G; mtg \$11,000; May31; June3'13; A\$16,000-32,000. O C & 100

87TH st, 114 E (5:1515-65), ss, 177.4 e Park av, 18.6x100.8, 3-sty & b bk dwg; Simon Baer to Lina Weil, 19 E 98; mtg \$6,000; June3; June4'13; A\$10,000-12,000. O C & 100

87TH st, 116 E (5:1515-64), ss, 195.10 e Park av, 18.6x100.8, 3-sty & b bk dwg; Diedrich Heyen to Lina Weil, 19 E 93; mtg \$5,000; June3; June4'13; A\$10,000-11,500. O C & 100

87TH st, 118 E (5:1515-63), ss, 169.5 w Lex av, 21.2x100.8, 3-sty bk tnt & str; Hannah wife Geo D von Hofe to Lina Weil, 19 E 98; June3; June4'13; A\$11,509-15,000. O C & 100

88TH st, 325 W (4:1250-19), ns, 401.4 e Riverside dr, 20x100.8, 4-sty & b bk dwg; Archibald Taylor et al to Gertrude A Vanderbeck, 149 W 126; AL; May20; May29'13; A\$15,000-34,000. O C & 100

91ST st, 150-2 E (5:1519-50), sws, 325 n w 3 av, 50x100.8, 6-sty bk tnt; Diedrich Angelbeck to Jno H Schreiner, 119 W 121; mtg \$72,000 & AL; June2'13; A\$26,000-70,000. O C & 100

92D st, 55 E (5:1504-26½), ns, 235.6 w Park av, 17x100.8, 4-sty & b stn dwg; Lambert S Quackenbush et al to Lina Weil, 19 E 98; mtg \$20,000; June4'13; A\$15,000-25,000. nom

92D st, 55 E; Lina Weil to Saml Schulman, 55 E 92; mtg \$20,000; June2'13. O C & 100

97TH st, 329 E (6:1669-18), ns, 200 w 1 av, 25x100.11, 5-sty bk tnt & str; Max Wachsmann to Jos Isaac, 51 E 97; ½ pt; A T; mtg \$17,000 & AL; May29; June4'13; A\$5,000-14,000. O C & 100

97TH st, 256 W (7:1868-59), ss, 100 e West End av, 50x100.11, 7-sty bk tnt; Geo J Smith Co, a corp, to Geo J Smith, at [366 5 av] Kingston, NY; mtg \$120,000 & AL; June4'13; A\$39,000-110,000. O C & 100

98TH st, 103 W (7:1853-28½), ns, 75 w Col av, 25x75.11, 5-sty bk tnt & str; Neerg Realty Co to Jas Memaria, 764 Col av; mtg \$15,000 & AL; June2'13; A\$14,000-20,000. O C & 100

98TH st, 157 W, see 98th st, 161 W.

98TH st, 161 W (7:1853-9), ns, 184.6 e Ams av, runs n33xnw14.11xn79.9xse42xs77.8xsw14.11xs33 to st xw27 to beg, 5-sty bk tnt; A\$21,000-31,000; also 98TH ST, 157 W (7:1853-10), ns, 226.6 e Ams av, runs n33xnw14.11xn77.8xse42xs75.7xsw14.11xs33 to st, xw26.10 to beg, 5-sty bk tnt; A\$20,500-31,000; Jno A Sonntag & Martha M, his wife, 2 Lenox av, to Hudson Trust Co, a corp, 1411 Bway (also to be recorded in mtgs); June4'11; June2'13. nom

98TH st W (7:1888-10), ns, 80 w West End av, 120x100.11, 7-sty bk tnt; Fredk W H Crane & ano EXTRX, & Co, Robt Hoe to Schuyler Arms Corp, 170 Bway; mtg \$225,000 & AL; May28; May29'13; A\$110,000-310,000. nom

99TH st, 21-3 E (6:1605-11-12), ns, 250 e 5 av, 50x100.11, 2 & 5-sty bk tnts; Isidore S Korn et al EXTRX, & Co, Saml W Korn to The Mount Sinai Hospital, a corp, at 5 av & 100th; C a G; mtg \$40,000; Apr10; May29'13; A\$34,000-60,000. 68,000

100TH st, 314-6 W (7:1888-81), ss, 200 w West End av, 80x100.11, 8-sty bk tnt; Chas C Marrin, ref, to Isaac Simons, 230 Riverside dr, & Geo Mayer, 430 W 122; mtg \$245,000; FORECLOS May26; May31; June2'13; A\$73,000-220,000. 15,000

101ST st, 55 E (6:1607-24½), ns, 275 w Park av, runs n100.11xw19.7 to cl Old Harlem rd xsw24.11xs75.6 to st xe25 to beg, 5-sty bk tnt; also all R, T & I which Francis J Schnugg et al had in following; gore begins at cl of blk bet 101st & 102d sts & 100 e Mad av, runs s24.4 to cl Old Harlem rd xn24.11xw5.4 to beg; Ellsworth J Healy, ref, to Saml A Goldschmidt, 39 W 73, & Edw Goldschmidt, 307 W 76, TRSTES Saml B H Judah; FORECLOS May28; May29'13; A\$10,000-20,000. 15,000

101ST st, 188 W (7:1855-60¾), ss, 75 e Ams av, 25x100.11, 5-sty bk tnt; Francis M Schiffmayer to Frank Zombo, 206 W 36; B&S; mtg \$18,500; May31; June3'13; A\$15,000-21,000. nom

102D st, 65 E (6:1608-34), ns, 25 w Park av, 37.6x100.11, 6-sty bk tnt & str; Dora Michelman to Barnett Michelman, 1644 Mad av; ½ pt; AL; May29; June3'13; A\$18,000-45,000. nom

103D st, 218-20 E (6:1652-39-40), ns, 205 e 3 av, 50x100.9, 2 & 4-sty bk tnts & str; Abr Winetsky et al to Beni & Annie Feinberg, 37 Market; mtg \$25,000 & AL; May28; May29'13; A\$18,000-28,000. O C & 100

103D st, 245-7 E, see 2 av, 2001-5.

104TH st, 115-21 E (6:1632-6-8), ns, 135 e Park av, 65x100.11, 2 & 6-sty bk tnts & str; Aaron Goodman Realty Co to Lena Kannensohn, 55 W 116; mtg \$30,000; June1; June2'13; A\$24,000-76,000. O C & 100

104TH st, 157 E (6:1632-24), ns, 95 e Lex av, 25x100.11, 4-sty bk tnt & str; Leon Weinhank to Cream City Holding Co, a corp, 60 Liberty; mtg \$10,000; May21; May31'13; A\$10,000-15,000. nom

105TH st, 212-4 E (6:1654-41½), ss, 164 e 3 av, 33x100.9, 6-sty bk tnt & str; Keats Co, a corp, to Shenk Realty & Constn Co, a corp, 62 W 107; mtg \$24,000; June2; June3'13; A\$10,500-33,500. O C & 100

106TH st, 61 E (6:1612-28), ns, 175 e Mad av, 24.6x100.11, 5-sty bk tnt & str; Bertha Hirschfeld & Abr Liebhoff to H & L Realty Co, Inc, a corp, 17 E 107; May27; May29'13; A\$12,000-21,500. O C & 100

106TH st, 23 W (7:1842-19), ns, 25 e Manhattan av, 30x100.11, 5-sty stn tnt; Sigmund Rosenbaum to Kath L Kraft, 13 Waterbury av, Richmond Hill, E of Q; mtg \$33,500; May29; May31'13; A\$23,000-35,000. nom

107TH st, 232 E (6:1656-32), ss, 175 w 2 av, 25x100.11, 4-sty bk tnt & str; Simone Fortunato to Giuseppe Natale, 617 Morris Park av; mtg \$10,000; May31; June2'13; A\$8,000-14,000. O C & 100

111TH st, 63-7 E (6:1617-25), ns, 120 e Mad av, 46.9x100.11, 6-sty bk tnt & str; Gertrude Weber & ano to Abr Harwich, 7 W 112; mtg \$42,000 & AL; June2; June3'13; A\$20,500-56,000. O C & 100

111TH st, 220-2 E (6:1660-38-39), ss, 235 e 3 av, 50x100.11, 2 & 4-sty bk tnts & str; Jno Palmieri to Geo Carrizzo, 200 6th, Bklyn; mtg \$19,000; June3; June4'13; A\$16,000-27,000. nom

111TH st, 8-14 W (6:1594-42), ss, 145 w 5 av, runs s71.10xw100xn47.10xw0.6xn23.11 to st xe100.6 to beg, 5-sty bk tnt & str; Saml Roseff et al to Simon Lewald, 104 E 31; mtg \$72,500 & AL; May27; May29'13; A\$48,000-P\$70,000. O C & 100

111TH st, 25-7 W (6:1595-20-21), ns, 389 w 5 av, 60x100.11, 2 & 5-sty bk tnts; Saml Schwartz to Chas Lebenstein, 2 W 112; mtg \$40,000; June2'13; A\$33,000-65,000. O C & 100

111TH st, 203-5 W (7:1827-26), ns, 100 w 7 av, 50x100.11, 6-sty bk tnt; Abr Levy to Mary Hays at Manchester, Conn; mtg \$70,000 & AL; May27; May29'13; A\$33,000-81,000. O C & 250

113TH st, 14 E (6:1618-63), ss, 225 e 5 av, 18.9x100.11, 5-sty bk tnt; Mary C Maguire to Jakob Marmorstein, 190 2 av; AL; June5'13; A\$9,500-17,500. O C & 100

116TH st, 438 E (6:1709-33), ss, 224 w Pleasant av, 20x100.10, 4-sty stn tnt; Lawyers Mort Co to Salvatore Purificato, 449 E 116; May26; June2'13; A\$7,000-12,000. O C & 100

116TH st, 440 E (6:1709-32), ss, 194 w Pleasant av, 30x100.10, 4-sty stn tnt; Lawyers Mtg Co to Max M Bernstein, 781 Lafayette av, Bklyn; B&S; May27; June5'13; A\$11,000-20,000. O C & 100

116TH st, 440 E; Max M Bernstein to Michele Guarini, 344 9th, Bklyn; mtg \$14,500; June4; June5'13. nom

116TH st, 444 E (6:1709-31), ss, 164 w Pleasant av, 30x100.10, 4-sty stn tnt; Lawyers Mtg Co to Max M Bernstein, 781 Lafayette av, Bklyn; B&S; May27; June5'13; A\$11,000-20,000. O C & 100

116TH st, 444 E; Max M Bernstein to Michele Guarini, 344 9th, Bklyn; mtg \$14,500 & AL; June4; June5'13. nom

116TH st, 96-102 W, see Lenox av, 115-9.

117TH st, 542-4 E (6:1715-33½-34), ss, 423 e Pleasant av, 33.2x100.10, 2 & 3-sty & b bk dwgs; Jno Scharmann to Herman Harjes, 408 E 76; mtg \$8,000; May31'13; A\$6,000-10,000. nom

118TH st, 205-7 E (6:1783-5), ns, 190 e 3 av, 37.6x100.10, 6-sty bk tnt & str; Anna Weinstein & ano to Manhattan Holding Co, a corp, 89-91 Delancy [79 Worth]; mtg \$34,000; Mar25; May31'13; A\$13,500-39,500. O C & 100

118TH st, 326 E (6:1689-38), ss, 350 e 2 av, 25x100.11, 5-sty stn tnt; Lawrence Davis to Sarah E Cahill, 2825 Valentine av; mtg \$16,060; May24; May29'13; A\$8,000-19,500. O C & 100

118TH st, 426-8 E (6:1711-36), ss, 277.4 w Pleasant av, runs s 100.10xw16.8xs0.1xw 25x100.11 to st xe41.8 to beg, 6-sty bk tnt & str; Jos Cohen to Abr D Weinstein, 1200 Mad av; 1st mtg \$33,000; also blanket mtg for \$36,887.89 on this & adj prop & AL; May23; June3'13; A\$12,000-43,000. nom

118TH st, 426-8 E; Abr D Weinstein to Geo Ricard, 311 W 139; mtgs as above; May24; June3'13. nom

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; Jos Cohen to Abr D Weinstein, 1200 Mad av; mtgs as above; May23; June3'13; A\$12,000-43,000. O C & 100

118TH st, 430-2 E; Abr D Weinstein to Geo Ricard, 311 W 139; mtgs as above; May24; June3'13. nom

118TH st, 434-6 E (6:1711-33), ss, 194 w Pleasant av, 41.8x100.11, 6-sty bk tnt & str; Jos Cohen to Abr D Weinstein, 1200 Mad av; mtgs as above; May23; June3'13; A\$12,000-43,000. nom

118TH st, 434-6 E; Abr D Weinstein to Geo Ricard, 311 W 139; mtgs as above; May24; June3'13. nom

119TH st, 414-6 E (6:1806-41-42), ss, 145 e 1 av, 50x100.10, 2 & 5-sty bk tnts; Chauncey G Cozine to Louis Fuhs, 215 W 139; mtg \$26,000; May28; May29'13; A\$14,000-29,000. nom

119TH st, 105 W (7:1904-27), ns, 116.8 w Lenox av, 16.8x100.11, 4-sty & b bk dwg; Dora Wiebke to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$12,000; June2'13; A\$9,300-17,000. nom

121ST st, 110 W (7:1905-40), ss, 158 w Lenox av, 20x100.11, 3-sty & b stn dwg; Jno H Schreiner to Diedrich Angelbeck, 152 E 90; June2'13; A\$11,200-19,000. O C & 100

123D st, 411 E (6:1811-7), ns, 143.9 e 1 av, 18.9x100.10, 3-sty & b bk dwg; Isidor Sorkin to Edna Miller at Eatontown, NJ; QC; Dec30'12; May29'13; A\$4,500-4,500. nom

123D st, 108 W (7:1907-39½), ss, 139.10 w Lenox av, 20.1x100.11, 4-sty & b stn dwg; Albt B Unger, ref, to Emma A Marson, 76 St James pl, Bklyn; FORECLOS May28; June4'13; A\$11,200-18,000. 15,500

2D av, 104-6 (2:448-1), nec 6th (No 301), 51.9x87, 8-sty bk tnt & str; Wentworth Holding Co to Annie Rosen, 960 Prospect av; AL; May15; June5'13; A\$6,000-150,000. O C & 100

2D av, 311-3 (3:899-34), nwc 18th (Nos 243-5), 34.8x98, 6-sty bk tnt & str; Abr Nelson to Arthur Beir, 817 West End av; 1/2 pt; AT; mtg \$82,000 & AL; June3; June 4'13; A\$42,500-82,500. nom

2D av, 455, see 2 av, 457.

2D av, 457 (3:906-32), ws, 20 s 26th, 18x 60, 3-sty bk tnt; A\$9,700-11,000; also 2D AV, 455 (3:906-31), ws, 38 s 26th, 18x60, 3-sty bk tnt; Leonard R Kerr to Mary E Kerr [125 W 119], NY; mtg \$33,000; Dec 9'10; June3'13; A\$9,700-11,100. O C & 100

2D av, 458 (3:931-54), sec 26th (Nos 300-300 1/2), 20x74, 4-sty bk tnt & str, 1-sty ext; Patk Gaffney to Annie wife said Patk Gaffney, 319 E 57; mtg \$16,000; Mar31; June2'13; A\$14,500-19,000. nom

2D av, 2001-5 (6:1653-21 to 23), nwc 103d (Nos 245-7), 75.8x75, 3 4-sty bk tnts & str; Mary Barnett to Edw Blumenthal, 471 E 3, Los Angeles, Cal; 1/2 pt; mtg \$54,000; Apr28; June4'13; A\$32,500-52,000. O C & 100

4TH av, 377 (3:882-89), es, 76.4 s 27th, 22.5x100, 8-sty bk loft & str bldg; Susanna C wife Thos J Byrne, also known as Wm J Von Mirbach to Wm W Heroy, 47 E 66; QC; May27; June2'13; A\$67,500-79,500. nom

4TH av, 377; Wm W Heroy to Jas H Heroy, 68 E 86; mtg \$60,000; May28; June 2'13. O C & 100

6TH av, 110-2 (2:572-8), sec 9th (Nos 66-8), runs s43.8xe77.6xn20.2xe0.1xn23.6 to st xw77.7 to beg, 7-sty bk tnt & str; Herbt Fischer to Geo E Buttschardt, 961 Gates av, Bklyn; mtg \$145,000 & AL; June 4; June5'13; A\$70,000-175,000. nom

6TH av, 841 (4:1000-34), ws, 60.5 s 48th, 20x84, 4-sty bk tnt & str, with all RT&I to strip on n, being 58 s 48th & 46 s 6 av, runs w40xs2.5xe40xn2.5 to beg; Walter I Scott et al to Bernard M Baruch, 6 W 52; mtg \$30,000 & AL; May31; June5'13; A\$37,000-49,000. O C & 100

7TH av, 2189 (7:1914-64), es, 81.2 s 130th, 18.9x75, 5-sty bk tnt & str; Wm Grad to Lottie E Welch, 3514 De Kalb av, Bronx; mtg \$15,000 & AL; Apr12; June4 '13; A\$13,000-18,500. nom

8TH av, 2479 (7:1958-32), ws, 25 s 133d, runs n83.3xsw20.11xs12.4xe100 to av xn25 to beg, 5-sty bk tnt & str; Lena Wilson to Highway Constn Co, a corp, 125 Bristol, Bklyn; mtg \$28,000 & AL; June3; June 4'13; A\$15,800-23,000. nom

8TH av, 2794 (7:2034-3), es, 49.11 n 148th, 50x80, 5-sty bk tnt & str; Maurice Deiches, ref, to Jno H Kerkmann, 2552 8 av; mtg \$43,000; FORECLOS May20; May 28; May31'13; A\$23,500-45,000. 5,000

8TH av, 2926 (7:2040-23, 6, 14-61), sec 155th, runs s25xe100xs74.11xe25xs99.11 to n s 154th xe428.9 to ws McCormbs pl, late Macombs Dam rd xnw115.2xw120.9xne10.10 xn93.10 to ss 155th xw500 to beg, 2 & 3-sty bk casino & 2 & 3-sty bk & fr hotel & vacant; Mary S Waldron, widow, to Edw S Waldron & Fannie Haas, both at 695 St Nicholas av; 1/2 pt; AL; June2; June3'13; A\$210,020-256,020. O C & 100

8TH av, 2901 (7:2047-10), ws, 74.11 n 153d, runs n25.lxw38.5xsw0.1xw61.6xs25ye 100 to beg, 5-sty bk tnt & str; Pincus Lowenfeld et al to Herman Wiebke, 219 E 200; mtg \$18,000; June2'13; A\$11,000-25,000. O C & 100

Bulkhead on N R (1:57), being 250 w from es West st at ss Pier 16 (old 25), opposite foot Barclay st, runs n from ss said pier along bulkhead 137 ft; also BULKHEAD ON N R (1:1.8-129-130), being 250 w from es West st at ns Pier 18 (old 28), opposite foot Murray st, runs s from ns said pier 156 ft, with all rights of wharfage, crannage, etc, appertaining to said piers; Wm C Renwick et al EXRS, &c, of Wm R Renwick, decd, to Philip R Brown, Hotel San Diego, at San Dego, Cal, an 251-72,000 int, being 1-20 part of all R T & I; sub to leases & AL; May1; May29'13. nom

Bulkhead N R (1:57), begins 250 w from es West st at ss Pier 16 (old 25 N R), opposite foot Barclay st, runs n from ss said pier along bulkhead 137 ft; also BULKHEAD N R (1:128-129-130), begins 250 w from es West st at ns pier 18 (old 28) N R, opposite foot Murray, runs s from ns said pier along bulkhead 156 ft; also all rights to wharfage, crannage, pier rights, etc; Wm C Renwick et al EXRS, &c, Wm R Renwick to Richd C Brown, 22 Strawberry Hill, Stamford, Conn; an 251-72,000 int, being 1-20 part of all R, T & I; sub to leases & AL; May1; June2'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

11TH st, 38 W (2:574); consent to sale of above by Julien T Davies et al; Edwin Thorne & Leavitt J Hunt as TRSTES to Oreste Unti, 78 W 11; May15; May29'13. O C & 100

18TH st, 405-7 W (3:716-pt lots 32-34-35), ns, 85 w 9 av, runs w40xn92xe25xs44.8xe15 xs47.4 to beg, 6-sty bk tnt & str; re mtg; Lewis A Goldberger to Herman Klein, 403 W 18, & Geza Klein, 147 W 143; QC; May 29; June2'13; A\$--\$. nom

31ST st, 132 W (3:806-60), ss, 375 w 6 av, 25x147.5x25.6x142.2, 4-sty bk stable; also PROP at Warren, NY; also all other PROP, real & personal, etc., wherever situate; certified copy of trust agmt; Alex M Pell, of Springfield Centre, Otsego Co., NY, & Mary H, his wife, to H Archie Pell [36 W 40], NY, in trust; AL; Apr23'03; June 5'13; A\$75,000-78,000. nom

61ST st, 106 W (4:1132); asn rents; Kath Gallaher at Freeport, LI, to Royal Co of NY, 93-5 Nassau; May31; June3'13. 1,400

70TH st, 320-6 E (5:1444); asn rents to extent of \$2,458.25; Mary A Thornton to Virginia Danziger, 11 E 79, & Moses J Sneedaira, 601 W 137, EXRS Max Danziger; May28; May29'13. nom

78TH st, 129 E (5:1413); revocation of trust; Hy B Montgomery, 167 E 78, to Jas M Montgomery, 142 E 18 as TRSTE; May 28; May29'13. nom

104TH st, 18 W (7:1839), ss, 80 e Manhattan av, 20x100.11; asn rents; Jas R Keane to Royal Co of N Y, 93-5 Nassau; May29; June3'13. 550

105TH st, 2 W, see Bway, 3099-3103.

121ST st W (7:1963), ss, 100 e Ams av, 118x100.11; asn rents as collateral for mtg of \$45,807.60; Robt Wallace Jr to Jos Hamerslag, 38 W 69; June4'13. nom

121ST st, 110 W (7:1905-40), ss, 158 w Lenox av, 20x100.11, 3-sty & b stn dwg; re dower; Amelia Schreiner widow to Die-drich Angelbeck, 152 E 90; AT; QC; June2 '13; A\$11,200-19,000. nom

132D st, 100 W, see Lenox av, 439.

133D st, 61 W (6:1731-10), ns, 210 e Lenox av, 25x99.11, 5-sty stn tnt & str; re judgt; Esther Fisher to Michl N Salmore, 158 58th, Bklyn; May26; May29'13; A\$9,000-19,000. nom

141ST st, 476 W, see Bway, 3099-3103.

150TH st, 462-8 W, see Bway, 3099-3103.

177TH st W, 504 W, see Bway, 3099-3103.

179TH st W, see Ft Washington av, see Ft Wash av, see 179.

190TH st W (8:2169-60), ns, 120 w St Nicholas av, 80x73.9x80x--; vacant; re mtg; Samson Lachman & ano to Weber-Turek Co (Inc), a corp, 1495 Bway; QC; May13; May29'13; A\$--\$. 15,000

Amsterdam av, 1627-33, see Bway, 3099-3103.

Broadway, 3099-3103 (7:1933-11), ws, 221.10 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw--xs78.2xe100 to beg, 6-sty bk tnt, Hazelton Court; A\$75,000-155,000; also AMSTERDAM AV, 1627-33 (8:2057-56), sec 141st (No 476), 99.11x 35, 7-sty bk tnt & str, Chatham Hall; A \$40,000-89,000; also CENTRAL PARK W, 448 (7:1840-35), swc 105th (No 2), 55.11x 100, 7-sty bk tnt; A\$85,000-150,000; also 177TH st, 504 W (8:2132-106), ss, 100 w Ams av, 42.6x99.11, 5-sty bk tnt, Amsterdam Court; A\$13,000-40,000; also 150TH ST, 462-80 W (8:2064), ss, 80 e Ams av, 170x99.11, 8-2 & 2-3-sty & b fr dwgs; A \$61,000-72,000; also WASHINGTON AV, 1477 (11:2902-54-59 1/2), ws, 90 s 171st, 37.6 x100, 5-sty bk tnt; re mtg; N Y Trust Co TRSTE to N Y Real Estate Security Co, a corp, 42 Bway; QC; June2'13. nom

Central Park West, 448, see Bway, 3099-3103.

Fort Washington av (8:2176), sec 179th, 92.7x--x92.6x125; declaration & agmt as to restrictions; Chas M Rosenthal, 241 Ft Wash av, with Fourth Church of Christ Scientist; May29; June4'13.

Lenox av, 439 (7:1916-36), swc 132d (No 100), 24.11x75, 5-sty bk tnt & str; CON-TRACT; Jno J McGrath, 171 W 71, with Julius Bernstein, 874 Longwood av; mtg \$30,000; June3; June5'13; A\$28,000-40,000. 42,500

Power of atty (misc); Mary V Pyle to Saml W Fairchild; May28; June5'13.

Power of atty (P A); Ethel Baker to Frank J Bell; Dec18'12; June3'13.

Power of atty (misc); Leopold Salzer to Edwin W Salzer; Apr17'12; June3'13. O C & 100

Power of atty (P A); Julia Brandt to Julia K Schnell, 1390 Lex av; May28; June 4'13.

Power of atty (misc); Deborah J Shipman to Jas D Shipman, 20 W 128 & Edw L Shipman, 325 W 76, her sons; May20; June4'13.

Power of atty (misc); Caroline C Kendall to Noah C Rogers; Apr21; June2'13.

Power of atty (misc); Georgiana Kendall to Noah C Rogers; Apr21; June2'13.

Power of atty (misc); Susan R Kendall to Noah C Rogers; Apr21; June2'13.

Revocation of power of atty (misc); Marie H Hartmann, 785 De Kalb av, Bklyn, to Jno E Bullwinkel; June2; June3 '13.

Revocation of power of atty (misc); Marie H Wilcox, 785 De Kalb av, Bklyn, to Jno E Bullwinkel; June2; June3'13.

Revocation of power of atty (misc); Pauline Alp to Jos Boltan; June4'13.

Trust Deed Agmt (misc); Sun Insurance Co of London, Eng, to Herbt L Griggs, 1 -- 86, & Saml T Hubbard, 268 Palisade av, Yonkers, NY, & Jas Brown, 789 Park av, NY, as TRSTES; May7; May 31'13.

WILLS.

Borough of Manhattan.

Cortlandt st, swc Bway, blk 62-10, see 36th, 6 E.

Cortlandt st, swc Bway, see 36th, 6 E.

27TH st, 516-8 W (3:698-47-48), ss, 225 w 10 av, 50x98.9, 4-sty bk & 3-sty fr loft bldgs; A\$16,000-19,500; also 27TH ST, 511 W (3:699-25), ns, 175 w 10 av, 25x98.9, 3-sty bk tnt & str; A\$8,000-10,000; Cath A Campbell Est, Edw S Farnan, EXR, 451 E 121; atty, Wm E Weaver, 7 Beekman, Will filed May28'13.

27TH st, 511 W, see 27th, 516-8 W.

36TH st, 6 E (3:865-68), ss, 150 e 5 av, 25x98.9, 4-sty & b stn fr dwg; A\$87,500-108,000; also BROADWAY, 169-71 (1:62-10), swc Cortlandt, 56.6x106.1, 10-sty bk loft bldg & str; A\$1,525,000-1,575,000; also RIVERSIDE DR, 182 (4:1251-1), nec 90th, runs n110.8xe104.9xs6.6xe25vs100.8 to 90th, xw159.9 to beg, 3-sty bk dwg & 2 1/2-sty bk stable; A.250,000-320,000; Mary B Pell Est, EXRS Beverly Chew, 44 W 44, & Metropolitan Trust Co, 49 Wall; attys, Parsons, Classon & McIlvaine, 52 Wm. Will filed June5'13.

40TH st, 149-51 E (5:1295-31-32), ns, 100 w 3 av, 50x88.9, 4-sty bk tnt & 3-sty & b lk dwg; A\$50,000-59,000; also 119TH ST, 125 W (7:1904-19), ns, 305 w Lenox av, 20 x100.11, 3-sty & b stn fr dwg; A\$11,200-22,000; also 2D AV, 455 (3:906-31), ws, 38 s 26th, 18x60, 3-sty & b bk tnt; A\$9,700-11,100; Mary E Kerr Es., L wren e R Kerr, EXR, 130 W 119; attys, Rosenthal & Herrmann 2 Rector. Will filed June4'13.

46TH st, 340 E (5:1338-33), ss, 160 w 1 av, 20x100.5, 5-sty bk tnt & str; Jno Cannon Est, Rosina A Cannon, EXTRX, 346 E 51; attys, Stanton & Hopkins, 31 Nassau; A\$7,000-12,000. Will filed May28'13.

65TH st, 154 E (5:1399-41 1/2), ss, 116 w 3 av, 16x100.5, 3-s y & b stn fr dwg; Forenz F Hofmann Est, Bernh rd H A Hofmann, EXR, Mont Lur, NJ; a t y s, Putney, Twombly & Putney, 2 Rector; A \$13,000-18,000. Will filed Apr21'13.

90TH st W, nec Riverside dr, see 36th, 6 E.

90TH st W, nec Riverside dr, blk 1251-1.

119TH st, 125 W, see 40th, 149-51 E.

127TH st, 152 E (6:1775-49 1/2), ss, 84 e Lex av, 17.6x99.11, 3-sty & b stn fr dwg (pt int); Julia A Shurtleff Est, Jos Brewster, EXR, 225 E 17; atty, Rich M Farries, 165 Bway; A\$6,800-10,000. Will filed May 24'13.

Av B, 218 (2:407-36), ws, 19 n 13th, 27x 65, 4-sty bk tnt & str; Mamie K Bietsch Est, Chas R Bietsch, EXR, 896 Tinton av; atty, Wm A Kirk, 63 Wall; A\$15,000-20,000. Will filed May28'13.

Broadway, 169-71.

Broadway, 169-71, see 36th, 6 E.

Riverside dr, 182, see 36th, 6 E.

Riverside dr, 182.

18T av, 776 (5:1355-4), es, 70.5 n 43d, 39 x150, 2-sty bk loft bldg & 2-sty bk stable in rear; Rebecca Sophie Blumenthal Est, Walter Blumenthal, EXR, 2176 Bway; attys, Guggenheimer, Untermyer & Marshall, 37 Wall; A\$20,000-23,000. Will filed May19'13.

2D av, 455, see 40th, 149-51 E.

8TH av, 2856 (7:2038-3), es, 49.11 n 152d, 25x100, 5-sty bk tnt; A\$11,000-26,000; also 8TH AV, 2461 (7:1958-23), ws, 206.9 n 131st, 26.10x120, 5 sty bk tnt & str; A \$18,200-25,000, Enser Est, EXRS Chris & Cath Enser; attys, Deyo & Buedorf, 111 Bway. Will filed June4'13.

8TH av, 2461, see 8 av, 2856.

CONVEYANCES.

Borough of the Bronx.

Coster st, 626 (10:2769), es, 230 n Randall av, 20x100, 2-sty bk dwg; Thos P Kelly to Ester Brown, 2320 Westchester av; mtg \$6,300; June2; June4'13. nom

Crotona Park S, 654 (910) (11:2937), sec Crotona av (No 1426), 22.1x100.7x21.1x 107.1, 3-sty fr tnt & str; Ray Grossman to Saml Polans, 1305 Wilkens av; 1/2 pt; AT; AL; Jan25'11; June5'13. nom

Echo pl or Buckhout st (11:2808), ns, 170 w Mt Hope av (Monroe), 25x115; vacant; Kate Oberscheimer to Mary A Rudd, 1979 Morris av; QC & C a G; Jan31; May 29'13. nom

Echo pl (11:2808), ns, 195 w Mt Hope av (Monroe), 25x115; vacant; Jacob P Paulsen et al to Mary A Rudd, 1979 Morris av; QC; Mar7; May29'13. nom

Freeman st, 841 (11:2971), ns, 124.7 w Chesholm, 25x107.10x32.1x127.11, 2-sty fr dwg; Josephine Keller, widow, to Richd F Junker & Marie B Junker, 843 Freeman, tenants by entirety; mtg \$6,000; June 2; June3'13. nom

Kelly st, 1644 (10:2716), es, 230.3 n 165th, 25x100, 4-sty bk tnt; Eliz Inselmann to Rudolph Langfelder & Emma, his wife, & Henry Weinberger, all at 564 E 158; ea 1/2 pt; mtg \$15,000; May28; May29'13. O C & 100

Libby st, see Fay av, see Fay av, see Libby.

Mil la (*), es, abt 176.1 s Boston rd, 42.2x100.9x104.3x56.8; Maurice Deiches, ref, to Hudson P Rose Co, 32 W 45; FORECLOS May14; May22; May29'13. 400

Minford pl, 1446 (11:2977), ns, 325 n Jennings, 37.6x100, 2-sty fr dwg; Sarah E Cahill to Lawrence Davis, 370 Hudson av, Bklyn; mtg \$7,000; May29'13. O C & 100

Minford pl, 1547, see Minford pl, 1562.

Minford pl, 1547-51, see Minford pl, 1558-62.

Minford pl, 1558-62 (11:2977), sec 173d (No 900), 120.3x102.3x98.11x100, 3 5-sty bk tnts, str on cor; also MINFORD PL, 1547-51 (11:2967), ws, 275 n 172d, 75x100, 2 5-sty bk tnts; Foxvale Realty Co to Geo F Johnson, at Hanover Township, Morris Co, NJ; B&S & C a G; mtg \$146,000; May28; May31'13. nom

Minford pl, 1558-60 (11:2977-2978), es. 33 s 173d, 87.3x102.3x65.1x100, 2 5-sty bk tnts; Geo F Johnson to Jno H Bodine, 1427 Mad av; B&S & C a G; mtg \$55,000; June1; June5'13. O C & 100

Minford pl, 1562 (11:2967), see 173d (No 900), 33x100, 5-sty bk tnt & str; also MINFORD PL, 1547 (11:2967), ws, 275 n 172d, 75x100, 5-sty bk tnt; Geo F Johnson to Jno B Simpson, at Bolton, Warren Co, NY; B&S & C a G; mtg \$91,000; June 3'13. O C & 100

Poplar st (*), ss. 174.2 e Bear Swamp rd, 50.10x130.9x50x121.2, except pt for Walker av; Edw Hoctor to Sarah Hoctor, his wife, 2407 Walker av; mtg \$3,500; June3; June 4'13. nom

Poplar st (*), ss. 101.8 w Chaucey, 50.10 x45.11x50x55.5; David B Cahn, ref, to Wm F Kuntz, 228 Jefferson av, Richmond Hill, E of Q, NY; FORECLOS May28; June5'13. 900

Purdy st, 1318 (*), es. 25x100, Unionport; David B Cahn, ref, to Fannie Newman, 66 S 9, Bklyn; FORECLOS May28; May29'13. 800

Purdy st, 1320 (*), 25x100; David B Cahn, ref, to Chas H Baechler, 1762 Walker av; FORECLOS May28; May29'13. 800

Seofield st or av (*), ss. 34 w William, 25x100, City Island; Hannah M Cochran to Geo T Cochran, 26 St Nicholas pl; AL; May 20; May31'13. nom

Tiffany st, 920 (10:2712), es. 240 s 163d, 35x110, 4-sty bk tnt; also TIFFANY ST, 924 (10:2712), es. 205 s 163d, 35x110, 4-sty bk tnt; also TIFFANY ST, 932 (10:2712), es. 135 s 163d, 35x110, 4-sty bk tnt; Israel Lewis & Henry Hill to J F M Co, a corpn, 815 Hunts Pt av; B&S; May31; June2'13. nom

Tiffany st, 921 (10:2711), ws. 240 s 163d, 35x105, 4-sty bk tnt; also TIFFANY ST, 925 (10:2711), ws. 205 s 163d, 35x105, 4-sty bk tnt; Israel Lewis & Henry Hill to Utility Realty Co, a corpn, 30 E 42; B&S; May31; June2'13. nom

Tiffany st, 924 & 932, see Tiffany, 920.

Tiffany st, 925, see Tiffany, 921.

Tiffany st, 929 & 933, see Tiffany, 936.

Tiffany st, 936 (10:2712), es. 100 s 163d, 35x110, 4-sty bk tnt; also TIFFANY ST, 929 (10:2711), ws. 170 s 163d, 35x105, 4-sty bk tnt; also TIFFANY ST, 933 (10:2711), ws. 135 s 163d, 35x105, 4-sty bk tnt; Israel Lewis & Henry Hill to Utility Realty Co, a corpn, 30 E 42; B&S; May31; June 2'13. nom

Washington st, see Staring av, see Staring av, see Washington.

133D st E or Southern Blvd (9:2278), ns, 165 e Willis av, 100x100; vacant; Ellsworth J Healy, ref, to Dave H Morris, 19 E 70; FORECLOS May15; June4; June5'13. 8,000

134TH st, 530-2 E (9:2261), ss. 250 w St Ann's av, 50x100, 5-sty bk tnt; Hyman A Wolf to Edinburgh Realty Corp, 527 5 av; B&S & C a G; mtg \$39,500 & AL; May23; May29'13. nom

135TH st E (9:2332), ns, 108 e Canal, W or swc Mott Haven Canal, runs n70xe55 to es of said canal x870 to st xw55 to beg; vacant; Jno Curley to Olin J Stephens, at 146th & Gerard av, & Gustavus Robitzek, 1331 Franklin av; AL; Apr29'11; June3'13. O C & 100

139TH st, 542 E (9:2266), ss. 100 w St Ann's av, 37.6x100, 6-sty bk tnt; Moritz Schwartz to Morris Schlossman, 339 E 79; ½ pt; AT; AL; May12; June4'13. nom

140TH st, 428 E (9:2284), ss. 283.4 e Willis av, 16.8x100, 2-sty & b bk dwg; Milton Silbermann to Rose Silbermann, his wife, 428 E 140; AL; May1; May29'13. gift

140TH st E (9:2321), ns, at sec lot 83, runs n100xe14.8x100 to st xw14.8 to beg, part lot 82, map Mott Haven; Perry Avenue Constn Co to Frank Gazzola, 309 E 104; Mar15; May31'13. 100

146TH st, 461 E (9:2291), ns, 200 w Brook av (Clifton), 25x100, 2-sty & b fr dwg; Lena Nehmelman to Jno H Nehmelman, 461 E 146; June4; June5'13. 5,300

149TH st, 363 E (9:2328), ns, 125 e Courtlandt av, 25x80 4-sty fr tnt; Bronxland Realty Co to Lillian B Rogers, 317 W 121; mtg \$25,000; May28; May29'13. O C & 100

151ST st, 275-7 E (9:2411), ns, 70.3 e Morris av, 50x117.4x50x117.5, 6-sty bk tnt & str; Ellsworth J Healy, ref, to Bartolomeo Zunino, 414 E 141; FORECLOS May 23; May29; May31'13. 54,000

154TH st, 431 E (9:2376), ns, 100 w Elton av, 23.7x100, 4-sty bk tnt & str; Edw J Bransfield & ano to Marv A, wife Jno McCarthy, 420 E 154; mtg \$7,000; May29'13. nom

165TH st, 251 E, see Grant av, 1040.

172D st E, see Boston rd, see Boston rd, see 172d.

173D st, 900 E, see Minford pl, 1562.

173D st, 900 E, see Minford pl, 1558-62.

174TH st E, nwc Anthony av, see Anthony av, 1723.

174TH st E (11:2990 & 2991), nec Hoe av, 75x80; vacant; Andw J Forman to Trask Bldg Co, a corpn, 1662 Boston rd; AL; May27; May31'13. nom

174TH st E (11:2990 & 2991), ns, 75 e Hoe av, 25x80; vacant; Henry J Semke to Trask Bldg Co, a corpn, 1662 Boston rd; AL; May27; May31'13. nom

175TH st, 401 E, see Webster av, 1808.

176TH st, 499 E, see Bathgate av, 1865-9.

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

176TH st, 457 E (11:2909), ns, 100 w Washington av, 50x108, 2-sty fr dwg & vacant; Jno D Hallock to Trinity Congre-

gational Church of Tremont, a corpn, at nwc 176th & Washington av; mtg \$4,000; May29; May31'13. O C & 100

177TH st, 53-5 on map 51-3 E (11:2828), nec Walton av, runs e45xn100xe(?) 45 to es of Walton av xs100 to beg; (error, two east courses), 2 2-sty fr dwgs; Edith B Hard to Elmer E Stevens, at Peconic, LI; mtg \$12,750; Aug15'10; June5'13. nom

179TH st, 961-3 E, see Vyse av, 2060.

179TH st E, swc 3 av, see 3 av, swc 179th.

180TH st, 1161 E, see Honeywell av, 2102-4.

181ST st, 646-50 E (11:3081), ss. 50 w Belmont av, 69.3x115x—x97.11, 2 5-sty bk tnts; Abr L Lazarus to Jno Perry, 515 E 184; mtg \$57,000 & AL; June2; June4'13. O C & 100

181ST st, 661 E (11:3083), nec Belmont av (No 2128), 41.2x80.1x51.1x80.8, 5-sty bk tnt; Max Altmayer, ref, to Mary J McDonald, 11 S Lafayette, Cape May, NJ; mtg \$2,000 & AL; FORECLOS May28; May29'13. 7,000

181ST st E (11:3111), ns, abt 84 w Marmon (Marion) av as on map East Tremont, 66x47.1, vacant; Ellen Mulhare to Ellen Realty & Constn Co, a corpn, 404 E 141; May21; June2'13. O C & 100

193D st, 349 E (12:3276), ns, 74 e Marion av, 40x77.7x40x78.9, 5-sty bk tnt; Jno Boyland Co to Annie Doerr, at Forest Hill, NJ; mtg \$25,000; June2; June3'13. O C & 100

199TH st, 375 E (12:3284), ns, 25.2 w Decatur av, 62.5 to former cl Orchard (closed) x—x—x100, 5-sty bk tnt; O'Rourke Bros Co to Cath Prunty, 341 W 46; Bridget O'Rourke, 3185 Hull av, Rosetta O'Reilly, 328 W 36; Teresa Devlin, 326 W 36, & Helen McCabe, 341 W 46; mtg \$38,000; May31'13. nom

211TH st E (*), ns, 998 e White Plains rd, 25x94.11x25x95; Pasquale Sanzari to Edw Minazzoli, 247 W 26; AL; May31; June2'13. nom

212TH st W, swc DeKalb av, see De Kalb av, 3565.

223D st, 823 E (*), ns, 230 e Barnes av, 25x114.5, Wakefield; Esther Pass to Rosalyn H Cottman, 10 E 40; mtg \$4,700; May 29; May31'13. O C & 100

224TH st E (*), ns, 187.6 w Barnes av (4th), 17.6x114; Maria Rizzo to Vincenzo Marraro, 761 E 224; ½ pt; mtg \$2,000 & AL; June3'13. O C & 100

224TH st E (*), ns, 180 w Bronxwood av (5th st), 25x114; Cath J Sylvester to Jno W Stevenson, 865 E 224; QC; May17; June3'13. nom

225TH st E (*), ss, 222.8 e Paulding av, 50x109.6, lots 188 & 189, Schieffelin Est; Filippo Lanzetta to Angelina Licciana, 107 W 3; May31; June2'13. O C & 100

230TH st E (*), ns, 233.4 w Barnes av, 33.4x114; Eliz A Diller et al, children & heirs Francis & Margt Crawford, to Margt M, wife Thos F Reilly, 1296 Webster av; May24; May29'13. nom

232D st (18th av) (*), ns, 380 e Bronxwood (5th av), 25x114; Helen H Fuchs (Hyams) to Gertrude D Hyams, 4819 14 av, Bklyn; May28; May31'13. nom

233D st (19th E) (*), nes, lot begins 100 s Jefferson av & 100 w Fox av, runs s143 to nes 19 av, now 232d xnw96.7xn82.2xe75 to beg, except pt for 233d, Edenwald; Alice Duff to Frank Gass, 2248 Powell av; mtg \$2,000 & AL; Apr25'12; June4'13. O C & 100

234TH st E (*), ss, 349.11 w Kingsbridge rd, runs s114.6xw50xn76.1xn64.9.11 to st xe 17.10 to beg; Saml S Slater, ref, to Louise Schmidt, at Arlington, NJ; FORECLOS June4; June5'13. 3,500

235TH st, 138 E (12:3369), ss, 100 w Keppeler av, 25x100, 2-sty bk dwg; Value Realty Co to Sigmund Ernst, 281 Edgecombe av, & Harry Cahn, 2540 Grand av; mtg \$5,500 & AL; July18'12; May29'13. O C & 100

235TH st E, swc Katonah av, see Katonah av, swc, 235th.

261ST st W (Cuthbert av) (13:3423), ns, 51.2 w Odell, 51.2x110.2x50x99.1; vacant; Armin Herrmann to Lillian E Herrmann, his wife, 1 E 177; QC; May29; June2'13. O C & 100

Andrews av, 2336 (11:3218), es, 223.11 s Fordham rd, 25x100, 2-sty fr dwg; Lawyers Mtg Co to Jno C Sullivan, 2336 Andrews av; B&S; May22; May29'13. O C & 100

Anthony av, 1723 (11:2890), nwc 174th, 42.1x67.4x26x59.6, 2-sty bk dwg; Lawyers Mtg Co to Mary Miller, 2178 Belmont av; B&S; May29; June3'13. O C & 100

Anthony av, 1725 (11:2890 & 2891), ws, 42.1 n 174th, 25.8x73.3x25x67.4, 2-sty bk dwg; Lawyers Mtg Co to Mary Miller, 2178 Belmont av; B&S; May29; June3'13. O C & 100

Arthur av, 2137-41 (11:3063), ws, 62.6 n 181st, 37.7x94.6x37.6x94.8; Fredk N Wittschen to Geo H Wittschen Jr, 77 W 95; ½ pts; AT; AL; May29; May31'13. O C & 100

Arthur av, 2137-41; Geo H Wittschen Jr to Fredk N Wittschen, 573 W 159; ½ pt of RT&I, each to own ½ pt; AL; May29; May31'13. O C & 100

Bainbridge av, 2790 (12:3290), es, 155 sw 198th (Travers), 53.7x115x36.4x111, 2-sty fr dwg & 2-sty fr rear stable; Jno Haupt to Fredk Lohmann, 2792 Bainbridge av; May29; May31'13. O C & 100

Bartholdi av (*), swc Rosewood av; same prop; Jos Friedman to Chas K Kleebauer, 10 W 28; AL; May23; May31'13. nom

Bartholdi av (*), swc Rosewood av, 100 x100; D Clinton Mackey to Jos Friedman, 3493 3 av; QC; May23; May31'13. nom

Bathgate av, 1865-9 (11:2918), nwc 176th (No 499), 108x129.5, 3 5-sty bk tnts; Queen Mab Co to Chas Gillen, 226 E 34; mtg \$93,900; May31; June5'13. nom

Bathgate av, 2326 (11:3052), es, 25 n 184th, 25x95.7, 4-sty bk tnt; Edmund J Tinsdale, ref, to Eugene H Hatch, 202 W 8, Plainfield, NJ; FORECLOS May29; May 31; June2'13. 12,000

Beach av (Classon) (*), ws, 300 s Mansion, 25x126x25x126.7; Jno J McSweny to Jennie Brown, 2967 Perry av; mtg \$4,500 & AL; May17; May31'13. nom

Belmont av, 1974 (11:3079), es, 208.5 n Tremont av (177th), 18.10x100, 2-sty fr dwg; Friedoline Roessler to Christoph Schmitt, 421 E 160; mtg \$5,500; May21; June3'13. O C & 100

Belmont av, 2128, see 181st, 661 E.

Belmont av, 2141 (11:3082), ws, 96.5 n 181st, 18x85x18x84.10, 2-sty fr dwg; Hermine Burkard to Wm Arrowsmith, 208 W 71; mtg \$4,250 & AL; May26; May29'13. nom

Boston rd (10:2622), es, 118.11 n 165th, 82.11x67.11x70x112.5, 6-sty bk tnt; Helena Realty Co Inc to Gramont Constn Co, Inc, a corpn, 93 Wm; mtg \$61,000 & AL; June 2; June4'13. O C & 100

Boston rd (11:2967), sec 172d, 112.5x100 x88.10x102.9; vacant; Andw Brice to Andw T Brice, both at 165 E 80; B&S; Dec31'10; May31'13. nom

Bracken av (*), es, 75 n Jefferson av, runs e100xn.3x—20x—9.8xw81.5 to av xs 25 to beg; Thos P Hickey to Geo B Adams, 103 W 104; AL; May10; May31'13. O C & 100

Bronxdale av (*), ns, 32.7 w Matthews av, 28.8x111.6x25x125.7; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Bronxdale av (*), nwc Matthews av, 32.7 x143.4x5.8x125.7; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Bronxdale av (*), ns, 61 w Matthews av, 28.8x97.5x25x111.6; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Bronxdale av (*), ns, 119 w Matthews av, 27.6x96.4x25x108.4; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Bronxdale av (*), ns, 31.11 e Matthews av, 31.11x118.2x25x98.3; Peter Zucker, ref, to Hudson Trust Co, a corpn, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Bruner av (Ash st) (*), ws, 385.4 s Boston rd, 37.6x43.8 to 222d x39x54.6; Augustus Brown to Florence H Marion, 29 Glenbrook rd, Stamford, Conn; AL; Apr15; June3'13. O C & 100

Caldwell av, 725 (10:2624), ws, 100 s 156th, 25x115, 4-sty bk tnt; Herman Turkel, ref, to Philip A Zoller, 407 E 82; FORECLOS May21; May29; June5'13. 500

Clarence av (*), es, 340 n Evans av, 50x100; Johanna L Barry to Alan Westheimer, 241 W 108; mtg \$840; June2'13. O C & 100

Clarence av (*), ws, 134.7 s Gridley av, 75x100, Throggs Neck; Walter W Tolley to Sadie P Switzer, at Pompton, NJ; mtg \$1,350 & AL; May29; June4'13. O C & 100

Courtlandt av, 585-97 (9:2410), ws, 84.2 n 150th, runs w75xn34.2xw25xn29.7xe100 to av xs63.9 to beg, 1, 2 & 3-sty bk hall; Cyril F Dos Passos, ref, to The J & M Haffen Brewing Co, a corpn, 398 E 152; FORECLOS May28; June4; June5'13. 17,000

Creston av, 2754 (12:3315), es, 511.2 n 196th (Welllesley), 25x141.5x25x140.1; 2 & 3-sty fr dwg; Wm R Hoss to Emma Duchardt, — Lakeside av, Hartsdale, NY; B&S; AL; May26; May31'13. nom

Crosby av (*), swc Waterbury av, 75x 100; Henry Helmke to Behrend Goossen, 333 Main, New Rochelle, NY, & Wilhelm Borgstedt, 523 Brook av; AL; May28; June3'13. 2,500

Crosby av (*), sec Waterbury av, 50x 100; Berniero Delli Bovi to Chas Delli Bovi, 245 E 112; ½ pt; May—; June2'13. nom

Crotona av, 1426, see Crotona Park S, 654.

Davidson av, 1919 (11:2862), ws, 175 n 177th, 25x99, 4-sty bk dwg; Lawyers Mtg Co to Jno N Seela, 156 E 27; B&S; May27; June2'13. O C & 100

DeKalb av, 3565 (12:3328), swc 212th, 25x 100, 2-sty fr dwg; South Britain Realty Corp to Egbert D McLean, at Hillside, Mt Pleasant, NY; mtg \$4,000; May20; May 29'13. nom

Digney av (*), es, 150 n Jefferson av, 50x100; Ethel Baker to Hugo Wetzelberg, 345 E 140; June2; June3'13. nom

Dudley av (*), ss, 119.7 e Ft Schuyler rd, 25x100; Schuyler Constn Co to Christian Leukel, 852 Freeman; AL; June2; June 5'13. O C & 100

Dudley av (*), ss, 144.7 e Ft Schuyler rd, 25x100; Schuyler Constn Co to Henry H Grote, 2552 8 av; AL; June2; June5'13. O C & 100

Eagle av, 668-70 (10:2624), es, 552.11 s 156th, runs s50xe115xn50xw87.7xagainw 27.3 to beg, 5-sty bk tnt; The G Evans Constn Co to Northern Holding Co, a corpn, 119 Nassau; mtg \$43,000; May14; May31'13. O C & 100

Eastern Blvd (*), es, 260 s Waterbury av, 100x100; Henry Gundlach to August H Potts, 1005 E 179; mtg \$2,000; June3'13. O C & 100

Edson av (*), ws, 334.11 nw 222d, 50x95; Realty & Commercial Co to Hans C Heim, at Seneca Hotel, Rochester, NY; AL; May12; June4'13. O C & 100

Elton av, S10 (9:2380), ses, 52 n 158th, 50x100, 5-sty bk tnt; Frank A Connelly et al, heirs & c Patk J Connelly, to Mary A Walters, formerly Moriarty, at Yonkers, NY; mtg \$34,000 & AL; Apr9; May29'13. exch

Fay av (*), see Libby, runs s132.10 to Westchester Creek xse243xn146xw100xn 125 to Libby xw100 to beg, with all title to lands in Ponton av (Hughes), Brockett av (Fay), Buhre av (Libby st), & all title to Westchester Creek; Francis A Schmiedler & ano, EXRS Hy Parfitt, to Christian Holl, & Marie, his wife, 215 St Anns av, tenants by entirety; May27; May31'13. 900

Fay av (*); same prop; Nellie Parfitt, widow, to same; QC; May27; May31'13. nom

Franklin av, 1205 (10:2611), nws, abt 140 s 168th, 17.2x80x16.8x83.5, 2-sty fr dwg; Morris Wattenberg to Simon Tarbes, 1205 Franklin av; mtg \$4,450; Apr25; May29'13. O C & 100

Grant av, 1040 (9:2448), nec 165th (No 251), 32.8x102.8x41.9x103.4; vacant; Celia Sophian to Esther Weinberger, 2533 3 av; AT; May28; June2'13. nom

Grand Blvd & concourse, 2901 (12:3319), ws, 190 s 199th, 25x125, 2-sty fr dwg; Geo G Taber to Victor Magri, 2901 Grand Blvd & concourse; B&S & correction deed; May 1; June3'13. O C & 100

Green av (*), ss, 175 e Mapes av, 75x100; Frank X Mayer to Choice Realty Co (Inc), a corp, 368 E 149; mtg \$1,800; June3; June4'13. O C & 100

Havemeyer av (Av B) (*), swc Story av (3d st), 108x205, Unionport, except pt for Story av; Anna B Doerr to Jno Boyland Co, a corp, 2302 Andrews av; June2; June 3'13. O C & 100

Hill av (*), es, 200 n Randall av, 50x100; Mary J Flanagan to Matthew Josefson, 4012 Hill av; mtg \$2,295.54; May31; June2'13. O C & 100

Hill av (*), ws, 275 n Randall av, 25x100; Jno D Hallock to Chas P Hallock, 2070 Honeywell av; mtg \$2,400; May26; May29'13. O C & 100

Hill av (*), ws, 300 n Randall av, 25x100; Jno D Hallock to Chas P Hallock, 2070 Honeywell av; mtg \$2,400; May26; May29'13. O C & 100

Hoe av, nec 174th, see 174th E, nec Hoe av.

Hoe av (10:2751), ns, 48 w Westchester av, runs ne 78.10 xw10.1xn101.1lxsw76.11 to es West Farms rd xsl47.8 to ns Hoe av xse47.6 to beg, vacant, except HOE AV (10:2751), ns, 48 w Westchester av, runs ne 78.10xw0.1lxsw78.10 to beg; Francis T Perry et al to NY Telephone Co, a corp, 15 Dey; vacant; May14; June2'13. O C & 1,000

Honeywell av, 2020 (11:3122), es, abt 155 n 178th, 44x100, 5-sty bk tnt; Henry Helmke to Sigmund Sachs & Mary, his wife, 432 E 17, tenants by entirety; mtg \$31,000; May29; June5'13. O C & 100

Honeywell av, 2070 (11:3122), ses, 245 sw 180th (old lines), 56.1lx98.11, 2-sty fr dwg; Jno D Hallock to Chas P Hallock, 2070 Honeywell av; mtg \$5,250; Mar20; May29 '13. O C & 100

Honeywell av, 2102-4 (11:3125), nec 180th (No 1161), 35.1x93.9x35.2x96, 2 2-sty fr dwgs; Ellen Thompson to Chas Herrmann, 2151 Mapes av; May26; May31'13. nom

Honeywell av, 2102-4; Geo W Morris & Ellen Thompson, EXRS Maggie Palmer, to same; May26; May31'13. 15,000

Honeywell av, 2102-4; Emma J Morris to same; AT; May26; May31'13. nom

Honeywell av, 2102-4; Geo W Morris to same; May26; May31'13. nom

Hughes av, 2023 (11:3069), ws, 382.8 s 180th, 25.1x100, 3-sty bk dwg; Alphonse G Koelble, ref, to Jno E O'Brien, 535 W 152; FORECLOS May20; May29'13. 8,000

Intervale av, 1111 (10:2692), ws, 105.7 n 167th, runs n w 99xw22.3xn24.3xne6.10xe 125.2 to av xs25 to beg, vacant; Pincus Lowenfeld et al to Geo F Johnson at Hanover Township, Morris Co, NJ; AL; June 3; June4'13. O C & 100

Jackson av, 880 (10:2648), es, 75 n 161st, 19.9x84, 2-sty & b bk dwg; Harry Buchhalter to Hayman Alweis, 518 E 13; mtg \$3,500; May15; June3'13. nom

Johnson av (*), ws, 125 n Nelson av, 25x100; Land Co "D" of Edenwald to Minnie Fox, 2322 7 av; AL; Feb25; June5'13. nom

Katonah av (12:3375), swc 235th, 100x85; vacant; Herman J Rubenstein, as TRSTE in bankruptcy of & Harry Caro, a bankrupt, to Louis N Tallerman, 19 W 83; ½ pt; AT; B&S; May13; June5'13. nom

King av (*), ws, 50 s Bowne, 50x100, City Island; City Real Estate Co to Cath J Stumpf, 1209 Hoe av; B&S; AL; May26; June4'13. O C & 100

Kossuth av (*), ns, 50 e Marian, 50x100; Edgar C Molby to Chas Gillen, 226 E 34; C a G; mtg \$800; Aug3'11; June4'13. O C & 100

Lind av (9:2506), es, 276.9 s 169th, runs s50xe93.3xne8.6xn44.7xw100 to beg; also 3D AV (9:2506), es, 300 s Highbridge, 50x125x100x114; also 169TH ST, ns, bet Shakespear & Boscobel ave, a strip bounded n by lots 84 & 77 map Claremont (524 W), e by Boscobel av, s by ns 169th & w by Shakespear av; all title to this; vacant; Cath Daly to Wm Daly, 1254 Shakespear av; QC; May24; June4'13. O C & 100

Livingston av (*), es, 170.3 s Kingsbridge rd, 50x100; Christoph Schmitt to Friedoline Roessler, 1974 Belmont av; May21; June3'13. O C & 100

Longfellow av (10:2741 & 2755), ws, 150.5 n Garrison av, 50x100, vacant; Wm J A McKim, ref, to Wm C Arnold, 30 Bard av, B of R; FORECLOS May5; June5'13. 4,500

Lyon av, 2307 (*), ns, 55 e Glover, 25x100; Schuyler Constn Co to Conservative Realty Corp, 99 Nassau; AL; June2; June 5'13. O C & 100

Lyon av (*), ns, 80 e Grace av, 25x100; Margt E, wife Jas A Irving, to Geo Hauser, 1462 St Lawrence av; mtg \$5,500; May 31; June2'13. O C & 100

Matthews av (*), es, 103.4 n Bronxdale av, 25x100; Peter Zucker, ref, to Hudson Trust Co, a corp, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Matthews av, nwc Bronxdale av, see Bronxdale av, nwc Matthews av.

Matthews av (*), es, 128.4 n Bronxdale av, 25x100; Peter Zucker, ref, to Hudson Trust Co, a corp, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Muliner av (*), ws, 176.4 n Bronxdale av, 25x110.9x25x111.7; Peter Zucker, ref, to Hudson Trust Co, a corp, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Muliner av (*), ws, 201.3 n Bronxdale av, 25x109.11x25x110.9; Peter Zucker, ref, to Hudson Trust Co, a corp, 1411 Bway; FORECLOS May27; June4; June5'13. 1,000

Newbold av (*), ss, 156.3 e Castle Hill av, runs e22.10xse5.5xsl03xw25xn108 to beg, Unionport; Pauline T Wienecke to Chas C Jaburek & Kate Zander, both at 1056 Hoe av; mtg \$4,000; June3; June4'13. O C & 100

Park av, 4691 (11:3032), ws, 180.8 n 187th, 40.5x100.2x40.2x100, 4-sty bk tnt; Frank A Becker to Marion C Schnackenberg, 4691 Park av; mtg \$20,000; June4; June5'13. O C & 100

Parker av (*), ws, 125 n Rosa pl, 25x100; Liboria Lima to Lorenzo Badami, 221 E 107; ½ pt; QC; May28; May29'13. nom

Parker av (*), ws, 125 n Rosa pl, 25x100, except pt for av; Lorenzo Badami to Cecilia A Reder, 780 E 182; ½ pt; AL; May28; May29'13. nom

Parker av (*); same prop; Bennarda Bendivegna to Angelo Gagliano, 225 E 107; ½ pts; QC; May28; May29'13. nom

Parker av (*); same prop; Angelo Gagliano to Cecilia A Reder, 780 E 182; ½ pts; AL; May28; May29'13. nom

Prospect av, 633 (10:2674), ws, 50 n 151st, 25x100, 2-sty fr dwg; Henry Schoenlein, EXR Kath Mangold or Esswein, to Katie Oestreich, 633 Prospect av; sub to ½ mtg \$5,500; May27; May29'13. 4,500

Prospect av, 1420 (11:2963), es, 39.5 s 170th, 43.5x122.6x42x109.10, 5-sty bk tnt; Annie Silverman to Vincent Horsky, 307 E 69; mtg \$30,000 & AL; May23; May29'13. O C & 100

Prospect av, ws, 155.5 s 149th, see Southern blv, nws, 184.1 ne Union av.

Prospect av, 2130-2 (11:3110), es, 46.1 n 181st, 50x150, 5-sty bk tnt; Regina Constn Co to Michelina S Cullo, 2134 Prospect av; mtg \$41,000 & AL; May29; May31'13. nom

Prospect av (*), ns, 879 e Throggs Neck rd, 25x128.5x25x128.4; Margt Sullivan to Mary O'Leary, 1503 Commonwealth av; May27; May29'13. O C & 100

Rosewood av, swc Bartholdi av, see Bartholdi av, swc Rosewood av.

Ryer av, 2072 (11:3144 & 3149), es, 59.7 s 180th, runs s25.1xe101xn21.6xw36.8xw65 to beg, 2-sty fr dwg; Jas A Lynch, ref, to Aug Knippenberg, at Dobbs Ferry, NY; FORECLOS May15; June3'13. 6,525

Ryer av, 2074 (11:3144 & 3149), es, 34.5 s 180th, runs s25.1xe65xse36.8xn21.6xw 37.9xw65 to beg, 2-sty fr dwg; Jas A Lynch, ref, to Aug Knippenberg, at Dobbs Ferry, NY; FORECLOS May15; June3'13. 6,525

Southern Blvd (10:2582), nws, 184.1 ne Union av, runs ne155.5 to ws Prospect av at pt 123.5 s 149th xn23.5xw100xnw7.1xsw 124.10xsl00 to beg, vacant; also SOUTHERN BLVD (10:2582), nws, at es Union av, runs ne184.1xnw100xsw35.11 to es Union av xsl78.8 to beg, vacant; Hyman Hein to Saml Goldstein, 370 Snedeker av, Bklyn; QC; May15; June4'13. omitted

Southern Blvd (10:2582), nws, 184.1 ne Union av, runs ne155.5 to ws Prospect av at pt 123.6 s 149th xn23.5xw100xnw7.1xsw 124.10xse100 to beg; also SOUTHERN BLVD (10:2582), nws, at es Union av, runs ne184.1xnw100xsw35.11 to av xsl78.8 to beg; vacant; Saml Goldstein to Ernest Sexauer, 220 Bway, Flushing, B of Q, NY; mtg \$44,750; May15; June5'13. O C & 100

Southern Blvd, nws, at es Union av, see Southern blvd, nws, 184.1 ne Union av.

Starling av (*), see Washington, 108x53.4; Edw Weil, ref, to Christian Roesser, 447 Ft Washington av; FORECLOS Feb 28; May29; May31'13. 5,300

Stebbins av (10:2689 & 2696), ws, 169.1 s Westchester av, 500x100; vacant; Geo F Johnson to Foxvale Realty Co, 198 Bway; B&S & C a G; May28; May31'13. O C & 100

Stillwell av (*), ws, 65.1 s Rhinelander av, 63.10x80x52.6x103.8; Mary A F Nugent to Mary A Donohoe, 300 W 117; June20'11; June2'13. O C & 100

Story av, swc Havemeyer av, see Havemeyer av, swc Story av.

Teller av, 1059 (9:2428 & 2433), ws, 179.5 n 165th, 20x100.1, 3-sty bk dwg; Louise Withey to Martin H Bohle, 1102 Washington av; mtg \$7,500; May29; June2'13. nom

Tinton av, 625-9 (10:2653), ws, 175 s 152d, 75x100, 2 5-sty bk tnts; Elise Pattison to Philip Simon, 19 Balmforth av, Danbury, Conn; mtg \$63,000; May29'13. O C & 100

Tinton av, 1181 (10:2662), ws, 126.3 s 168th, 50x134.11x56.2x135.1, 5-sty bk tnt; Nathaniel L McCreedy et al TRSTES for Nathaniel L McCreedy under will of Nathaniel L McCreedy, decd, to Emma Herb, 1061 St Nicholas av; C a G; mtg \$41,500; June2; June4'13. nom

Tremont av (11:2828), ss, 81.7 w Morris av, 50x148.7x53x126.9; vacant; Andw Brice to Andw T Brice, both at 165 E 80; Dec 31'10; May31'13. nom

Underhill av (11:2880), nwc 176th, 22.9x100x55.4x105.2, vacant; Albt R Lesinsky, ref, to Regent Realty Co, a corp, 27 W 42; FORECLOS May29; June4'13. 2,000

Union av, 1075 (10:2670), ws, 110 s 166th, 20x100, 3-sty fr tnt; Cath A Mullen to Geo C Kuehnert, at McDonald, Pa; mtg \$6,000; June2; June3'13. O C & 100

Vyse av, 1217 (11:2986), ws, 191.4 n Home, 18.9x100, 3-sty bk dwg; Michl Claro to Moses Rosenthal, 408 E 121; mtg \$7,500; May29; June2'13. O C & 100

Vyse av, 1893 (11:2992), old ws, 134 n Old Boston rd, 56x150x50x150, except pt for av, 5-sty bk tnt; Jacob Cohen Constn Co to Martin Grossman, 1018 E 163; mtg \$47,400; June2; June3'13. O C & 100

Vyse av, 2060 (11:3132), nec 179th (Nos 961-3), 34x102x34x102.8, 5-sty bk tnt; Jacob Streifer Co to Wm H Ostrander Jr, 250 E 180; mtg \$33,500 & AL; May22; May 29'13. nom

Vyse av, 2060; Wm H Ostrander Jr to Chas E Bryant, 97 Columbia Heights, Bklyn; mtg \$33,500 & AL; May27; May29 '13. nom

Vyse av, 2123 (11:3128), ws, 50 s 181st, 25x100, 3-sty bk dwg; Frank J Schweizer to David Hemmer, 503 W 49; mtg \$10,000; June2; June3'13. nom

Vyse av (11:3128), ws, 25 s 181st, 25x100, vacant; City & Country Home Co to Simplex Impt Corp, 3105 Park av; AL; June4'13. O C & 100

Waldo av (13:3421), ws, 77 n 250th, 71x96x70x106; vacant; Delafield Estate, a corp, to Kath C Baum, 800 Riverside dr; AL; May6; May29'13. 5,355

Wales av, (Tinton) 633 (10:2643), ws, 150 s 152d (Willow), 25x105, 2-sty fr dwg & 1-sty fr rear stable; Caspar Helbeck to Caspar Helbeck Jr, 633 Wales av; May24; May 29'13. nom

Walton av, 2255-7 (Berrian) (11:3186), ws, 250 s 183d (3d), 50x100, except part for av, 2 2-sty bk dwgs; Freefein Realty Co to Inland Holding Co, a corp, 507 E Tremont av; AL; May21; June3'13. nom

Walton av, nec 177th, see 177th E, 53-5 on map 51-3 E.

Waterbury av, see Crosby av, see Crosby av, see Waterbury av.

Waterbury av, swc Crosby av, see Crosby av, swc Waterbury av.

Webster av, 1808 (11:2900), nec 175th (No 401), 99.1x31.1x99.2x31.1, 2 & 3-sty fr tnt & str; Chas L Hoffman, ref, to Herman J Wurth, 1194 Brook av, & Theodora Klett, 1030 Jackson av; FORECLOS May 2; June2; June3'13. 13,000

Webster av (12:3278), ws, 78.8 s 198th, 25x123.2x25.2x121.10; vacant; Jas T Dougherty to Chas F Desher, 207 W 56; May29; May31'13. O C & 100

Wendover av, 444 (11:2903), ss, 75.1 e Park av, 25x100, 1-sty bk str; also WENDOVER AV, 446-8 (11:2903), ss, 100.1 e Park av, 50.1x151.4, 2-1-sty bk str; also WENDOVER AV, 438-42 (11:2903), see Park av (No 3832), 75.1x100; Louis E Kleban to Louis E Kleban Co Inc, a corp, 1116 Jackson av; AL; Feb14; May31'13. nom

Wendover av, 446-8 & 438-42, see Wendover av, 444.

Westchester av, 754 (10:2654), es, 69.7 s 156th, 25x80, with rights to 5-ft alley in rear, 4-sty bk tnt & str; Louis Hemmendinger to Felix Kornicker, 774 Prospect av; mtg \$15,000; May28; May29'13. O C & 100

Westervelt av (*), es, 25 n N Y Westchester & Boston R R, 25x100; Walter W Taylor to Otto A Siefert, 518 E 240; mtg \$500; May28; May31'13. 500

White Plains rd (*), ws, 130.1 s Westchester av, 75x162.10x75x164.1, Unionport; Zerega Realty Co to Eugenia Reichert, 457 E 182; mtg \$4,305; Sept13'12; June4'13. O C & 100

White Plains rd, 4645 (*), being lot 48 map (223) of Washingtonville, except pt for rd; Value Realty Co to Abr Watsky, 365 W 50; mtg \$9,000 & AL; May15; June 3'13. O C & 100

Wickham av (*), ws, 575 s Nereid av, 25x97.6; Lillie Bohm & ano to Jos Ott, 1409 Ams av; May22; June3'13. O C & 100

Woodlawn rd (12:3328), nws, 177.4 se 212th, 20x103.7x25x103.4; vacant; Jno H Rogan, ref, to Mary L Whiting, 515 W 110; FORECLOS Apr30; May14; May29'13. 1,000

Zerega av (*), es, 100 n Westchester av, 125x98.5x125x98.3; Bronx County Constn Co to Bertha Levy, 1956 Crotona Pkwy; mtg \$6,500; Mar6; June5'13. O C & 100

3D av, 3827 (11:2912), ws, 25.3 s Wendover av, 20x100, 5-sty bk tnt & str; Alphonse G Koelble, ref, to G & S Realty Co, a corp, 406 E 149; FORECLOS Oct31'12; June3; June4'13. 9,250

3D av (11:3044), swc 179th, 90.6x92.9x90.5x90.9; vacant; Anna M Irwin to Taxpayers Realty Co, a corp, 1203 Franklin av; AL; May24; June5'13. nom

3D av, 4435 (11:3048), ws, 281.6 n 181st, 50x127.11, 5-sty bk tnt & str; Saml J Bettman to Edmund Grossman, 1950 Washington av; mtg \$44,000 & AL; June 3; June 4'13. O C & 100

3D av, es, 300 s Highbridge, see Lind av, es, 276.9 s 169.

Lot 192 (*), map lots near Wmbridge Station; Pasquale Sanzari to Edw Minazoli, 247 W 26; AL; May 31; June 5'13; re-recorded from June 2'13. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Canal st W (9:2332), sec 138th, runs e 71xw on curve 77.2 to st xn30 to beg; re mtg to perpetual right easement, right of way, & c to above, also a temporary right easement & c as follows: CANAL ST W (9:2332), sec 138th, runs e80xsl19xw87.4 to st xn54 to beg; Bowery Savgs Bank to City NY; QC; May 10; June 3'13. nom

Canal st W (9:2332), sec 138th; the same two parcels as above; conveyance of the perpetual & temporary rights for construction of subway, & c; pts 2-sty fr bldgs; Olin J Stephens to City NY; May 26; June 3'13. 24,500

Kelly st (10:2703), swc 163d runs s along Kelly on curve 131.3xw60.9xn111.11 to 163d xe74.7 to beg; vacant; re m' N Y Trust Co to Simbar Realty Corp, 1029 E 163; QC; June 4; June 5'13. nom

Schiffelins lane (*), nes, 70 nw from cl of N Y, W & Boston R R, contains 5 61-100 acres; also BOSTON POST RD, ns, 70 se from cl of N Y, W & B R R, contains 20-100 acres; also PLOT begins 70 se from cl of N Y, W & B R R & 172 ne Boston Post rd, contains 11-100 acres; also lots lying w of Bronx River & designated as parcels 1, 2, 3 & 4 in deed from City & County Contract Co to N Y, W & B R R & recorded July 22'10; re mtg; Guarantee Trust Co of N Y, a corp, as TRSTE to Millbrook Co, a corp, at 180th & Morris Park av; AT; QC; Mar 17; June 4'13. nom

138TH st E, see Canal W. see Canal W, sec 138th.

141ST st, 486 E (9:2285), ss, 121.6 e Wil- lis av, 37.6x100; asn rents to extent of \$1,433; Thos P Kelly to Bronx Security & Brokerage Co, a corp, 258 E 138; June 3; June 4'13. nom

163D st E, swc Kelly, see Kelly, swc 163d.

224TH st E (*), ns, 180 w Bronxwood av (5th st), 25x114; CONTRACT & selling agmt & c; Cath J Sylvester with Jno W Stevenson; May 17; June 3'13. nom

Boyd av (*), es, 250 n Edenwald av, 50x 100; also BOYD AV (*), es, 150 n Edenwald av, 75x100; also FOX AV (*), ws, 200 n Edenwald av, 25x100; re mtg; Bridget M Jones to Hugh D Smyth, 413 Greene av, Bklyn; QC; May 28; May 29'13. 2,000

Boyd av, es, 150 n Edenwald av, see Boyd av, es, 250 n Edenwald av.

Digney av (*), es, 150 n Jefferson av, 50x100, Edenwald; re mtg; Kate S Bell to Ethel Baker, Lincoln, Cal; May 28; June 3'13. 609

Digney av (*), es, 150 n Jefferson av, 50x100, Edenwald; re mtg; Max Weiss & ano to Ethel Baker, Lincoln, Cal; June 2; June 4'13. nom

Edson av (*), ws, 334.11 nw 222d, 50x95; re mtg; Crawford Real Estate & Bldg Co to Realty & Commercial Co, a corp, 30 Church; QC; May 12; June 4'13. 650

Fairfax av (*), ns, 229.6 s from ss Waterbury av & ws Fairfax av, runs w 100x100 to av xn37.6 to beg (probable errors), re mtg, Sandor Rosner to Robt J Craven, at Pennyfield, Bronx, NY; QC; Apr 1; June 5'13. 500

Fox av, ws, 200 n Edenwald av, see Boyd av, es, 250 n Edenwald av.

Waldo av (13:3421), ws, 77 from ns 250th & ws Waldo av, runs sw106xw70xn96 to av xs71 to beg, vacant; also strip 5 ft wide adj above on ns; CONTRACT for purchase of 1st parcel for \$5,355, & purchase of said strip within 1 yr from closing of title at rate of \$1,900 per city lot, & if party 2d part elects to purchase same during the following five years then the purchase price shall be increased 10% per year; Delafield Estate, a corp, to Kath C Baum, 800 Riverside dr; Apr 29; May 29'13. 5,355

Washington av, 1477, see Bway, 3099-3103 Manhattan.

Westervelt av (*), es, 25 s N Y, W & Boston R R, 25x100; CONTRACT; Walter E Taylor with Otto A Siefert, 518 E 240; mtg \$500; May 1; May 29'13. 600

White Plains rd, 4645 (*), being lot 48 map of Washingtonville; re mtg; Carl Ernst to Value Realty Co, a corp, 170 Bway; May 15; June 3'13. O C & 100

LEASES

Borough of Manhattan

MAY 29, 31, JUNE 2, 3, 4 & 5.

Bleecker st, 149 (2:537), str; Antonio Masulli to Giuseppe Ladagana, 492 E 152; 10yf Apr 1; May 29'13. 1,800

Bleecker st, 188 (2:526); asn ls; Ludovico Afeltra to Domenico D'Esopo, 33 Elm, Hartford, Conn; AL; June 3; June 4'13. O C & 100

Broome st, 119 (2:336), str & front b; Jacob Shapiro to Yetta Kerber, 119 Broome; 5yf May 1; June 2'13. 900

Canal st, 182 (1:201), str; Estate of Henry Stone to Jos Feldman, 174 Canal; 5 yf May 1; May 29'13. 1,020 & 1,080

Coenties sl, 4-6 (1:30), nec Water, str & b; Louise & Oscar Mahnken TRSTES with Frederic Mahnken to Jno McKenna, 269 93d, Bklyn; 4 8-12yf Sept 12; May 29'13. 1,000

Dyckman st, 102 (8:2149); str; Jno V Fitzpatrick to David Adelman & ano, 960 Tinton av; 5yf Aug 1; 3y ren; June 3'13. 600 to 840

Eldridge st, 105-7 (2:418), all of 1st fl above str & pt 2d fl; Moritz Tolk to Morris Hass, 110 Stanton; 8 10-12yf June 1; June 5'13. 2,040

Front st, 92 (1:33); all; Pauline K Schrenkeisen to Saml S Beard & Co (Inc), a corp, 92 Front; 5yf May 1; June 3'13. 2,750

Goerck st, 131 (2:330), 6-sty tnt; all; Mayer Singer to Morris Rosines, 283 Stanton; 3yf May 1; June 5'13. 2,750

Greenwich st, nwc Vesey, see Vesey, 70.

James st, 9 (1:117), all; Nicholas T Brown to Michl Durante, 9 James; 3yf May 1; June 4'13. 3,300

Oak st, 48 & 48½ (1:278); bakery; Nunzia Pernicario to Paolo Di Grazia, 48 Oak; 3yf May 1; June 2'13. 480

Oak st, 48 (1:278), e str; Nunzia Pernicario to Sol Feldman & ano, 48 Oak; 3y f May 1; June 4'13. 540

Vesey st, 70 (1:84), nwc Greenwich; str & c; Sellwell Realty Co to Max Oppenheimer, 383 Sumpter, Bklyn; 5yf May 1; June 5'13. 3,600

Water st, nec Coenties sl, see Coenties sl, 4-6.

Wooster st, 220 (2:534), stoop str; Eleanor McCartan to Epstein & Warshawsky, 220 Wooster; 1yf June 1; 1yr ren; June 4'13. 480

6TH st, 404 E; also 1ST AV, 96 (2:433), all; Jacob Gordon, EXR Louis Gordon to Adolf Binder, 404 E 6; 3yf June 1; May 29'13. 4,700

6TH st, 716-8 E (2:375), all; Ferd & Wm Funk to Ida Markel, 712 E 6; 3 5-12yf May 1; May 31'13. 7,000

14TH st, 304 E (2:455); all; Henry A Herrmann to Jno Smith Jr & ano, 304 E 14; 3yf May 1; June 5'13. 1,600

18TH st, 15-7 W (3:820); certf as to re entry & termination of Ls made by Brogan Constn Co to Adolphe H Benoit, recorded June 27'04; Hugh Morgan Jr, 185 Main av, West New Brighton, SI, & Geo J Becker, 144 Foxall, Evergreen, NY, to whom it may concern; May 31; June 5'13. O C & 100

18TH st, 40 W (3:819), str; Chas Papas to Jos Rocco, 315 W 44; 3yf May 17; 5yren at \$2,100; June 4'13. 1,800

23D st, 200 E (3:903), str; Frank Tier- nan to Ernest Lieberman, 200 E 23; 10yf Mar 1; May 31'13. 660

23D st, 124-8 W, see 23d, 133-5 W.

23D st, 133-5 W; also 24TH ST, 124-8 W (3:799), all; Elmer A Darling to Cassidy & Son Mfg Co, a corp, 133 W 23; 9 9-12yf f May 1; June 4'13. 24,000 & 25,000

23D st, 362 W (3:746), str; Elia M Perrella to S Cushman's Son Inc, 517 W 89; 3 yf Sept 15; May 29'13. 1,500

24TH st, 240 E (3:904); sur Ls; Simon Goldstein to Wm Goldstone, 2 W 89; AT; July 22'11; June 5'13. O C & 200

25TH st, 108-10 W (3:800); sur Ls; Jno B Perry to Abbie E Drew, widow, & Alice L & Geo F Hew, individ & EXRS Jno H Drew, 431 W 17; AT; May 8; June 5'13. nom

26TH st, 325 E (3:932), all; Hy F Wolters to Orasi Clemento, 325 E 26; 4 11-12yf f June 1; May 29'13. 900

26TH st, 327 W (3:750); asn Ls; Jno Henschell to Krescenzia Henschell, 327 W 26; mtg \$—; May 14; June 5'13. nom

34TH st, 403-5 E (3:966), e str & b & w str & b; Peter J Schneider to Jos Shep- perd, 140 E 127; 5yf June 1; June 5'13. 900 & 1,200

34TH st W, see Bway, see Bway, nec 34th.

39TH st W, swc 5 av, see 5 av, swc 39th.

40TH st W, swc 8 av, see 8 av, 617.

42D st, 10 E (5:1276); agmt as to form of Ls & c upon certain modified conditions for 19 yrs from May 1'14; Caroline Cachard, widow, with N Y Real Estate Security Co, a corp, 42 Bway; Jan 31; June 5'13. nom

42D st W, nec Bway, see Bway, nec 42.

44TH st, 528 W (4:1072), all; Morris Sklarsky to Denis Buckley, 547 10 av; 4 10-12yf July 1; 2 yrs ren; June 5'13. 1,620

46TH st, 11 W (5:1262), all; Mary E Timoney to Eugene Hartwig, 11 W 46; 15 yf Feb 1; 5yren; May 29'13. net 7,000

48TH st, 12 E (5:1283), 3d fl; Jno L Ton- nele to Rebecca Shanfield, 302 W 79; 5yf May 1; June 2'13. 2,000

57TH st, 627-9 W (4:1105), ns, 346 e 12 av, 50x200.10 to ss 58th (Nos 628-30); all; Chas E Appleby to Claude L Hagen, 46 W 129; 5yf May 1; June 5'13. 1,400

58TH st, 628-30 W, see 57th, 627-9 W.

70TH st, 422-34 E (5:1464), five bldgs; Maurice J Burstein to Hyman Friedman, 1665 Park av; 5yf June 1; May 31'13. 16,044

91ST st W, nwc Ams av, see Ams av, n wc 91.

104TH st E, nec Av A, see Av A, es, 105th ss, & 104th ns (the block).

105TH st E, see Av A, see Av A, es, 105th ss, & 104th ns (the block).

109TH st, 334 E (6:1680); e str & b; Thos Belvedere to Michele Chestaro, 321 E 109; 3yf May 1; June 3'13. 216

113TH st, 536 W (7:1884), all; Melvin E Boas to Fredk E Lozier at Palisade, NJ; 5 4-12yf June 1; May 29'13. 20,000

114TH st, 94-6 E (6:1641), sec Park av; str & b; Sam Rosenberg, AGENT for Karl Rosenberg, to Jacob Kleiman, 94 E 114; 2 11-12yf June 1; June 2'13. 720

115TH st, 70-2 E (6:1620), ss, 130 w Park av, 50x100.11; sobrn of Ls & deposit of \$1,000 to mtg for \$8,000; Elias Schlomowitz, owner, & Louis Stenzler, 155 E 113, lessee, with Louis Seif, 178 Nostrand av, Bklyn; May 28; June 3'13. nom

119TH st E, see Lex av, see Lex av, sec 119th.

126TH st W, nec 8 av, see 8 av, 2350.

138TH st W, see Lenox av, see Lenox av, sec 138th.

155TH st W, see Ams av, see Ams av, s ec 155.

178TH st W, see Bway, see Bway, 4198.

178TH st, 670 W, see Bway, 4198.

Av A, 291 (3:950); str & pt c; Thos Dal- ton to Mary E Wood, 660 St Nicholas av; 5yf Aug 15; June 5'13. 720

Av A, es, also 105TH ST, ss, 104TH ST ns, HARLEM RIVER ws (6:1698); all; Mary A Ketcham et al to Mary J, Claude V & Benj B Wright, all at Rockville Centre, LI, firm Robt J Wright & Sons; 10yf May 1; June 3'13. taxes & c; 7,500 to 11,000

Av B, 133 (2:391); stoop fl & 1st fl; Nathan Buchholtz to Simon D Ehrlich, 133 Av B; from Aug 1'13 to Apr 30'15; June 3'13. 840

Amsterdam av, 862 (7:1874), ws; all; Wm Hamel & ano, EXRS & Jas Hamel, to Philip Lienesch, 862 Ams av; 3 2-12yf Mar 1; June 2'13. 3,300

Amsterdam av (4:1239), nwc 91st, str & pt b; Fredk W Kruse to Jno H Wetjen by J C Anderson, atty, 146 W 98; 5yf May 1; June 4'13. 2,500 & 2,700

Amsterdam av (4:1239), nwc 91st; asn ls; Louise M Wetjen, EXTRX Jno H Wet- jen to Henry Beicke, 1023 Southern bldv; May 29; June 4'13. nom

Amsterdam av (7:2068), sec 155th, str & c; Jno Whalen to Riker & Hegeman Co, 162 W 34; 3yf Sept 1; June 4'13. 2,400

Broadway, 308 (1:156); consent to sub- let whole bldg to Bloch & Fruchbom; Jno L Tonnele TRSTE Jno Tonnele, decd, for Rebecca T Gay to Max Verschleiser; May 8; May 29'13.

Broadway, 308; consent to sub-let as above; Tower Mfg & Novelty Co to same; May 10; May 29'13.

Broadway, 641 (2:523), swc Bleecker, s pt ground fl; Alfd M Hearn to Philip Fainer, 978 Union av; 7 9-12 yf May 1; June 4'13. 1,620

Broadway (3:836), nec 34th, space on 3d fl; Alfd E Marling et al TRSTES of the Wm R H Martin Trust to Cohn & Rosen- berger, Inc, a corp, 536 Bway; from Feb 1'14 to May 1'23; May 29'13. 10,000

Broadway (4:995), nec 42d, space for stationery str; Longacre Land Co to Joe Reinhorn, 321 E 6; 9 8-12y & 15 days f Feb 15; 1yr ren; June 4'13. 8,000 to 9,500

Broadway, 3220-2 (7:1984); asn Ls; Jas McCullough to Wm Mulligan, 617 W 129; June 4; June 5'13. nom

Broadway, 4198 (8:2145), sec 178th; cor str & b; also 178TH ST, 670 W (8:2145); kitchen, pantry & dining room in rear of above; Cliff Constn Co to Wm M McGar- vey, 587 W 178; fr May 26'13 to May 1'22; June 2'13. 3,500 to 5,000

Columbus av, 790 (7:1853); str fl; Jo- hanna Krumwiede to Moses Shaffrom & Co, 2 W 101; 3yf May 1; June 2'13. 1,800

Columbus av, 792 (7:1853); str & b; Jus- tina Buchsbaum to Julius Buchsbaum & ano, 12 W 101; 20yf May 1; June 5'13. 1,800

Lenox av (6:1735), sec 138th, 99.11x100, all, with option to purchase if premises are offered at price not to exceed \$225,000; National Bank of North Hudson at West Hoboken, NJ, to Lee B Lok, 34 Mott, et al; 10yf June 1; May 31'13. 15,000

Lexington av, 1915-9 (6:1767), sec 119th; asn Ls recorded May 14'13 with All RT&I to chattels; Margt Toomey to same; mtg \$7,925 & AL; May 29; June 5'13. nom

Lexington av (6:1767), sec 119th; agmt as to ren of Ls for 2 yrs from May 1'15 at \$1,500 & 1 yr more at \$1,800; Rudolph W Pick with Bernard O'Connell, 301 E 69; May 29; June 5'13.

Park av, see 114th, see 114th, 94-6 E.

St Nicholas av, 1274 (8:2130), str No 5; Stratford Avon Co to Bertha Hofmann, 1274 St Nicholas av; 5yf Aug 1; May 31'13. 480 & 600

St Nicholas av, 1365 (8:2162), all; La- mont McLoughlin to Nicholas J Botsacos, 534 W 179; 5yf July 1; May 29'13. 2,700

1ST av, 96, see 6th, 404 E.

2D av, 443 (3:906); str & c; Carolina, wife Christian Dohm, to Martin Faul- haber, 443 2 av; 2yf May 1; June 5'13. 1,020

2D av, 1501 (5:1433), cor str & pt c & 6 rooms above str in premises 271 E 78; Max Neuman & ano to Chas A Aronstamm, 1501 2 av; 6yf May 1; May 29'13. 1,560

2D av, 1834 (5:1557); s str fl & pt c; Jacob C Louis to Julius Ulrich, 1834 2 av; 5½yf Nov 1; June 3'13. 420

2D av, 1834 (2:457), all; Wm Rosenberg to Elias Mayer, 537 Willoughby av, Bklyn, & ano; 10yf Aug 15; June 3'13. 6,000 to 6,500

15TH av, 139 (3:849), es, 57.6 n 20th, runs n 32.6xe90xn2xe48xs44xw25 xn 9.6 xw 113 to beg, with rights to lane or right of way 12 ft wide leading to 20th, 6-str bldg left & str bldg; leasehold; Jno G Agar to Isabella C May, 1325 K st, Washington, DC, & Cecilia C d'Andigne, 6 Rue de Berri, Paris, France; AT; C a G; May29; June2 '13. O C & 100

15TH av (3:840), swc 39th, runs s 49.5 xw—xs49.5xw100xn49.5 to 39th xel100 to beg; all; (probable error, two courses appear to be repeated); Jacob Dreicer & ano to Irving E Raymond, Stamford, Conn, as president A A Vantine Co, 879 Bway; 21yf May14; June2'13. taxes &c & 85,000

15TH av, 2155 (6:1756); str; Jacob L Isaacs to Jacob Gelman, 2155 5 av; 1yf Feb1; June3'13. 360

16TH av, 98 (2:572); b str; Leon Migdalsky to Saml Farasche, 78-80 E 113, & ano; 4 11-12yf June1; June3'13. 480

16TH av, 686 (3:841), b; Adolph A Hageman to Isaac Seligson, 686 6 av & ano; 2yf May12; May31'13. 480

18TH av, 617 (3:763), swc 40th; asn ls; Walter von Erleben to The Von Erlebenfeld Co, 617 8 av; mtg \$5,000; June3; June4'13. nom

18TH av, 617 (3:763), swc 40th; asn Ls; The Von Erlebenfeld Co to Walter Von Erlebenfeld, 717 8 av; June3'13. nom

18TH av, 2350 (7:1932), nec 126th; asn Ls & bill of sale of chattels, &c; Thos M Connelly to David P Foster, 260 W 126; AT; AL; June2; June4'13. 3,000

11TH av, 774 (4:1082); str, apartmt above & pt c; Fredk W Saltzsieder to Valentine Laforge, 34 Garden, Bklyn; 4yf Jan1; June3'13. 1,200

LEASES.

Borough of the Bronx.

Hoffman st, sec 188th, see 188th E, sec Hoffman.

135TH st, 528-30 E (9:2262), all; Jacob Hinds to Sarah Altman, 1665 3 av; 3yf June1; June5'13. 3,050

147TH st E, cor Willis av, see Willis av, 485.

177TH st E, nec Jerome av, see Jerome av, 1900.

188TH st E (11:3056), see Hoffman; asn Ls; Ignazio Collica to Salvatore Collica, 566 E 188; Feb8; June5'13. nom

Boston rd, 1324 (11:2961); asn ls; Sidney Marks to Harry Shein, 661 E 158; AT; Apr15; June4'13. nom

Boston rd, 1324; agmt as to cancellation of Ls; Harry Shein with Harry Weaver; June4'13. nom

Boston rd, 1324 (11:2961), str; Harry Weaver to Barnett Budoff, 216 E 28; 5 4-12yf June1; June4'13. 1,100 & 1,200

Bergen av, nws, 123.5 sw 149th, see Willis av, 534.

Bridge av, nec Railroad av, see Railroad av, nec Bridge av.

Jerome av, 1900 (11:2853), nec 177th (No 1); cor str; Lillian E Herrmann to Louis H Hercovits, 440 E 182; 5yf June1; June 3'13. 1,200 & 1,500

Longwood av, 1062 (10:2730), str & b; Sol Blumenthal to Henry Kuyver, 990 Westchester av; 5yf May12; May29'13. 1,380

Morris Park av, 608 (*); w str; Minnie Schwartz & ano to Antonio Sconza, 1516 Rosedale av; 5yf Sept1; June5'13. 240 & 264

Morris Park av, 638 (*); front 1/2 of e str & outside privilege of str w/nd; Rudolph Wittkind to Di Presso Bros, 638 Morris Park av; 6yf Jan1; June5'13. 120 & 180

Railroad av (*), nec Bridge av, 200x100; also BRIDGE AV, es, 150 n Railroad av, 100x185x135, for boat house purposes; Martha M Rodgers to Fredk J Siebel at Baychester; 1yf June1; June5'13. 250

Southern blvd, 965-7 (10:2725); str; Kellwood Realty Co to Louis Alter, 49 Bway, Bklyn; 5yf June1; 5y ren at \$2,400; June 5'13. 1,500 & 1,800

Willis av, 485 (9:2307); cor 147th; sur Ls; Richd E Thibaut (Inc) to Adelheid Mayer, 267 8 av; AT; Apr29; June3'13. nom

Willis av, 534 (9:2293), es, 24.8 se 3 av, runs se86.1lxsw24.4 to cl Old Henry, x nw76.3 to av xne25.10 to beg, except pt for 3 av; also BERGEN AV (9:2293), nws, 123.5 sw 149th, runs nw89xsw24.4 to cl Henry xse89 to av xne25 to beg, all; Amelie Entelmann et al to Geo H Buschmann, 549 E 148; 15yf May1; May29'13. taxes, &c, & 6,420 & 7,080

3D av, 3905-7 (11:2919); all; Fannie Adler, EXTRX Simon Adler, to Simon Berger, 1592 Wash av; 3 1/2yf Jan1; June2'13. 3,550

MORTGAGES.

Borough of Manhattan.

MAY 29, 31, JUNE 2, 3, 4 & 5.

Academy st (8:2224), ws, 100 n Sherman av, 100x100; May29'13, 3y6%; Augustus S Mapes to Geo H Allen, 41 W 56. 4,000

Allen st, 19 (1:300); ext of \$18,000 mtg to May15'18 at 5%; June4; June5'13; Citizens Savgs Bank with Ike Brook, 248 Madison. nom

Attorney st, 90-2 (2:343), es, 200 s Rivington, 43x100; pr mtg \$—; June2; June 3'13; due Aug15; 6%; Plain Realty Co, 545 Bway to Harry Jacobs, 1800 7 av, 2,000

Attorney st, 90-2; certf as to above mtg; June2; June3'13; same to same. —

Bleecker st, 188 (2:526), swc Macdougall (Nos 87-9), 25x98, leasehold; June3; June 4'13; installs; 6%; Domenico D' Esopo, Hartford, Conn to Ludovico Afeltra, 1369 Bay Ridge av, Bklyn. 11,260

Carmine st, 76 (2:528), sal Ls; Apr25; June2'13; demand, 6%; Emil Blumenthal to Lion Brewery, 104 W 108. 1,000

Catherine st, 33-5 (1:277), es, abt 75 n Madison, 27.1x108.6x27x105.7; PM; May29; June2'13; 1y5%; Bernard F Golden to American Mtg Co, 46 Cedar. 13,000

Cherry st, 155 (1:250), ss, abt 70 w Market, 20x60; May21; June3'13; due &c as per bond; Isidor Katz & Louis Rubin to Tessie Applebaum, 204 Eldridge. 7,000

Chrystie st, 87 (1:304), ws, 175 n Hester, 19x100; pr mtg \$25,600; May28; May29'13; due Aug15'13, 6%; Nathan Harrison Realty to Hugo E Distelhurst, 336 Church, Richmond Hill, NY. 2,000

Chrystie st, 87; certf as to above mtg; May29'13; same to same. —

Clinton st, 240-2 (1:258); sobrn agmt; May26; May29'13; Harry Siegel & Hyman Safr with Jennie & Ettie Ginsburg, 240 Clinton. nom

Columbia st, 84 (2:334), es, 25 n Rivington, 25x117.8; pr mtg \$—; June2; June5 '13; due Aug18'13, 6%; Dora & Barnett Michelman to Mary Yarmovsky, 167 W 146. 650

Columbia st, 109 (2:335), ws, 100 n Stanton, 25x100; pr mtg \$—; June2; June3'13; due July1'16; 6%; Louis Fleischer & David Rogers to Gertrude Miller, 433 Kosciusko, Bklyn. 700

Crosby st (1:233), es, 117.1 n Howard, 25x100; May28; May29'13; 5y5%; Giovanni Lordi of Bklyn to Emigrant Indus Savgs Bank. 22,000

Elizabeth st, 196 (2:492), es, 189.8 n Spring, 25.2x98x25.1x98; PM; pr mtg \$—; May29; May31'13; due July10'16, 6%; Mariano Scimeca to Altavista Holding Co, 1170 Bway. 5,000

Fulton st, 73-9 (1:94), nes, at ses Gold (No 54), runs ne59.4xe54.5xn55xe28xsw 124.9 to nes Fulton xnw81.9 to beg; pr mtg \$140,000; Apr9; May29'13; 3y5%; David Wilson Co, 82 Nassau, to Sidney Maddock, Palm Beach, Fla. 30,000

Fulton st, 73-9; ext of \$20,000 mtg to Apr1'16 at 5%; Apr30; May29'13; Sidney Maddock with David Wilson Co, 82 Nassau. nom

Gold st, 54, see Fulton, 73-9.

Greenwich st, 679-81; ext of \$20,000 mtg to June1'18 at 5%; May1; June5'13; Equitable Life Assur Soc of U S with Mary H Cassidy, 513 W 138, et al. nom

Grove st, 58 (2:591), ss, 150 e Bleecker, 25x99x25x100.2; pr mtg \$5,000; June1; June 5'13; 3y5%; Wm C O'Hayne or Thayne, of NY; Eliz O'Hayne or Thayne, of South Orange, NJ, & Geo M Cowen, of South Orange, NJ, to German Savgs Bank, 100 E 14. 3,000

Grove st, 58; agmt as to increase of interest from 4 1/2 to 5%; June5'13; same with same. nom

Henry st, 253 (1:287), ns, 19.1 e Montgomery, 28x84.4x28x85.8; pr mtg \$—; June5'13; 3y6%; Annie Kirschenbluth to Fannie Korn, 875 Park av. 2,500

Lafayette st, 178 (2:473), ws, 150.1 n Grand, 25.1x100.6; June5'13; 3y5%; Bronx Investment Co to N Y Trust Co, 26 Broad. 24,500

Lafayette st, 178; certf as to above mtg; June5'13; same to same. —

Lafayette st, 428 (2:545), ws, abt 285 s Astor pl, 27x137.6; June2'13; 5y5%; Louis de G Milhau, also known as Louis J G de Milhau, to Union Trust Co, 80 Bway. 28,000

Lewis st, 84 1/2 (2:329), es, 165 s Stanton, 20x100; PM; pr mtg \$11,500; June2; June 3'13; 3y6%; Goldie Rosenberg, 84 1/2 Lewis to Benj Seidenberg, 84 1/2 Lewis. 2,000

Liberty st, 69, see Bway, 513-19.

Liberty st, 69, see Bway, 513-9.

Ludlow st, 19 (1:298), nws, 157.11 sw Hester, 19x87; PM; May29; May31'13; 3y 5%; Rosa Saberski to Susan R Kendall, 10 W 55, et al trstes Isaac C Kendall. 16,000

Macomb's pl, nwc 154, see 8 av, 2926.

Macdougall st, 87-9, see Bleecker, 188.

Mercer st, 84-94, see Bway, 513-9.

Mercer st, 231 (2:533), ws, 175 s 3d, 25x 100; participation agmt; Mar14; June4'13; Leah Buttenwieser with N Y Life Ins & Trust Co, 52 Wall, trste Louis C Hamersley. nom

Mercer st, 287-95, see Bway, 513-9.

Monroe st, 171 (1:269), ns, 139.8 n Montgomery, 22.10x100; pr mtg \$—; May29; June2'13; due &c as per bond; Miles Realty Co (Inc) to Manhattan Mtg Co, 200 Bway. 28,000

Monroe st, 171; certf as to above mtg; May29; June2'13; same to same. —

Monroe st, 171; sobrn agmt; May29; June2'13; Malvine Bode with same. nom

Mott st, 162 (2:470); ext of mtg for \$25,000 to June18'18, 5%; May8; May29'13; Lawyers Title Ins & Trust Co with Raffaele & Concetta Di Luglio. nom

New Bowery, 17 (1:115), ses, at ws Roosevelt (No 51), runs s along Roosevelt, 28.5xw28.11 to ses New Bowery xn40 to beg; June3; June4'13; 3y5%; Jno Taylor to Susan R Kendall, 10 W 55. 5,000

Pine st, 27-9 (1:43); ext of \$600,000 mtg to Apr1'16 at 5%; Feb2; June5'13; Equitable Life Assur Soc of U S with Pine St Co, 27-9 Pine. nom

Rivington st, 245 (2:338), ss, 50 w Sheriff, 25x100; June3'13; due &c as per bond; Louis Goldstein, Bklyn to Title Guar & Trust Co. 24,000

Roosevelt st, 51, see New Bowery, 17.

Spring st, 171 (2:502), ns, abt 70 e Thompson, 23.4x100x23.6x100; pr mtg \$—; May31; June2'13; 3y5%; Anna Jordan & Cordelia A J wife of & Paul Jursch, Bklyn, NY, to Wm Margulies, 63 McKibben, Bklyn. 1,500

Thompson st, 152-4 (2:516), es, 73.3 s Houston, 48.11x98.4x48.11x98.9; bldg loan; May28; May31'13; 1y6%; Citizens Investing Co to Bronx Investment Co, 100 Bway. 65,000

Thompson st, 152-4; certf as to above mtg; May28; May31'13; same to same. —

Vesey st, 70-2 (1:84); asn Ls by way of mtg as collateral security for payment of \$2,500; June4; June5'13; Max Oppenheimer to Pabst Brewing Co, 606 W 49. nom

Vesey st, 98 (1:84); leasehold; May27; May29'13; demand, 6%; Jas McElhone to Saranac Realty Co, 149 Bway. 1,500

Waverly pl, 11-3, see Bway, 513-9.

Waverly pl, 11-13, see Bway, 513-19.

1ST st, 55 (2:442), ss, abt 260 w 1 av, 25.3x77.11x25x81.3, ws; June4'13; 5y5%; Mary B Cashman, 55 1st to Emigrant Industrial Savgs Bank. 23,500

3D st, 54-6 W (2:536); ext of \$25,000 mtg to June1'16 at 5%; May16; June5'13; Equitable Life Assur Soc of U S with Sarah B McAdam, 1 W 85. nom

4TH st, 319 W (2:615), es, 179.6 n Bank, 20 to 12th (Nos 280-2), x75.3x13.4x75; June3'13; due &c as per bond; Annie K Dieckmann to Title Guar & Trust Co. 9,000

4TH st, 319 W; sobrn agmt; May29; June3'13; Margt Hein with same. nom

5TH st, 710 E (2:374), ss, 160.6 e Av C, 25x96; pr mtg \$28,000; May28; May29'13; 5 y6%; Max, Benj & Jos Schenkein & Gitel Horn to Pesel Schenkein, 710 E 5. 8,000

6TH st, 401-3 E, see 1 av, 100.

8TH st, 299-301 E (2:391), nes, 93 se Av B, 48x93.11; June3'13; 5y5%; Wilhelm K Gronholz, 266 Av A to Sam Bernard, 225 W 86. 45,000

9TH st, 233 E (2:465), ns, 105 w 2 av, runs n39.6xw20xn36.2xsw25.10xsb6.8.11 to 9th xe45 to beg; pr mtg \$33,000; May31; June4'13; 1y6%; Ninth Street Co, a corpn to 145 First Avenue, Inc, a corpn, 14 Bible House. 1,250

9TH st, 233 E; certf as to above mtg; May29; June4'13; same to same. —

9TH st, 716 E (2:378); sobrn agmt; June 4; June5'13; Jonas Weil, Bernhard Mayer & David Fawlowitz with Max Boley, 175 Union, Jersey City, NJ. nom

9TH st, 716 E; agmt changing interest days; June5'13; David Fawlowitz with German Savgs Bank, 157 4 av. nom

9TH st, 716 E (2:378), ss, 208 e Av C, 25x93.11; June5'13; 3y6%; David Fawlowitz to Max Boley, 175 Union, Jersey City, NJ. 1,500

10TH st, 62 E, see Bway, 785.

10TH st, 52 W, see 10th, 54 W.

10TH st, 54 W (2:573), ss, 235.11 e 6 av, 21.6x91.9; also 10TH ST, 52 W (2:573), ss, 257.5 e 6 av, 21.6x92.3; June4'13; due &c as per bond; Alice Evens wid & Alive M Moffat to Greenwich Savgs Bank, 246 6 av. 1,500

10TH st, 200-2 W (2:619), ss, 136.9 e Bleecker, 38.3x95x39.2x95; May26; May29 '13; 1y6%; Jas F Thompson & Geo F Deffen to De Witt C Romaine, 473 Hudson. 3,000

12TH st, 233 E (2:468); ext of \$30,000 mtg to June2'16 at 5%; May31; June5'13; Louise Benziger with Hermine wife Bernhard Abeles, Max Hirsh & Morris Folgerman. nom

12TH st, 700 E, see Av C, 196.

12TH st, 280-2 W, see 4th, 319 W.

14TH st, 427 E (3:946), ns, 244 w Av A, 25x103.3; June2'13; 5y5%; Jacob Froelich to Emigrant Indust Savgs Bank. 18,000

16TH st, 415 W (3:714), ns, 175.3 w 9 av, 25x92; pr mtg \$14,000; May29; June4'13; 5y 6%; Jos, Jacob L & Isidor R Isaacs to Max Wachsmann, 120 W 117. 2,500

18TH st, 243 E, see 2 av, 311-3.

18TH st, 401-3 W, see 18th, 405-7 W.

18TH st, 405-7 W (3:716), ns, 85 w 9 av, runs w40xn92xe25xs44.8xe15xs47.4 to beg; also 9TH AV, 129-33 (3:716), nwc 18th (Nos 401-3), 47.4x85; pr mtg \$118,400; June2'13; due &c as per bond; Herman & Giza Klein to Sol D Moss, 87 Cottage pl, Long Branch, NJ. 2,000

20TH st, 261 W (3:770); ext of \$6,500 mtg to Jan1'15 at 5%; Jan31; June5'13; Equitable Life Assur Soc of U S with Aida C Barnes, Durham, Conn. nom

21ST st, 27 E (3:850); sal Ls; May28; May29'13; demand, 6%; David Laufer & Louis Tocher, 27 E 21, to Geo Ringler & Co, a corpn, 203 E 92. 3,000

24TH st, 240-2 E, see 2 av, 411-5.

25TH st, 230-2 E (3:905); ext of mtg for \$40,000 to Apr16'18, 5%; Apr24; May29'13; Lawyers Mtg Co with 174th St Constn Co. nom

25TH st, 108-10 W (3:800), ss, 100 w 6 av, 40x82.10; bldg loan; June2; June4'13; due Dec 2'14; 6%; 108 W 25th Constn Co Inc to Montrose Realty Co, 135 Bway. 150,000

25TH st, 108-10 W; certf as to above mtg; June2; June4'13; same to same. —

25TH st, 406 W (3:722), ss, 100 w 9 av, 25x98.9; June2; June3'13; due & c as per bond; Grace B Marshall to Title Guar & Trust Co. 18,000

28TH st, 134 W (3:803), ss, 400 w 6 av, 25x98.9; PM; pr mtg \$32,500; May27; May 29'13; 5y6%; Saml H Russin & Sol Hanfling to Aaron Coleman, 50 W 68. 13,000

30TH st, 150 E (3:885), ss, 153.4 w 3 av, 16.8x98.9; June5'13; 3y % as per bond; Lina Mintz to Farmers Loan & Trust Co, 22 William. 10,000

40TH st W, swc 8 av, see 8 av, 617.

43D st, 144-58 W, see Bway, 1482-90.

44TH st, 55-7 W (5:1260); ext of \$190,000 mtg to Feb'14 at 5%; May31; June5'13; Equitable Life Assur Soc of U S with City Club Realty Co, 55-7 W 44. nom

46TH st, 57 W (5:1262), ns, 260 e 6 av, 22x100.5; PM; pr mtg \$40,000; June2; June 3'13; due & c as per bond; Richd Quinlan, 7 Pine to Gustavus O Winston, 155 E 71. 14,000

48TH st, 14 E (5:1283), ss, 250 e 5 av, 25x100.5; PM; May29; June2'13; due June 2'20, 5%; Eliz & Martha L Host, 14 E 48, to Jas L Barclay, 15 W 48. 110,000

48TH st, 337 E (5:1341), ns, 150 w 1 av, 25x100.5; pr mtg \$10,000; June4; June5'13; 3y6%; Bertha Drucker, Sea Cliff, LI, to Theo P Huffman, 548 W 34. 1,000

48TH st, 520-4 W (4:1076), ss, 300 w 10 av, 75x100.5; PM; May31; June2'13; 5y5½%; Oscar L Kinder & Wm P Collins, firm Kinder & Collins, 619 10 av, to Natl Gum & Mica Co, 557 W 59. 42,500

52D st, 106-8 E (5:1306), ss, 76.8 e Park av, 38.4x100.5; May29; June3'13; due & c as per bond; Realty Co of The Women's University Club, a corpn, to Mutual Life Ins Co of NY, 34 Nassau. 105,000

52D st, 106-8 E; certf as to above mtg; May23; June3'13; same to same. —

53D st, 313 W (4:1044), ns, 175 w 8 av, 25x31.10; also 54TH ST, 308-10 W (4:1044), ss, 150 w 8 av, 75x167.1x49.1lx irreg; ext of \$60,000 mtg to June3'18 at 5%; May14; May29'13; Emigrant Indus Savings Bank with Greek Orthodox Community, 308-10 W 54. nom

54TH st, 57 E (5:1290), ns, 166 e Mad av, 22x100.5; PM; June2'13; 5y5½%; Geo F Butterworth to Henry A C Taylor, on East rd, South Portsmouth, RI. 15,000

54TH st, 308-10 W, see 53d, 313 W.

54TH st, 447 W (4:1064), ns, 150 e 10 av, 25x100.5; pr mtg \$8,000; May29'13; 1y6%; Jno J Meier, 443 W 54, to Reuben S Seligmann, 124 E 80. 600

59TH st, 208-10 E (5:1332); ext of 2 mtgs for \$24,000 each to June1'17 at 5%; May 29; June2'13; Columbia-Knickerbocker Trust Co with Bertha Kaufmann, 1767 3 av. nom

61ST st, 35 E (5:1376), ns, 229 w Park av, 19x100.5; June4; June5'13; due & c as per bond; Moses S Kakels to Douglas Robinson, Warren Township, Herkimer Co, NY. 18,000

62D st, 239-41 E (5:1417); agmt as to share ownership in mtg for \$5,000; June4'13; Rudolph Gabrik with Louis Szombathy, Stephen Puskar & Alex Zsembery. nom

62D st, 239-41 E (5:1417), ns, 155 w 2 av, 50x100.5; pr mtg \$22,000; May31; June 4'13; due & c as per bond; Home of The Christian & Hungarian Sick Benevolent Societies of NY to Rudolph Gabrik, 209 E 4 et al. 5,000

66TH st, 64 E (5:1380), ss, 280 e Mad av, 26x100.5; PM; June2; June3'13; 3y5½%; Ella A wife M Le Brun Cooper to Annah R Viel Castel, Paris, France. 38,500

66TH st, 301 W, see West End av, 139-41.

69TH st, 44 W (4:1121); ext of \$30,000 mtg to July1'16 at 5%; May2; June5'13; Equitable Life Assur Soc of U S with Chas H Guye, 44 W 69. nom

72D st, 348 E (5:1446), ss, 416.8 e 2 av, 16.8x102.2; ext of \$6,500 mtg to Aug1'16 at 5%; May5; June4'13; Chas H Young & ano, trstes Geo Bell, with Dinah & Rachel Rosenbluth. nom

72D st, 142 W (4:1143), sobrn agmt; May 28; May29'13; Geo H B Mitchell with Emigrant Indus Savgs Bank & Marie W Mitchell, 142 W 72. nom

74TH st, 340 E (5:1448), ss, 225 w 1 av, 25x102.2; June2'13; due June1'18, 5%; Ignatz Modry & Sigmund Lewy to Samson Lachman, as trste Wm Demuth, 313 W 106. 13,000

74TH st E, swc Park av, see Park av, 784.

75TH st, 321 E (5:1450), ext of \$20,000 mtg to Apr15'16 at 5%; Apr15; June3'13; American Mtg Co with Sol Wiener, 67 W 89. nom

76TH st, 247 W (4:1168); ext of \$17,000 mtg to May1'16 at 5%; Apr30; June5'13; Equitable Life Assur Soc of U S with Anna E Wooster, 28 Waldron av, Summit, NJ. nom

76TH st, 343 W (4:1185); ext of \$26,000 mtg to June4'16 at 5%; June4'13; Geo J Oakes, 421 E 179 with Clara S Stearns, 323 W 76. nom

78TH st, 111 E (5:1413), ns, 175.2 e Park av, 18.8x102.2; June2; June3'13; due & c as per bond; Margt W & Anna C Pellew to Title Guar & Trust Co. 30,000

79TH st, 120 E (5:1413); ext of \$25,000 mtg to June2'16 at 4½%; June2; June5'13; Bankers Trust Co, trste Oliver S Carter for Kate L Macy, to R Stuyvesant Pierrepont, 120 E 79. nom

79TH st, 159 E (5:1508), ns, 318.6 w 3 av, 15.6x102.2; pr mtg \$10,000; May27; May31'13; due Sept28'13, 6%; David Gideon, Bklyn, NY, to Columbia Bank, 507 5 av, 3,500

81ST st, 450-2 E (5:1560), ss, 70 w Av A, 43.3x102.2; ext of \$31,000 mtg to June4'18 at 5%; June2; June5'13; 5y5½%; Julius Goebel with Abr Zadek et al. nom

82D st, 232 E (5:1527); ext of \$15,000 mtg to May15'16 at 4½%; May28; June3'13; Albt Kaufman with Seamen's Bank for Savgs, 78 Wall. nom

82D st, 153 W (4:1213), ns, 150 e Ams av, 17x91.9x17x93.1; June3; June4'13; 5y 5%; Louisa A Braunlich to Lawyers Mtg Co, 59 Liberty. 13,000

82D st, 153 W; sobrn agmt; June3; June 4'13; same & Edwin T Short with same. nom

83D st E, see 1 av, see 1 av, 1592.

84TH st, 420 E (5:1563), ss, 200 e 1 av, 17x102.2; June4'13; 3y5½%; Rose A Mullen to Herbert Germond, 421 Lex av. 5,000

85TH st, 117-21 E (5:1514); ext of \$50,000 mtg to Dec1'14 at 4½%; Nov—12; June5'13; Equitable Life Assur Soc of U S with Congregation Kehilath Jeshurum, a corpn, 117-21 E 85, et al. nom

87TH st, 114 E (5:1515), ss, 177.4 e Park av, 18.6x100.8; PM; June3; June4'13; 3y5½%; Lina Weil to Fred W Marks, 70 E 91. 11,000

87TH st, 116 E (5:1515), ss, 195.10 e Park av, 18.6x100.8; PM; June2; June4'13; 3y5½%; Lina Weil to Lina Stern, 2 W 89. 12,000

87TH st, 118 E (5:1515), ss, 169.5 w Lex av, 21.2x100.8; PM; June3; June4'13; 3y 5%; Lina Weil to Hannah wife Geo D von Hofe, 118 E 87. 14,000

87TH st, 317 W (4:1249); ext of \$17,000 mtg to May1'15 at 5%; Apr7; June5'13; Equitable Life Assur Soc of U S with Grace M Kimble, 317 W 87. nom

88TH st, 164 W (4:1218), ss, 252 e Ams av, 18x100.8; May31'13; due, &c, as per bond; Mary S Rich to Title Guar & Trust Co. 12,000

88TH st, 325 W (4:1250), ns, 401.4 e Riverside dr, 20x100.8; May29'13; due, &c, as per bond; Gertrude A Vanderbeck to Christianna S Ebbitt, 137 Manhattan. 25,000

89TH st, 544 E (5:1585); ext of \$12,000 mtg to May20'18 at 4½%; May15; June4'13; Josephine Weller with Frederic de P Foster, Tuxedo Park, NY, & ano trstes for Augusta L Jones, will Ambrose C Kingsland. nom

89TH st, 123-5 W (4:1220), pr mtg \$25,000; Apr30; June4'13; 5y6%; Elise M Welton to Mary A Heydecker. 10,000

90TH st, 250 E, see 2 av, 1739.

91ST st W, nwc Ams av, see Ams av, nwc 91.

92D st, 55 E (5:1504), ns, 235.6 w Park av, 17x100.8; PM; June2'13; due & c as per bond; Lina Weil, 19 E 98, to Lambert S Quackenbush, 3 E 94, & ano. 20,000

94TH st, 114 W (4:1224); ext of \$11,000 mtg to Jan4'16 at 5½%; May28; June3'13; E Clifford Potter trste with Sara O Fyles. nom

95TH st, 307-9 E (5:1558), ns, 137.6 e 2 av, 37.6x100.8; June4'13; 5y5½%; Aaron Goodman Realty Co, 117 W 119 to Equitable Trust Co, 37 Wall & ano trstes. 22,000

95TH st, 307-9 E (5:1558), ns, 137.6 e 2 av, 37.6x100.8; certf as to mtg for \$22,000; June4; June5'13; Aaron Goodman Realty Co to Equitable Trust Co of NY. —

97TH st, 217 E (6:1647), ns, 262.6 e 3 av, 24.6x100.10; May29; May31'13; 1y5%; Sarah E Lawrence to Emma J Cook, 225 West End av. 800

97TH st, 13 W (7:1833), ns, 150 w Central Park W, 25x100.3; May28; June2'13; 3y 5%; Cath Farrell, 11 W 97, to Edw D Farrell, 163 E 124. 1,000

98TH st, 157 W, see 98th, 161 W.

98TH st, 161 W; also 98TH ST, 157 W (7:1853) (for full description see deed of even date); June4'11; June2'13; deed recorded as mtg; Jno A Sonntag & Martha M, his wife, 2 Lenox av, to Hudson Trust Co, a corpn, 1411 Bway. nom

101ST st, 188 W (7:1855), ss, 75 e Ams av, 25x100.11; PM; pr mtg \$—; May31; June3'13; 3y6%; Frank Zombo to Francis M Schiffmayer, 211 W 105. 2,000

104TH st, 115-21 E (6:1632), ns, 135 e Park av, 65x100.11; PM; pr mtg \$—; June1; June2'13; 2y6%; Lena Kammensohn, 55 W 116, to Aaron Goodman Realty Co, 117 W 119. 3,000

105TH st, 212-14 E (6:1654), ss, 164 e 3 av, 33x100.9; PM; pr mtg \$24,000; June2; June3'13; installs; 6%; Shenk Realty & Constn Co to Harris Mandelbaum, 12 W 87 & ano. 5,800

105TH st, 2 W, see Bway, 3099-3103.

107TH st, 169-71 E (6:1635), ns, 185 w 3 av, 34x100.11; pr mtg \$17,500; May29'13; 3y 6%; Alice T O'Brien, 169-171 E 107, to Fred W Guy, -8 Pearl. 689

107TH st, 232 E (6:1656), ss, 175 w 2 av, 25x100.11; PM; pr mtg \$9,000; May31; June 2'13; 3y6%; Giuseppe Natale to Simone Fortunato, 38 Maple av, Montclair, NJ. 1,000

108TH st, 147 W (7:1863), ns, 250 e Ams av, 25x100.11; pr mtg \$18,000; June4; June 5'13; 5y6%; Abr J Leventhal, 738 E 180, to Hermann E Eggers, 154 W 101. 5,500

111TH st, 63-7 E (6:1617), ns, 120 e Mad av, 46.9x100.11; PM; June2; June3'13; 5y 6%; Abr Harwich, 7 W 112 to Dina Harwich, 7 W 112. 8,000

111TH st, 25-7 W (6:1595), ns, 389 w 5 av, 2 lots, ea 30x100.11; 2 PM mtgs, ea \$5,000; 2 pr mtgs \$— ea; June2'13; installs, 6%; Chas Leberstein, 2 W 112, to Saml Schwartz, 27 W 111. 10,000

112TH st, 325 E (6:1684), ns, 285.6 w 1 av, 27x100.11; ext of \$16,000 mtg to May 29'18 at 5½%; May29; May31'13; Saml Goldstickler with Gerardo Domi. nom

112TH st, 325 E (6:1684), ns, 285.6 w 1 av, 27x100.11; pr mtg \$—; May29'13; 2y 6%; Gerardo Domi to Vico Foi, 31 Manhattan. 1,500

112TH st, 221 W (7:1828); ext of \$8,500 mtg to Feb1'16 at 5%; Apr8; June5'13; Equitable Life Assur Soc of U S with Julia I Donley, 601 W 110. nom

112TH st, 505 W (7:1884); ext of \$32,000 mtg to May24'18 at 5%; May22; June4'13; Mary E T Frazee with Walter F Kingsland, 22 Av de Bois de Boulogne, Paris, France. nom

112TH st, 507 W (7:1884); ext of \$32,000 mtg to May24'18 at 5%; May22; June4'13; Mary E T Frazee with Frederic de P Foster, Tuxedo Park, NY & ano trstes for Augusta L Jones will Ambrose C Kingsland. nom

113TH st, 14 E (6:1618), ss, 225 e 5 av, 18.9x100.11; PM; June5'13; 5y5½%; Jacob Marmorstein to Lawyers Mtg Co, 59 Liberty. 10,000

113TH st, 155 E (6:1641), ext of \$17,000 mtg to May31'18 at 5%; June3'13; Woodlawn Cemetery with Loeb Newman, 51 E 96. nom

113TH st, 220-2 E (6:1662), ss, 215 e 3 av, 30x100.10; pr mtg \$—; May27; May29'13; 2y6%; Selara Holding Co to Jos Jacobowitz, 3671 Bway. 2,000

113TH st, 220-2 E; sobrn agmt; May27; May29'13; Saml Weil with same. nom

114TH st, 211 E (6:1664), ext of mtg for \$16,000 to May17'18, 5%; May21; May29'13; Lawyers Mtg Co with Rose, Mollie & Gussie Harris. nom

115TH st, 70-2 E (6:1620), ss, 130 w Park av, 50x100.11; pr mtg \$16,500; May 22; May29'13; due, &c, as per bond; Elias Schlomowitz, 55 Lenox av, to Louis Seif, 178 Nostrand av, Bklyn. 8,000

115TH st, 6 W (6:1598); ext of mtg for \$18,000 to May28'18, 5%; May27; May29'13; Julia Blum, 1236 Mad av, with Chas E Rushmore, 9 E 39, & ano trstes Philip Dater. nom

115TH st, 101 W, see Lenox av, 103-9.

116TH st, 438 E (6:1709), ss, 224 w Pleasant av, 26x100.10; PM; June2'13; 5y 5%; Salvatore Purificato to Lawyers Mtg Co, 59 Liberty. 8,300

116TH st, 440-4 E (6:1709), ss, 164 w Pleasant av, 2 lots, ea 30x100.10, 2 PM mtgs, ea \$14,500; June5'13; 5y5½%; Max M Bernstein, Bklyn, to Lawyers Mtg Co, 59 Liberty. 29,000

116TH st, 11-3 W (6:1600), ns, 143 w 5 av, 61x100.11; leasehold; May28; May29'13; 10y6%; Rose Theatre Co, 1980 7 av, to Emanuel Kreiss, 127 W 141. 10,000

116TH st, 11-3 W; certf as to above mtg; May27; May29'13; same to same. —

118TH st, 326 E (6:1689), ss, 350 e 2 av, 25x100.11; PM; pr mtg \$16,060; May29'13; 3y6%; Sarah E Cahill to Lawrence Davis, 370 Hudson av, Bklyn. 2,475

118TH st, 151 W (7:1900); ext of \$12,000 mtg to July1'16 at 5%; Mar27; June5'13; Equitable Life Assur Soc of U S with Moses M Riglander, 220 W 98. nom

119TH st, 181 E, see 5 av, 1332.

119TH st, 307 E (6:1796), ns, 94.3 e 2 av, 18.9x100.11; ext of mtg for \$7,000 to May1'16; 5½%; May1; June2'13; Empire Trust Co, a corpn, with Geo T Young, Sr. nom

119TH st, 23-5 W (6:1718); ext of \$55,000 mtg to May31'18 at 5%; Apr28; June5'13; Alice M McCoon, gdn Edith McCoon & ano with Hamilton S Foster. nom

124TH st, 117 W (7:1909), ns, 175.1 w Lenox av, runs n70.2xe0.2xn30.9wx25x 100.11 to st xe24.10 to beg; May29; June3'13; due & c as per bond; Lillie H Kempf to Title Guar & Trust Co. 13,000

124TH st, 157-9 W (7:1909), ns, 125 e 7 av, 50x100.11; pr mtg \$125,000; May13; June3'13; due Feb15'14; 6%; Jimal Realty Co, 6 Maiden la to Aug Goldsmith, 36 W 69 et al. notes, 7,242.50

124TH st, 157-9 W; certf as to above mtg; June2; June3'13; same to same. —

126TH st, 75 W (6:1724), ns, 109 e Lenox av, 17x99.11; May29'13; due, &c, as per bond; Wm De W Eckerson, Sparkill, Rockland Co, NY, to Title Guar & Trust Co. 5,000

131ST st, 201 W, see 7 av, 2224.

133D st, 26 W (6:1730); ext of \$10,000 mtg to July1'16 at 5%; Mar31; June5'13; Equitable Life Assur Soc of U S with Emma Britz, 126-8 W 129. nom

133D st, 120 W (7:1917), ss, 230 nw-Lenox av, 20x99.11; May28; May29'13; installs, 6%; Caroline Mims to Eagle Savings & Loan Co, 186 Remsen, Bklyn. 7,000

133D st, 120 W; sobrn agmt; May19; May 29'13; Mariam Hylan, Bklyn, with same. nom

135TH st, 241 W (7:1941), ns, 175 e 8 av, 25x99.11; pr mtg \$3,500; June3; June 4'13; due & c as per bond; Theresa Lemon to Marie M Ehlers, 241 W 135, 14,500

137TH st, 107-9 W (7:2006); ext of \$37,500 mtg to May1'18 at 5%; May6; May31'13; Anna F La Roche extrx Wm T La Roche with Lena Michelson. nom

137TH st W, nwc Edgecombe av, see Edgecombe av, nwc 137.
 137TH st W, nec St Nicholas av, see Edgecombe av, nwc 137.
 138TH st, 33-7 W (6:1736), ns, 295 w 5 av, two lots ea 37.6x99.11; two PM mtgs ea \$8,000; two pr mtgs \$—— ea; June2; June3'13; 5y6%; Millie Schwarz, 1044 Findlay av to Fredk H Ehlen, 215 W 101. 16,000
 138TH st, 249 W (7:2024); ext of \$9,000 mtg to May1'14 at 5%; May1; June5'13; Equitable Life Assur Soc of U S with Emily A, wife Philip Tausey, 1824 Octavia, New Orleans, La. nom
 138TH st, 620 W (7:2086), ss, 250 w Bway, 75x99.11; June5'13; due &c as per bond; Jno J Dorgan, 620 W 138, to Jno G Butler, 25 Lancaster, Albany, NY. 8,000
 138TH st, 620 W; sobrn agmt; June5'13; Peter J Devine with same. nom
 139TH st, 225 W (7:2025); ext of \$10,000 mtg to Feb1'14 at 5%; Feb20; June5'13; Equitable Life Assur Soc of U S with Emma wife of & Martin Lovin, 225 W 139. nom
 139TH st, 565-9 W (7:2071), ns, 100 e Bway, 75x99.11; pr mtg \$82,500; June2; June3'13; 5y6%; Corpn of H & A Cohen, a corpn to Isaac Shiman, 614 Superior, Cleveland, O. 7,500
 139TH st, 565-9 W; certf as to above mtg; June2; June3'13; same to same. —
 139TH st, 565-9 W; sobrn agmt; June2; June3'13; same & Abr Cohen with same. nom
 139TH st, 632-8 W, see Riverside dr, 618-20.
 141ST st, 472 W (7:2057); ext of mtg for \$15,000 to May 15'18, 5%; May28; June2'13; Josephine Dahn with Seaman's Bank for Savgs, a corpn, 76 Wall. nom
 141ST st, 476 W, see Bway, 3099-3103.
 147TH st, 301 W, see 8 av, 2771.
 150TH st W, nwc Bway, see Bway, nwc 150.
 150TH st W, see Riverside dr, see Riverside dr, sec 150th.
 150TH st, 462-80 W, see Bway, 3099-3103.
 151ST st W, swc Bway, see Bway, swc 151.
 153rd st, 468 W (7:2067), ss, 100 e Ams av, 21x99.11; June5'13; 3y5; Jennie E S Clyne to Emigrant Indust Savgs Bank. 12,000
 154TH st W, nwc Macombs pl, see 8 av, 2926.
 155TH st W, see 8 av, see 8 av, 2926.
 161ST st, 502 W (8:2119); ext of \$2,500 mtg to May 18'16 at 5%; May6; June2'13; Utica Trust & Deposit Co with Jacob Ruppert, a corpn. nom
 161ST st, 577 W (8:2120), ns, 118.11 e Bway, 18x99.11; May26; June2'13; 3y5%; Agnes McGirr, 577 W 161, to Eugene F McGirr, 510 W 143, & ano, exrs Bernard Campbell. 4,000
 161ST st, 577 W (8:2120), ns, 118.11 e Bway, 18x99.11; ext of \$6,000 mtg to May 26'16 at 5%; May26; June2'13; Agnes McGirr with Eugene F McGirr, 510 W 143 & ano exrs &c Bernard Campbell. nom
 177TH st, 502-4 W, see Bway, 3099-3103.
 178TH st, 659 W (8:2163), ns, 125 w Wadsworth av, 12.6x100; PM; pr mtg \$6,000; June4; June5'13; installs, 6%; Maurice J Power to Esther Stengel, 458 W 142. 1,500
 178TH st, 670 W, see Bway, 4198.
 178TH st W, nec Ft Washington av, see Ft Washington av, nec 178.
 184TH st, 608-12 W (8:2165), ss, 100 w St Nicholas av, 2 lots, ea 50x99.11, 2 mtgs, ea \$45,000; June2'13; 5y5%; Henry Troger to Lawyers Mtg Co, 59 Liberty. 90,000
 184TH st, 608-12 W; 2 sobrn agmts; June2'13; same & Wm J Casey, 308 W 107, with same. nom
 184TH st, 608-12 W; ext of 2 mtgs for \$8,000 ea to June1'16 at 6%; June2'13; Wm J Casey with Henry Troger, 92 St Nicholas av. nom
 185TH st, 561 W (8:2157), ns, 170.3 e St Nicholas av, 19.10x103; pr mtg \$8,000; May 27; May29'13; 1y6%; Mary A Fawcett, 561 W 185, to Frank M Randall, 533 Riverside dr. 1,500
 190TH st W (8:2169), ns, 120 w St Nicholas av, 80x100; bldg loan; May28; May29'13; demand, 6%; Weber-Turek Bldg Co Inc, a corpn, to City Mort Co, 15 Wall. 75,000
 190TH st W (8:2169), same prop; certf as to above mtg; May28; May29'13; same to same. —
 190TH st W (8:2169), same prop; PM; pr mtg \$75,000; Apr21; May29'13; due Oct25'16, 6%; same to Henry Morgenthau Co, 30 E 42. 17,000
 Av A, 291 (3:950); sal Ls; May9; June5'13; demand, 6%; Mary E Wood to Jacob Ruppert, a corpn, 1639 3 av. 2,650
 Av A, 1670 (5:1584), es, 25.2 s 88th, 25.2x 75; PM; pr mtg \$12,000; May27; May29'13; 3y6%; Leo Benjamin to Karl Schneider, 512 E 82. 4,000
 Av C, 196 (2:381), sec 12th (No 700), 27.6 x62.6; ext of \$15,000 mtg to July1'18 at 5%; May28; June4'13; Herbt F Schwarz with Jos, Max, & Benj Schenkein & Gitel Horn. nom
 Av C, 196 (2:381), sec 12th (No 700), 27.6 x62.6; pr mtg \$15,000; May28; May29'13; due, &c, as per bond; Gitel Horn & Jos, Max & Benj Schenkein to Helen M Kelly, 767 5 av. 2,000

Amsterdam av, 862 (7:1874); sal Ls; May 9; June2'13; demand, 6%; Philip Lienesch & Adolf Weissenberger to Lion Brewery, 104 W 108. 5,893.55
 Amsterdam av (4:1239), nwc 91st; sal Ls; May29; June4'13; demand, 6%; Henry Beicke to Lion Brewery, 104 W 108, 5,000
 Amsterdam av, 1627-33, see Bway, 3099-3103.
 Broadway, 148-90 (4:995), sec 43d (Nos 144-58), 104.3x165.9x100.5x193.9; certf as to mtg for \$250,000 dated May10'13; May 24; June4'13; 1482 Bway Corpn, a corpn, to Columbia-Knickerbocker Trust Co, as trste. —
 Broadway, 156-8, see Bway, 513-9.
 Broadway, 156-8, see Bway, 513-9.
 Broadway, 513-19 (2:484), ws, 101.2 s Spring, runs s100xw200 to es Mercer (Nos 84-94), xnl39.11xe80xs39.11xe120 to beg; also BROADWAY, 156-8 (1:64), es, 48.2 n Liberty, runs n47.7xe115.6xn22.2xe25.9xs 111.3 to Liberty (No 69) xw25xn47.10xw 7.10xs0.4xw105.6 to beg; also MERCER ST, 287-95 (2:548), nwc Waverly pl (Nos 11-3) 132.11x57.6; together with all estate and rights under will David H Haight; pr mtg \$——; July2'08; June4'13; due &c as per bond; Mary J H Hunt to Henry J Haight, 24 S 37, Phila, Pa. 2,800
 Broadway, 513-19; also BWAY, 156-8; also MERCER ST, 287-95; pr mtg \$——; Oct31'10; June4'13; due &c as per bond; same to same. 1,150
 Broadway, 513-9 (2:484), ws, 101.2 s Spring, runs s100xw200 to es Mercer (Nos 84-94), xnl39.11xe80xs39.11xe120 to beg; also BROADWAY, 156-8 (1:65), es, 48.2 n Liberty, runs n47.7xe115.6xn22.2xe25.9xs 111.3 to ns Liberty (No 69) xw25xn47.10xw 7.10xs0.4xw105.6 to beg; also WAYERLY PL, 11-3 (2:548), nwc Mercer (Nos 287-95), 57.6x132.11 pr mtg \$——; Apr20'11; June 5'13; due &c as per bond; Mary J H Hunt, formerly of Yonkers, NY, granddaughter of Mary E Haight, to Henry J Haight, 24 S 37, Phila, Pa. 2,000
 Broadway, 513-9; Broadway, 156-8; Waverly pl, 11-3; Aug28'09; June5'13; due &c as per bond; same to same. 775
 Broadway, 783, see Bway, 785.
 Broadway, 785 (2:561), swc 10th (No 62), 23.1x98.9x23x100.5; leasehold; also BROADWAY, 783 (2:561), ws, 23.1 s 10th, 23.1x97.4 x23x98.10; leasehold; Apr30; May29'13; due Jan1'28; 5%; Henry Metcalfe, Cold Spring, NY, to Henry Metcalfe, exr Jno T Metcalfe. 5,473.1
 Broadway, 1758-62 (4:1028); ext of an installment of \$200,000 on account of mtg for \$400,000 to Apr1'15 at 5%; Feb28; June 5'13; Equitable Life Assur Soc of U S with Doan Realty Co, 1758 Bway. nom
 Broadway, 3099-3103 (7:1993), ws, 221.0 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw— to pt 100 w Bway xs78.2xe100 to beg; also AMSTERDAM AV, 1627-33 (8:2057), sec 141st (No 476), 99.11x35; also Central Park W, 447-8 (7:1840), swc 105th (No 2), 55.11x100; also 177TH ST, 502-4 W (8:2132), ss, 100 w Ams av, 42.6x99.11; also 150TH ST, 462-80 W (8:2064), ss, 80 e Ams av, 170x99.11; also WASHINGTON AV, 1477 (11:2902), ws, 90 s 171st, 37.6x100; supplemental to mtg recorded Dec17'08; pr mtg \$553,000; May28; June2'13; due &c as per mtg executed Dec17'08; NY Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad, trstes. —
 Broadway, 3099-3103; Amsterdam av, 1627-33; Central Park W, 447-8; 177th st, 502-4 W; 150th st, 462-80 W; Washington av, 1477; certf as to above mtg; May28; June2'13; same to same. —
 Broadway, 3099-3103; Amsterdam av, 1627-33; Central Park W, 447-8; 117th st, 502-4 W; 150th st, 462-80 W; Washington av, 1477; pr mtg \$553,000; May28; June2'13; 1y6%; same to Benj Blossom, at Garden City, LL. 50,000
 Broadway, 3099-3103 (7:1993), ws, 221.0 n 122d, runs n80.5xw78.11 to cl old Bloomingdale rd xs2.3xw—xs78.2xe100 to beg; pr mtg \$125,000; May28; June2'13; due as per mtg executed Dec17'08; N Y Real Estate Security Co, a corpn, 42 Bway, to N Y Trust Co, a corpn, 26 Broad, in trust; supplemental mtg. nom
 Broadway, 3099-3103 (7:1993); ext of \$125,000 mtg to Jan1'16 at 5%; Apr28; June2'13; Columbia-Knickerbocker Trust Co & ano with Adguire Realty Co, 3531 Bway. nom
 Broadway (7:2097), nwc 150th, 99.11x 150; PM; pr mtg \$91,000; June3; June4'13; due &c as per bond; Leicestershire Realty Co to Bway, 150-151st St Co, 30 E 42. 34,000
 Broadway, 3220-2 (7:1984); sal Ls; June 4; June5'13; demand, 6%; Wm Mulligan to Beadleston & Woerz, a corpn, 291 W 10. 500
 Broadway, 4198 (8:2145), sec 178th (No 670); sal Ls; May29; June2'13; demand, 6%; Wm McGarvey to Lion Brewery, 104 W 108. 4,956.03
 Broadway, 4388 (8:2170), es, 74.1 n 187th 24.2x111.4x25.4x105.1; June2; June3'13; 1y 5%; Margt G wife of & Timothy I O'Connell to Emigrant Indust Savgs Bank. 6,000
 Central Park W, 447-8, see Bway, 3099-3103.
 Convent av, 29-31 (7:1968), es, 58.8 s 129th, runs s62.5xn14.9xe44.9xn55.6xw73.6 xsw14.9 to beg; June4'13; 5y4%; Manhattanchester Constn Co to Jacob A Cisco, Plainfield, NJ, trste for Jno A Cisco, will Jno J Cisco. 4,000

Convent av, 29-31; certf as to above mtg; June4'13; same to same. —
 Edgecombe av (7:2048), nwc 137th, 229.10 x72.8 to St Nicholas av x232x34; PM; pr mtg \$37,500; June2; June3'13; due Oct1'16; 6%; Yale Realty Co to Sutherland Realty Co, 505 5 av. 25,500
 Fort Washington av (8:2176), nec 178th, 92.7x124x92.6x128.6; PM; pr mtg \$50,000; May29; June3'13; 3y6%; Fourth Church of Christ Scientist, a corpn to Chas M Rosenthal, 241 Fort Washington av. 10,000
 Lenox av, 103-9 (7:1825), nwc 115th (No 101), 100.11x100; pr mtg \$212,500; June2; June4'13; 2y6%; Meyer A Bernheimer to Lillian B Wechsler, 251 W 89. 15,000
 Lenox av, 470 (6:1731), es, 79.11 n 133d, 20x84; PM; June2; June3'13; due June1'23; 5%; Rachel S Alexander to Chas Tschanett, 546 W 148. 16,000
 Lenox av, 470; PM; pr mtg \$16,000; June 2; June3'13; installs; 6%; same to same. 4,000
 Lexington av, 71 (3:881), es, 74 s 26th, 24.8x100; June4'13; due May1'18; 5%; Annie E Chase, Newark, NJ, to Ida Mason, 1 Walnut, Boston, Mass, & ano trstes Julie F H Nevins. 28,000
 Lexington av, 101 (3:883), certf as to payment for \$5,598.60 on account of mtg; June3'12; June4'13; Richd C Bultman to Jos L Buttenwieser. nom
 Lexington av, 215-7 (3:888); ext of \$30,000 mtg to Mar23'16 at 4%; Apr14; June 5'13; Cathedral Church of St John the Divine with Jos Smith Realty Co. nom
 Lexington av, 878 (5:1400), ws, 80.5 s 66th, 20x70; June5'13; 1y5; Simon M McCabe to Emigrant Indust Savgs Bank. 13,000
 Lexington av, 949 (5:1404), es, 50.2 n 69th, 16.7x72.6, with rights to alley on e 2.6 ft wide; PM; June5'13; 1y5; Simon M McCabe to Emigrant Indust Savgs Bank. 13,000
 Manhattan av, 495 (7:1947), ws, 78.5 s 121st, 15x80; pr mtg \$8,000; May20; June 3'13; 2y6%; Mark Miller, 495 Manhattan av to Maxwell Miller, 495 Manhattan av. 1,000
 Marble Hill av, 32 (13:3402), ses, 312.1 ne 225th, 50x100; PM; June1; June2'13; 2y 6%; Paul P Linden to Wm A Roos, 32 Marble Hill av. 4,000
 Marble Hill av, 32; ext of \$2,000 mtg to June10'18 at 5%; June1; June2'13; Anna Zimmermann to Wm A Roos, 32 Marble Hill av. nom
 Park av, 784 (5:1388), swc 74th, 102.2x 40; ext of \$100,000 mtg to Dec22'16 at 4%; Dec22'11; June3'13; Title Guar & Trust Co with Geo E Brewer, 61 W 48. nom
 Park av, 784 (5:1388), swc 74th, 102.2x 40; PM; pr mtg \$100,000; June2; June3 '13; 5y5%; Chas Buek Constn Co, 7 E 42 to Geo E Brewer, 61 W 48. 80,000
 Park av, 784; certf as to above mtg; June2; June3'13; same to same. —
 Park av, 1128-30 (5:1502), ws, 50.4 s 91st, 50.4x82.2; June2'13; 3y5%; Lina Weil to N Y Title Ins Co, 135 Bway. 55,000
 Pleasant av, 285 (6:1709), ws, 30.7 n 115th, 15x74; PM; pr mtg \$2,500; May29; May31'13; 2y6%; Giacomo Impastato to Isaac Goodstein, 36 W 119. 1,750
 Riverside dr, 618-20 (7:2087), sec 139th (Nos 632-8), 100.8x145x99.11x157.6; ext of \$210,000 mtg to June1'18 at 5%; June3'13; Reuben L Maynard & ano trstes for B A Thompson with Philip Livingston, 1071 5 av. nom
 Riverside dr (7:2096), sec 150th, 103.4x 98.8x99.11x125; PM; pr mtg \$75,000; June 2'13; due Feb21'15, 5%; Be Glad Constn Corpn to Max Marx, 419 Convent av. 5,000
 St Nicholas av, nec 137th, see Edgecombe av, nwc 137.
 St Nicholas av, 708 (7:2053), es, 124.11 n 145th, 20.11x100; PM; June2; June3'13; 5y 5%; Marie Schwartz to Lawyers Mtg Co, 59 Liberty. 15,000
 West End av, 139-41 (4:1178), nwc 66th (No 301), 40.5x100; pr mtg \$34,000; May 21; May29'13; demand, 6%; Saml D Davis Constn Co, Chas H Bohland & Arthur Altkier to Fredk Saland, 245 E 5. 4,825
 West End av, 139-41; certf as to above mtg; May21; May29'13; same to same. —
 1ST av, 100 (2:434), nec 6th (Nos 401-3), 16.6x70; PM; May29'13; 5y5%; Mary Nurse, 123 1 av, to Magdalena Erzer, widow, 1180 Jackson av. 18,000
 1ST av, 100; PM; pr mtg \$18,000; May29 '13; 5y6%; same to same. 6,000
 1ST av, 1592 (5:1562), sec 83d, str Ls; May31; June2'13; demand, 6%; Jacob Greenberger to Wm C Koehler, 1592 1 av. 5,500
 1ST av, 2308 (6:1806), ext of \$12,000 mtg to June1'18 at 5%; May29; June4'13; Lawyers Mtg Co with Mariantonia Defalco. nom
 2D av, 311-3 (3:899), nwc 18th (No 243), 34.8x98; certf as to payment of \$9,000 on account of mtg; May1; June4'13; Jacob Levy to whom it may concern. —
 2D av, 411-5 (3:904), swc 24th (Nos 240-2), 74x97.1; pr mtg \$60,000; June3; June 5'13; 2y6%; Alrose Realty Co, 103 Park row, to Cecelia A Pulleyn, 161 E 61. 5,000
 2D av, 411-5; certf as to above mtg; June3; June5'13; same to same. —
 2D av, 1739 (5:1535), swc 90th (No 250), 25.8x75; June2'13; due &c as per bond; Carl Wilken, 1739 2 av, to Eliz Lauter, 691 Sterling pl, Bklyn. 20,000

3D av, 1328 (5:1410); ext of mtg for \$32,000 to May29'18 at 4 1/2%; May28; June 2'13; Lawyers Title Ins & Trust Co, a corp, with Mary King, 42 E 80. nom
4TH av, 377 (3:882), es, 76.4 s 27th, 22.5 x100; May29; June2'13; due &c as per bond; Jas H Heroy to Dry Dock Savgs Instn, 341 Bowery. 80,000
5TH av, 1332; also 119TH ST, 181 E; consent to chattel mtg on machinery & other prop for \$2,000; May28; June3'13; Success Cone Co Inc, a corp, to Abram J Nahama & Mayer Cohen. —
6TH av, 28 (2:543); certf as to payment of \$2,000 on account of mtg; May27; June 2'13; Julia Schmidt to Augusta Marks, 28 6 av. —
6TH av, 342 (3:823), es, 24.8 n 21st, 22.2x 95; pr mtg \$40,000; May15; May31'13; due, &c, as per bond; Chas T Parks to Charlotte A Hix, 148 W 58, committee Sarah M Stevenson. 5,000
6TH av, 510-12 (3:832), es, 63 s 31st, 41x 70; June2'13; 5y5%; Louisa Appell to Bank for Savgs in City NY, 280 4 av. 90,000
7TH av, 422 (3:783), ws, 22 n 33d, runs w50x110.10xw11.2xn7.4xe61.2 to 7 av xs19.2 to beg; May27; May29'13; due, &c, as per bond; Louis Voelker by Josephine & Rose Voelker, committee of his Estate to Cornelius G Coakley, 53 W 56 et al exrs &c Kath T W Gardner. 53,000
7TH av, 422; sobrnm agmt; May27; May29'13; Harriet S James with same. nom
7TH av, 2224 (7:1937), nwc 131st (No 201), 24.11x75; pr mtg \$25,000; May31; June 2'13; due &c as per bond; Jno J Murphy, 2224 7 av to Wm A Kaufman, 561 W 141. 2,000
8TH av, 617 (3:763), swc, 40th; sal Ls; June3'13; demand; 6%; Walter von Erlennell to F & M Schaefer Brewing Co, 114 E 51. 5,000
8TH av, 2771 (7:2045), nwc 147th (No 301), 25x75; ext of \$18,000 mtg to Jan24'17 at 5 1/2%; May26; June2'13; Anna E Donald, 39 W 46, with Mary J Moorhouse, 783 Greene av, Bklyn, & ano. nom
8TH av, 2926 (7:2040), sec 155th, runs s 25xe100x574.11xe25x599.11 to ns 154th xe 428.9 to McCombs pl, late Macombs Dam rd xnw115.2xw120.9xne10.10xn93.10xw50 to beg; PM; pr mtg \$ —; June2; June3'13; installs; 5 1/2%; Edw S Waldron & Fannie Haas to Mary S Waldron, 720 Riverside dr. 37,500
9TH av, 129-33, see 18th, 405-7 W.
9TH av, 183-5 (3:719), ext of \$22,000 mtg to June1'16 at 5%; May27; May29'13; Hamilton Holding Co to Baron de Hirsch Fund a corp. nom
9TH av, 705 (4:1058), ext of \$26,500 mtg to June25'18 at 5%; May8; June4'13; Geo A McDowell with Frederic de P Foster, Tuxedo Park, NY, & ano, trstes for Mary H Tompkins, will Ambrose C Kingsland. nom
10TH av, 398 (3:730); ext of \$7,000 mtg to May1'16 at 5%; Apr30; June5'13; Equitable Life Assur Soc of U S with Henrietta Bartels, 470 W 33, et al. nom
10TH av, 600 (4:1053), es, 50.5 n 43d, 25 x100; June2; June3'13; 5y5%; Eliz G Purcell, Boston, Mass, to Emigrant Industrial Savgs Bank. 23,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Consent (miscel) of stockholders to chattel mtg dated May23'13; May23; June2'13; "B" Line Furniture Co (Inc) to whom it may concern.
Land in Queens Co (Miscel); certf as to mtg for \$9,500; May23; June4'13; S & L Constn Co to T G & T Co, 176 Bway. —
Land at Morris Park, LI (miscel); certf as to mtg for \$5,500; May20; June2'13; M Kalt & Co to U S Title Guar Co, 201 Montague, Bklyn. —
Land in Kings Co, NY (miscel); certf as to mtg for \$60,400; May26; June2'13; Bardwell Real Estate Co to U S Title Guar Co, Court & Remsen, Bklyn. —

MORTGAGES.

Borough of the Bronx.

Chatterton st, see Havemeyer av, see Havemeyer av, sec Chatterton.
Hawkstone st (11:2838), ns, bet Walton av & Concourse, being lot 3 blk 2838 tax map; transfer of tax lien for yrs 1896-1908, assessed to H E Hughes; Apr10'11; May29'13; 3y12%; City NY to David Wallace, 442 Monroe, Bklyn. 575,77
Hawkstone st (11:2836), ss, bet Walton av & Concourse, being lot 10 blk 2838 tax map; transfer tax lien for yrs 1896-1908, assessed to Henry Hughes; Apr10'11; May 29'13; 3y12%; City NY to David Wallace, 442 Monroe, Bklyn. 957,67
Jennings st, 745 (11:2962); ext of \$20,000 mtg to May1'16 at 5 1/2%; May26; June 2'13; Staten Island Savgs Bank with Eliz C Specht, 745 Jennings. nom
Kelly st, 1044 (10:2716), es, 230.3 n 165th, 25x100; PM; pr mtg \$15,000; May28; May 29'13; 3y6%; Rudolph Langfelder, 564 E 158, & Henry Weinberger, to Eliz Inselmann, 1134 Union av. 3,350
Kelly st (10:2703), swc 163d, 131.3x60.9 x111.11x74.7; June4; June5'13; demand, 6%; Simbar Realty Corpn to N Y Trust Co, 26 Broad. 80,000
Kelly st (10:2703); same prop; certf as to above mtg; June4; June5'13; same to same.
Kelly st, same prop (10:2703); same prop; sobrnm agmt; June2; June5'13; same & Henry Morgenthau Co with Greenwood Cemetery, a corpn, 170 Bway. nom

Minford pl (11:2977-2978), es, 73 s 173d, 47.3x102.3x25.11x100; PM; pr mtg \$25,000; June1; June5'13; 2y5%; Jno H Bodine to Geo F Johnson, Hanover Township, Morris Co, NJ. 2,500
Minford pl (11:2977-8), es, 33 s 173d, 40x 100; PM; pr mtg \$30,000; June1; June5'13; 2y5%; Jno H Bodine to Geo F Johnson, Hanover Township, Morris Co, NJ. 2,500
Oakland pl (11:3094), ss, 100 w Prospect av, 25x100; May31'13; 2y5%; Filomena De Lorenzo to Alfred C Searle, 741 Fairmont pl. 2,500
Orchard st, 158 (*), ss, 150 e Main, 75.6x 103.6x76x103, City Island; May29'13; due &c as per bond; Bertha Mullen & Geo H Williams to Title Guar & Trust Co. 1,300
Ritter pl, 811 (11:2969), ns, 96.4 e Union av, 50x102; pr mtg \$47,000; May29; May 31'13; due July29'13, 6%; Jacob Kronenberger to Marie R Winters, Port Washington, LI. 1,100
Rosewood st (*), ns, 106.4 e White Plains rd, runs n32.3xn50xe25xs50xs29.11 to st xw25.1 to beg; except pt for st; May 29; May31'13; 5y5%; Margarette Bosse to Mary K Owen, 1818 Clay av. 5,000
Seabury pl (11:2977-2966), es, 185 s 172d, 45x100; pr mtg \$31,500; May29; May 31'13; due &c as per bond; Angel Constn Co (Inc) to Jno H Gabel, 1316 Boston rd. 5,000
Seabury pl (11:2977 & 2966); same prop; certf as to above mtg; May29; May31'13; same to same.
Seabury pl (11:2977 & 2966), es, 230 s 172d, 45x100; pr mtg \$29,500; May29; May 31'13; due &c as per bond; Angel Constn Co (Inc) to Jno H Gabel, 1316 Boston rd. 6,000
Seabury pl (11:2977 & 2966); same prop; certf as to above mtg; May29; May31'13; same to same.
Simpson st, nec 167th, see 167th E, nec Simpson.
Tiffany st (10:2714), es, 78 n 163d, 47x 106.7; pr mtg \$40,000; June3; June4'13; 3y 6%; B V Constn Co, 979 E 163, to Abr J Dworsky, 53 E 93. 5,500
Tiffany st (10:2714), same prop; certf as to above mtg; June3; June4'13; same to same.
Tiffany st (10:2717), es, 39.3 s 167th, runs e94.4x16xs25xw100 to es Tiffany xn40 to beg; June4; June5'13; due &c as per bond; Wm H Weiher Bldg Co to Whitley P Westervelt, at Tenafly, NJ. 5,000
Tiffany st (10:2717); same prop; certf as to above mtg; June2; June5'13; same to same.
Tiffany st, ws, at old ss Lafayette av, see Lafayette av, old ss, as ws Tiffany.
Washington st, sec Starling av, see Starling av, sec Washington.
1ST st (*), ss, 100 e Maple av, 48x125; May27; May29'13; 3y6%; Andw Angeloro to Warren B Sammis, Huntington, LI. 1,000
136TH st E (9:2263), ss, 137.6 e Brook av, 37.6x100; June2; June4'13; 3y5%; Saml Grossman, 1038 Faile, to Century Mort Co, at Ossining, NY. 25,000
136TH st E (9:2263), same prop; sobrnm agmt; May13; June4'13; Martin Grossman with same. nom
136TH st E (10:2548), ss, 368.6 w Cypress av, 97.6x100; pr mtg \$70,000; May27; May 29'13; due &c as per bond; Weiher Constn Co, a corp, to Cross, Austin & Ireland Lumber Co, a corpn, 1246 Grand, Bklyn. 4,200
136TH st E (10:2548); same prop; certf as to above mtg; May27; May29'13; same to same.
140TH st, 595 E (10:2552), ext of \$23,000 mtg to June26'14 at 5 1/2%; May10; June4'13; Rochester Trust & Safe Deposit Co with Mary A McCormack. nom
148TH st, 440 E (9:2292), ss, 340 w Brook av, runs w25xs25.9xe2xs74.9xe31.6xn99.11 to beg; June2; June3'13; 5y5%; Jno Herrmann to German Savgs Bank, 157 4 av. 12,000
148TH st, 543 E (9:2275), ns, 124.6 w St Anns av, 25x100; pr mtg \$12,000; May28; May29'13; due &c as per bond; Jno Muth to Adolf Butze, 927 E 169. 2,500
149TH st E (9:2338), ns, 225 w Morris av, 25x100, except pt for st; pr mtg \$6,000; Apr28; June2'13; due &c as per bond; Teico Realty Co (Inc) to Harriet P Graves, at Jordan, NY. 1,000
149TH st E (9:2338); same prop; certf as to above mtg; Apr23; June2'13; same to same.
150TH st, 531 E (9:2276), ns, 200 e Brook av, 25x100; June4'13; 3y5%; Charlotte Bergfeld to Josephine Eisenhauer, 296 Central Park West. 14,000
150TH st, 531 E; sobrnm agmt; June3; June4'13; Nannette Boerckel with same. nom
151ST st, 275-7 E (9:2411), ns, 70.3 e Morris av, 50x117.4x50x117.5; PM; May29; May31'13; 3y5%; Bartolomeo Zunino to Stephen O Lockwood, 17 E 57, & ano, exrs Maria Jones. 40,000
151ST st E, swe Morris av, see Morris av, swe 151st.
153D st E, sec Park av, see Park av, sec 153d.
158TH st E, swe Trinity av, see Trinity av, swe 158th.
163D st E, swe Kelly, see Kelly, swe 163d.
163D st E, see Intervale av, see Intervale av, sec 163d.
163D st E (10:2712 & 2714), ns, 76.4 e Tiffany, 62.4x78; pr mtg \$45,000; June3; June4'13; 3y6%; B V Constn Co, 979 E 163, to Abr J Dworsky, 53 E 93. 9,500

163D st E (10:2712 & 2714), same prop; certf as to above mtg; June3; June4'13; same to same.
167TH st E (10:2728), nec Simpson, 25x 90; pr mtg \$28,000; May28; May29'13; due Nov28'13, 6%; Kaplan Bldg Co (Inc), 923 Fox, to Jacob Marx, 170 W 74. 2,125
173D st E (11:2915), ns, 44.5 w Bathgate av, 42x100; pr mtg \$31,000; June5'13; 3y 6%; Fulle Bldg Co, 2085 Ryer av, to Isaac Mayer, 600 W 123, & ano. 3,500
173D st E (11:2915); same prop; certf as to above mtg; June5'13; same to same.
174TH st E, see Anthony av, see Anthony av, sec 174th.
174TH st E, nwc Anthony av, see Anthony av, 1723.
174TH st E (11:2983), ss, 25 w Hoe av, 50x100; May29'13; due &c as per bond; H W & B Realty Corpn to Ella L Murphy, 147 W 105. 10,000
174TH st E, nec Hoe av, see Hoe av, nec 174th.
175TH st, 401 E, see Webster av, 1808.
176TH st E (11:2959), ss, 145.5 w Southern Blvd, 50x104x51.3x104; sobrnm agmt; Apr4; June5'13; Geo Daiker with Van Dyck Est, 331 Mad av. nom
176TH st E (11:2900), ss, 32.7 e Webster av, —x107x25x106.10; pr mtg \$12,500; June 2; June3'13; due, &c, as per bond; Advance Fireproof Storage Co, 2804 3 av, to Jas S Ward, 1820 Harrison av & ano. 525
176TH st E (11:2900), same prop; certf as to above mtg; June2; June3'13; same to same.
176TH st E, see Webster av, see Webster av, sec 176th.
178TH st, 712 E (11:3092), ss, 121.3 e Crotona av, 25x122.11x25x123.1; pr mtg \$4,500; May29; June3'13; 3y5%; Sophie Rietmann to Frieda Wacker, 96 W 169. 500
178TH st E, nec Mapes av, see Mapes av, nec 178th.
179TH st E, swe 3 av, see 3 av, swe 179th.
180TH st E, nec Honeywell av, see Honeywell av, nec 180th.
181ST st E, nwc Arthur av, see Arthur av, nwc 181st.
181ST st E (11:3081), ss, 50 w Belmont (Hughes) av, 34.8x106.6x33.7x97.11; PM; pr mtg \$ —; June2; June4'13; 3y6%; Jno Perry to Abr L Lazarus, 150 Rodney, Bklyn. 2,500
181ST st (11:3081), ss, 84.8 w Belmont (Hughes) av, 34.8x115x33.7x106.6; PM; pr mtg \$ —; June7; June4'13; 3y6%; Jno Perry to Abr L Lazarus, 150 Rodney, Bklyn. 2,500
182D st E (11:3112), nes, 423 nw West Farms rd; pr mtg \$32,500; June4; June5'13; due &c as per bond; Staab Constn Co, Inc, to Victor Kapfer, 1135 1 av. 4,300
182D st E (11:3112), nes, 423 nw West Farms rd, 50x100; ext of \$32,500 mtg to May23'18, at 5%; May23; June5'13; Staab Constn Co with General Synod of The Reformed Church in America. nom
208TH st W, swe Rochambeau av, see Rochambeau av, swe 208.
218TH st E, sec Broaxwood av, see 220th E, nec Carpenter av.
226TH (6th) E (*), nec Carpenter av (2d), 105x101.6; also 218TH ST E (*), sec Broaxwood av (5th), 105x113.5, Wakefield; May27; May29'13; 3y6%; Lorenz Zeller, 2013 Mad av, to Mary White, trste Thos White, will Thos White, 37 Cedar, West New Brighton, LI. 3,000
226TH st E (*), ss, 205 w Bronwood av, 100x114, Wakefield; May31; June5'13; due &c as per bond; Giosue Arcoleo, 1735 Unonport rd, to Chas J Breck, trste in bankruptcy for Michl Agugliaro, 33 Saratoga av, Bklyn. 850
Andrews av (11:3224), ws, abt 463.5 s 183d (Hampden), 25x100; June4'13; due &c as per bond; Anne E Carroll, 330 W 102, to Lina Von Hesse, trste Christian Von Hesse, at Auerbach-in-Hessen, Germany. 7,000
Andrews av, 2336 (11:3218), es, 223.11 s Fordham rd, 25x100; PM; May23; May29'13; 5y5%; Jno C Sullivan to Lawyers Mtg Co, 59 Liberty. 6,300
Anthony av, 1723 (11:2890), nwc 174th, 42.1x67.4x26x59.6; PM; June3'13; 5y5%; Mary Miller to Lawyers Mort Co, 59 Liberty. 7,000
Anthony av, 1725 (11:2890 & 2891), ws, 42.1 n 174th, 25.8x73.3x25x67.4; June3'13; 5y5%; Mary Miller to Lawyers Mort Co, 59 Liberty. 6,000
Anthony av (11:2889), sec 174th, 21.9x 100.2 to es Carter av x23.1x100.5; May28; June2'13; 3y5%; S S Brown Co to Geo J Stier, 129 E 65. 5,000
Anthony av (11:2889); same prop; certf as to above mtg; May28; June2'13; same to same.
Arthur av (11:3063), nwc 181st, 37.7x 94.6x37.6x94.8; ext of \$23,000 mtg to Apr 20'16 at 5%; May19; May31'13; Danl G Wild & ano, trstes Wm H Wallace, with Fred Wittschen, 3820 Bway, & Geo H Wittschen Jr, 77 W 95. nom
Arthur av (11:3073-13), es, bet Willis & Crescent avs; transfer of tax lien for yrs 1894 to 1908 & assessed to — Caspar; May2'12; May29'13; 3y12%; City NY to Simeon M Barber, 137 E 55. 2,902.96
Bainbridge av, 2774 (12:3290), es, 100 n 197th, 25x125, except pt for av; May29'13; due &c as per bond; Henry W Roe to Title Guar & Trust Co. 4,500
Bainbridge av, 2776 (12:3290), es, 125 n 197th, 25x125, except pt for av; May29'13; due &c as per bond; Henry W Roe to Title Guar & Trust Co. 5,000

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Bainbridge av, 2790 (12:3290), es, 155 sw 198th (Travers), 53.7x115x36.4x111; PM; May29; May31'13; due &c as per bond; Fredk Lohmann, 2792 Bainbridge av, to Jno Haupt, 242 Bedford Park Blvd. 3,000

Benedict av (*), ns, 261.11 e Storrow, 25x90; estoppel certf; Feb24; June4'13; Amalie Schaaf to Whom it may concern.

Boyd av (*), es, 250 n Edenwald av, 50x100; also BOYD AV (*), es, 150 n Edenwald av (Jefferson), 75x100; also FOX AV (*), ws, 200 n Edenwald av, 25x100; May27; May29'13; 2y6%; Hugh D Smyth, 413 Greene av, Bklyn, to Julia Ward, 16 E 48. 3,000

Boyd av, es, 150 n Jefferson av, see Boyd av, es, 250 n Edenwald av.

Brook av (9:2393), es, bet 167th & 168th, being lot 10 blk 2393 tax map; transfer of tax lien for yrs 1898 to 1908, assessed to unknown; Feb20'11; June3'13; 3y12%; City NY to Herman Knobloch, 120 Bway. 1,051.31

Bronxwood av, see 218th, see 220th E, nec Carpenter av.

Burke av (*), ns, 250 e Wallace av, 50x47.3x—x63; May29; June3'13; due May1'16, 6%; Michl J Mack to Ellen A Halsted, 174 Prospect pl, Bklyn. 800

Burke av (*), same prop; sobrn agmt; May27; June3'13; same & Cath C Hill with same. nom

Carpenter av, nec 220th, see 220th E, nec Carpenter av.

Cedar av, 1955-9 (11:3231), ws, 74.7 n 179th, 3 lots, ea 16.8x100.9; 3 mtgs, ea \$4,000; June4'13; due, &c, as per bond; Edson Bldg Co, 2251 Tiebout av, to Fredk T Hoffman, at sec 192 & Grand Blvd & concourse. 12,000

Cedar av, 1955-9; 3 sobrn agmts; June 3; June4'13; Fordmont Realty Co with same. nom

Cedar av (11:3231), ws, 74.7 n 179th, 50x100.9; certf as to mtg for \$12,000; June 4; June5'13; Edson Bldg Co to Fredk T Hoffman. 12,000

Daly av (11:3125), ws, 100.2 n 180th, 85.5x100.3x85.3x105.8; June4; June5'13; due &c as per bond; Conveyancers Holding Co to Chas Appleby, 613 7 av, Asbury Park, NJ, & ano, trstes Leonard Appleby. 7,000

Daly av (11:3125); certf as to above mtg; June4; June5'13; same to same.

Daly av (11:3125); same prop; sobrn agmt; May29; June5'13; Louise M Stern with same. nom

Davidson av, 1919 (11:2862), ws, 175 n 172d, 25x99; PM; June2'13; 5y5%; Jno N Scelsa to Lawyers Mtg Co, 59 Liberty. 8,500

Decatur av or Norwood av (12:3354), ss, 144.4 e 205th, 50x100; May29; June2'13; 3y6%; Marie E Von der Linden, 304 1st, Hoboken, NJ, to Aug Melching, 310 1st, Hoboken, NJ. 2,000

Digney av (*), es, 150 n Jefferson av, 50x100; PM; June3'13; 3y6%; Hugo Wetzelsberg, 345 E 140, to Agnes G W Bertlier, 16 Victoria rd, London, Eng. 1,500

Edwards av (*), ws, 265.4 s Balcom av, 106.1x79.10x100x44.3, easterly pt of lots 175 to 178 map Seton Homestead; ext of \$5,000 mtg to June5'16 at 6%; June4; June5'13; Carrie Toelle with Jas Diamond, — Wyatt. nom

Fordham rd (11:3153), see Grand Blvd & concourse, 108.9x78.2x114.6x72.9; certf as to correction of error in description in mtg recorded May29; June3; June5'13; Edmund Francis Realty Co to Atlantic Mtg Corpn.

Fordham rd (11:3153); same prop; certf as to mtg for \$85,000; May29; June5'13; same to same.

Fordham rd, see Grand Blvd & concourse, see Grand Blvd & concourse, see Fordham rd.

Fox av, ws, 200 n Edenwald av, see Boyd av, es, 250 n Edenwald av.

Grand Blvd & concourse, 2901 (12:3319), ws, 190 s 199th, 25x125; PM; May1; June3'13; 3y6%; Victor Magri to Nicholas Wappler, 670 Napier av, Woodhaven, LI. 2,500

Grand Blvd & concourse (11:3153), see Fordham rd, 72.9x114.6x78.7x108.9; May29'13; 1y5½%; Edmund Francis Realty Co to Atlantic Mtg Corpn, 20 Nassau. 85,000

Grand Blvd & concourse (11:3153), es, 72.9 sw Fordham rd, 75x120.7x75x114.6; May29'13; 1y5½%; Edmund Francis Realty Co to Atlantic Mtg Corpn, 20 Nassau. 75,000

Grand Blvd & concourse (11:3153), es, 147.9 sw Fordham rd, 75x126.7x75x120.7; May29'13; 1y5½%; Edmund Francis Realty Co to Atlantic Mtg Corpn, 20 Nassau. 75,000

Grand Blvd & concourse, see Fordham rd, see Fordham rd, see Grand Blvd & concourse.

Grand Blvd & concourse (11:3153), es, 147.9 sw Fordham rd, 75x126.7x75x120.7; certf as to correction of error in description in mtg recorded May29; June3; June 5'13; Edmund Francis Realty Co to Atlantic Mtg Corpn.

Grand Blvd & concourse (11:3153); same prop; certf as to mtg for \$75,000; May29; June5'13; same to Atlantic Mtg Corpn.

Grand Blvd & concourse (11:3153), es, 72.9 s Fordham rd, 75x120.7x75x114.6; certf as to correction of error in description in mtg recorded May29; June3; June 5'13; Edmund Francis Realty Co to Atlantic Mtg Corpn.

Grand Blvd & concourse (11:3153); same prop; certf as to mtg for \$75,000; May29; June5'13; same to same.

Havemeyer av (*), see Chatterton, 100x50; June3; June4'13; 3y5½%; Christina, wife Jno Schnessler to Fredk Sauter Sr, Great Neck Station, LI. 5,000

Havemeyer av (*), same prop; sobrn agmt; June3; June4'13; Christina Schuessler & Bernheimer & Schwartz Pilsener Brewing Co with same. nom

Haviland av, 2249 (*), ns, 305 w Have-meyer av, 50x108, except pt for sts; May29'13; due &c as per bond; Susanna Kneip to Title Guar & Trust Co. 3,000

Hill av (*), es, 200 n Randall av, 50x100; PM; pr mtg \$3,000; May31; June2'13; due &c as per bond; Matthew Josefsen to Michl J Dowd, 2541 Valentine av. 700

Hoe av (10:2742), ws, 168 s Aidus, 42x150; sobrn agmt; June4'13; American Real Estate Co with City Mort Co. nom

Hoe av, ws, —s Aidus, see So Blvd, es, 354.5 s Aidus.

Hoe av (10:2742), ws, 168 s Aidus, 42x150; ext of \$33,000 mtg to June4'18 at 5%; June4'13; Susan Pringle with Mack Constn Co, 957 Hoe av. nom

Hoe av (11:2990-2991), nec 174th, 80x100; sobrn agmt; May27; May31'13; Christina Wiehe with City Mtg Co, 15 Wall. nom

Hoe av (11:2990-2991), nec 174th, 37.6x100; bldg loan; May27; May31'13; demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 34,000

Hoe av (11:2990-2991); same prop; certf as to above mtg; May29; May31'13; same to same.

Hoe av (11:2990-2991), es, 37.6 n 174th, 42.6x100; May27; May31'13; demand, 6%; Trask Bldg Co to City Mtg Co, 15 Wall. 31,000

Hoe av (11:2990-2991); same prop; certf as to above mtg; May29; May31'13; same to same.

Honeywell av, 2011 (11:3123), ws, 60.7 n 178th, 25x140; June2'13; due &c as per bond; Josephine Kapprell to Title Guar & Trust Co. 4,200

Honeywell av, 2102-4 (11:3125), nec 180th (No 1161), 35.1x93.9x35.2x96; PM; May29; May31'13; 3y5%; Chas Herrmann to Isaac Frank, 109 W 68. 5,000

Hughes av (11:3077), ws, 250 n 188th, 25x87.6; pr mtg \$2,000; May31; June2'13; due Jan'15, 6%; Antonio Porcelli to Carrie Taylor, 941 Intervale av. 1,000

Intervale av (10:2703), sec 163d, 101x126.3x111.1x125; bldg loan; June4; June5'13; demand, 6%; Simbar Realty Corpn to City Mtg Co, 15 Wall. 30,000

Intervale av (10:2703); same prop; certf as to above mtg; June4; June5'13; same to same.

Jackson av, 732 (10:2645), es, 165 s 156th, 18.9x87.6; pr mtg \$5,000; May22; June4'13; 3y6%; Amelia Habekost, 732 Jackson av, to Anna Hecht, 245 E 60. 2,100

Jackson av, 880 (10:2648), es, 75 n 161st, 19.9x84; PM; pr mtg \$3,500; May15; June 3'13; installs, 6%; Hayman Alweis to Harry Buchalter, 68 Lenox av. 1,250

Jones av (*), ws, 300 s Jefferson av, 100x100; Apr29; May29'13; 3y6%; Herman Wurth to Geo A Cambes, 1437 Williams-bridge rd, trste for Union Court Lodge No 859, IOOF. 1,000

King av (*), ws, 50 s Bowne, 50x100, City Island; PM; May26; June4'13; due, &c, as per bond; Cath J Stumpf to City Real Estate Co, 176 Bway. 1,500

Lafayette av (10:2737), old ss, at ws Tiffany, runs s67.2xw72.10xw25 to rd xc 32.10 to beg; May22; June2'13; 1y6%; Jno Brown Jr to Eliz F Schaaf, 364 Ridge-wood av, Bklyn. 1,000

Macombs rd (10:2877-2878-2880-2882-2884 & 2885), ws, at s line farm formerly of Lewis G Morris, runs w365xsw116xw2340 to Harlem River xne30xne515xe1980 to beg, being premises known as High Cottage prop, except pt for Crotona Aqueduct; also excepts so much of above lying e of ws aqueduct, with all title to land under water adj above; 4-27 pts; AT; May 28; June2'13; due &c as per bond; Tobias R Gibson, Washington, DC, to Preston J Gibson, 1712 Rhode Island av, Washington, DC. 2,400

Mapes av (11:3107), nec 178th, 114.7x46x114.8x46; pr mtg \$43,000; June2; June5'13; due &c as per bond; Jos Diamond Constn Co to Ida Abramson, 241 E Bway. 5,000

Mapes av (11:3107); same prop; certf as to above mtg; June2; June5'13; same to same.

Mohegan av, 2078 (11:3123); ext of \$29,000 mtg to June5'16 at 5½%; June5'13; Italian Savgs Bank with Benny Savio Realty Co, 2444 8 av. nom

Mohegan av, 2078; sobrn agmt; June2; June5'13; Benny Savio Realty Co & Chas E Stahl with Italian Savgs Bank, 64 Spring. nom

Morris av (9:2440), swe 151st, 33.7x100; June2; June3'13; demand, 6%; Giovanni Sarracino to Westchester County Brewing Co, Mt Vernon, NY. 2,500

Morris Park av (*), ss, 50 e Hancock, 25x100; May28; June2'13; 2y6%; Frank Kadlec to Adolph Ondricek, 402 E 72. 1,000

Park av (9:2442), sec 153d, 54.7x109.7x50x87.8; May20; June4'13; due &c as per bond; Meyer Friedlander, 311 E 156, to Henrietta D Teller, extrx Albt A Teller, Upper Red Hook, NY. 20,000

Perry av, 2990 (12:3281); ext of \$7,500 mtg to May'16 at 5%; May23; June3'13; Eleanor A Queripel with Eliz Schwarzler. nom

Prospect av, 1418 (11:2963), es, 82.11 s 170th, 43.6x110.1x42x—; June2'13; due &c as per bond; Saml Loewy, Edgemere, LI, to Hortense S Plaut, 71 Central Park W. 25,000

Riverdale av (13:3423), es, where the land of Thos Gannon joins land of Margt Cogan on ns of said Cogan's land as shown on map of land of said Margt Cogan, runs e100xs28xw100 to av xn28 to beg; also RIVERDALE AV, es, 75 n Cogan's alley, 25x100; May21; May29'13; 3y6%; Jas Killeen to Stephen M Bull, Newburgh, NY. 3,500

Rochambeau av (12:3336-3337) swe 208th 225x100; June4; June5'13; due, &c, as per bond; Cech Realty Co, 320 E 71, to Eman-nella Duda, 773 Forest av. 2,500

Ryer av, 2072 (11:3144-3149), es, 59.7 s 180th, runs s25.1xe101xn21.6xnw36.8xw65 to beg; PM; June3'13; 3y5½%; August Knippenberg, Dobbs Ferry, NY, to Bronx Savgs Bank, 429 Tremont av. 5,000

Ryer av, 2074 (11:3149), es, 34.5 s 180th, runs s25.1xe65xse36.8xn21.6xnw37.9xw65 to beg; PM; June3'13; 3y5½%; August Knippenberg, Dobbs Ferry, NY, to Bronx Savings Bank, 429 Tremont av. 5,000

Ryer av (11:3158), ws, 144 s 183d, 56.6x73.4x56.3x66.8; Feb1; June3'13; 1y6%; Louis Eickwort, Mt Vernon, NY, to Christine A Sanger, 402 W 153. 5,400

St Ann's av, 140 (10:2547), ext of \$9,000 mtg to May6'16 at 5½%; May26; June 4'13; Ella Necarsumer with Lena Masur, 600 W 116, & Sol Young, 600 W 116. nom

Southern Blvd (10:2742), es, 354.5 s Aidus, 94x150; certf as to mtg for \$54,000; June2; June3'13; Oval Constn Co Inc to Margt D Fitzpatrick.

Southern Blvd (10:2742), same prop; sobrn agmt; June2; June3'13; American Real Estate Co with Margt D Fitzpatrick, 979 Teller av. nom

Southern Blvd (10:2742), es, 354.5 s Aidus, runs e150xs70.6xe150 to ws Hoe av xs20.1lxw300 to So Blvd xn94 to beg; June 2'13; 5y5%; Oval Constn Co to Margt D Fitzpatrick, 979 Teller av. 54,000

Southern Blvd (10:2582), nws, 184.10 ne Union av, runs ne155.5 to ws Prospect av xn23.5xw100xnw7.1xsw124.10xse100 to beg; also SOUTHERN BLVD, nws, at es Union av, 184.1x100x35.11x178.8; PM; pr mtg \$22,000; May15; June5'13; due &c as per bond; Saml Goldstein, 370 Snediker av, Bklyn, to Hyman Hein, 2 W 88. 22,750

Southern Blvd (10:2725), ws, 815.8 s Westchester av, 145.4x139.10x145.5x134.5; sobrn of mtg for \$42,500 to mtg for \$225,000 on which \$190,000 has been advanced; May29; June2'13; American Real Estate Co, a corpn, 527 5 av, with City Mtg Co, 15 Wall. nom

Southern Blvd (10:2725), ws, 961 s Westchester av, 138.9x142.5x irreg x139.10; sobrn of mtg for \$40,000 to mtg for \$200,000 on which \$190,000 has been advanced; May29; June2'13; American Real Estate Co, a corpn, 527 5 av, with City Mtg Co, 15 Wall. nom

Starling av (*), sec Washington, 108x53.4; PM; pr mtg \$—; May29; May31'13; 3y6%; Christian Roesser to Josephine G Cosgrove, 26 Sherman, Bklyn. 3,000

Stebbins av (10:2689 & 2696), ws, 169.1 s Westchester av, 200x100; agmt that all advances to be made under bldg loan mtg for \$135,000 or upon the security of 5 mtgs for \$32,000 ea shall be secured by a blanket mtg covering whole of said premises & not by several respective mtgs covering portions thereof; May28; May31'13; Foxvale Realty Co to City Mtg Co. nom

Stebbins av (10:2689-2696), ws, 169.1 s Westchester av, 5 lots, ea 40x100; 5 bldg loan mtgs, ea \$32,000; May28; May31'13; demand, 6%; Foxvale Realty Co to City Mtg Co, 15 Wall. 160,000

Stebbins av (10:2689 & 2696); same prop; 5 certfs as to above mtgs; May28; May31'13; same to same.

Stebbins av (10:2689 & 2696), ws, being plot begins at cl blk bet Hewitt pl & Stebbins av, distance 300 s Westchester av, runs e 100 to ws Stebbins av xs150xw100xn150 to beg; PM; May28; May31'13; 2y5%; Foxvale Realty Co, 198 Bway, to Geo F Johnson, Hanover Township, Morris Co, NJ. 22,000

Stebbins av (10:2689-2696), ws, being plot begins at cl of blk bet Hewitt pl & Stebbins av, distant 450 s Westchester av, runs e100 to ws Stebbins av xs150xw100xn150 to beg; PM; May28; May31'13; 2y 5%; Foxvale Realty Co, 198 Bway, to Geo F Johnson, Hanover Township, Morris Co, NJ. 22,000

Teller av 1059 (9:2428 & 2433), ws, 179.6 n 165th, 20x100.1; PM; pr mtg \$—; May 29; June2'13; installs, 6%; Martin H Bohle to Louise Withey, 175 Sterling, Bklyn. 1,000

Tinton av, 1181 (10:2662), ws, 126.3 s 168th, 50x134.11x56.2x135.1; ext of \$38,000 mtg to June1'16 at 5½%; June3; June4'13; Lawyers Mort Co with Nathaniel L McCready & ano individ & as trstes for Nathaniel L McCready will Nathaniel L McCready. nom

Tinton av, 1181 (10:2662), ws, 126.3 s 168th, 50x134.11x56.2x135.1; PM; pr mtg \$—; June3; June4'13; due June1'15, 5½%; Emma Herb, 7061 St Nicholas av, to Nathaniel L McCready, 4 E 75 & ano trstes for Nathaniel L McCready will of Nathaniel L McCready. 3,500

Tremont av (11:3126), nes, 76 nw Vyse av, 38x50, except pt for 177th or Tremont av; May29'13; 5y5%; Jno Podolak to Bowery Savgs Bank, 128 Bowery. 2,500
Trinity av (10:2629-2630), swc 158th, 88 x52; May29'13; 3y6%; East End Realty Corpn to Wm J Leitsch, 121 Decatur, Bklyn. 1,000
Trinity av (10:2629-2630); same prop; certf as to above mtg; May29'13; same to same.
Vyse av (11:3128), ws, 25 s 181st, 25x100; PM; pr mtg \$—; June4'13; due Dec 1'13, 6%; Simplex Impt Corpn, 3165 Park av to City & Country Home Co, 38 Park row. 2,000
Vyse av (11:3128), same prop; certf as to above mtg; June4'13; same to same.
Washington av (11:2902), nws, 74.10 ne 170th, 25x85x24.1x85, except pt for av; May29'13; 5y5%; Grace, wife Andw Kelly, to Lawyers Mtg Co, 59 Liberty. 3,000
Washington av, 1477, see Bway, 3099-3103, Manhattan.
Webster av, ws, 100 ne 173d, see Worth av, es, 100 ne 173.
Webster av, 1808 (11:2900), nec 175th (No 401), 99.1x31.1x99.2x31.1; PM; June2; June3'13; 5y5%; Herman J Wurth & Theodora Klett to Dollar Savings Bank, 2808 3 av. 10,000
Webster av (11:2900), sec 176th, 32.7x106.10x32.6x106.10; pr mtg \$12,500; June2; June3'13; due, &c, as per bond; Advance Fireproof Storage Co, 2804 3 av, to Jos S Ward, 1820 Harrison av & ano. 800
Webster av (11:2900), same prop; certf as to above mtg; June2; June3'13; same to same.
Westchester av, 754 (10:2654), es, 69.7 s 156th, 25x80; PM; pr mtg \$15,000; May 28; May29'13; due &c as per bond; Felix

Kornicker, 774 Prospect av, to Louis Hemmerdinger, 760 Beck. 3,000
Westervelt av (*), es, 25 s N Y, Westchester & Boston R R, 25x100; PM; May 29; May31'13; installs, 6%; Otto A Siefert to Walter W Taylor, 428 Tecumseh av, Mt Vernon. 500
White Plains rd (*), ws, at nec lot 758, runs w105xn25xe105 to st or rd xs25 to beg, being s 25 ft of lot 757 map Wakefield, except pt for rd; May27; May29'13; to 5y6%; Nunzia Valentino, Monroe, La, to Frank A Haas, 1795 1 av. 5,100
White Plains rd (*), ws, 76.10 s Becker av, 39.9x124.5x39.8x127.7, except part for White Plains rd; May15; June3'13; due Sept1'14, 6%; Abr Watsky, 365 W 50, to Value Realty Co, 170 Bway. 2,000
White Plains rd (*), nws, 229.6 — Becker av, 30.1x171.1x28.2x182.7; May21; June 4'13; 3y6%; Edw Mack, 4722 Richardson av, & Louisa M Hodge, Mt Vernon, NY, to Wm Hodge, Mt Vernon, NY. 1,000
White Plains rd (*), es, bet Morris st & Adee av, being lot 31 map Adee Park; transfer of tax lien for yrs 1906-1911, assessed to —; May12; June4'13; 3y12%; City of New York to Robt C Durland, 330 W 45. 218.30
Woodycrest av (9:2515), ws, 296.7 s 168th 75x59.11x76.5x74.10; June2; June3'13; 3y 5½%; Anna A wife Saml H Ditchett to Rosalie C Bodine, 101 W 109. 1,500
Worth av (11:2889), es, 100 ne 173d (Warren), 14.4x18 to ws Webster av x14.4 x17.9; June3; June4'13; 3y6%; Jno J Larkin to Francis M Sweeney, 172 W 81. 900
3D av, 2562 (9:2314), es, 27.3 s 139th, 27.3x103.10x25x92.11; ext of mtg for \$12,500 to July9'15, 5%; June17'12; May29'13; Edgar S Appleby, trste, with Annie R Whitney. nom

3D av (9:2314), es, 27.3 s 139th, 27.3x103.10x25x92.11; pr mtg \$12,500; May29'13; due &c as per bond; Annie R Whitney to Rudolph Federroll, 91 Maple av, Clifton, SI. 1,500
3D av (11:3044), swc 179th, 40x—x40x 90.9; PM; May24; June5'13; 3y % as per bond; Taxpayers Realty Co to Anna M Irwin, at Rensselaer, NY. 5,300
3D av (11:3044), ws, 40 s 179th, 50.6x 92.9x50.6x—; PM; May24; June5'13; 3y % as per bond; Taxpayers Realty Co to Anna M Irwin, at Rensselaer, NY. 4,200
3D av, 3827 (11:2912), ws, 25.3 s Wendover av, 20x100; pr mtg \$—; May29; June4'13; due, &c, as per bond; G & S Realty Co to Manhattan Mort Co, 200 Bway. 19,000
3D av, 3827; certf as to above mtg; May 29; June4'13; same to same.
3D av, 3827 (11:2912), ws, 25.3 s Wendover av, 20x100; pr mtg \$19,000; June3; June5'13; due &c as per bond; G & S Realty Co to Alfred Frankenthaler, 1215 Mad av. 6,000
Interior lot (*) begins 142.11 w Corsa av, 100 s Cedar av, runs w100xs25e100xn 25, being lot 307 map Laconia Park; transfer of tax lien for yrs 1894, 1906-1911, assessed to —; May12; June4'13; 3y10%; City NY to Robt C Durland, 330 W 45. 31.98
Plot (*) begins 740 e White Plains rd at point 170 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av, pr mtg \$3,000; Apr23; June5'13; due Jan1'14; 6% Ambrose Guffanti to Patk Dougherty, 1812 Wallace av. 600
Property not given (*), sal ls; May26; May29'13; demand, 6%; Christine Cap-polo, 781 Van Nest av, to Geo Ringler & Co, a corpn, 203 E 92. 1,500

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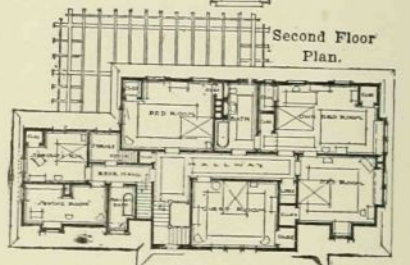
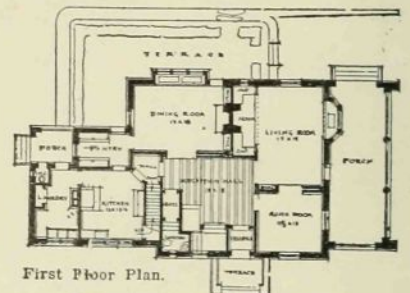
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