

REAL ESTATE RECORD AND BUILDERS' GUIDE

JULY 13, 1912.

RECENT TRADE EXPANSION IN FIFTH AVENUE

Old-Time Fashionable Residences in the Fifties Are Giving Way Rapidly To Stores.—Corner Lots Have Advanced to Half a Million Each.

IN 1900 it was predicted that ten years later the "social center" of Manhattan would be at Fifth avenue and Fifty-ninth street. This conclusion was reached by a process of reasoning based on the past shifting of the high grade residential districts.

The customary northward advance of a block a year had been maintained by the social center with fair precision between 1890 and 1900, though in the latter years of that decade it was a little faster. Between 1900 and 1902 the movement was again about normal. But between 1902 and 1905 the yearly rate was three blocks, the center of the circle being found at Fifth avenue and Fifty-eighth street in 1905. Between 1905 and 1907 the center moved at the rate of a block and a half a year. In 1907 it reached Sixty-second street. In 1910 it showed no appreciable northward progress but had moved slightly east toward Madison avenue, at Sixty-second street. At the taking of the last "social census," in December, 1911, the center had shifted again a half block further north.

Here, then, are two important facts. The center of the circle, which was in 1900 booked to be at Fifth avenue and

a period of fifty-four years, or since 1860, when it finally abandoned Broadway for Fifth avenue, at Washington Square.

Even in this city of rapid changes in the utility of land the swift encroachment of trade upon our most exclusive residence areas has nowhere been more startling than on the last stretch of middle Fifth avenue from which the social circle has lately shifted its center. Not much more than a decade ago the fashionable colony, then centered about St. Patrick's Cathedral, was startled by the announcement that a big hotel was about to be erected on a corner facing the Vanderbilt houses at Fifty-first and Fifty-second streets. To-day these houses are practically hemmed in by trade, and business is inching close on the Cornelius Vanderbilt mansion, facing the Plaza.

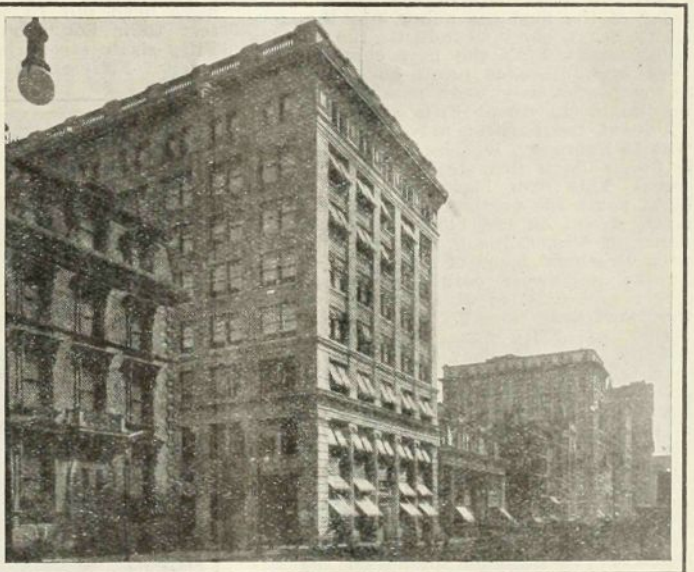
It is interesting here by way of emphasizing not only the radical changes that have transformed the northerly half mile of middle Fifth avenue but the erroneous calculations made by some of our shrewdest millionaire owners, to recall one or two epochal events affecting Fifth avenue real estate.

Not much more than a generation ago, or in 1879, William H. Vanderbilt selected

move uptown he presumably discounted the most extravagant estimates of his time as to the likelihood of being disturbed by trade.

And yet it was only as recently as in 1904 that the big house at Fifty-eighth street was built. It was fashioned after the Chateau Du Bois, near Paris. It was for its time one of the most expensive houses in America and is said to have cost about \$4,000,000. The efforts of the best American artists were supplemented in its decoration by the work of such celebrated foreigners as Toudouze, Hebron, Alare, and Cuel. To-day art shops and high grade specialty houses are settled on nearby corners, and the history of the lower Vanderbilt colony is being repeated at the Plaza.

The decade between 1900 and 1910 brought about a radical change on the avenue between Thirty-fourth and Forty-second streets. It was in the early part of the last decade that the lower portion of middle Fifth avenue saw its greatest changes. The Pennsylvania Railroad's terminal and tunnel plans, the removal of Macy's from Fourteenth street to Herald Square and of Altman's from Sixth avenue to Fifth avenue and Thirty-fourth



THE BLOCK BETWEEN 52D AND 53D STREETS, EACH SIDE OF FIFTH AVENUE.

Here Three Mercantile Buildings Have Gone Up on Land from Which the Wealthy Owners Recently Lifted the Restrictions Against Business.

LOOKING SOUTH FROM 48TH STREET ON 5TH AVENUE. The Eight-Story Building in the Foreground Is the New Home of W. & J. Sloane, at the Southwest Corner of Forty-seventh Street. The Former Gould House Is Opposite.

Fifty-ninth street ten years later, had as early as 1907 reached Madison avenue and Sixty-second street. It had, in other words, arrived at Sixty-second street some six years ahead of schedule time. Since that time the northward movement has been checked, partly because of the fact that the wealthy are more than ever migrating to country estates and fine suburban homes, and are adopting apartment house life, and partly because several sites about Lenox Hill have recently become available for high class residential improvement.

It is interesting to trace the close relationship between this accelerated northeasterly movement of the social circle in the last decade and the changes that have transformed middle Fifth avenue from a notable residence avenue to the most wonderful retail thoroughfare in the world. The swerving of the center of the social circle from Fifth avenue in 1906 was an extremely significant fact. For it had moved steadily along that line for

the site on the west side of Fifth avenue from Fifty-first street to Fifty-second street on which now stand the Vanderbilt houses. The Stewart mansion which up to about 1900 stood on the corner of Fifth avenue and Thirty-fourth street, then ranked among our finest residences and was one of the show places of the city. In the early eighties the line of residences along Fifth avenue, north of Union Square, was hardly broken by trade except at Twenty-third street, where business was flourishing, and at Forty-second street, where it was spreading because of the influence of the Grand Central Station. But the wealthiest families were moving north. As has been said, William H. Vanderbilt had selected a site half a mile north of Forty-second street. The clubs and the hotels were also drifting north.

In 1893 the Waldorf replaced the old Astor home at Thirty-third street to Thirty-fourth street. And when the elder Cornelius Vanderbilt decided to

street were leading events. Other removals to this section followed rapidly. By 1908 the transformation was practically complete. On Fifth avenue from Thirty-fourth to Forty-eighth streets hardly half a dozen dwellings still serve the purpose for which they were designed.

The ultimate retreat of the private house north of Forty-eighth street before the big business structure was foreshadowed ten years ago. The Roman Catholic Orphan Asylum property on the east side of the avenue, from Fifty-first to Fifty-second street, was sold in 1899. Two years later it cost the Vanderbilts nearly \$1,000,000 to prevent, by purchase of the site, the construction of a skyscraper hotel on the southeast corner of Fifty-second street.

This plot was shortly afterwards improved with three dwellings, the Morton F. Plant house on the corner and two houses just north for members of the Vanderbilt family, adjoining the newly erected Union Club. This was only nine



FIFTH AVENUE, LOOKING SOUTH FROM THE PLAZA AT 59TH STREET.

The Vanderbilt Mansion at 58th Street, with its fine grounds and shrubbery inclosed by a high iron fence, is making its last stand against the invasion by trade.

years ago. The Langham Hotel property at the northeast corner of Fifty-second street was later bought by the Vanderbilts and Sloanes.

In less than eight years after the first protective purchase by the Vanderbilts the attempt to bar out trade was seen to be so futile that the restrictions to residence use placed on the old Langham Hotel property were lifted. This was in 1909. Three business structures have recently been completed, taking up the entire block front and towering over the Vanderbilt houses opposite. In the interval also the removal of the restrictions on its Fifth avenue property by Columbia College had increased the difficulty of maintaining the residential character of the neighborhood about Fifty-first street. The sites of the Mills and Babcock residences at the southwest corner of Fifty-first street, secured by a builder in 1907, were improved with a twelve-story mercantile building. This flanks the Vanderbilt colony on the south.

North of the Vanderbilt colony in the lower Fifties, the change from residence to business use began to be quite marked about the early part of 1910. The character of the business going into this territory began early to indicate that it was being selected as the new center for a very high class of retail business. Art shops particularly were seeking quarters on the blocks about Fifty-sixth street.

One of the earliest moves of this sort was in February, 1910, by Eugene Glaeuzer & Co., a Paris firm dealing in old paintings. This firm leased for a term of eight years the northeast corner of Fifty-sixth street, on the block with the residence of Mrs. Collis P. Huntington. Duveen Brothers' lease of the Kemp houses at the northwest corner of Fifty-sixth street and Charles J. Duveen's lease of the Baudouine house, No. 718, southwest corner of Fifty-sixth street, followed quickly. No. 714, near Fifty-sixth street, was taken by Coty in August, 1910. In January, 1911, Woodbury G. Langdon leased the property 715 Fifth avenue and 4 East Fifty-sixth street, flanking his residence at the southeast corner, to William Baumgarten & Co. In April of the same year he leased his corner residence to Klein & Jackson for a long term. Baumgarten & Co. now occupy a new building on their site and a hotel has replaced the Langdon home on the adjoining southeast corner. The new hotel was leased in August, 1911, to E. H. Chatillon. Schumann's Sons, jewelers, have moved into 716. In January, 1911, Farquharson & Wheelock, makers of gowns, bought No. 724, between Fifty-sixth and Fifty-seventh streets. A professional real estate buyer who had bought the former Morse house at 728 in November, 1910, resold it in May, 1911, to Harry Payne Whitney, whose home at the southwest corner of Fifty-seventh street adjoins. Prior to this Mr. Whitney had been so impressed with the ravages that trade was making upon this residential district that he placed his house on the market, and it was common gossip that a business tenant would soon be installed there. However, the "to let" sign was subsequently removed, and it is generally understood that Mrs. Cornelius Vanderbilt has Mr. Whitney's assurance that during her lifetime his house, which is directly opposite hers, will not be used for trade. Across the avenue, however, business is well established on the block between Fifty-seventh and Fifty-eighth streets.

This brief outline of the overflow of trade beyond its recent limits about

Forty-eighth street is enough to indicate that what but a few years ago was the city's most exclusive and expensive stretch of private residences has entirely lost its residential character. It will also suggest that the pressure has been exerted at the two extremes. The area comprising the middle Fifties is, however, gradually filling up. Two of the most important single events this year bearing on the transformation of this part of the avenue, were the leasing of Ex-Governor Levi P. Morton's home at 681 Fifth avenue, just below Fifty-fourth street, to E. P. Dutton & Co., for improvement with a twelve-story business house, and the purchase of a residence site at the south corner of Seventy-second street and Fifth avenue by Cornelius Vanderbilt. The significance of this latter purchase is that Mr. Vanderbilt's home, No. 677, adjoins the Morton house, where Dutton & Co.'s twelve-story building is going up.

Meantime similar changes have been taking place on the side streets between Madison and Sixth avenues. As on the avenue, these have been most marked in the northerly section. The Rockefellers have been put to some expense to protect their home on Fifty-fourth street. Fifty-sixth street is changing its character. Fifty-seventh, on both sides of

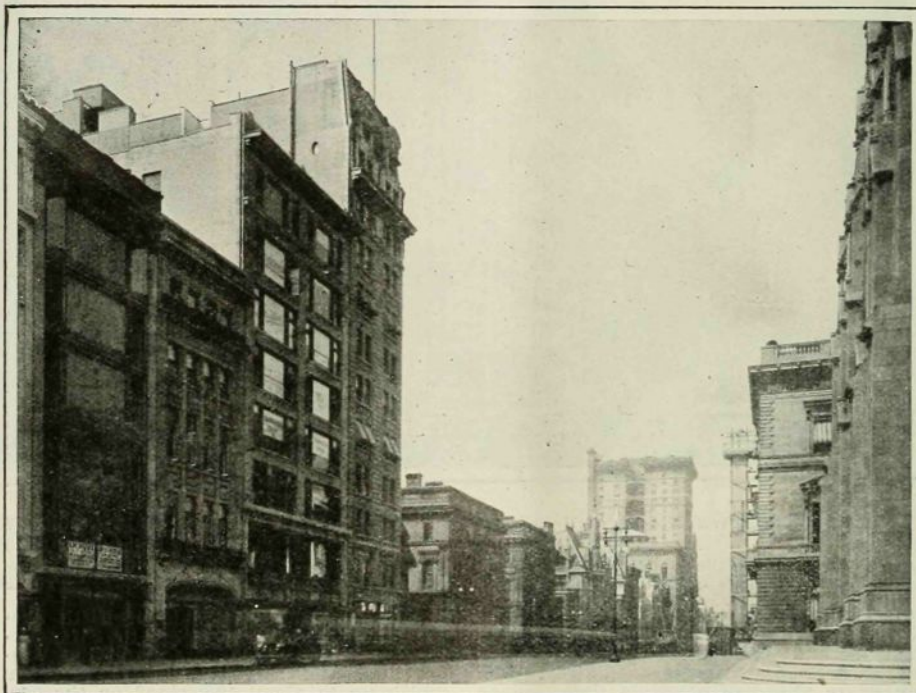
pensive home of Mrs. Collis P. Huntington.

On West Fifty-seventh street Nos. 10 and 12 were bought in September, 1911, by Michael Dreicer, and in March, 1912, this property was leased to Henry Bendel, milliner, for a term of twenty-one years. A seven-story structure is being erected here by the lessee.

That Fifty-seventh street will be an important business thoroughfare, devoted like Fifth avenue to high grade retail trade, is now beyond question. That it will rank in this regard higher than Fifty-ninth street is also practically certain.

This area about Central Park furnishes an interesting example of the logical diversion of the tide of retail traffic under certain conditions. Retail trade is not likely to pursue the residence colony beyond Fifty-ninth street, for the reason that for the two and a half mile stretch up the avenue to 110th street there are dwellings on one side only. Central Park flanks the west side, and trade is not likely to patronize so isolated a thoroughfare. Central Park West, for instance, competes with Broadway for apartment house tenants, but not for trade patronage.

For almost, though not precisely the same reason, Fifty-seventh street is the



FIFTH AVENUE, LOOKING NORTH FROM FIFTIETH STREET.

Showing how the Vanderbilt houses are now flanked by tall mercantile buildings.

Fifth avenue, is now practically a business street.

Two or three instances will suffice to show what is taking place here. In September, 1911, the dressmaking firm of T. M. & J. M. Fox bought the dwelling at No. 10 East Fifty-seventh street from Public Service Commissioner Wilcox for conversion to business use. The adjoining dwelling, No. 12, was bought in January of this year by the Durand-Ruel art concern. Here a twelve-story structure will soon house the firm. These sites are just a few feet east of the ex-

more promising thoroughfare. While Fifty-ninth street has a 100-foot width between Fifth and Eighth avenues, elsewhere it is 60 feet. It is also a surface car street. Fifty-seventh street is 100 feet wide, without a street car line. Moreover, Fifty-ninth street has already practically established its identity as a hotel and apartment house street. And like Fifth avenue, it presents nearly half a mile of park frontage. This is an asset for clubs, hotels and apartments, but not for retail houses.

In a word, the tendency of business is

to travel up Fifth avenue, to be deflected east and west because of the established barriers about the park, and to choose the first wide crosstown thoroughfare—namely Fifty-seventh street.

This overflow, however, does not choose impartially on the east and west sides of Fifth avenue. Judged by the prices purchasers are willing to pay, the choice is for East Fifty-seventh street. The reason for this seems to be that the high grade retail houses prefer to stick close to the trail of the expensive residence colony north of Fifty-ninth street, and east of Central Park, rather than follow the tide of more miscellaneous trade moving over toward Broadway. This same idea is reflected in ownership changes and in the range of prices about Madison avenue. Experts see a definite tendency for this avenue to catch the overflow trade going east from Fifth avenue toward the high class residence and apartment house center, between Fifth and Park avenues, north of Fifty-ninth street.

The utilization of the Queensboro Bridge to its logical capacity and the operation of the subway under Fifty-ninth street may, of course, inject new factors into the situation. It is unlikely, however, that these additional transit facilities will do more than emphasize the tendencies already noted.

The changes that have virtually removed middle Fifth avenue from the list of residential thoroughfares and placed it among our business streets have been reflected in steadily rising land values.

On the east side of the avenue the range is between \$14,000 and \$16,000 a front foot, or from \$350,000 to \$400,000 a lot. Corners are held at \$20,000, or a trifle higher a front foot, the average per lot being \$500,000. There have been few changes in ownership between Fifty-fourth and Fifty-sixth streets.

In 1908 Mrs. Frances C. Hyde bought No. 726 Fifth avenue for \$250,000. Since then she has spent about \$70,000 on repairs, and is now holding the house at \$450,000, or \$18,000 a front foot. The house at No. 728 Fifth avenue was bought by Harry Payne Whitney in May, 1911, for \$360,000. This house is between the Hyde house, just mentioned, and Mr. Whitney's house, on the southwest corner of Fifty-seventh street.

On Fifty-sixth street, west of Fifth avenue, prices range from \$5,000 to \$6,000 a front foot, running up to \$7,000 a front foot near Fifth avenue, and down to \$4,500 near Sixth avenue. East of Fifth avenue they run from \$6,000 to \$7,000 a front foot, with a 10 per cent. increase near corners.

On Fifty-seventh street, west of Fifth avenue, lots in the middle of the block are now quoted at \$8,000 a front foot. Near Fifth avenue they are worth \$9,000 a front foot, and near Sixth avenue, \$6,000 to \$7,000. For lots on Fifty-seventh street east of Fifth avenue about 10 per cent. more value is figured than for those west of Fifth avenue. About a year ago No. 10 East Fifty-seventh street, now owned by a dressmaking establishment, brought \$177,500, or \$7,100 a front foot. It was then considered a good price.

Between say Forty-sixth and Fiftieth streets a fairly conservative estimate, based on recent sales and the known holding prices of owners, places inside lots on the west side of Fifth avenue at \$15,000 to \$18,000 a front foot. A fair average price would thus be about \$16,000 a front foot, or \$400,000 for a twenty-five foot lot. The preference on the part of the retail houses is for the west side of the avenue.

The continuous advance of trade northward along Fifth avenue directed attention about five years ago to the need of some more intimate supervision of the thoroughfare and its intersecting streets than is ordinarily given by our local authorities. In 1907 the Fifth Avenue Association was organized, its object being to "safeguard every interest of Fifth avenue and the Fifth avenue district, and to make it the foremost shopping and residence section of the world."

While the association includes in its sphere of influence the residence district north of Fifty-ninth street, its activities have necessarily been so far confined to the area below that point. That the need for such an organization was at once recognized may be judged from the fact that by January, 1910, the membership had grown to 276. In the next year it had grown to 355. To its membership list of 391 on January 1 of this year it has added a considerable number of important names. This membership includes representative individuals and firms doing business either on the avenue or in the adjacent territory,

and several wealthy owners of business and residence property.

The influence of such an organization would naturally be very great; and it is not difficult to see how, properly directed, this influence might be used to bring about certain necessary improvements that otherwise might not be secured.

The Fifth Avenue Association has hewn to this line quite consistently from its inception, and by presenting legitimate and practical suggestions to the city officials has been conspicuously successful in improving the appearance of the Fifth avenue district.

Among the betterments which it has either originated or in securing which it has co-operated with the city officials may be mentioned the widening of Fifth avenue; better lighting for the thoroughfare; more artistic show window illuminations; removal of objectionable advertising signs; regulation of trac and transportation and better police protection.

The association is now trying to secure other important changes. Recently it was instrumental in securing the appointment of a commission by Borough President McAneny to "advise with relation to matters affecting the improvement and better development of Fifth avenue."

In the report of this commission, submitted in March to the Borough President, the matter upon which greatest stress is laid represents one of the prime objects of the Fifth Avenue Association. This is the securing, under the charter, of official action on the matter of limiting the height of structures on and adjacent to Fifth avenue. The proposed limit is 125 feet, with the privilege of two additional stories in a mansard roof. The report contains a draft of the proposed legislation.

The ultimate object is to prevent the spread of factory construction and the congestion resulting from tall buildings. In this respect the noon-day outpouring of factory operatives about lower Fifth avenue is pointed out as being particularly objectionable.

The officers of the Fifth Avenue Association are: Robert Grier Cooke, president; Simon Brentano, first vice-president; William Post Sackett, second vice-president; Richard W. Meade, third vice-president; Thomas B. Clarke, jr., secretary, and Frederick L. Eldridge, treasurer.

BUSINESS IS FAST CAPTURING SEVENTH AVENUE

Many Fine Brownstone Fronts, That Typified Brooklyn's Best Homes, Are Now Being Altered To Meet the Demands of Good Neighborhood Trade.

SEVENTH AVENUE, Brooklyn, is another thoroughfare of that borough that is rapidly changing in character, in its northern or best half, from residence to business. The blocks of handsome brownstone residences, that were for many years the homes of some of Brooklyn's very well-to-do, have been captured for trade to the degree that a complete change in the appearance of this part of Seventh avenue seems guaranteed within the next few years. Less than five years ago this fine residence part was immune from business.

Originally intended as a fine residen-

tial thoroughfare through one-half its length—from Flatbush avenue to Ninth street—Seventh avenue gave promise of remaining high-class in that part. The south end of the avenue is at Twenty-second street, where it abuts the grounds of Greenwood Cemetery. From Ninth street south, the avenue's improvements are an admixture of tenement houses, factories and small stores. The better part of Seventh avenue was doomed for trade eventually about fifteen years ago, when the late "Deacon" William Richardson, famous as a traction magnate, succeeded in building a trolley road through

the avenue during a Saturday and Sunday while the property owners were preparing to seek an injunction against him the following Monday. Before the injunction was obtained the road was practically ready for operation. This was one of the great feats of railroad building in Brooklyn. The good "Deacon" had the capital as well as the nerve; and his road finally prevailed and was absorbed after his death by the Brooklyn Rapid Transit Company. The "Deacon" was president of the Atlantic Avenue Railroad Company, which during his incumbency was a powerful independent line. He was



SEVENTH AVENUE AT NINTH STREET.



SEVENTH AVENUE AT UNION STREET.

reaching out for new worlds to conquer when he built the Seventh avenue line. While the road has impaired the residential quality of Seventh avenue, it is hard to discern where it did not help property values on the Park Slope generally because it made all parts of it more easily accessible; and the average resident of the section will tell you that living on the Park Slope would not be convenient, nowadays without the Seventh avenue trolley line, whereas when the road was built there was almost a price for "Deason" Richardson's head. The road penetrates the center of the Slope. Builders remark that the road was a potent factor in the upbuilding of the section bounded by Prospect Park, Fifth avenue, Flatbush avenue and Ninth street. The best part of Seventh avenue is changing to business because of the trolley and the further fact that a business center is necessary the length of the center of the Park Slope. The Slope is two long blocks in width each side of Seventh avenue and the class of stores in the avenue north of Ninth street satisfy the demands of a high-class trade. The invasion of business among residences is most noticeable in the vicinity of Lincoln place, while four other blocks are susceptible to the influence.

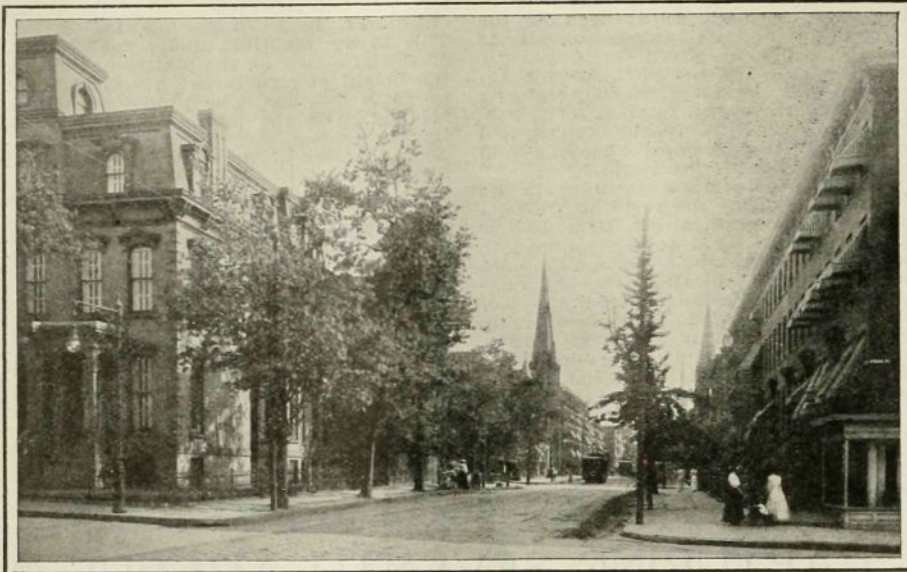
There are numerous fine church edifices

is inhabited primarily by an industrial class of population as are the intersecting streets. Small stores thrive well here. The large factory of the Ansonia Clock Company occupies the east block front from 12th to 13th street. A large public school occupies the east block front from Prospect avenue to 17th street, while a car barn of the Brooklyn Rapid Transit Company extends along the east block front from 19th to 20th street. Greenwood Cemetery fronts on the east side of Seventh avenue, from 20th to 22d street, and also crosses it at the latter thoroughfare. Cheap frame flats face the cemetery on the opposite side of Seventh avenue. Vacant lots in this part of the avenue are worth from \$80 to \$100 a front foot.

SUNDAY SELLING.

Contracts Made on That Day Not Necessarily Void, Says Court of Appeals.

Last year the Appellate Division of the Supreme Court, Second Department, sustained a lower court in enforcing the law against the selling of real estate on Sunday. A real estate salesman was found guilty of a misdemeanor in offering for



SEVENTH AVENUE, LOOKING FROM

FLATBUSH AVENUE, BROOKLYN.

on Seventh avenue, but they are a hindrance to trade to the extent that they break the continuity of trade centers. All Saints' Episcopal Church is at the northwest corner of Seventh avenue and Seventh street; Greenwood Baptist Church is at the northwest corner of Seventh avenue and Sixth street; the west block front of the avenue, from President street to Carroll street, is occupied by the Dutch Reformed Church; while diagonally opposite corners of Seventh avenue and St. John's place are occupied respectively by Grace M. E. Church and the Memorial Presbyterian Church; and the east block front of the avenue, from Sixth to Seventh street, is given over to the grounds of the Methodist Episcopal (Seney) Hospital.

The best business part of Seventh avenue is from Union street south to Ninth street. Store rentals range in amount from \$50 to \$75 a month for full sized inside stores and corner stores bring considerably more. There are no vacant parcels in the best part of Seventh avenue and only a few vacant lots in the poorer section, south of Ninth street.

At the northwest corner of Seventh avenue and Ninth street is a wide 5-story brick and stone building known as Acme Hall. It was erected fifteen years ago by a dry goods concern for its business purposes, but it failed to pay. Since then it has been altered into lodge, assembly and banquet rooms in its upper floors and a saloon and restaurant in its ground floor. It is understood that the upper floors are unprofitable. The whole property is managed on high-class lines. The occupant of the building is also its owner.

The Manual Training High School is situated on the east side of Seventh avenue, from Fourth to Fifth street; and real estate dealers remark that it is surprising how much this building has aided apartment rentals on Seventh avenue. Many families that formerly lived in other parts of Brooklyn have removed to the neighborhood of this school so that their boys, who are students, can attend school easily.

Seventh avenue, south of Ninth street,

sale parcels of real estate on Sunday and was fined. He appealed his case to the Appellate Term and from there has carried it to the Court of Appeals. A final decision is expected in the Fall.

The case was prosecuted under the penal code by a Brooklyn society for Sabbath observance, and the evidence against the salesman was furnished by a policeman. In view of this case the opinion of the Appellate Division in the civil action of McCormick against Hazard is particularly interesting.

McCormick carried through a realty deal for Hazard involving a commission of \$835. The contract was signed on April 22, 1911, and Hazard refused to pay, on the ground that a contract signed on Sunday was not legal, and that under those conditions the broker was not entitled to a commission.

The lower courts found for the defendant. In reversing the judgment the Appellate Term says:

"The Sunday laws are to be liberally construed, and acts done on that day which do not disturb or interfere with others and are not contrary to the design sought to be accomplished by such laws are not illegal. The Court of Appeals has held that a contract for the sale of property made on Sunday is not for that reason void."

Trees for Grand Boulevard.

The sum of \$49,500 will be expended for planting trees along the Grand Boulevard and Concourse. The Board of Aldermen this week agreed to a resolution adopted by the Board of Estimate for this purpose.

Suburban Exchange Meeting.

The second quarterly meeting of the Suburban Fire Insurance Exchange is to be held on Tuesday, July 16, in the New York Board rooms. This is the only regular meeting which falls during the summer, and any pending business will be disposed of at that time.

BROOKLYN NOMENCLATURE.

Report of the Special Committee—The Flatbush Changes Explained.

The changes which it is proposed to make in the names of the streets of Brooklyn number five hundred or more. The report of the special committee of the Board of Aldermen will be found printed in full in the City Record of July 5. The object of the changes is to eliminate duplications and other confusing designations. The report will be acted on in the fall.

The report states that a great amount of research work has been done in selecting suitable names for submission.

As an instance of the duplication of names, the Brooklyn Post Office records seven streets, places, avenues or terraces each with the name of "Prospect." The streets are widely divergent, and to change the names otherwise than all at the same time would seem to be a serious mistake.

In the performance of its labors the committee has seen the advisability of attempting to systematize the street system wherever it has been deemed practicable. The numeral streets and places are now duplicated in many instances, which, in the eyes of the committee, is not only an erroneous lack of system, but a confusing condition that should not exist. Provision for the systematizing is made in the report.

The committee has taken care to avoid the necessity of renumbering the houses and other buildings, where changes have been suggested, to any greater extent than absolutely necessary. In many instances such renumbering is made necessary, however.

The "east" numeral streets, sweeping through Flatbush, have, by the recommendations of this report, been given name designations, the names chosen being those of men famous in the history of the country. They have been arranged in alphabetical order. Some of these streets are badly split up, in many cases thoroughfares existing under a single designation where there is no physical connection between the various parts of the street. East 8th street is an example of this condition. In such instances distinctive names have been supplied for each section of the thoroughfare.

The military names extend to and include East 82d street, where a system is devised of renaming the numeral thoroughfares from the States of the country, also in alphabetical order.

The "west" numeral streets, from West 1st street to West 37th street, have been given name designations after famous naval officers, either American-born or who fought for America's cause. Some of the streets contained in the list are not yet developed from the real estate standpoint, but they are placed on the Official Borough Map, and it is only a question of time when they will undergo such development.

The "south" numeral streets have been named for notable Brooklynites.

The "north" numeral streets, from North 1st to North 15th street, have been given the names of Mayors and notable Brooklynites.

Country Real Estate.

Everyone has heard about the improved appearance of country real estate and the better conveniences for country living in the last five years, but we doubt if the full import of the change is generally realized. One needs to go and see for himself the difference which the motor car, the new State roads and the far-reaching free postal delivery have made and inspired in the adjacent counties of New York State. The dusty, rutty roads of other days are no more to be seen, and the example which the State has set in building good roads has stirred the innate pride of the farmers and led them to do their part by improving and adorning their places. Besides, many land owners have discovered to their profit that there is a demand for country estates which never existed before in the same degree among city people.

The country roads of Orange, Ulster and Dutchess counties have been made like parkways. The adjacent estates are kept in far better order than formerly. All the roads are oiled and dust is unknown. On Saturdays and Sundays family lawn parties are seen everywhere, and the popular hotels at Warwick, Newburgh, Poughkeepsie, Kingston, Rhinebeck and Millbrook are thickly surrounded by motor cars from the metropolitan district. Real estate dealers along the Hudson report a steadily increasing inquiry for country places and many sales to city people.

ETHICS OF REAL ESTATE DEALINGS

Rules Suggested for Adoption to the National Convention of Real Estate Exchanges—They are now Being Followed at Kansas City.

THE next National Convention of Real Estate Exchanges expects to finally adopt a code of ethics. The subject has been under consideration for several years, and any rules which the national body may approve will have weight and influence among brokers everywhere, whether they are members of an exchange or not. At the recent Louisville convention the rules of the Kansas City Real Estate Board were submitted for consideration by Mr. John T. Sears of that city, as follows:

Positive Rules.

1. A true agent should always be absolutely honest, truthful, faithful and efficient.
2. An agent's word must be good at all times.
3. If an agent cannot in justice to himself or his client answer direct questions, he should frankly say so.
4. An agent should always remember that his duty to his client is one of trust.
5. An agent should always inspect property, if possible, before offering it for sale, and he should always inform the buyer if he has not done so.
6. An agent should ask that the price be reasonable, and tell the owner that it must be so, if he expects any reputable agent to attempt to sell it.
7. An agent should have, if possible, the sole agency in writing, if it is property he is willing to make a special effort to sell.
8. If it is a kind of property in which the agent does not deal, he should refer the owner to some member of the Board who handles that kind of property.
9. An agent should solicit co-operation of other members of the Board in the selling of sole agency listings unless he has a deal on, or has some particular buyer in sight to whom he expects to make a sale.
10. An agent should always be ready and willing to divide the regular commission equally with any member of the Board who can produce a buyer for any of his listings.
11. An agent should always be willing to pay full commission on property he owns himself, instead of acting as agent on his side and offering only one-half commission to the agent who secures a buyer.
12. In settling differences between agents, or between agents and principals, agents should always invoke friendly arbitration by the real estate board, rather than invoke arbitration through the courts of law.
13. An agent should advocate no deception in specifying consideration in deed. If the principals do not desire to publish actual consideration, then let it be specified as other good and valuable consideration, and one and no-100 dollars.

Negative Rules.

Among other things, an agent should not do the following:

1. He should not depreciate the price of property offered to him for sale unless the price is unreasonable, and then should tell the owner why he thinks the price too high.
2. He should not be free in giving his opinion on values unless he knows he is reasonably well posted on the property in question.
3. He should not give special information to inquirers over the telephone or otherwise, unless they are willing to give their names and addresses. Let them understand that he deals in the open and expects them to do likewise.
4. He should not ask for a net price on property unless the owner absolutely refuses to give a gross price, subject to the regular commission, or unless he represents the buyer and is to receive the full commission from him.
5. He should not encourage the owner of property to discuss price with the prospective buyer, but educate the owner to refer the matter to the agent, as it strengthens the agent with the buyer, and will enable the agent to make a better deal for his principal.
6. He should not knowingly misrepresent property under any circumstances. One misrepresentation may result in an entire loss of confidence in the agent by

the prospective buyer, and produce a certain amount of distrust in the buyer of all agents, thus injuring our profession generally.

7. He should not deal with curbstoners, but rather let them deal with those buyers and sellers of property who make no distinction between a curbstoner and the true agent.

8. He should not disregard the rights of other agents. He should never take the position with an owner that he will not work through his regular agent or that he will not try to sell his property to a live buyer he may have unless he handles the entire deal and gets all the commission.

9. He should not try to go around other agents by technicalities or subterfuges. The fair-minded owner is quick to realize that his interests are not safe in the hands of an agent who does this.

10. He should not be premature in advertising his deals in the newspapers, for a deal under contract is not closed, and may never be; besides premature advertising may do harm in other ways.

11. He should not put his name in the newspapers in connection with a deal unless really representing at least one of the parties and receiving a part of the commission, for such publicity is a sham, and the result is to the disadvantage of all.

12. When a sale or exchange is handled by two agents, each agent shall be given the credit in the report of such sale or exchange.

13. He should not relay property, which means he should not submit to one agent property which he obtains from another agent, unless in exceptional cases, and then he should let the third agent know that he does not have the property direct; for in the case of relays, he represents neither side, and the middle man is not entitled to the same consideration as either of the other agents.

14. He should not weaken on commissions, but always give the owner to understand at the beginning that he is entitled to the regular commission on any price the owner is willing to accept.

Our own rules are submitted in the hope that we will get to thinking about ethics in the concrete, and in the hope that a code of ethics may be adopted later on by our national board, which will be printed and sent to all the members for their own guidance.

Ethics should be a live topic in all real estate boards, and if it has not been so in the past, it is high time we should all take part in reforming ourselves so that we can conscientiously approve all of our own acts in dealing with one another, as well as in dealing with the general public.

When the real estate board members are right themselves, the public will soon learn with whom to deal, and the small percentage of business that does not come to board members will in most cases be a class of business which they do not care to handle.

RICHMOND'S STAR RISING.

The subway which the Borough of Richmond needs to develop its natural resources and attractions became practically assured this week when the Board of Estimate approved of the route proposed by the Public Service Commission. The P. S. Board now has authority to proceed with the construction of the line, after first submitting a form of contract and then advertising for bids.

The tunnel will not only be used for interurban passenger traffic but also as a freight route by the Pennsylvania and the Baltimore and Ohio railroads, in the night time, and furthermore will carry under the Narrows a city water main.

The line is to begin at the 67th street, Bay Ridge, terminal of the Fourth avenue subway and run to a point off St. George, whence one branch runs to Stapleton and the other to the railroad terminal at St. George.

The Pennsylvania plans a bridge across the Kill von Kull to carry its New Jersey lines to the island. The Baltimore and Ohio and the New Jersey Central will by the plan reach Long Island by the tunnel.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON JULY 16, AT 11 A. M.

ST. NICHOLAS AV.—Complaint against fence projecting beyond the building line at 676 and 678 St. Nicholas av.

179TH ST.—Request for paving with asphalt blocks, from Northern av to Haven av.

WEST 137TH ST.—Fencing vacant lots at 144 and 146.

ST. NICHOLAS AV.—Complaint about the condition of sidewalk at 676 and 678.

WEST 137TH ST.—Repairing of sidewalk at 144 and 146.

WEST 153D ST.—Fencing vacant lots on the south side, bet Broadway and Riverside drive.

WEST 153D ST.—Repair of sidewalks, on the south side, bet Broadway and Riverside drive.

Local Board of Yorkville.

AT CITY HALL, MANHATTAN, ON JULY 16, AT 11.10 A. M.

EAST 72D ST.—Condition of sidewalk at 347.

EAST 80TH ST.—Condition of sidewalk at 507.

Local Board of Greenwich.

AT CITY HALL, MANHATTAN, ON JULY 16, AT 11.15 A. M.

PERRY ST.—Condition of sidewalks at 31 and 33.

Local Board of Hudson.

AT CITY HALL, MANHATTAN, ON JULY 16, AT 11.20 A. M.

WEST 55TH ST.—Unfenced lot at 249.

Local Board of Murray Hill.

AT CITY HALL, MANHATTAN, ON JULY 16, AT 11.25 A. M.

WEST 22D ST.—Requesting the repair of sidewalks at 261 and 265.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of Flatbush.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

CLARKSON AV.—To lay a permanent asphalt pavement, from Troy av to East 98th st. Adopted.

AV N.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation, from Flatbush av to Ralph av. Adopted.

Local Board of Bay Ridge.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

76TH ST.—To lay a preliminary asphalt pavement of a 4-in. concrete foundation, from 5th av to 6th av. Adopted.

74TH ST.—To lay a preliminary asphalt pavement, from 10th av to 11th av, on a 4-in. concrete foundation. Adopted.

67TH ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement on a 4-in. concrete foundation, bet 1st and 2d avs. Adopted.

97TH ST.—To lay a preliminary asphalt pavement, from Shore rd to Marine av. Adopted.

61ST ST.—To lay a preliminary asphalt pavement, from 12th av to Fort Hamilton av. Adopted.

44TH ST.—To lay a permanent granite block pavement, bet 1st and 2d avs. Adopted.

68TH ST.—To lay a preliminary asphalt pavement, bet 1st and 2d avs. Adopted.

SENATOR ST.—To lay a preliminary asphalt pavement, bet 4th and 5th avs, where not already paved. Adopted.

94TH ST.—To lay a preliminary asphalt block pavement, from Fort Hamilton av to Gelston pl. Adopted.

97TH ST.—To lay a preliminary asphalt block pavement, bet 4th and Fort Hamilton avs. Adopted.

91ST ST.—To lay a preliminary asphalt pavement on a 5-in. concrete foundation, from 3d av to 5th av. Adopted.

50TH ST.—To lay a preliminary asphalt pavement on a 5-in. concrete foundation, from New Utrecht av to 13th av. Adopted.

67TH ST.—To lay a preliminary asphalt pavement on a 5-in. concrete foundation, bet 5th and 6th avs. Adopted.

67TH ST.—To lay a preliminary asphalt pavement on a 5-in. concrete foundation, bet 6th and 7th avs. Adopted.

85TH ST.—To lay a preliminary asphalt pavement on a 5-in. concrete foundation, from Colonial rd to Ridge Boulevard. Adopted.

13TH AV.—To set cement curb and lay a preliminary asphalt pavement, from 79th st to 82d st. Adopted.

56TH ST.—To lay a preliminary asphalt pavement, from 12th av to 13th av. Adopted.

Local Board of the Heights.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

COMMERCE ST.—To regulate, grade, set stone curb on concrete, lay cement sidewalks and lay a preliminary or permanent granite block pavement on COMMERCE ST, bet Richards st and Columbia st. Laid over.

Local Board of Bedford.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

TAYLOR ST.—To lay a permanent asphalt pavement on the WIDENED PART OF TAYLOR ST, from Lee av to Bedford av, and on the TRIANGULAR PUBLIC PLACE at the intersection of Division and Lee avs. Adopted.

ROEBLING ST.—To lay a permanent granite block pavement on the WIDENED PART OF ROEBLING ST, from Division av to Broadway. Adopted.

Local Board of Bushwick.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

JEFFERSON ST.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement, from Irving av to St. Nicholas av. Adopted.

STARR ST.—To lay preliminary asphalt pavement, bet St. Nicholas av and the borough line. Adopted.

STOCKHOLM ST.—To lay a preliminary asphalt pavement bet St. Nicholas av and the borough line. Adopted.

DE KALB AV.—To lay a permanent asphalt pavement bet St. Nicholas av and the borough line. Adopted.

MONTROSE AV.—To lay a permanent asphalt pavement on MONTROSE AV AS EXTENDED, from Union av to Broadway. Adopted.

Local Board of Bay Ridge and Flatbush.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

13TH AV.—To regulate, grade, set cement curb, lay cement sidewalks and lay a preliminary asphalt pavement, from 65th to 66th st. Adopted.

53D ST.—To lay a preliminary asphalt pavement bet New Utrecht and 16th avs. Adopted.

47TH ST.—To lay a preliminary asphalt pavement, where not already paved, from 10th av to a point 100 ft east, and from New Utrecht av to West st. Adopted.

86TH ST.—To lay a permanent asphalt pavement from 5th av to 13th av and from 16th av to Bay Parkway. Adopted.

67TH ST.—To lay a preliminary asphalt pavement on 50TH ST, from 10th av to a point about 215 ft. west of 11th av and from 13th av to 17th av. Adopted.

42D ST.—To lay a preliminary asphalt pavement on 42D ST, bet New Utrecht av and 13th av and bet 14th av and West st. Adopted.

Local Board of Prospect Heights.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

LINCOLN PL.—To lay a preliminary asphalt pavement from Classon av to a point 580 ft. east thereof. Adopted.

BUTLER PL.—To lay a preliminary asphalt pavement, from Sterling pl to Plaza st. Adopted.

CROWN ST.—To lay a preliminary asphalt pavement on CROWN ST, from Washington av to a point 315 ft. west of Franklin av, and from a point 235 ft. west of Franklin av to Franklin av. Adopted.

4TH ST.—To lay a permanent asphalt pavement bet 4th and 5th avs. Adopted.

ST. JOHNS PL.—To lay a preliminary asphalt pavement bet Plaza st and Underhill av. Adopted.

Local Board of Prospect Heights and Flatbush.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

CARROLL ST.—To lay a preliminary asphalt pavement, where not already laid, on CARROLL ST, bet Washington and Bedford avs, excepting the right-of-way of the Brighton Beach Railroad. Adopted.

Local Board of Williamsburg.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

FRANKLIN ST.—To regulate, grade, set stone curb on concrete, lay cement sidewalks and lay a permanent granite pavement on that portion of FRANKLIN ST now occupied by a bridge beginning at a point about 140 ft. east of North 13th st and extending east 110 ft. more or less. Adopted.

METROPOLITAN AV.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation, from Grand st to the borough line. Adopted.

MOULTRIE ST.—To lay a preliminary asphalt pavement bet Greenpoint av and Meserole av and bet Norman av and Humboldt st. Adopted.

DUPONT ST.—To lay a preliminary asphalt pavement, from Oakland st to Provost st. Adopted.

NORTH HENRY ST.—To lay a preliminary pavement of second-hand granite block on a sand foundation bet Norman av and Greenpoint av. Adopted.

JEWELL ST.—To lay a permanent granite block pavement bet Meserole av and Greenpoint av. Adopted.

MOULTRIE ST.—To lay a preliminary asphalt pavement, from Norman av to Meserole av. Adopted.

Local Board of Williamsburg and Bushwick.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

WHITE ST.—To lay a permanent granite block pavement on WHITE ST, bet Cook and Moore sts and bet Siegel st and Johnson av. Adopted.

FORREST ST.—To lay a permanent asphalt pavement bet Central and Flushing avs. Adopted.

Local Board of New Lots.

HELD AT BOROUGH HALL, BROOKLYN, ON JUNE 20.

BELMONT AV.—To lay a permanent asphalt pavement bet Elton st and Chestnut st. Adopted.

BELMONT AV.—To regulate, grade, set cement curb, lay cement sidewalks and lay a permanent asphalt pavement, from Chestnut st to Crescent st. Adopted.

DINSMORE PL.—To lay a preliminary asphalt pavement bet Chestnut and Logan sts. Adopted.

DUMONT AV.—To regulate, grade, set cement curb, lay cement sidewalks and lay a permanent asphalt pavement, bet Powell and Junius sts. Adopted.

WILLIAMS AV.—To lay a permanent asphalt pavement bet Belmont and Sutter avs. Adopted.

LIVONIA AV.—To lay a permanent asphalt pavement, from Van Sinderen av to Snediker av. Adopted.

ALABAMA AV.—To lay a permanent asphalt pavement, bet Pitkin and Glenmore avs, where not already paved. Adopted.

ELTON ST.—To lay a preliminary asphalt pavement bet Blake and Dumont avs. Adopted.

FANCHON PL.—To lay a preliminary pavement of new granite block on a sand foundation, from Jamaica av to Eastern Parkway extension. Adopted.

BARBEY ST.—To lay a preliminary asphalt pavement, from Belmont av to New Lots rd or av. Adopted.

LOTT AV.—To lay a preliminary asphalt pavement bet Christopher av and Powell st. Adopted.

HUNTERFLY RD.—To regulate, grade, set curb on concrete, lay a preliminary asphalt pavement and lay cement sidewalks, from Herkimer st to Atlantic av. Adopted.

LIVONIA AV.—To lay preliminary asphalt pavement, bet Powell st and Stone av, on a 5-in. concrete foundation. Adopted.

LIVONIA AV.—To regulate, grade, set cement curb and lay cement sidewalks on LIVONIA AV, bet Powell st and Junius st. Adopted.

LIVONIA AV.—To lay a preliminary asphalt pavement on a 5-in. foundation, bet Powell st and Junius st. Adopted.

RICHMOND ST.—To lay a preliminary asphalt pavement bet Fulton st and Dinsmore pl. Adopted.

Local Board of Morrisania.

HELD AT MUNICIPAL BUILDING, 3D AV AND 177TH ST ON JULY 9.

EAST 134TH ST, ETC.—Rebuilding sewers and appurtenances in EAST 134TH ST, bet Brook av and St. Anns av; in EAST 135TH ST, bet Willow av and Walnut av; in EAST 135TH ST, bet Brook av and St. Anns av, and in EAST 136TH ST, bet Brook av and St. Anns av. No quorum was present.

TIFFANY ST.—Constructing sewers, etc., bet Whitlock and Garrison avs. No quorum was present.

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST ON JULY 9.

BEACON AV.—Amend proceedings for acquiring title to BEACON AV, from Beach av to Rosedale av, so that the city may in the same proceeding acquire title to BEACON AV, for its entire length from Beach av to the Bronx river. Laid over until Sept. 4.

CRUGER AV.—Change the lines of CRUGER AV, from the New York, Westchester & Boston Railway to Bronxdale av (Bear Swamp rd) and extending the part of CRUGER AV near Bear Swamp rd south in accordance with a sketch submitted. Denied.

MACLAY AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MACLAY AV, from Zerega av to Walker av. Adopted.

PARKER ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary from Westchester av to Lyon av. Adopted.

BARKER AV.—Acquiring title to the lands necessary for BARKER AV, bet Bronx and Pelham Parkway and Duncomb av. Adopted.

BARKER AV.—Regulating, grading, setting curb stones, flagging the sidewalks, laying crosswalks, building approaches, erecting fences where necessary in BARKER AV, bet Bronx and Pelham Parkway and Duncomb av. Adopted.

RHINELANDER AV.—Acquiring title to the lands necessary for RHINELANDER AV, from Cruger av to Bear Swamp rd. Denied.

RHINELANDER AV, ETC.—Constructing temporary sewers, etc., in RHINELANDER AV, bet Barnes and Muliner avs; in NORTH MULINER AV, bet Rhineland av and Morris Park av; in MATTHEWS AV, bet Morris Park av and Rhineland av. Adopted.

MATTHEWS AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MATTHEWS AV, from Van Nest av to Bronxdale av (Bear Swamp rd). Laid over until Sept. 4.

BRONX PARK AV.—Regulating, grading, setting curb stones, flagging sidewalks a space 4 ft wide, laying crosswalks, building approaches, erecting fences where necessary in BRONX PARK (BERRIAN) AV, from Walker av to East 180th st. Laid over until Sept. 4.

BYRON AV.—Constructing a temporary sewer bet East 237th st and East 235th st. Adopted.

MULINER AV.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MULINER AV, from Morris Park av to Bear Swamp rd (Bronxdale av). Laid over until Sept. 4.

Local Board of Van Courtlandt

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST ON JULY 9.

SPUYTEN DUYVIL RD, ETC.—Reregulating, regrading, setting curb stones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in SPUYTEN DUYVIL RD, from Johnson av to the north side of West 230th st. Owners desire this petition adopted instead of No. 623. It was adopted and No. 623 was rescinded.

AQUEDUCT AV.—Changing the name of AQUEDUCT AV to UNIVERSITY AV. Laid over until Sept. 4.

AQUEDUCT AV.—Paving with bituminous concrete on a concrete foundation (preliminary) the roadway of AQUEDUCT AV, from High Bridge to Washington Bridge, adjusting curb where necessary, etc. Adopted.

EAST 151ST ST, ETC.—Changing the grade of EAST 151ST ST, EAST 153D ST and EAST 157TH ST, bet Cromwell av and Doughty st; and CROMWELL AV, from the New York Central & Hudson River Railroad to East 161st st. Adopted.

FRUIT STANDS.—Petitions for a license to maintain a fruit stand in front of each of the following locations: 1590 Bathgate av and 1595 Bathgate av. Laid over until Sept. 4.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvements as the regulating and grading of streets, the laying of sewers, etc.

Bronx Terminal Hearing.

The fourth hearing of the Dock Department on terminal plans and water front improvements in the Bronx will be held next Monday in the Board Room, Pier A, North river, at 3 o'clock, in the afternoon. Among the phases of the subject to be discussed are the proposed terminals at the mouth of the Bronx river; the proposed marginal railroad to be constructed by the New York, Westchester & Boston Railroad Co; the commercial development of the East river waterfront from Port Morris to City Island, including developments on the Bronx river, Westchester creek and Eastchester creek; the construction of a pier at the foot of Garrison av; the desirability of constructing piers for open wharfage at various points for the upbuilding of the backlands.

By the Supreme Court.

APPLICATIONS FOR APPOINTMENT OF COMMISSIONERS

ST. RAYMOND AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending ST. RAYMOND AV (4TH ST), bet Hoguet av and Williamsbridge rd, 24th Ward. Application will be made to a Special Term of the Supreme Court, part 1, Manhattan, on July 18, for the appointment of commissioners of estimate and assessment in the above matter.

WEST 254TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Broadway to Fieldston rd, 24th Ward. Application will be made to Special Term, part 1, of the Supreme Court, Manhattan, on July 18, at the opening of court, for the appointment of commissioners of estimate and a commissioner of assessment in the above matter.

WEST 172D ST, BRONX.—Acquiring title in fee to the lands, etc., required for opening and extending WEST 172D ST, from Aqueduct av to Plimpton av, and from Shakespeare av to Jesup av, 24th Ward. Application will be made to Special Term, Part 1, Supreme Court, Manhattan, on July 24, at the opening of court, for the appointment of commissioners of estimate and a commissioner of assessment in the above matter.

EXAMINATIONS OF COMMISSIONERS.

AMBOY RD, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending, from Foster's rd to Huguenot av, 5th Ward. Wm. A. Shortt, commissioner of estimate and assessment in the above matter, in place of John J. Kenney resigned, will attend a Special Term of the Supreme Court for the hearing of ex parte motions, in the County Court House, Brooklyn, on July 25, to be examined as to his qualifications by anyone interested.

The commissioners named in each of the following proceedings will attend a Special Term of the Supreme Court, County Court House, Brooklyn, on July 22, at the opening of court, to be examined as to their qualifications by anyone interested:

MONTAUK AV, BROOKLYN.—Acquiring title, from Atlantic av to Pitkin av, excepting the land occupied by the tracks of the Long Island Railroad, 26th Ward. Walter Moffatt, Thos. P. Peters and Edward T. Walsh, commissioners.

EAST NEW YORK AV, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST NEW YORK AV, from Cararsie av to Pitkin av; LEFFERTS AV, from the west line of Utica av to East New York av, and UTICA AV, from Lefferts av to East New York av, 26th and 29th Wards. Eugene J. Grant, Edward Lyons and George J. S. Dowling, commissioners.

EAST 17TH ST, ETC., BROOKLYN.—Acquiring title to EAST 17TH ST, from Av L to a p.o.; about 480 ft north of Av N; EAST 15TH ST, from Av L to a point about 465 ft north of Av P, and EAST 19TH ST, from the south line of Av M to a point about 560 ft north of Av P, 31st and 32d Wards. Edwin L. Garvin, Sidney Grant and Edward F. Linton, commissioners.

WEST ST, ETC., BROOKLYN.—Acquiring title to WEST ST, from Fort Hamilton av to 43d st, excluding the right of way of the Prospect Park and Coney Island Railroad, and AV M, from Gravesend av to West st, 29th Ward. Francis J. Sullivan, Frederick B. Daltzell and Jas. Gray, commissioners.

The commissioners named in each of the following proceedings will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on July 23, at the opening of court, to be examined as to their qualifications by anyone interested:

ALABAMA AV, ETC., BROOKLYN.—Acquiring title to ALABAMA AV, from Newport st to New Lots av; from Hegeman av to Stanley av, and from Fairfield av to Vandalia av; GEORGIA AV, from Riverdale av to New Lots av, and from Fairfield av to Vandalia av; PENNSYLVANIA AV, from New Lots av to Wortman av, and from Cozine av to Vandalia av, 26th Ward. Edward J. Reilly, Enon Christie and Jos. B. Burr, commissioners.

ROWELL ST, BROOKLYN.—Acquiring title, from Livonia av to Hegeman av, 26th Ward. Wm. J. Mahon, Wm. McKinny and Alfred Schlickerman, commissioners.

36TH ST, ETC., BROOKLYN.—Acquiring title to 36TH ST, from Fort Hamilton av to West st; OLD NEW UTRICHT RD, from 36th st to 14th av; and 35TH ST, from Church av to West st, 29th Ward. Wm. M. Russell, Walter Hammitt and John N. Harmon, commissioners.

S3D ST, BROOKLYN.—Acquiring title to S3D ST, from 18th av to 19th av, 20th av to 21st av, and from 23d av to Stillwell av, 30th and 31st Wards. Wm. Watson, Isaac Sargent and Albert Knelling, commissioners.

The commissioners named in each of the following proceedings will attend a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, July 24, to be examined as to their qualifications by anyone interested:

MONTGOMERY ST, ETC., BROOKLYN.—Acquiring title to MONTGOMERY ST, from Coney Island av to East 7th st, and EAST 7TH ST, from Henry st to a point about 150 ft south therefrom, 29th Ward. Chas. Harwood, Edward T. Walsh and Wm. H. Muldoon, commissioners.

BARBEY ST, ETC., BROOKLYN.—Acquiring title to BARBEY ST, from Repose pl to Vandalia av, and JEROME ST, from Glenmore av to Pitkin av and from New Lots av to Vandalia av, 26th Ward. John F. Canavan, Algernon I. Nova and Jos. J. Early, commissioners.

S1ST ST, BROOKLYN.—Acquiring title to S1ST ST, from 14th av to Stillwell av, excepting the land occupied by the tracks of the Brooklyn Bath & West End Railroad, 30th and 31st Wards. Edward Huerstel, James T. Williamson and Harris G. Eames, commissioners.

FINAL REPORTS.

ST. LAWRENCE AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending ST. LAWRENCE AV, COMMONWEALTH AV, ROSEDALE AV, NOBLE AV, CROES AV and FETLEY AV (unofficial names) from Westchester av to Clasons Point rd, 24th Ward. The final report in the above matter will be presented to Special Term, Part 1, Supreme Court, Manhattan, on July 18, for confirmation. Gerald J. Barry and Joseph C. Luke, commissioners.

BILLS OF COST.

4TH AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending from Monroe av to Tompkins av, 1st Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on July 19, at 10 a. m.

WYCKOFF AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending WYCKOFF AV (unofficial name), from Brooklyn borough line to Moffatt st, 2d Ward, so as to conform to the lines of WYCKOFF AV, from Brooklyn borough line to Cooper st, as shown upon Final Maps sections 15 and 30, adopted by the Board of Estimate on May 21, 1909, etc. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, County House, Brooklyn, on July 22, at 10 a. m.

By Comm's of Estimate and Assessment.

HULL AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending HULL AV (unofficial name), from Montgomery av to Mueller st, 2d Ward, as amended by an order of the Supreme Court, on June 3, 1910, so as to conform to the lines of said street as shown on Section 2, final maps of the borough as adopted by the Board of Estimate on June 19, 1908, and approved by the Mayor on Aug. 5, 1908, and as shown on Section 17 of the final maps of Queens as adopted by the Board of Estimate on June 26, 1908, and approved by the Mayor on Aug. 5, 1908, and as shown on Sections 1 and 12 of the final maps of the borough as adopted by the Board of Estimate on May 21, 1909, and approved by the Mayor on June 4, 1909. A. C. Combes, Peter C. Hendrickson and Jacob N. Imandt, commissioners in the above proceeding, have completed their estimate and assessment; and all persons opposed to the same must file their objections, in writing, with the commissioners at the Municipal Building, Long Island City, on or before July 25, 1912; and they will hear all such parties, in person, on July 29, at 2 p. m.

CASTLETON AV, RICHMOND.—Acquiring title to the lands, etc., required for opening and extending, from Richmond av to Jewett av, 3d Ward. Wm. J. Kenney and Edward P. Doyle, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before July 26; and they will hear all such parties, in person, on Aug. 19, at 2 p. m.

Wm. J. Kenney, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before July 26; and he will hear all such parties, in person, on Aug. 20, at 3 p. m.

EAST 180TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Bronx River to West Farms rd, 24th Ward. Frank A. Spencer, commissioner of assessment in the above matter, has completed his supplemental and amended estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before July 16; and he will hear all such parties, in person, on July 18, at 2 p. m.

SEAMAN AV, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending SEAMAN AV, from Academy st to Dyckman st; and of AN UNNAMED STREET northeast from Dyckman st, from Seaman av to Broadway, 12th Ward. Isham Henderson and Chas. D. Donohue, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, on or before July 26; and they will hear all such parties, in person, on July 29, at 11 a. m.

Isham Henderson, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit; and all persons who are opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, on or before July 26; and he will hear all such parties, in person, on July 30, at 11 a. m.

48TH ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 48TH ST, from 8th av to Fort Hamilton av, from New Utrecht av to 12th av, from 16th av to 17th av, from 18th av to 19th av, 30th Ward. Wm. W. Wingate, Harris G. Eames and John Toomey, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, on or before July 29; and they will hear all such parties, in person, on July 30, at 3 p. m.

John Toomey, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections in writing, to the commissioners at 166 Montague st; and they will hear all such parties, in person, on July 31, at 3 p. m.

BENSON AV, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending from Bay 32d st to Bay 35th st, 30th and 31st Wards. E. B. Wheeler, Solon Barbanell and J. Hunter Lack, commissioners of estimate in the above matter, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 166 Montague st, on or before July 29; and they will hear all such parties, in person, on July 30, at 2.30 p. m.

E. B. Wheeler, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st; and he will hear all such persons, in writing, on July 31, at 2.30 p. m.

THERIOT AV, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending THERIOT AV, from Gleason av to West Farms rd; and LELAND AV, from Westchester av to West Farms rd, 24th Ward. Jas. A. Donnelly, Edward D. Dowling and Wm. J. Totten, commissioners of estimate in the above matter, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before July 29; and they will hear all such parties, in person, on July 30, at 10 a. m.

Edward D. Dowling, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must present their objections, in writing, to the commissioner, at 90 West Broadway, Manhattan, on or before July 29; and he will hear all such parties, in person, on July 31, at 10 a. m.

BOSTON RD, ETC., BRONX.—Acquiring title to the lands, etc., required for opening and extending BOSTON RD, bet Bronx Park and White Plains rd, and BEAR SWAMP RD, bet Boston rd and White Plains rd, 24th Ward. Herbert C. Boty, Thos. N. Cuthbert and Edward C. Delafield, commissioners in the above proceeding, have completed their supplemental and amended estimate of damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before July 23, and they will hear all such parties, in person, on Aug. 6, at 10 a. m.

By Comm'rs of Estimate and Assessment
BUREAU OF STREET OPENINGS, 90 WEST
BROADWAY, MANHATTAN.

MONDAY, JULY 15.

ZEREGA AV. ETC., BRONX.—ZEREGA AV. from Castle Hill av. near Hart st to Castle Hill av at or near West Farms rd, being the whole length of ZEREGA AV. including Av A and Green la. (Assessment.) At 2 p. m.

CASTLE HILL AV. ETC., BRONX.—CASTLE HILL AV. from West Farms rd to the public place at its south terminus; and THE PUBLIC PLACE, at the south terminus of Castle Hill av fronting on Westchester Creek to East river and Pugsley's Creek. (Assessment.) At 11 a. m.

GARFIELD ST. ETC., BRONX.—GARFIELD ST., from West Farms rd to Morris Park av, and FILLMORE ST. from Van Nest av to Morris Park av. At 2.30 p. m.

COLUMBIA PL. QUEENS.—From Brown pl to Grand st. At 2.30 p. m.

PUBLIC (SEASIDE) PARK, ROCKAWAY BEACH.—Together with all right, title, etc., of the owners thereof in and to the lands under the waters of Jamaica Bay, the Atlantic ocean and in front of same. At 2 p. m.

COLUMBIA PL. QUEENS.—From Brown pl to Grand st. (Assessment.) At 3 p. m.

KNOX ST. ETC., RICHMOND.—KNOX ST., from Richmond Terrace to Market st. and MARKET ST. from Broadway to Burger av. At 11 a. m.

HAVILAND AV. ETC., BRONX.—HAVILAND AV. from Virginia av to Zerega av, and BLACKROCK AV and CHATTERTON AV. from Virginia av to the bulkhead line of Westchester Creek, and WATSON AV. from Clason's Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester creek. At 11.30 a. m.

TUESDAY, JULY 16.

MINERVA PL. BRONX.—Between Jerome av and the Grand Boulevard and Concourse. At 2 p. m.

EDEN AV. BRONX.—From East 172d st to East 174th st. (Assessment.) At 2.45 p. m.

HAVEMEYER AV. BRONX.—Between Lacombe and Westchester avs. At 2 p. m.

NORTH ST. BRONX.—Between Jerome av and Aqueduct AV, EAST. At 2 p. m.

EAST 217TH ST. BRONX.—From White Plains rd to Oakley st or av, formerly Ash av. At 2 p. m.

ROSEDALE AV. ETC., BRONX.—ROSEDALE AV. COMMONWEALTH AV and ST. LAWRENCE AV. bet Westchester av and West Farms rd. (Assessment.) At 2.45 p. m.

WEDNESDAY, JULY 17.

MINERVA PL. BRONX.—Between Jerome av and the Grand Boulevard and Concourse. (Assessment.) At 3 p. m.

RIVERSIDE DRIVE, MANHATTAN.—Widening, on its east side, bet West 155th and West 156th st. (Assessment.) At 11 a. m.

WEST 184TH ST. ETC., MANHATTAN.—WEST 184TH ST. from Broadway to an unnamed street (Overlook Terrace), and opening and extending the UNNAMED STREET, from West 184th st to Fort Washington av. (Assessment.) At 9.45 a. m.

THURSDAY, JULY 18.

EAST 180TH ST. BRONX.—From Bronx river to West Farms rd. (Assessment.) At 2 p. m.

NOTICES TO PRESENT CLAIMS.

PACKARD ST. QUEENS.—Acquiring title to the lands, etc., required for opening and extending bet Borden av and Middleburg av, 1st and 2d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Harrison S. Moore, Geo. E. Clay and Geo. W. Pople, commissioners, Municipal Building, Long Island City, on or before July 18; and they will hear all such parties, in person, on Aug. 8, at 2 p. m.

MADDEN ST. QUEENS.—Acquiring title to the lands, etc., required for opening and extending bet Skillman av and Borden av, 1st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Morris L. Strauss, J. H. Quinlan and Harry R. Gelwicks, commissioners, Municipal Building, Long Island City, on or before July 18; and they will hear all such parties, in person, on Sept. 6, at 1 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

WEST 218TH ST.—Regulating, grading, curbing and flagging, from Broadway to Seaman av, 12th Ward. Area of assessment: Both sides of 218TH ST. from Broadway to Seaman av and to the extent of one-half the block at the intersecting streets. Also, blocks 2250, 2251 and 2252. Sept. 3.

BRONX.

SEWERS in HOE AV. bet Boston rd and East 174th st; in VYSE AV. bet Boston rd and East 173d st; in BRYANT AV and LONG-FELLOW AV. from 176th st to 173d st; in BOONE AV. bet East 176th st and the summit south of East 178th st; in EAST 172D ST and EAST 173D ST. bet West Farms rd and Long-fellow av, 24th Ward. Area of assessment affects Blocks Nos. 2990, 2991, 2997, 2998, 3001, 3002, 3003, 3008, 3009, 3010, 3011, 3013, 3014 and 3015. Sept. 3.

REAL ESTATE NEWS.

The Week's Brokerage, Sales, Leases and Public Auctions.

The Market Was Good For the Season of the Year and a Stong Undertone Was Shown.

The total number of sales reported in this issue for Manhattan and the Bronx is 29, of which 5 were below 50th street and 14 above, and 10 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 102 and in the Bronx 150. The total amount was \$4,865,795.

The amount involved in auction sales this week was \$1,604,795, and since January, \$30,-815,871.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

MARKET ST.—The Rudolph Wallach Co. sold to Marinus Delano, 72 Market st, a 3-sty brick building on lot 23.9x85, adjoining Public School 177.

13TH ST.—C. A. Wingert bought from Sarah A. Pinner, 337 West 13th st, a 4-sty structure on a lot 18.9x80, located near Hudson st. Joseph F. A. O'Donnell was the broker in the transaction.

40TH ST.—Frederick Zittel & Sons sold for Mrs. Adelaide B. Harris, the 4-sty dwelling, on a lot 21x98.9, at 14 East 40th st, to Schanz, men's tailor. The buyer will erect on the site a new building for his own occupancy. Adjoining in the east is the new structure owned by the Sterling Bronze Co., and in the west the building occupied by Costikan Brothers. The Touraine apartment house, a 12-sty structure, on plot 50x98.9, abuts at 9 and 11 East 39th st.

131ST ST.—E. Sharum Co. sold 142 West 131st st, a 7-sty elevator apartment house, on plot 32.6x100.

LEXINGTON AV.—Harris & Maurice Mandelbaum bought 649 Lexington av, a 4-sty dwelling on lot 19x80, about 55 ft. south of 55th st, from the Becker estate, through Albert B. Ashforth. The property has not been transferred since 1870 and is the third parcel on Lexington av, the Mandelbaums have purchased within a few months.

5TH AV.—William J. Roome & Co. sold for the Peerless Investing Co., Lewis Coon, president, 605 5th av, a 6-sty business building, on lot 25x100, about 53 ft south of 49th st, to Mary S. Kernochan and others. Through the same brokers the property was leased for a long term of years to A. J. Crawford & Co., dealers in antiques, now at 258 5th av.

In exchange the buyers gave the 5-sty loft building at 822 and 824 Broadway, at the southeast corner of 12th st, on a plot with a frontage of 42.5 ft in Broadway and 106 ft in 12th st, having irregular east and south lines. Kernochan & Ridler represented Mrs. Kernochan in the transaction.

5TH AV.—Lewis B. Preston sold for Udo M. Fleischmann the 4-sty business building, 536 5th av, recently leased to the Mirror Candy Co., for a term of 21 years, to an investor, who is a client of Masten & Nichols.

The structure, which is located on the west side of the avenue, midway between 44th and 45th sts, occupies a lot 25x100.

Manhattan—North of 59th Street.

93D ST.—The Real Estate Management Co. sold for the est of John A. Gault, 72 West 93d st, southeast corner of Columbus av, a 5-sty flat with stores, on lot 25.10x100.8.

101ST ST.—G. Seide & Son sold for the est of Kathrina Knab, 76 East 101st st, a 5-sty double flat on plot 25.11x80, to a client for investment.

119TH ST.—Israel I. Woolff sold to Rose Block 20 East 119th st, a 3-sty dwelling on lot 15.8x100.11. Jacob Bernstein was the broker.

120TH ST.—E. Sharum sold 113 and 115 East 120th st, two 4-sty tenements, on plot 40x100.11, between Park and Lexington avs. Pauline Gumbiner is the owner of record. Lots at Millville, N. J., were given in part payment.

122D ST.—L. J. Greenberger sold for Bernard Kreizer a 3-sty dwelling, 160 East 122d st, on lot 17x100.11, to Joseph Levy for occupancy.

123D ST.—E. Sharum sold to a client 408 to 412 East 123d st, three 4-sty tenements on plot 75x100.11, located 137 ft. east of 1st av.

133D ST.—Snowber & Smith sold for the O'Donahue estate the plot 125x100 on the north side of 133d st, 325 ft west of Broadway. The buyer is a builder, who will immediately start the erection of 6-sty apartments.

169TH ST.—Arnold, Byrne & Baumann sold for Morris Freundlich, Lewis S. Marx and the estate of Morris Rapp, the plot 100x81.10 on the north side of 169th st, 100 ft. west of Amsterdam av, to Edward B. Corey.

213TH ST.—Ennis & Sinnott bought from the estate of David McClure, through McClure & Downey, a plot 100x99.11 on the north side of 213th st, 100 ft. west of 9th av.

AMSTERDAM AV.—Harry B. Davis sold to the F. & F. Co. the Florence, a new 6-sty elevator apartment house, on a plot 100x120, at the southwest corner of Amsterdam av and 176th st, facing High Bridge Park. In part payment he took 18 flats on 44th st near 13th av, Borough Park, Brooklyn. These houses are of the semi-detached type, each on lot 25 x100, and they are arranged in two rows, one on either side of the street.

CENTRAL PARK, WEST.—The Eldorado Realty Co. sold the Eldorado, two 8-sty elevator apartment houses, occupying the block front on the west side of Central Park West between 90th and 91st sts to Audley Clark. They occupy a plot 201.5x100 and are said to have brought about \$1,500,000.

MANHATTAN AV.—Frederick Zittel & Sons sold for the estate of Sarah A. Wilcox, 138 Manhattan av, a 3-sty dwelling on lot 17x70, near 106th st, to a client for occupancy.

3D AV.—Elizabeth Hill, represented by Miller and Bretzfelder, attorneys, sold the 5-sty tenement at 1452 3d av, adjoining the northwest corner of 82d st on lot 25.6x102.2 to an investor.

Bronx.

BARETTO ST.—The E. V. Construction Co. bought from the Henry Morgenthau Co. the plot, 150x100.5, at the southeast corner of Barretto and Simpson sts. M. I. Strunsky was the broker. The buyer will erect a 5-sty apartment house. The E. V. Construction Co. recently completed an apartment house at the corner of Tiffany and 153d sts.

TIFFANY ST.—The Kandel Concreta Co. bought for occupancy 1142 Tiffany st, a 3-sty building, on plot 30x113, near 168th st.

131ST ST.—John H. Loscarn sold for Mrs. Annie M. Ivory 14 East 131st st, a 3-sty brownstone front dwelling, on lot 18.3x88.11 to the Realty Federation of New York.

BRONXWOOD AV.—The firm of John H. Behrmann, Inc., sold for the est of Mary Smith the 4 lots at the northeast corner of 224th st and Bronxwood av to an investor, who has arranged to have the said property improved.

BROOK AV.—Louis Levy bought from the Normal Construction Co., 1265 Brook av, a 5-sty apartment with stores on plot 70x90.

FRANKLIN AV.—Alice F. Randall sold the plot, 100x208, with a 2-sty dwelling, in the west side of Franklin av, about 200 ft north of 169th st. The seller has held the property for about 30 years.

HEATH AV.—Ernst & Cahn sold for Mary E. Champoli the four two-family houses at 2905 to 2911 Heath av, each on lot 17.10x90.

INTERVALE AV.—The Henry Morgenthau Co. sold 1335 Intervale av, a 5-sty apartment house, on plot 100x50. In part payment the buyer gave a plot at the southwest corner of Walker av and Selden st, with a frontage on Fuller st, directly opposite the Morris Park Station of the New York, New Haven and Hartford Railroad. Louis Reiter was the broker.

INTERVALE AV.—Clarence B. Whitman and Charles E. Engerby sold the 2 lots in the west side of Intervale av, 155 ft north of 162d st.

JACKSON AV.—Alexander Selkin sold for James C. Carleffes, 893 Jackson av, a three-family house, on lot 25x75.

KINGSBRIDGE RD.—E. Sharum sold for a client 20 East Kingsbridge rd, a brick dwelling on lot 16x80. Lots in Suffolk County, New York, were given in exchange.

OGDEN AV.—Harold H. Harding sold for Bernhardt C. Wuenke the 3-sty business building 996 Ogden av on lot 25x90.

OGDEN AV.—August Kellerman bought from John F. Kaiser the plot 74.10x89.2 at the northeast corner of Ogden av and 165th st. The new owner will improve the property with "taxpayers." Harold H. Harding was the broker.

OGDEN AV.—Snowber & Smith sold for the Dorothy Realty Co. to an investor, The Dorothy, 904 Ogden av, a 6-sty apartment house on lot 50x115. The house was built by Hugh Thomas and is one of the finest apartments in this section of the West Bronx. The property adjoins McCombs Dam Park and overlooks the Harlem River Valley. The selling price was around \$85,000.

PARK AV.—David Lion sold the 4-sty new law tenement, 4464 Park av, on a lot 25x145, to William Guggolz for investment.

ST. ANN'S AV.—E. Sharum sold for a client 117 St. Ann's av, a 5-sty tenement, on lot 25x75. The buyer gave in part payment 10 lots at Eastport, L. I.

SMITH AV.—E. Osborne Smith & Co. sold for John F. Kaiser the 2-sty brick dwelling, 914 Smith av, on lot 25x100.

SUMMIT AV.—E. Osborne Smith & Co. sold for John F. Kaiser the 2-sty brick dwelling 914 Summit av, on lot 25x100.

TAYLOR AV.—E. Sharum sold to a client 1737 Taylor av, a two family frame house on lot 25x95.

VYSE AV.—John A. Steinmetz sold for the Arc Realty Co., 2124 Vyse av, a 3-sty brick two-family house on lot 20x100, to J. Freedman.

WEBSTER AV.—Max Lefkowitz and H. Schmuck have sold the plot of 8 lots on Webster av, running through to Park av on the north side of 182d st, and 2 lots on the west side of Intervale av, 155 ft north of 167th st for Clarence P. Whitman and Charles F. Enderly.

WEBSTER AV.—E. Sharum Co. sold 1734 Webster av, adjoining the northeast corner of 174th st, a 4-sty tenement on plot 25x104.

WESTERVELT AV.—The firm of John H. Behrmann, Inc., sold for Mary Barry the dwelling house, and 2 lots on Westervelt av near Boston Post rd, to Joseph A. Kazlowski.

ARDEN.—Bela Darwin Eisler, representing a syndicate, bought from Martha E. Mortensen a tract of about 70 lots in Arden, near the Baychester station of the New York, Westchester and Boston Railroad, the trains of which are now running from 180th street to New Rochelle and to White Plains. Aaron Reder was the broker in the transaction.

BRONXWOOD PARK.—Bela Darwin Eisler, representing a syndicate, bought from the Bronxwood Realty Co. a tract of about 40 lots in Bronxwood Park near the contemplated Gun Hill road union station of the subway and elevated

CROTONA PARK EAST.—Shaw & Co. sold for James S. Bolton the 3-sty two family dwelling in the south side of Crotona Park East, 100 ft. west of Southern Boulevard and Boston road junction, 25x100.

Brooklyn.

ADAMS ST.—Frank A. Seaver sold the brick house, 242 Adams st, for L. Shaw to an investor.

AMHERST ST.—Joseph P. Day sold for the Manhattan Beach Estates the plot 40x100 on Amherst st, 180 ft. south of Oriental boulevard, to H. Hollman.

FULTON ST.—A syndicate is reported to have bought a portion of the Terrett estate property on the southwest side of Fulton st between South Oxford st and South Portland av, on which will be erected a new theatre. The property was recently sold to a Mrs. Anna Murphy, who, it is said, was acting for the syndicate. The site is within a block of the projected Elks clubhouse site.

LIBERTY ST.—A. C. Sherman sold to a client of Meyer Levensohn a plot 80x100 at the southeast corner of Liberty and Watkins sts.

ST. MARK'S PL.—Samuel Barkin sold to Dr. Hull his residence at 947 St. Mark's Pl. on a lot 50x125. In part payment the buyer gives 1112 Albemarle rd, a dwelling on a plot 68 x120.

EAST 9TH ST.—E. Sharum sold to a client 1977 East 9th st, a frame dwelling on lot 20x 100, near Av T.

10TH ST.—F. C. Sauter sold to Mrs. Anna E. Mulholland 479 10th st, a 2-sty dwelling.

BAY 21ST ST.—Meyer Levensohn sold for a client to an investor for occupancy 8714 Bay 21st st, Bath Beach, a 2-sty brick dwelling on lot 20x75.

59TH ST.—F. C. Sauter sold for Mrs. Elizabeth A. Wyeth a plot of lots on the north side of 59th st, near 17th av. The buyer expects to improve the plot at once.

BROADWAY.—The Brown Realty Co. bought 158 to 166 Broadway, plot 96x99x75, covered by a taxpayer with stores, opposite the Williamsburg Savings Bank, between Bedford and Driggs av. In part payment the Brown Realty Co. gave 822 and 826 Ocean Boulevard, two 3-sty brick 2-family houses, on plot 24.6x150 each.

NEPTUNE AV.—Davis & Weiss sold through Meyer Levensohn 9 lots on Neptune av, Coney Island, between 19th and 20th sts. The buyer is an investor.

WASHINGTON AV.—Z. D. Berry sold for William Toole to the Strathcona Construction Co. of Manhattan the old Strzybniz homestead site, 75x105, on the west side of Washington av, adjoining the Washington Avenue Baptist Church property at the southwest corner of Washington and Gates avs. Mr. Berry has obtained a building loan of \$100,000 for the buyers, who will erect a 6-sty apartment house at a cost of \$150,000. The purchase price of the land was \$45,000.

5TH AV.—Tutino & Cerny sold for Louis Simon to a client for investment the 3-sty double brick store property on plot 24.8x100 at 5510 and 5512 5th av. This is the second time these brokers have sold this property in the past 7 months.

5TH AV.—Tutino & Cerny sold for John Muir to a client for investment the 3-sty brick store property on plot 19x90 at 5421 5th av.

8TH AV.—Charles E. Rickerson sold the plot 50x112, on the east side of 8th av, 50 ft. south of President st, for John W. Weber to a client who will immediately break ground for the construction of a modern private residence on the plot.

14TH AV.—B. J. Sforza sold for the Baptist Church Extension Society of Brooklyn and Queens the block front, together with the church building thereon, situated in the west side of 14th av, 68th and 69th sts. The buyer, a New York builder, intends to improve part of the property with 4-sty flats.

18TH AV.—E. Sharum Co. sold for different clients 4194 18th av, a semi-detached brick 2-family house on plot 22.6x112.6.

RUGBY.—Wood, Harmon & Co. sold 2 lots at the northeast corner of Church av and East 54th st to M. W. Best; 1 lot on Church av, near East 55th st to H. C. Hill; 2 lots at the northeast corner of Church av and East 57th st to E. B. Guile; 2 lots at the northwest corner of Church av and East 57th st to D. W. Mellon; 1 lot on Church av near East 55th st, to E. B. Calef; 1 lot on East 53d st, near Winthrop st, to Gertrude E. Duffey; 1 lot on Church av, near East 56th st, to B. R. Lee; 1 lot on East 53d st, near Winthrop st, to C. E. Duffey; 1 lot on Troy av, near Linden av, to A. P. S. Wood; 2 lots on East 51st st, nr. Church av, to E. M. Ward; 1 lot on Church av, near East 56th st, to A. S. Coe; 2 lots at the northwest corner of Utica and Linden av to L. H. Hamman; 2 lots at the northwest corner of Church av and East 56th st to W. B. Edwards; 1 lot on Church av, near East 57th st, to L. H. Grover, and 1 lot on Troy av, near Linden av, to Margaret G. Wood.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 1/2 lots on Ocean av, near Av J, to A. M. Rooker; 2 lots on Kenmore pl, near Av J, to D. D. Boylan; 2 lots on Kenmore pl, near Av J, to G. H. Haar; 2 lots on Ocean av, near Av J, to Martha M. Butt, and 5 lots at the northeast corner of Av K and Kenmore pl to E. D. Schutts.

KINGSBORO.—Wood, Harmon & Co. sold 1 lot on East 25th st near Av R, to John Stockes; 1 lot on East 23d st, near Av S, to Isaac M. Stanley, and 2 lots on East 22d st, near Av S, to George F. Friel.

FLATBUSH GARDENS.—Wood, Harmon & Co. sold 1 lot on Flatbush av, near Av P, to W. F. Richter, and 1 lot on Flatbush av, near Av Q, to Robert G. Platt.

SOUTH FLATBUSH.—Wood, Harmon & Co. sold 2 lots on East 58th st, near Av T, to Kemper Yancey, and 1 lot on East 55th st, near Av O, to Thomas E. Francis.

KENSINGTON.—Wood, Harmon & Co. sold 2 lots on Ocean Parkway, near 18th av, to J. H. Robertson.

Queens.

ARVERNE.—The Somerville Realty Co. sold a plot 40x100 on Clarence av to Denis Murphy; a plot 40x100 on Gaston av to Eugene Fox, and a plot 40x100 on Vernon av to John O'Connor, and at Coney Island a plot 40x100 on the west side of West 35th st, north of Neptune av to Julius Levy.

LONG ISLAND CITY.—The Stuyvesant Real Estate Co. sold a large plot on Jackson av and the Bridge Plaza. The property has been held at \$40,000. The buyer, Charles L. Wright, of Manhattan, owns the adjoining property, giving him a total area of 18,000 sq. ft. extending from the Bridge Plaza to the Long Island Railroad with an L to Skillman av.

SOUTH OZONE PARK.—The David P. Leahy Realty Co. sold this week to Bernard Treu a 4-room bungalow for \$2,175; to Oscar and Emma Peterson a 6-room cottage for \$3,300; to Francis Ohlgar a 6-room house for \$3,975; to Alex. Burhenne a 9-room house for \$5,250, and 3 plots, each 40x100, to August Lunsman, Frederick Lankenau and Charles Zimmerman. In the last 62 days this company has sold 47 houses in this new Long Island Village.

Richmond.

FORT WADSWORTH.—Cornelius G. Kolff sold a plot at Wadsworth Park, to a client of Wade Greene.

RECENT BUYERS.

CLARENCE J. SHEARN is the buyer of the dwelling at 308 West 78th st., the sale of which by Clayton E. Rich through Pease & Elliman was reported recently. It is said that Mr. Shearn will occupy the house.

THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION is the buyer of 606 to 614 Lexington av., three 5-sty apartment houses, on a plot 100.5x103, at the southwest corner of 53d st, the sale of which was reported by Horace S. Ely & Co. recently. The property will be improved with a new building which will be occupied as the headquarters of the organization in Manhattan. The property was held at \$250,000 and will not be improved until existing leases expire.

ROBERT FULTON is the buyer of 143 to 147 East 39th st from Earl G. Pier and Guillemine I. McManus, old buildings, on a plot 54x 98.9. The new owner will erect on the site a 9-sty apartment house, the first building of that character east of Lexington av. Ross & McNeill, the architects, have prepared the designs and H. W. Otis & Co. have been awarded the general building contract. The property is located just east of the restricted zone on Murray Hill. The building will be arranged with three suites on a floor.

LEASES—MANHATTAN.

THE BUILDING & ENGINEERING CO. leased the 10th floor in 40 to 46 West 25th st to the Imperial Dress Co., through Frederick Fox & Co.

THE DELAFIELD ESTATE leased to Prof. George B. Pegram of Columbia University a residence on the west side of Waldo av, near West 246th st; also to Victor Sutro, a residence on West 246th st, near Livingston av.

THE DUROSS CO. leased the two upper floors in 156 and 158 13th av for Charles Beckmann to the Lee Lash Studios, for a term of years; for Edward Early, 270 West 19th st, to Robert McGregor, for a term of years; to Harry E. Hayden, the store in 238 West 14th st, to the Geo. A. Schulz Co., of Milwaukee, Wis., the 3d loft in 145 to 151 West 18th st, and for Maurice Weismann, the 1st loft in 110 West 14th st to Brockman Brothers.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 960 Park av, for a long term of years, to Elihu Root, Jr.; an apartment in 35 East 30th st to Chas. M. Newcombe; in conjunction with Douglas Robinson, Chas. S. Brown Co an apartment in the Surrey, 122 East 82d st, to Mrs. Jas. C. Cooley, and an apartment in the Westminster, 68 East 86th st, to Morris Abrahams.

DANIEL BIRDSALL & CO. leased for Almy G. Gallatin, through the Cruikshank Co., her agent, the 7th floor of the building at 890 and 892 Broadway, the northeast corner of 19th st, to M. Heminway & Sons Silk Co. for a term of years. This concern has been for many years located on Greene st and is now joining the uptown movement of the silk trade.

THE McVICKAR-GAILLARD REALTY CO. leased space in the Motor Mart, Broadway and 62d st to the Steel Inner Tube Co. for a term of years.

JOHN K. MOORS AND JOHN T. WALL leased 466 8th av to Jas Devaney for 21 years on a net rental basis with renewal privilege. The tenant is remodeling the building, the lower part of which is to be used for restaurant and cafe purposes. It is diagonally opposite the new post office at 33d st.

SLAWSON & HOBBS rented the following houses: 257 West 85th st to H. A. Austin, 783 West End av to Wm. A. Forman, 267 West 71st st to John J. Good and 62 West 89th st to Dr. F. W. Mitchell.

WORTHINGTON WHITEHOUSE leased for the City Investing Co. the store in 581 5th av for a term of years to Lewis O. Simons, art dealers of London, who will occupy the premises about August 1.

WM. H. WHITING & CO. AND GEO. R. READ & CO. leased for a term of ten years the as directors.

entire building, 41 Spruce st, extending through to and including 85 Gold st to L. F. Robertson & Sons.

PEASE & ELLIMAN rented the following apartments; 970 Park av to Irving Stern, in 875 Madison av to Herbert L. Jones, in 535 Park av to J. W. Peale; also the 4-sty dwelling at the southeast corner of 92d st and Park av to R. Shapiro; also the dwelling house, 134 East 74th st, to Dr. Henry A. Mason.

JOHN W. BRETT leased the parlor floor in 27 West 37th st to Mme. Loughlin, the parlor floor in 60 West 38th st to Nagler, Unger & Nathan, the parlor floor in 58 West 38th st to Gustav Karger, the store in 24 West 40th st to H. Fogel, the parlor floor in 9 East 45th st to Mme. Brophy and the store in 9 East 45th st to Mme. Richards.

N. BRIGHAM HALL AND WM. D. BLOOD-GOOD rented for the Thirty-first Madison Co. the 1st and 3d lofts in 29 East 31st st, completing the renting of the building. The same brokers have also rented for Frank and Elwyn Waller the 6th loft in 103 5th av.

S. OSGOOD PELL & CO. leased for a period of 21 years with renewal privileges the southeast corner of Madison av and 48th st to a syndicate which will erect on the site a building to be for the exclusive use of physicians and dentists. The syndicate is identified with the 40 East Forty-first Street Co., which erected a similar building at that place. The property includes 24 and 26 East 48th st, two old dwellings, on plot 44.9x100.5. The total rental for the first period is reported at \$450,000.

SLAWSON & HOBBS rented the private houses at 585 West End av for Mrs. J. A. Forman to R. A. Cross, and 550 West 113th st for Mrs. Newland to the Claremont Republican Club.

THE CROSS & BROWN CO. leased for John J. Mooney the entire building at 133 and 135 Amsterdam av for a term of years to the Hudson River Garage Co.

MOORE & WYCKOFF leased to Sol Bloom, Inc., the corner store and basement at Broadway and 40th st, in the Metropolitan Opera House, for a long term of years. The store will be used as a branch of their main store, 366 5th av.

MYER BONDY leased the 1st loft and store in 598 Broadway to Mayer & Fischel; also the 2d loft in 175 and 177 Greene st to Simon Gottlieb & Co.; also the 4th loft in 36 West 22d st to Julius Orbach and the 5th loft in 64 and 66 East 11th st to Sang & Krentzman.

WEBSTER B. MABIE & CO. leased in 106 East 19th st offices to David Schneer, through Carstein & Linnekin.

PAYSON McL MERRILL rented the store 18 East 57th st to Mrs. Zillah Oakes Rand.

MARK RAFALSKY & CO. leased to A. J. Crawford & Co. the building at 605 5th av, recently sold.

ARTHUR E. WOOD has rented for the M. M. Realty Co. the dwelling at 58 West 130th st to Wilson Delaney.

WILLIAM J. ROOME & CO leased for a term of years for the estate of the late Dr. Charles S. Bull, the building 47 West 36th st, to the Art China Import Co., now located at 32 West 20th st. Alterations have been started to change same into a business building.

LEONARD J. MUHLFELDER leased for the estate of Elizabeth W. Perkins, 20,000 ft. in 512 Broadway to the Magnet Manufacturing Co., and Nathan Braegstone; also, for William C. Walker's Sons, 7,500 ft in 7 East 17th st to Moses Freund; for the Income Realty Investors of New York City, 5,000 ft at 443 Broadway to Karesh & Karesh; for Samuel Bergman 2,500 ft in 36 West 17th st to Graber & Wolf.

THE DUROSS CO. leased the two upper floors of 156 and 158 13th av for Charles Beckmann to the Lee Lash Studios for a term of years and for Edward Early, 270 West 19th st, to Robert McGregor for a term of years, and to Harry E. Hayden the store in 238 West 14th st, and to the George A. Schulz Co., of Milwaukee, Wis., the 3d loft in 145 to 151 West 18th st, and for Maurice Weismann the 1st loft in 110 West 14th st, to Brockman Bros.

H. C. SENIOR & CO. leased for Eugene H. Wessells, representing the estate of Charles Wessells, the 4-sty dwelling, 29 West 91st st, to Henry S. Schley.

JOHN R. DAVIDSON leased for S. N. Penfield the 3-sty dwelling at 298 Manhattan av to George Hunter, who will occupy the same from July 15.

ROYAL SCOTT GULDEN leased for C. H. Lang the 2d floor in 67 West 48th st to C. Dominick ladies tailor; for Dr. A. B. Jamieson, a floor in 47 West 45th st to Marie L. Brice, and the building at 41 West 45th st to Alice McAvoy.

THE CHARLES F. NOYES CO. leased the entire building at 239 Front st to Levy Bros. & Knowles, Ltd., the 3d loft in 487 and 489 Greenwich st to the Hoffman-La Roche Chemical Works, the 4th loft in 176 Park Row to the Progressive Age Publishing Co., the 3d loft in 410 Pearl st to Matthew Lenz, the 6th loft in 12 Dutch st to the Fulton Press, the 4th loft in 40 Burling slip to Kossler & Pudles, the 2d loft in 118 and 120 Maiden lane to the New York Insole Co. and the 7th floor in the Turnbull Building at the southwest corner of Grand and Centre sts with Benjamin Englander to Alexander Bernheimer and William Livingston.

PEASE & ELLIMAN rented for the Equitable Trust Co. as trustee the 5-sty English basement dwelling at 110 East 35th st to Commodore Leonard Richards, of the Larchmont Yacht Club.

FRANK D. VEILLER AND HAYES & ROBERTSON leased the Cram estate properties at 5 East 38th st and 6 East 39th st to the Number Six East Thirty-ninth Street Co., recently incorporated with Charles W. Cooley, Frederick P. Dennis and Frederick M. Sanders

The lease is for a period of 21 years, with the privilege of one renewal for a similar term. The rental for the first term will amount to about \$800,000.

The property, which has a frontage of 37.6 ft on both streets, with a depth of 197.6 ft, is to be improved immediately with a 12-sty building from plans by Mulliken & Moeller.

THE CROSS & BROWN CO. leased space in the Columbia Knickerbocker Trust Building, 5th av and 34th st, to the Robert Acker Co. for a term of years; also space in the Centurian Building, 1182 Broadway, to Howell & Howell, Bettelheim & Coyne, Inc., also space on the 11th floor of 14 and 16 East 33d st to the New Fiction Publishing Co., also a studio in the building at the northeast cor Columbus av and 66th st to A. Fry.

BENJAMIN ENGLANDER leased to Bloom & Millman the 7th and 8th lofts in the Cluett Building, 22 to 28 West 19th st, running through to 18th st; also, for the Charles F. Noyes Co. to Bernheimer & Livingston, the 6th loft in the Turnbull Building, Grand Centre sts, and for the Building & Engineering Co. to Cohen Brothers, the 5th loft in 928 and 930 Broadway.

M. & L. ROSENTHAL leased the store in 1245 Broadway to the Norfolk & Western Railway Co.; to Frances Reiffert a floor in 37 West 38th st; a floor in 58 West 36th st to Joseph Karger; 487 6th av to John E. Bachelder of Cleveland, Ohio.

THE JULIUS FRIEND-EDWARD M. LEWIS CO. leased 7,500 sq. ft. in 127 to 131 West 25th st to the Leopold Skirt Co.; 11,000 sq. ft. in 61 and 63 Wooster st to Gros Simons Co.; 5,000 sq. ft. in 36 and 38 West 20th st to Kaplow Bros.; 6,800 sq. ft. in 144 to 152 West 27th st to Max Clair; 7,000 sq. ft. in 116 and 118 West 32d st to the Vinson & Howard Co.; 6,200 sq. ft. in 140 to 144 West 22d st to Julius Liederman; 2,500 sq. ft. in 8 West 22d st to A. Fine & Son; the store and part of basement in 128 and 130 East 23d st to Joseph Hordes and Mark B. Andrea, and offices to the Brooklyn Post Card Co.; 2,800 sq. ft. in 589 Broadway to Nat C. Lewis; 5,600 sq. ft. to Hirsch Bros., and 4,500 sq. ft. to M. H. Rosenberg & Co., in 71 West 23d st; 5,600 sq. ft. in 31 and 33 West 21st st to Meiwitz & Kaiser; 1,700 sq. ft. in 689 Broadway to Alfred Wolfson; 3,000 sq. ft. in 95 Fifth av to Samuel Krohnberg; 5,000 sq. ft. to Frank Pearl & Co. in 80 and 82 Wooster st, and 3,500 sq. ft. in 160 and 162 Wooster st to A. Hirsch & Co.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased for the Ireland Real Estate Co. the entire building, 173 and 175 Duane st, to Zimmer & Dunkak, for a term of 10 years, at an aggregate rental of \$100,000.

THE CROSS & BROWN CO. leased for a long term of years for John W. Brookman the plot 71x92 situated at 527 to 531 East 19th st to the Central Dairy Co.

SAMUEL H. MARTIN leased the 3-sty dwelling at 168 West 64th st for William L. Amerman to Lillian Stewart.

LEASES—BRONX.

JOHN A. EVANS leased for J. C. Gaffney to Tuppack & Rosenthal the moving picture theatre in the west side of Southern Boulevard, adjoining the corner of 167th st for 10 years at an aggregate rental of \$25,000; also for the Winnie Realty & Construction Co to Mindlan & Brody the moving picture theatre at 966 and 968 Westchester av for 10 years at an aggregate rental of \$35,000.

REAL ESTATE NOTES.

N. BRIGHAM HALL AND WILLIAM D. BLOODGOOD have been appointed agents for 805 and 807 Lexington av.

GOODWIN & GOODWIN have been appointed agents for the Stratford and Greylock, two 7-sty elevator apartments, 371 and 373 West 116th st.

BERT G. FAULHABER & CO. have been appointed agents for 544 West 157th st; also 521 and 523 West 156th st.

S. ULLMAN negotiated the sale of 2064 Daly av for Barry Brothers to Le Van M. Burt, who gave in exchange the plot 75x100 on the east side of Southern Blvd, 200 ft. south of 172d st.

THOMAS J. O'REILLY, real estate agent and broker, has moved to more commodious offices at the southwest corner of Broadway and 109th st.

HENRY LEVY, formerly of 427 East 138th st, announces that he will conduct a general real estate and insurance business at 165 East 34th st on and after July 15.

THE E. OSBORNE SMITH CO. negotiated the sale of the plot, 88.6x100, on the north side of 168th st 166.8 ft. west of Lind av, for Charles Warner to George F. Bache.

HARRY K. SAVAGE has severed his connection with Huston & Spraker Co., and has opened an office at 505 5th av for the transaction of a general real estate and mortgage business, and the economical management of property.

THE WYKAGYL RESERVATION has been incorporated at Albany with a capital of \$850,000, and the following directors—Margaret T. Monahan, J. Frank McDavitt and George Norris. The company is understood to have been formed for the purpose of carrying out a real estate matter in connection with the Wykagyl Golf Club, whose grounds are located between Bronxville and Larchmont.

THE M. MORGENTHAU, JR., CO. have placed with the Title Guarantee & Trust Co. for the College of Dental and Oral Surgery of New York, of which Dr. William Carr is Dean of the College and Clarkson Cowl is president, a building and permanent first mortgage loan of \$90,000. The mortgage is to cover the property at 302 to 306 East 35th st, a plot 78x100 located on the south side of the street just east of 2d av and facing St. Gabriel's Park, where a handsome college building is in the course of erection from plans of the architects, J. B. Snook's Sons.

Suburban.

BAYONNE, N. J.—Frederick M. Corwin and Jessie B. Edwards sold to Drake Business College a plot 100x112 feet in the east side of Av C, near West 31st st. A business college will be erected on the site.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to A. and S. Coldstream, J. McLunsky and F. Barke, and H. Wagner each a plot 40x100 on Violet av; to A. Cluff a plot 80x100 on Gladiolus av; to T. Bageley a plot 80x100 on Geranium av; to J. Kelley a plot 40x100 on Crocus av; to W. Long a plot 40x100 on Daisy av; to C. C. Wood a plot 40x100 on Belmont st; to F. H. Dorchening a plot 60x100 on Tulip av; to J. G. Nummy a plot 40x100 on Birch st.

GRANTWOOD, N. J.—Barry Brothers, of the Bronx, bought a dwelling at Grantwood, on a plot 145x100.

GREAT NECK, L. I.—Ward & Ward sold 42 acres near the steamboat dock with frontage in the Point rd for H. W. Baird; also 80 acres at Dix Hills with frontage in the Motor Parkway for Kate Forbell; also 22 acres at West Hills in the south side of the Jericho turnpike for the John R. Brush estate; also 6 acres of the John M. Sammis farm near Syosset for H. W. Warner; also the Robert Ellis place in the north side of the Jericho turnpike, near Jericho, and 27 acres in the North Hempstead turnpike and Yellow Cote road, near Oyster Bay, for J. C. Rogers.

HASTINGS-ON-HUDSON, N. Y.—Kenneth Ives & Co. sold for Dr. Daniel Draper the Draper homestead, a granite dwelling, and about 2½ acres of land on Broadway, to Mrs. Margaret K. Burrough.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to A. Scholtz, M. Morgenstern, E. and M. Gentner and M. J. Barry each a plot 40x100 on Windsor parkway; to M. Morgenstern a plot 42x102 on Baldwin st and Windsor parkway; to D. J. O'Mara a plot 40x100 on Botsford st.

HOBOKEN, N. J.—Charles Vezzetti sold to John H. Hageler 1106 Park av, a 5-sty ten family brick flat on plot 34x82.

JERSEY CITY, N. J.—David Wilson sold to Michael I. Florman 107 Cambridge av, a dwelling on plot 75x100. The present structure will be razed and flats erected on the site.

JERSEY CITY, N. J.—John H. Beckman bought from Maria Fiordenino, 207 New York av, a dwelling on plot 62x100.

JERSEY CITY, N. J.—Robert Broadman sold to Mary M. McGrath, 139 Bostwick av, a six family flat on plot 33x101.

JERSEY CITY, N. J.—Edward P. Stout sold to Robert Davis, Jr., 2748 Boulevard, a dwelling on plot 35x104.

JERSEY CITY, N. J.—Samuel M. Gould sold to the Manor Co, 520 Bergen av, a 4-sty eight family brick flat, on plot 30x96 ft.

JERSEY CITY, N. J.—Vincenzo Mastropietro bought from Elizabeth and Minnie Templeton 83, 85 and 87 Colgate st, three frame flats, on plot 60x80.

JERSEY CITY, N. J.—Louis Kirsch sold to Mateusz Skuzas, 38 Greene st, a frame flat, on lot 22x75.

JERSEY CITY, N. J.—Morris H. Greenberg bought from Charles F. Finley 525 Jersey av, a brick store building on lot 20x80.

JERSEY CITY, N. J.—Charles R. Piper sold to George W. Nicoll a plot 82x100 at the northwest corner of Warner and Jackson avs.

JERSEY CITY, N. J.—Isaac Klinghoffer sold to Estelle L. Larsen a plot, 100x100, at the southeast corner of Ocean and Bidwell avs.

JERSEY CITY, N. J.—The Hartford Suspension Co. bought from the Great Atlantic and Pacific Tea Co., 135 to 143 Morgan st, formerly the Salvation Army Industrial Home, a brick building, on plot 128x86. The present buildings will be razed and a factory erected on the site.

JERSEY CITY, N. J.—George Fleckenstein sold to Albert Higson a plot 93x155 in the east side of the Boulevard, near Sherman av.

JERSEY CITY, N. J.—The Chemical Specialties Co. bought from Michael C. Day, 179 Sussex st, a frame coeprage building on a plot 100x100; also from the Benrobert Co. a plot 75x100 at the southwest corner of Sussex and Van Vorst sts.

LYNBROOK.—The Windsor Land & Improvement Co. sold to H. Derner, F. and M. Schafer and C. Kuebin each a plot 60x125 on Christabel st; to C. Harre, J. Leiblinger, C. Kiefer and H. Dodenhoff each a plot 40x100 on Driving Park av; to B. McDaniels, C. Kuebin, Garo Amon and J. Leiblinger each a plot 60x100 on Buckingham pl; to W. Herrold and J. Wintjen each a plot 40x100 on Lawrence av; to R. Duncker a plot 40x100 on Charles and Cliffd sts; to J. Secora a plot 60x126 on Rolling st; to J. Roehmer, J. H. Leng and A. and C. Flugrath each a plot 40x100 on Allen st; to J. Leiblinger and J. Uhl each a plot 20x97 on Ocean av; to C. Precht a plot 45x100 on Lawrence and Edmund sts; to J. Gerstenhaber a plot 20x114 on Ruth pl and Ocean av; to J. Uhl and L. J. Hertlin each a plot 40x100 on Ruth pl; to A. C. Tiory a plot 40x122 on Cliffd st; to K. Scholzer a plot 40x100 on Charles st and Driving Park av; to J. A. McCarthy a plot 70x126 on Rolling st and Lawrence av.

JERSEY CITY, N. J.—Frank P. McDermott sold as special master, sold to Frank Cowan, 295 Summit av, a store building on plot 41x74.

MONTCLIR, N. J.—G. W. Snyder & Son sold the country home of G. W. King of Manhattan, on a plot 175x550, with stables, garage and butlers residence, to a Brooklyn client for a country home. Reported price, \$30,000.

NEWARK, N. J.—A. D. Marx sold for Charles A. Morel to Joseph Meyer, 158 to 160 Market st, a 6-sty brick building on plot 48x148. Mr. Morel bought the building about a year ago for \$550,000 and is reported to have sold it at a profit.

NEWARK, N. J.—Charles Buermann & Co. sold two lots, 867 and 869 South 18th st, 50x100, to a private investor, who will improve same with two 3-sty, 3-family buildings.

NORTH BERGEN, N. J.—Woodcliff Land Improvement Co. sold to James Thompson a plot 66x100, in the south side of 33d st, near Hudson av; also to Samuel Pazicky a plot 50x100, in the north side of 31st st.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to C. Casso a plot 40x100 on Langdon boulevard; to S. F. Taggart a plot 40x99 on Cornell and Brooklyn avs; to J. Gioacchio a plot 40x100 on Yale av; to R. Dinoclar a plot 40x100 on Columbia av and Langdon boulevard; to H. Stichweh a plot 60x100 on Fox av; to H. Gugel a plot 60x100 on Columbus av; to E. Rosenquest a plot 40x107 on Franklin st and Rhame av; to M. Huester a plot 40x100 on Ongley st.

UNION HILL, N. J.—The Harvard Realty and Construction Co. sold to Samson Freudenberger, Louis and Samuel Kramer, 25 and 27 Bergenline av, corner of Franklin st, a 3-sty brick store and office building, on a plot 44 x80.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to Benj. and Louis Lubin, Esther and Minnie Lubin and M. Harrison each a plot 60x110 on Sheridan st and Rockaway pkwy.; to G. Schumacher, M. McDonnell and S. Eder each a plot 40x100 on Maujer st; to L. Skroud and O. J. Moore each a plot 40x100 on Rockway parkway; to M. Pribis and F. Brodger each a plot 40x100 on Grove av; to M. R. Fisher a plot 80x125 on Chester st and Corona av; to H. Gleichman a plot 40x100 on Dover st; to G. McMahon a plot 40x100 on Comber st and Rockaway parkway; to M. McGarigle a plot 60x90 on Carpenter st and Emerson pl; to M. A. Bowen a plot 40x110 on Lamberton st and Rockaway parkway; to L. Redmond a plot 40x85 on Argyle st; to J. Barritt a plot 49x100 on Franklin st; to M. Ryan a plot 49x100 on Crowell st; to A. Tuma a plot on Valley Stream boulevard.

YONKERS, N. Y.—Catherine and Katherine A. Hargadon bought through M. A. Broderick and Thomas S. Burke the 3-sty brick building at 87 Elliott av.

Regulations as to Real Estate Commission.

As adopted by the Real Estate Board of Brokers of the City of New York, Inc., 115 Broadway.

Sales.

The following commissions shall be chargeable on private sales, except where a special contract has been previously made:

Table listing commissions for various real estate sales: For selling real estate within the limits of the Borough of Manhattan (1%), For selling real estate within the limits of the Boroughs of Bronx, Brooklyn and Queens (1% to 2 1/2%), For selling real estate within the limits of the Borough of Richmond (2 1/2% to 5%), For selling leaseholds within the limits of the Boroughs of Manhattan and the Bronx (2 1/2% to 5%), For selling real estate in the suburbs of Greater New York (2 1/2%), For selling acreage within the limits of Greater New York (2 1/2% to 5%), For selling country property (5%), For selling leases and leaseholds in the suburbs of Greater New York (5%), For selling plots or acreage in the western and southern parts of the United States (5%), For procuring mortgage loans (1% or by agreement).

For exchanging, the full selling commission shall be paid by each side.

No sales shall be made for a commission of less than \$100.

Should the title of property prove imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

Brokerage shall be deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

Leasing and Management of Property.

The following commissions shall be charged for the renting and management of property, except where a special contract has been previously made:

Table listing commissions for leasing and management: On renting and collecting excepting by special agreement (5%), Renting for a term of one year or under, a commission shall be charged on an amount equal to one year's rental (2 1/2%), If the term be for a period of over one year and less than three, a commission shall be charged on the average yearly rental (2 1/2%), Renting for a term of three years and upward but not exceeding 21 years, on gross rentals (1%), Renting country property first year (5%), Renting each subsequent year to same party (2 1/2%), For renewals of leases by special agreement between the parties, For leasing real estate (with privilege of purchase) the regular leasing commission; and in case of sale 1% on sale price less rental commission, for the unexpired term of lease.

Fireproof Buildings in Chicago.

A tabulation has been made of the fireproof buildings in Chicago, showing 181 in the city which are either 10 stories high or over 120 feet in height. This does not include such fireproof structures as the Illinois Trust and Savings Bank, the Northern Trust building and numerous other monumental and public buildings, which would probably increase the total to over 250.

SEMI-ANNUAL REPORT OF THE

Lawyers Mortgage Company

JULY 1st, 1912

RICHARD M. HURD, President

To the Board of Directors:

Gentlemen: The most notable occurrence in the business of the Company for the past six months has been the increase of its Capital Stock from \$4,000,000 to \$6,000,000, made necessary by the growth of the Company's business. The business of the Company for the first half of 1912 shows a decided increase over that of 1911 in gross and net profits and sales of Guaranteed Mortgages.

The Company has sold during the past six months \$22,016,629 of Guaranteed Mortgages, has made a net increase in Outstanding Guaranteed Mortgages of \$7,634,615 and has now outstanding a total of \$125,666,118 of Guaranteed Mortgages.

The comparative figures for recent years are as follows:

First Six Months of	Mortgages Sold.	Net Gain in Outstanding Guaranteed Mtgs.	Outstanding Guaranteed Mtgs. July 1st.
1903.....	\$4,633,264	\$2,922,277	\$14,926,525
1904.....	7,643,910	4,490,660	22,458,408
1905.....	12,732,840	7,774,265	35,884,662
1906.....	12,629,397	7,405,296	48,282,077
1907.....	12,105,512	5,888,821	60,342,971
1908.....	12,942,259	5,351,443	69,031,168
1909.....	16,897,501	9,628,029	86,905,963
1910.....	21,740,285	8,319,307	103,021,787
1911.....	18,250,331	5,736,243	113,956,667
1912.....	22,016,629	7,634,615	125,666,118

The Gross Earnings and Net Profits of the Company for the first half of the year are larger than ever before. The figures for recent years are as follows:

	EARNINGS.				
	1912 First Half	1911 First Half	1910 First Half	1909 First Half	1908 First Half
Premiums for Guarantees.....	\$298,542	\$275,200	\$243,308	\$198,646	\$159,497
Interest on Mortgages.....	166,524	124,943	125,101	100,393	108,527
Rent, Commissions, etc.....	8,180	7,913	11,109	3,741	8,359
Gross earnings	\$473,246	\$408,056	\$379,518	\$302,780	\$276,383
	EXPENSES.				
	1912 First Half	1911 First Half	1910 First Half	1909 First Half	1908 First Half
Rent	\$9,000	\$9,000	\$9,500	\$9,500	\$4,687
Salaries	62,518	55,047	50,898	41,991	34,820
Advertising and Stationery.....	11,097	9,314	7,851	7,262	6,817
Taxes and General Expenses.....	17,981	14,161	9,709	14,128	8,537
Expenses	\$100,596	\$87,522	\$77,958	\$72,881	\$54,861
Net Earnings	\$372,650	\$320,534	\$301,560	\$229,899	\$221,522

The rates of Earnings and Dividends on the Capital Stock have been as follows:

Capital.	Earnings.	Dividends.
1902.. \$1,000,000	6 per cent.	5 per cent.
1903.. 2,500,000	7 per cent.	5 per cent.
1904.. 2,500,000	8 per cent.	6 per cent.
1905.. 2,500,000	11 per cent.	7 per cent.
1906.. 2,500,000	13 per cent.	8 per cent.
1907.. 2,500,000	16 per cent.	10 per cent.
1908.. 2,500,000	18 per cent.	10 per cent.
1909.. *3,250,000	*15½ per cent.	12 per cent.
1910.. 4,000,000	15½ per cent.	12 per cent.
1911.. 4,000,000	16½ per cent.	12 per cent.
1912 { 4,000,000	**15 per cent.	**12 per cent.
{ 6,000,000		

*Average Capital \$3,250,000. July 1, 1909, Capital increased from \$2,500,000 to \$4,000,000. **Annual rate.

The large increase in Outstanding Guaranteed Mortgages during the past six months is but little reflected in the earnings for that period, but will show in future earnings.

UNEARNED PREMIUMS.

In addition to the cash earnings are the Unearned Premiums, which consist of the Company's contract profit of one-half per cent. per annum on outstanding mortgages from the date of this statement to the maturity of the mortgages. These future profits—which are not carried as assets—amount to \$1,376,851.

The Assets and Liabilities of the Company on June 30, 1912, were as follows:

ASSETS.	
New York City Mortgages	\$7,551,853.60
Accrued Interest Receivable..	369,976.17
Company's Brooklyn Building, cost	175,000.00
Real Estate	307,382.96
Cash	1,046,298.04
	\$9,450,510.77
LIABILITIES.	
Capital	\$6,000,000.00
Surplus	2,500,000.00
Undivided Profits	150,527.88
Mortgages sold, not delivered.	737,848.65
Reserved for Premiums, etc..	62,134.24
	\$9,450,510.77

Since the increase in the Company's capital in March, 1903, Dividends have been paid to Stockholders amounting to \$2,800,000, in addition to which \$1,217,245 has been carried to Surplus or Undivided Profits, making total net earnings of \$4,017,245. In addition to these earnings, the net increase in Unearned Premiums from January 1, 1903, to June 30, 1912, amounts to \$1,258,296.

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of June 30, 1912, by THE AUDIT COMPANY OF NEW YORK.

There are 9,452 mortgages outstanding, the average loan being \$33,000 in Manhattan, \$5,600 in Brooklyn and \$18,500 in the Bronx.

An analysis of the Outstanding Guaranteed Mortgages of the Company shows that these are

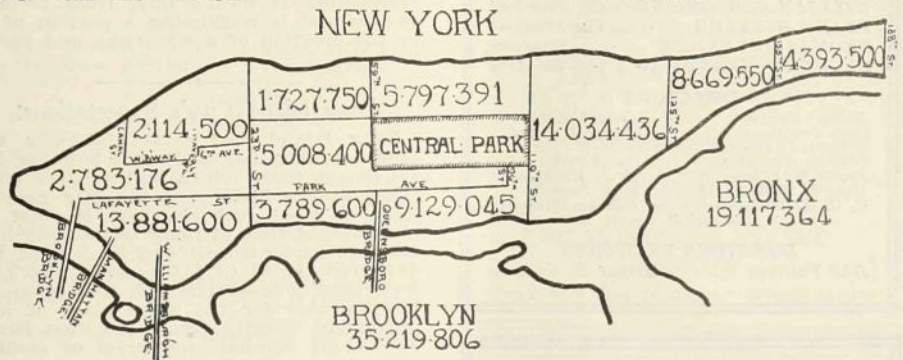
divided among the thirty-seven hundred customers of the Company as follows:

Savings Banks	\$14,832,240
Trustees	33,403,860
Individuals	44,502,393
Charitable Institutions	10,865,825
Insurance Companies	17,311,100
Trust Companies	4,750,700
	\$125,666,118

The Lawyers Mortgage Company having limited its charge for guarantee to one-half per cent. per annum is not directly concerned in the rate of interest. Investors, however, are directly concerned with the interest rate, which varies from year to year in conformity with general financial conditions. For the past year the rate of interest on guaranteed mortgages sold by this Company has been as follows:

DISTRIBUTION BY RATES.	
Mortgages sold to net 4 %	\$399,500
Mortgages sold to net 4½ %	18,879,214
Mortgages sold to net 5 %	2,737,915
	\$22,016,629

The following map shows the distribution of the total Outstanding Guaranteed Mortgages of the Company on July 1, 1912, in Manhattan, the Bronx and Brooklyn:



It is worthy of note that 57 per cent. of the Company's mortgages are on Manhattan Island, while 28 per cent. are in Brooklyn and 15 per cent. in the Bronx.

VALUATIONS OF LAND AND BUILDINGS AND FIRE INSURANCE.

	Value of Land.	Value of Buildings.	Total.	Mortgage Loans.	Fire Insurance.
Manhattan.....	\$58,882,285	\$50,350,800	\$109,233,085	\$71,328,948	\$59,150,180
Brooklyn.....	18,994,950	39,709,500	58,704,450	35,219,806	37,938,830
Bronx.....	9,757,440	19,095,540	28,852,980	19,117,364	18,793,840
	\$87,634,675	\$109,155,840	\$196,790,515	\$125,666,118	\$115,882,850

The average amount loaned by the Company is 63½ per cent. of the Company's own appraisal.

For the absolute protection of the holders of Guaranteed Mortgages, the Board of Directors has adopted the following By-Laws:

"The amount of outstanding Guaranteed Mortgages shall not exceed twenty times the Capital and Surplus of the Company. This Article shall not be amended or repealed except with the written consent, duly acknowledged, of the holders of all the policies of mortgage insurance then outstanding issued by the Company."

"Mortgages shall be guaranteed by the Company only when secured by real estate improved for business or residence purposes, and situated within the present limits of the City of New York, or such enlargements thereof as may hereafter be fixed by law."

"Such mortgages shall not exceed two-thirds of the valuation of the real estate security as ascertained by the Company's appraisers or such larger percentage of said valuation as may be fixed by the laws of the State of New York for the investment of funds held by Trustees, Trust Companies, or Life Insurance Companies."

"The charge of the Company for guaranteeing the payment of mortgages shall not exceed one-half of one per cent. per annum of the principal amount guaranteed."

"This Article shall not be amended or repealed except by the written consent of three-fourths of the directors then in office, and by vote of a majority of all the outstanding stock of the Company at a special Stockholders' meeting called for that purpose."

These limitations have been for many years in use by the Company and their effectiveness in safeguarding the Company's mortgage investments is clearly evidenced by its unusually clean record in the matter of delinquent interest and foreclosures. The Company has now under foreclosure 56 mortgages, many of which will probably be paid off or settled prior to foreclosure sale. The Company has sold \$163,711 of foreclosed real estate during the past six months and now owns \$307,382 practically all of which has just been purchased. The amount of interest delinquent for more than one month is \$969.

Since December 12, 1894, when the Company began business, 14,189 mortgage loans have been made, aggregating \$280,000,000. The total losses of the Company from foreclosures in eighteen years amount to \$13,057.

The steady growth of the Company's business during the past eighteen years, bringing the outstanding Guaranteed Mortgages up to ONE HUNDRED AND TWENTY-FIVE MILLION DOLLARS, both evidences the public confidence in the strength of the Company's guarantee, and involves corresponding responsibilities and obligations. The guaranteed mortgage business, like many others, runs smoothly in prosperous times, but recurring periods of hard times should always be guarded against.

It is true that the steady growth of New York City furthers the safety of all existing mortgages, but it is also true that owners of property because of this growth are continually pressing for larger and larger loans, so that caution is always needed. To be entirely safe in lending, it is necessary to have technical knowledge and correct judgment and to use constant watchfulness over the movements of population, the shifting of nationalities, the new transportation systems and all the complex changes of industries and habitations within the city, which affect the value of land and buildings.

It behooves a prudent management to adhere to conservative real estate valuations—even at the cost of doing smaller business; to continue careful reinspections of all properties on which mortgages are being extended;

to enforce prompt payment of interest and taxes, and to maintain ample cash balances. With its sound and cautious methods, it is believed that this Company will add to the serv-

ice now furnished to its clients an even more valuable service when periods of depression arrive.

This Report in pamphlet form mailed on request.

Borrowers

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

Lawyers Title Insurance & Trust Co.

CAPITAL \$4,000,000 - - SURPLUS \$5,500,000

160 Broadway, Manhattan
1425 St. Nicholas Avenue, Manhattan
500 Willis Avenue, Bronx

188 Montague St., Brooklyn
1354 Broadway, Brooklyn
367 Fulton St., Jamaica

The Sidewalk Must Be Cleared

At
Your
Service

This is the edict of the Board of Estimate and Apportionment.

We have men trained to do this work carefully.
Write or telephone for estimate.

Jobbing and Repair Department

Cornell Iron Works

Telephone, Chelsea 550 and 279

603 West 26th St., New York

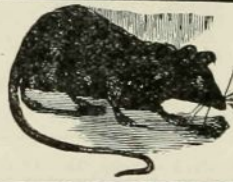


EXPERT EXTERMINATION

OF ANTS, ROACHES, BEDBUGS, MICE, RATS, FLIES and FLEAS
ALL WORK GUARANTEED

THEODORE MEYER, Inc., 34 E. 28th St.

Phone, 1925 Madison Square



Officers and Directors of the Brooklyn Board of Real Estate Brokers



WILLIAM G. MORRISEY - President
FRANK H. TYLER - Vice-President
THOMAS HOVENDEN - Treasurer
EUGENE J. GRANT - Secretary

DIRECTORS

DeHart Bergen *Howard C. Fyle*
Isaac Cortelyou *Eugene J. Grant*
William P. Rae *Isaac H. Cary*
Thomas Hovenden *David Porter*
Frank H. Tyler *A. J. Waldron*
Wm. G. Morrissey *F. B. Snow*
C. C. Mollenhauer *William H. Smith*
Fenwick B. Small

DIRECTORS EX-OFFICIO

John Pullman *Arthur B. Gritman*

Hempstead Meadows Wanted by Operators.

The growing demand for land on Long Island, close to the city line, for home purposes is reaching the stage where waterfront is coming into demand as well, and, inasmuch as Nassau County has figured prominently in the suburban land movement, it is now contemplated by various operators to induce the Township of Hempstead, which owns many acres of meadow land fronting on Hempstead and Hewlett's bays, to sell these holdings and thus enable the buyers to reclaim for structural improvement property that is lying unused and is consequently yielding no revenue to the township. It is claimed that the beneficial effect of such sale and reclamation is amply illustrated in the vicinity by the Windsor Land and Improvement Company, which has acquired a large parcel at East Rockaway, overlooking Hewlett's Bay, from private owners and is reclaiming a portion of it by the creation of a waterway and yacht harbor.

Long Island City's Expectations.

Long Island real estate interests are sanguine that they will see a building development there which will surpass anything in the history of the city heretofore. A local authority says it must be remembered that in Long Island City lots close to rapid transit can be bought today from \$2,500 to \$5,000 each, which is less than one-quarter of the price of lots suitable for the same class of improvement directly across the East River and about one-half the price of similar property in the Bronx.

It is claimed that Long Island City and sections along the Corona "L" extension are, in reality, the only sections which get the benefit of the dual subway system. That is, they are the only sections which will get the benefit of both the Interborough and B. R. T. subway systems for a five-cent fare. For, although it is not generally known, it is a fact that no part of Manhattan north of 59th street, and no part of the Bronx, will get any benefit whatever from the Brooklyn Rapid Transit part of the dual system.

—One-third of all the sugar refined in the United States is refined in New York State.

MEANS MUCH TO QUEENS.

Commissioner Williams Explains Features of Dual Transit System.

"Many sections of the city will have to wait five years, while tunnels under the river are being built, before they get the benefit of new rapid transit," said Public Service Commissioner G. V. S. Williams, "but the people of Queens are fortunate that within a year, or a trifle longer, some of those lines may be put in at least temporary operation, as both the bridge and tunnel are completed, and the only things which need to be constructed are connections and some minor changes made in the structures themselves.

"The building of an elevated line through Roosevelt avenue, which I hope will be extended through to Flushing at once, is a matter of much moment to the people, not only of Queens County, but the whole of Long Island; for a station has been planned at Woodside, in conjunction with the Long Island Railroad, by which passengers from that road may change, and for a five-cent fare be carried to any portion of the Borough of Manhattan.

"The third-tracking of the elevated roads in Brooklyn and the extending of the line from Cypress Hills to Jamaica will also be of great benefit to that section. The time from Jamaica by means of the elevated line to East New York, and thence on the new third track of the Broadway line across Williamsburgh Bridge, by way of the Centre street loop, will be forty-four minutes to City Hall, Manhattan. This will give the passengers the choice of three stations in Manhattan—Bowery, Canal street and City Hall—which, besides relieving the congestion at the terminal, will relieve the old Brooklyn Bridge to such an extent that the other trains operating there can make very much better time.

"Values to the south of Atlantic avenue will be greatly appreciated by the extension of the present elevated system, which now ends at Liberty avenue. This will connect at East New York with trains running down Broadway and Fulton street upon the third tracks, and enable people to make much better time; and I am assured that from Ozone Park to the City Hall station in New York trains will run in thirty-seven minutes. A comparison with the time it now takes to reach Manhattan from Ozone Park, for a five-cent fare, will be all that is required to show the benefits which this section is getting from the proposed contracts."

A Prophecy of Disaster.

Alfred Ludwig, the Assistant Superintendent of Buildings for the Borough of Manhattan, recently made the remarkable prophecy that we shall have a skyscraper disaster which will stagger humanity, and in this idea the Lumber Trade Journal wholly concurs, saying: "If such a calamity ever should come, it will be because of the fundamentally wrong construction of the elevator service. So long as elevators run in unprotected shafts, as they do at the present time, just so long will danger be imminent. It makes no difference whether a building is trimmed with wood or whether it is trimmed with steel, there is in every office building furniture and other combustible material which will make smoke. Smoke in a building with unprotected elevator shafts will rush up the shafts and spread through the building, and spreading through the building will create panic, and wherever there is panic there is great danger, and wherever a panic is acute, there is great loss of life."

—The estimated cost of the Roebling street improvement, in Brooklyn, will be \$650,000, according to the lowest estimates. The amounts to be raised by assessment will be as follows: Small area, \$65,000; large area, \$130,000; borough, \$29,500; city, \$162,500.

—The United States Civil Service Commission announces examinations on July 29 to secure eligibles from which to make certification to fill vacancies in the position of concrete building designer, and also in the position of steel bridge designer. Applicants should at once apply for Form B. I. A. 2 to the United States Civil Service Commission, Washington, D. C.

AUCTION SALES OF THE WEEK. MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 12, 1912 at the New York Real Estate Salesroom, 14 and 16 Vesey st. and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week

KETCHAM BROS.

ESTABLISHED 1891

EVERY BRANCH OF THE

Real Estate Business

Stuyvesant Section Properties
Our Specialty

129 RALPH AVENUE

Telephone, 86 Bushwick

BROOKLYN

are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

*Pine st, 27-9, ss, 137 e Nassau, runs s 74.5x35.2x17.10x9.6x3.2x2.6x10x94.8 x w 50.3 to beg, 13-sty stn office & str bldg; due, \$101,941.82; T&c, \$7,378.90; sub to a prior mtg of \$600,000; Herbt L Goodhart, \$758,333

*22D st, 457 W, ns, 491.10 w 9 av, 16.5x 98.9, 4-sty & b stn dwg; due, \$2,100.30; T&c, \$302; sub first mtg of \$8,500; Chas H Hauson, 11,577

*51ST st, 325 E, ns, 256.3 e 2 av, 18.9x 100.5, 3-sty & b stn dwg; due, \$8,701.93; T&c, \$272.41; adj to July 26.

*107TH st, 80 E, ss, 75 w Park av, 25x 100.11, 5-sty stn tnt; due, \$15,655.66; T&c, \$227.67; Jeannetta Herbst et al defendants, 16,300

*121ST st W, ns, 325 w Ams av, 25x 100.11, vacant; due, \$6,707.89; T&c, \$1,197.68; Bancroft Holding Co, 14,300

126TH st, 320 E (), ss, 325 e 2 av, 25x 99.11, 5-sty bk tnt; due, \$15,798.93; T&c, \$427.06; Sarah C Hadden extrx, 15,000

*131ST st, 250 W, see 8 av, 2174.

141ST st, 101 W (), nwc Lenox av (Nos 621-3), 100x39.11, 6-sty bk tnt & str; due, \$13,943.43; T&c, \$2,472.95; sub to pr mtg of \$65,000; Julius Coleman, 79,125

142D st, 100 W (), swc Lenox av (Nos 637-9), 100x39.11, 6-sty bk tnt & str; due, \$13,943.43; T&c, \$2,490.62; sub to pr mtg of \$65,000; Julius Coleman, 79,125

153D st, 449-53 on map 449-51 W (), ns, 240 e Ams av, 60x99.11, vacant; due, \$33,213.70; T&c, \$1,107.74; Title Guar & Trust Co, 30,000

178TH st, 866 on map 870 E (), see Crotona pkway (No 870), 116.3x35.9x100.1x 39.5, 5-sty bk tnt & str; due, \$39,221.53; T&c, \$1,623.89; Title Guar & Trust Co, 41,400

*182D st E, ns, 191.3 w Southern blvd, 50x100, vacant; due, \$2,308.76; T&c, \$1,000; L Napoleon Levy, 4,575

*187TH st W, nwc Audubon av, see Audubon av, ws, whole front bet 187th & 188th.

*188TH st W, swc Audubon av, see Audubon av, ws, whole front bet 187th & 188th.

*Audubon av, swc 188th, see Audubon av, ws, whole front bet 187th & 188th.

Audubon av (), ws, whole front bet 187th & 188th, 189.9x75, 6-sty bk tnt & str; due, \$36,854.22; T&c, \$4,589.41; Jacob Levy, 297,913

*Crotona pkway, 870, see 178th, 866, on map 870 E.

*Lenox av, 637-9, see 142d, 100 W.

*Lenox av, 621-3, see 141st, 101 W.

*Webster av, 3540, es, 513.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, \$5,137.30; T&c, \$157; Bronx Investment Co, 5,200

*Webster av, 3548, es, 585.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, \$5,137.30; T&c, \$157; Bronx Investment Co, 5,200

*Webster av, 3538, es, 495.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, \$5,133.82; T&c, \$157; Bronx Investment Co, 5,000

*Webster av, 3550, es, 603.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, \$5,130.42; T&c, \$157; Bronx Investment Co, 5,200

*Webster av, 3544, es, 549.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; due, \$5,140.82; T&c, \$157; Bronx Investment Co, 5,200

*Webster av, 3546, es, 567.3 n Gun Hill rd, 18x74.2, 2-sty bk dwg; due, \$5,140.92; T&c, \$157; Bronx Investment Co, 5,200

*1ST av, 174, es, 59.2 s 11th, 17.9x94, 3-sty bk tnt & str, 2-sty bk rear tnt; due, \$7,402.98; T&c, \$118.95; Edw Knapp, 11,500

5TH av, 2036 (), ws, 40.10 s 126th, 20x 85, 4-sty & b stn dwg; due, \$20,691.51; T&c, \$239.42; Leah Bartley et al admrs, 18,000

8TH av, 2174 (), es, 50.11 n 117th, 25x 100, 5-sty bk tnt & str; also 131ST ST, 250 W, ss, 285 e 8 av, 20x99.11, 3-sty & b stn dwg; partition; Gustave Levy et al, 46,000

HERBERT A. SHERMAN.

*116TH st, 338 E, ss, 225 w 1 av, 16.8x 100.10, 3-sty & b stn dwg; due, \$8,588.07; T&c, \$993.80; adj to Aug 12.

D. PHOENIX INGRAHAM.

Bedford Park Blvd, 243-7 (), es, 35 n Briggs av, 75x100, 3-3-sty bk dwgs; due, \$9,206.21; T&c, \$419.85; sub to a first mtg of \$11,000; Katie Keller, 43,347

SAMUEL GOLDSTICKER.

Concord av, 466 (), es, 175 n 145th, 25x 100, 3-sty & b stn tnt; due, \$2,208.53; T&c, \$528.10; Torquato Mancusi, 1,000

*Kingsbridge rd, 20, ss, 98 w Morris av, 16x80, 3-sty bk dwg; due, \$7,692.57; T&c, \$221.91; Alex S Fisher, 8,000

SAMUEL MARX.

Beaumont av, 2345 on map 2343 (), ws, 220 s 187th, 25x100, 4-sty bk tnt; due, \$3,482.07; T&c, \$—; sub to a first mtg of \$13,333.33; Louis Epstein, 14,000

St Ann's av, 111 (), ws, 75 n 132d, 25x 75, 5-sty bk tnt; due, \$9,750.33; T&c, \$474.52; Stephen J McCarthy, 10,000

JACOB H. MAYERS.

*Locust av, 280, es, 255 n 138th, 260x325 to East River x261x364, 1-2 & 3-sty bk bldgs of marble works; due, \$264,914.56; T&c, \$9,312.53; adj to Aug 2.

HENRY BRADY.

*Prospect pl, swc Anthony av, see Anthony av, swc Prospect pl.

The Title Insurance Co., of New York

CLINTON R. JAMES, President
JOHN D. CRIMMINS, Vice-President
CYRIL H. BURDETT,
Gen'l Mgr. and Counsel

FRANK L. COOKE, Secretary
CHAUNCEY H. HUMPHREYS, Ass't Sec'y
GERHARD KUEHNE, Jr., Ass't Treas.
Hon. ABRAHAM R. LAWRENCE, Counsel

Capital and Surplus, \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

135 Broadway, Manhattan, and 203 Montague Street, Brooklyn

New York Real Estate Security Co.

42 BROADWAY, NEW YORK

CAPITAL STOCK \$3,950,000

OFFICERS

THOMAS B. HIDDEN, President
WILLIAM E. G. GAILLARD, Vice-President
FRANK C. LITTLETON, Vice-President

LEGARÉ WALKER, Treasurer
CHARLES R. MCCARTHY, Secretary
E. J. ROBERTS, Comptroller

6% MORTGAGE BONDS

Offered at par (100) and interest. Denominations—\$1,000, \$500, \$100.

Principal and interest thoroughly secured by best class of improved, income-producing real estate on Manhattan Island, New York City.

Tax exempt in New York State.

A conservative and safe investment you should be familiar with.

John F. James

The Firm of

Clinton R. James

John F. James, Jr.

John F. James & Sons

Real Estate Brokers

ESTABLISHED 1858
Telephone, Main 7400-1

193 MONTAGUE ST
BROOKLYN

*27TH st, 265-73 W, see 8 av, 340.

*180TH st, 361 E, ns, 80 w Webster av, 19.11x100, 3-sty bk tnt; due, \$7,969.36; T&c, \$325.17; Sophia Johnson, 8,500

*Anthony av, swc Prospect pl, runs s95x w185 to Clay av xn75xe92.6xn20xe92.6 to beg, 1 & 2-sty fr bldg & vacant; due, \$8,872.06; T&c, \$3,743.95; H P Booth, 14,200

*Clay av, es, abt 20 s Prospect pl, see Anthony av, swc Prospect pl.

8TH av, 340 (), nec 27th (Nos 265-73), 24.6x81.10, 2, 3 & 4-sty bk tnts & str; due, \$47,324.40; T&c, \$1,078.11; Lena Hesserberg, 48,500

GEORGE PRICE.

*Bergen av, 643, ws, 222.6 n 152d, 25x 100, 2-sty & a fr dwg; due, \$1,504.82; T&c, \$450; Chas Wilhelm, 3,100

Total \$1,604,795
Corresponding week, 1911..... 412,950
Jan. 1st, 1912, to date..... 30,815,871
Corresponding period, 1911.... 30,001,743

AUCTION SALES OF THE WEEK. BROOKLYN.

The following are the sales that have taken place during the week ending July 10, 1912.

WM. H. SMITH.

Fulton st, ss, 100 e Buffalo av, 25x100; Jos Levy, \$5,000

Fulton st, ss, 125 e Buffalo av, 25x100; withdrawn

Logan st (*), ws, 1050 n Dinsmore pl, 50x150; Danl T O'Brien, 1,700

Maujer st, ns, 46 w Waterbury, 46x100 x45.9x100; also MAUJER ST, swc Waterbury, runs s190 to Ten Eyck, xw394.8xn95 xe49.5xn95xe269.1xn95xe247xn95 e 49.2 to beg; Martin Mayer & Geo N Webster, 49,300

Maujer st, swc Waterbury, see Maujer, ns, 46 w Waterbury.

Milford st (*), es, 190 n Blake av, 40x 100; Jno C Weisinger et al, 500

Pacific st, ns, 326.6 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; also PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x100; adj to Aug 9.

Pacific st, ns, 351 w Hopkinson av, see Pacific, ns, 326.6 w Hopkinson av.

Pacific st, ns, 375.6 w Hopkinson av, see Pacific, ns, 326.6 w Hopkinson av.

Seeley st (*), ss, 20 w 18th, 20x90; Carl S Burr Jr, 3,000

Sterling pl, ns, 27 w Saratoga av, 36.6x 100; also STERLING PL, ns, 63.6 w Saratoga av, 36.6x100; Belmont Powell Holding Co, 41,500

Sterling pl, ns, 63.6 w Saratoga av, see Sterling pl, ns, 27 w Saratoga av.

2D st, sws, intersec sec 8 av, 95.9x95; adj sine die.

REAL ESTATE MORTGAGES

TRADE MARK

Mortgage Loans Is Our Business

We are constantly negotiating loans for prominent lenders and borrowers, thus indicating the value of our service to both.

Twenty-six years of mortgage loan experience and a complete equipment enable us to render this service.

For efficient service, call, write or 'phone

Remsen Darling
Tel. 3500 Cortlandt 170 Broadway
Member Real Estate Board of Brokers

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

EXPERT APPRAISER

S. WELSCH

207 MONTAGUE STREET
Brooklyn

Tel. 2738-9 Main Branch, 177 Seventh Avenue

We can save you 25% on all repairs.

Henry Nichols & Co.

Painters and Decorators

Estimates Furnished

PAINTERS' SUPPLIES
PAPERHANGING AND PLASTERING

574 ELEVENTH AVE., NEW YORK

Telephone, Bryant 8172 Bet. 43d and 44th Sts

S. NOONAN

Real Estate and Insurance

Tel., 1030 Prospect 75 Sixth Ave., cor. Flatbush

**BROOKLYN'S OLDEST
Real Estate Office**

FIRM ESTABLISHED 1843

**The Chauncey
Real Estate Co.**

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones, 4300, 4301, 4302 Main

Appraisers Auctioneers

AGENTS AND GENERAL

Real Estate Brokers

Members
Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers

Money to Loan on First Mortgages

4½ and 5%

Joseph T. McMahon

**REAL ESTATE and
MORTGAGE LOANS**

188 and 190 MONTAGUE STREET

BROOKLYN

Telephone 834 Main

**SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES**

Telephone { 44 } Bedford { 45 } Established 1884

Member

Brooklyn Board of Real Estate Brokers
New York Board of Real Estate Brokers
Allied Real Estate Interests

FRANK H. TYLER

REAL ESTATE BROKER

Appraiser Manager

Expert Testimony Mortgage Loans

1183 FULTON ST., BROOKLYN

Firm Established 1874

CORWITH BROS.

**Greenpoint
Real Estate**

Factory Sites

A SPECIALTY

Mortgage Loans, Appraisals, Insurance

Entire Management of Property

851 Manhattan Ave., Brooklyn

WM. H. SMITH

**Real Estate Auctioneer
Broker and Appraiser**

Special attention given to Auction
Sales of Real Estate, for Executors,
Trustees, Receivers, Partition, Fore-
closure or Voluntary Sales, with best
possible results.

REAL ESTATE BUILDING
189 Montague St. Brooklyn

Telephone 1063 Main

18TH st, ss, 240 e 10 av, 60x100.2 & be-
ing lot 19 blk 884 sec 3; foreclos of tax
lien; Addison S Sanborn. 800

36TH st, sws, 320 nw 15 av, 20x100.2;
withdrawn.

76TH st, sws, 311 nw 18 av, 80x100;
adj to Aug 7.

81ST st, ns, 240 w 4 av, 100x109.3, va-
cant; admrx sale; Theo Schneider. 3,475

82D st, sws, 100 se 10 av, 100x160; S U
Bally. 1,900

82D st, nes, 410 nw 17 av, 20x100; Wm
Gremier. 3,000

82D st, nes, 390 nw 17 av, 20x100; Wm
Gremier. 3,000

82D st, nes, 430 nw 17 av, 20x100; Wm
Gremier. 3,000

Atlantic av, nwc Radde pl, 95x16.8;
withdrawn.

Atlantic av (*), ns, 351.7 w Utica av, 26.9
x99.1; Mary B Francisco. 1,200

Av K, ns, 40 w E 19th, 40x100; In-
vestors Mtg Co. 6,145

Blake av (*), nwc Milford, 100x90; Albro
J Newton. 500

DeKalb av (*), nws, intersec sws Bush-
wick av, 63x26.10; Henry rGasman. 15,000

Ft Hamilton pkwy, 280S, ses, 47.2 sw E
5th, 17x100, 3-sty bk dwg admrx sale;
withdrawn

Greenwood av, 710, ss, 125 w Sherman,
25x100, 3-sty fr dwg; admrx sale; with-
drawn.

Kent av (*), nes, 42.9 se Clymer, 20.6x
62.4; Williamsburgh Svags Bank. 2,500

Lafayette av, ss, 100 e Stuyvesant av,
20x100; Paul Dabow & wife. 3,650

Nostrand av (*), ws, 88.11 e Hawthorne,
17.1x90; Ernest J Herlt. 3,000

Rockaway av (*), ss, 40 w Schenck av,
60x100; Eliza A Pill. 4,890

WM. P. RAE CO.

Henry st, ws, 375 n Neptune av, 41x
139.6; withdrawn.

Madison st (*), ss, 100 w Ralph av, 25x
100; Leopold M Heidenheim. 10,000

Madison st (*), ss, 125 w Ralph av, 25x
100; Leopold M Heidenheim. 10,000

Sumpter st (*), ss, 345 w Rockaway av,
26.8x100; German Svags Bank. 9,500

Warwick st (*), es, 130 s Dumont av,
20x90; Henry V D Voorhies. 3,000

84TH st (*), sws, 100 se 21 av, 30x100;
Geo Roes. 7,000

Watkins av, ws, 150 n Belmont av, 48.6
x100; Jas R Sloss. 5,250

21ST av, es, 400 n Benson av, 50x98.6;
withdrawn.

JAMES L. BRUMLEY.

Ryder st (*), sws, 352.4 nw Av R, runs
s 260.3 to Av R xsw31.11xn492.3xse124.10
to beg; Julius Biederman. 200

Woodbine st, ses, 450 sw Central av, 25
x100; withdrawn.

Woodbine st, ses, 475 sw Central av, 25
x100; withdrawn.

THE CHAUNCEY REAL ESTATE CO.,
LTD.

Erasmus st, swc Rogers av, 36.4x173.9x
38.5x173.3; Jno McMonagle. 12,600

SAMUEL MARX.

Dean st (*), nec Boerum pl, 22x42; Salin
Elias et al. 2,000

Hicks st, sec Pacific, see Dean, nec
Boerum pl.

CHARLES SHONGOOD.

Grafton st, ws, 400.5 s Pitkin av, 50x
154; Morris Danisky. 2,365

E 3D st, es, bet Avs U & V, lot 72;
FORECLOS of tax lien; Lipman Lipsitz. 25

Bay 34TH st (*), ses, 680 sw Benson av,
91.2x96.10; Alfred B Potterton et al. 4,000

48TH st, ns, 300 w 5 av, 20x100.2; Ex-
aminers Realty Co. 3,100

51ST st, ss, 140 e 3 av, 20x100.2; with-
drawn.

Atlantic av (*) ns, 378.5 w Utica av,
26.9x99.1; Mary B Francisco. 1,200

6TH av, ws, 134.6 s 74th, 20.8x118.10;
withdrawn.

Total \$223,400

Corresponding week, 1911....\$291,817

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales
for Manhattan and the Bronx to be held
at the Real Estate Salesroom, 14 and 16
Vesey st, and the Bronx Salesroom, 3208-
10 3 av, unless otherwise stated.

JULY 13.

No Legal Sales advertised for this day.

JULY 15.

78TH st, 344 E, ss, 210 w 1 av, 20x102.2,
4-sty stn int; Frederic E Klein et al exrs
agt Frank Ibert Bwg Co et al; Keller &
Klein (A), 271 Bway; Jas A Foley (R);
due, \$4,026.81; T&c, \$144.86; sub to a first
mtg of \$11,000; Henry Brady.

109TH st, 127 E, ns, 255 e Park av, 25x
100.11, 5-sty stn tnt & str; Metropolis
Securities Co agt Christopher F Campbell
et al; Louis B Hasbrouck (A), 257 Bway;
Nathan A Smyth (R); due, \$23,753.83; T
&c, \$769.37; Herb A Sherman.

JULY 16.

10TH st, 111 E, ns, 180 e 3 av, 21x94.6,
3-sty bk loft & str bldg; Sarah Hamill

et al agt Anthony Masset et al; Howell
Bros (A), 16 Court Bklyn; Edw D Dowl-
ing (R); due, \$16,127.05; T&c, \$1,900; mtg
recorded May20'05; Jos P Day.

119TH st, 132 E, ss, 265 e Park av, 20x
100.11, 5-sty bk tnt & str; Edw Roesler
et al trstes agt Middle-Town Realty Co
et al; Middleton S Borland (A), 31 Nas-
sau; Walter B Caughlin (R); due, \$17,-
512.72; T&c, \$875; mtg recorded Oct4'09;
Jos P Day.

2D av, 2371-3, ws, 37.6 s 122d, 37.6x100,
6-sty bk tnt & str; Francis Speir et al
trstes agt David Feigensohn et al; Speir
& Bartlett (A), 52 Wall; Jno H Rogan
(R); due, \$42,240.65; T&c, \$1,465.36; mtg
recorded July19'07; Jos P Day.

JULY 17.

Elsmere pl, 854 on map 852, ss, 353.3 w
Southern blvd, 40x100, 5-sty bk tnt; Alice
P Butman admrx agt Wm C Egan et al;
Fredk St John (A), 2 Rector; Leo Leven-
tritt (R); due, \$27,340.33; T&c, \$1,300; Jos
P Day.

Decatur av, 3223, ws, 391.7 n 205th, 25x
100, 2-sty fr dwg; Henry R Wood agt
Ada Realty & Mtg Co et al; action 2;
Dutton & Kilsheimer (A), 203 Bway; Jos
Pool (R); due, \$6,571.41; T&c, \$240.23;
mtg recorded Aug4'09; Jas L Wells.

JULY 18.

152D st, 622 W, see Riverside dr, 745-9.

Boone av, 1499, ws, 175 s 172d, 25x100,
3-sty fr dwg; Bronx Svags Bank agt Benj
Viau et al; David B Simpson (A), 165
Bway; Nathan A Smyth (R); due, \$5,-
412.60; T&c, \$409.17; Jos P Day.

Hughes av, 2302, es, 125 n 183d, 25x100,
2-sty fr tnt & str & 1-sty fr rear bldg;
Bronx Svags Bank agt Peter W Schlosser
et al; David B Simpson (A), 165 Bway;
Arthur C Patterson (R); due, \$2,799.22;
T&c, \$467.94; Jos P Day.

Mt Vernon av, es, 192.1 n 233d, runs ne
48.5x105.2x25x5w—xs25xw119.1 to beg,
vacant; also NAPIER AV, ws, 196 n 233d,
50x100, vacant; Anne Pyne agt Cath Cur-
ran et al; Olcott, Gruber, Bonyng & Me-
Manus (A), 170 Bway; Ely Rosenberg
(R); due, \$3,272.58; T&c, \$517.39; Jos P
Day.

Napier av, ws, 196 n 233d, see Mt Ver-
non av, es, 192.1 n 233d.

Riverside dr, 745-9, see 152d (No 622),
99.11x140, 6-sty bk tnt; Joel Newman agt
Onondaga Bldg Co et al; Sternberg, Ja-
cobson & Pollock (A), 309 Bway; Emanuel
Blumenstiel (R); due, \$29,488.79; T&c, \$2,-
718.50; sub to a first mtg of \$250,000; Jos
P Day.

2D av, 1846, es, 100.8 s 96th, 25x100, 5-
sty bk tnt & str; Hahnemann Hospital of
City of NY agt Elias Goodman et al;
Julius H Seymour (A), 280 Bway; Chas
H Strong (R); due, \$21,367.23; T&c,
\$756.20; Bryan L Kennelly.

JULY 19.

Mulberry st, 145-7, ws, 99.2 s Grand,
50.4x100x47.8x98.11, 6-sty bk loft & str
bldg; Henry Burden trste agt Thos A
Hay et al; Eugene Smith (A), 49 Wall;
Edw S Brogan (R); due, \$52,793.85; T&c,
\$2,338.91; Jos P Day.

73D st, 120 E, ss, 175 e Park av, 18.9x
102.2, 3-sty & b stn dwg; Jos Shaeffer
agt Louis Jacoby et al; Steiner & Peter-
sen (A), 309 Bway; Edw L Parris (R);
due, \$8,260.74; T&c, \$850.66; sub to three
mtgs aggregating \$30,000; Jos P Day.

JULY 20.

No Legal Sales advertised for this day.

JULY 22.

160TH st, 422 E, ss, 175 w Elton av, 25x
100, 2-sty fr dwg; Dorothea Schultze agt
Francis L Kohlman et al; Almuth C Van-
diver (A), 32 Nassau; Albert W Ransom
(R); due, \$3,312.10; T&c, \$355.37 & other
taxes & assessments aggregating \$1,-
589.99; mtg recorded Dec2'03; Herbert A
Sherman.

Carter av, 1867, ws, 82.2 s Tremont av,
16.8x75.3x16.8x76.2, 3-sty fr tnt; Northern
Bank of NY agt Besse M McQuade et al;
Breed, Abbott & Morgan (A), 32 Liberty;
Michl J Egan (R); due, \$6,782.79; T&c,
\$810.01; mtg recorded Apr9'07; Jos P Day.

ADVERTISED LEGAL SALES.

BROOKLYN.

be held at the Brooklyn Salesroom, 189
Montague st, unless otherwise stated:

JULY 13.

No Legal Sales advertised for this day.

JULY 15.

18TH st, ss, 100 e 3 av, 25x50; Selah
B Strong 3d, trste agt Elise Steuder;
Thos B Peters (A), 3 Rector, Manhattan;
Jno J Haggerty (R); Chas Shongood.

JULY 16.

Van Sicklen st, ws, 64.3 s Av T, 20x87.4;
Home Title Ins Co of NY agt Harry Shaw
et al; Henry J Davenport (A), 375 Pearl;
Jno H Steenwerth (R); Wm H Smith.

E 29TH st, es, 170 s Av C, 30x100;
Schroeder & Arguimbau agt Chas O Klotz
et al; Goldsmith, Cohen, Cole & Weiss (A),
45 Wall, Manhattan; Elmer G Sammis (R)
L J Phillips & Co.

E 35TH st, ws, 260 n Beverly rd, 20x100;
Postal Life Ins Co agt Dorey Realty Co
et al; Action No 2; Hirsh & Newman (A),
391 Fulton; Isaac Lublin (R); Wm H
Smith.

E 35TH st, ws, 21 n Beverly rd, 19.8x100;
same agt same; Action*3; same (A); same
(R); Wm H Smith.

ESTABLISHED 1879

William P. Rae Co.

Main Office
180 MONTAGUE STREET

Uptown Branch
400 Nostrand Av., adj. Gates Av.

MANAGERS
APPRAISERS
AUCTIONEERS

BROOKLYN AND QUEENS

WE REPRESENT

JAMAICA HILLCREST
SEA GATE N. Y. HARBOR

OFFICE ON EACH PROPERTY

Member Brooklyn Board of R. E. Brokers

DAVID PORTER

Real Estate Agent
Broker, Appraiser

APPRAISER FOR
The State of New York
The City of New York
The Home Trust Company
The Equitable Life Assurance Society
The U. S. Title Guaranty Co.

189 MONTAGUE STREET
Telephone, 828 Main **BROOKLYN, N. Y.**

Members
Brooklyn Board of Real Estate Brokers

BROOKLYN
ESTATE MANAGERS

CHAS. L. GILBERT, President

NOAH CLARK, Inc.

REAL ESTATE
INSURANCE

Water Fronts, Factory Sites, Appraisals
Main Office
837 Manhattan Avenue

Branches
545 Morgan Avenue 753 Nostrand Avenue
BROOKLYN, N. Y.

Member Brooklyn Board of Real Estate Brokers

Fenwick B. Small

BROKER
APPRAISER
MANAGER

939 Broadway, **Brooklyn, N. Y.**
Telephone, 5180-5181 Williamsburgh

Member Brooklyn Board of Real Estate Brokers

JOHN E. HENRY

REAL ESTATE
BOUGHT AND SOLD

Mortgages Secured Insurance
1251 BEDFORD AVENUE
Telephone, 5500 Bedford **BROOKLYN**

CLARENCE B. SMITH

Real Estate
Broker, Appraiser and Manager
Established 1890

Phone, 661 Bedford 1424 FULTON ST.

J. Sterling Drake

29 BROADWAY, NEW YORK

22 Years' Experience in Real Estate
References Cheerfully Furnished
Real Estate in all its Branches.
Expert for Richmond Borough

Bushwick av., sws, intersec ses Gates av, runs se50xsw99.10xse30.1xsw—xnw80.1xne 25 to beg; Emmeline Bishop agt Mary E Colborne et al; S M & D E Meeker (A), 217 Havemeyer; Alfred J Gilchrist (R); Wm P Rae.

Washington av., ws, 342.1 s Fulton, 18x 130.9; Aug J Chabot agt Thos F Stinson et al; Henry J Davenport (A), 375 Pearl; Chas Oechler (R); Wm H Smith.

Washington av., ws, 250 s Willoughby av, 75x200; Kings County Trust Co agt Frank Torn et al; Geo V Brower (A), 44 Court st; Alvah W Burlingame (R); Wm P Rae.

JULY 17.

Bainbridge st., ss, 160 e Saratoga av, 26.8x100; Edw A Maass agt Bernhard Tietz et al; Action 1; Chas C Suffern (A), 203 Montague; Jno McCrate (R); Wm H Smith.

Bainbridge st., ws, 186.8 e Saratoga av, 26.8x100; same agt same; Action 2; same (A); Eugene V Brewster (R); Wm H Smith.

Pacific st., ss, 447.4 e Rochester av, 16.8 x107.2; Bertha Steinberg agt Gertrude N Phillips et al; Maxwell Wyckoff (A), 808 Bway; Sidney F Strongin (R); Charles Shongood.

JULY 18.

St Johns pl ns, 100 w Albany av, 210x 112.9; Sheriff's sale of all right, title & which Classon Constn Co had on —; Chas B Law, sheriff; Wm P Rae.

7TH st., nes, 264.6 se 8 av, 16.8x100; Alex Levy agt Janet M Turnan et al; Martin S Cohen (A), 302 Bway; Alfred F Upton (R); Chas Shongood.

86TH st., nes, 230 nw 19 av, 60x100; Martin A Metzner agt Anna M Goodheart et al; Edwin Kempton (A), 175 Remsen; Harris G Eames (R); Wm H Smith.

Av D., ns, 60 e E 26th, 20x90; Eleanor S Baker agt Jno Martin et al; Edwin Kempton (A), 175 Remsen; Robt B Bach (R); Wm H Smith.

Av D ns., 40 e E 26th, 20x90; Caroline M Hasbrouck agt Jno Martin et al; Edwin Kempton (A), 175 Remsen; Robt H Koehler (R); Wm H Smith.

Av D., ns, 20 e East 26th, 20x90; Ida B Olney et al agt Jno Martin et al; Edwin Kempton (A), 175 Remsen; Fred B Maerle (R); Wm H Smith.

Benson av., nes, intersec ses Bay 17th, 96.8x71; Bond & Mortgage Guar Co agt Frank J Bloomer et al; Edwin Kempton (A), 175 Remsen; Richard C. Addy (R); Wm H Smith.

Eastern Parkway., ss, 444 e Albany av, 20x120.7; Henry Roth Bldg Co agt Jessamine Realty Co et al; Harry E Lewis (A), 215 Montague; Adolph Feldblum (R); Wm P Rae.

Fort Hamilton av., ses, intersec nes 54th, 101.9x273.3; Jno S Campbell agt Thos Smith Constn Co et al; Herbert Reeves (A), 55 Liberty; Jay S Jones (R); Wm H Smith.

Van Sielen av., ws, 20 s Belmont av, 18x 95; Jno Doscher agt Sophie Weber et al; Jas A Sheehan (A), 44 Court; J Gardner Stevenson (R); Wm H Smith.

Washington av., ws, 86 n St John's pl, 20x106.4; Oswego City Savings Bank agt Norman G Cooper et al; Cary & Carroll (A), 59 Wall, Manhattan; Chas C Miller (R); Jas L Brumley.

Lots 416, 420, 421, 455, 456 & 457. map of Bath Beach; Caroline L Burkley agt Cath Kerrigan et al; Howard C Conrady (A), 204 Montague; Isaac N Seiwright (R); Wm H Smith.

Lots 35, 36, 37, 38 & sw 1/2 lot 34. map of est of Stephen Abrams; Melvin Brown agt Jno H Bonnell et al; Jas A Sheehan (A), 44 Court; Jos H Kohan (R); Wm H Smith.

JULY 19.

Harrison pl., ss, 200 w Porter av, 25x 100; Bond & Mortgage Co agt Calogero C Giambalvo et al; Edwin Kempton (A), 175 Remsen; Edw R W Karutz (R); Wm P Rae.

Graham av., es, 50 s Ainslie, 25x100; Williamsburgh Savings Bank agt Eliz Fletcher et al; Edwin Kempton (A), 175 Remsen; Myles Purvin (R); Wm P Rae.

Hegeman av., ns, 140 w Junius, 29x90; Abraham Rosenthal agt Saml Peris et al; Law & Holtzmann (A), 115 Bway, Manhattan; Abraham Rockmore (R); Wm P Rae.

Rockaway av., ws, 185.9 s East New York av, 25x100; Germania Savings Bank agt Louis Berney et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Arthur L Hurley (R); Wm H Smith.

JULY 20.

Parcel of land bounded e by land of Francis & Bot Oliver, s by land of Wm Pappaw, w by land of Johannes H Lott and n by land of Barnett Wyckoff, formerly in town of Flatlands; Adolph Lucker agt Olin F Bancroft et al; Wm W Butcher (A), 215 Montague; Chas J Carroll (R); Wm H Smith.

JULY 22.

W 15TH st., ws, 880 n Neptune av, 87.1x 9.4x128.9x104.3; Chas A Mitchell et al agt Alfredo Santo et al; Jos G Giambalvo (A), 732 Flushing av; Asa F Smith (R); Chas Shongood.

Van Sinderen av. es, 225 n Liberty av, 20x100; also VAN SINDEREN AV, es, 215 n Liberty av, 20x100; Pietro Divella agt Domenico Di Fede et al; Emil Kreis (A), 44 Court; And C Troy (R); Wm P Rae.

Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

Realty Associates
Capital and Surplus \$5,000,000
162 REMSEN ST. **BROOKLYN**
Telephone 6480 Main

Wants and Offers.

All Defective and Unmarketable Titles Cured under Torrens System

Real estate owners are now registering titles under Torrens Law. Consultation Free. **MATHEW J. WHEELAHAN, OFFICIAL EXAMINER, 220 Broadway. Tel. 2024 Cort.**

MACHINERY WANTED: Compressor—second hand air compressor, steam or electrically driven; approximately 800 cu. ft. capacity; state full particulars. "COMPRESSOR," Box 25, Record and Guide.

INTELLIGENT, capable woman of good address, having a thorough knowledge of real estate, desires a position of "Renting Agent on the premises" of a high class apartment; salary or commisison. BOX 20, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., Cor. 86.

WANTED—Two 2nd hand locomotive boilers from 75 to 100 h. p. each. Address "BOILER," Box 35, Record and Guide.

Put Your Want Ads In The Record and Guide

A NEW CREATION

WEBSTER'S
NEW INTERNATIONAL
DICTIONARY

THE MERRIAM WEBSTER

The Only New unabridged dictionary in many years.
An Encyclopedia. Contains the pith and essence of an authoritative library.
The Only Dictionary with the New Divided Page.
400,000 Words Defined. 2700 Pages.
6000 Illustrations. Cost \$400,000.
Write for sample pages.
G. & C. MERRIAM CO., Springfield, Mass., U.S.A.





Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary and Treasurer

Nos. 11 to 15 East 24th Street, New York City
(Telephone, Madison Square, 8900.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

Copyrighted, 1912, by The Record and Guide Co.

Most of the current Manhattan deals are trades, says the "Monthly Bulletin" of the Real Estate Board of Brokers, which, mindful of the silver lining, adds that the brokers are entitled to a double commission.

The June building figures collected by "Bradstreet's" from 121 cities of the United States show an increase not only over the corresponding month of 1911, but also over May of this year. The estimated cost of the new constructions for which plans were filed in the cities in question was \$84,023,271 last month, as against \$83,668,036 in May, 1912, and \$78,309,951 in June a year ago.

During the recent waiters' strike, a hotel proprietor was quoted as saying that he lost money on his restaurant, and that the profits of the hotel business depends upon the bar receipts and room rentals. His line of reasoning is of the same astigmatic kind as that of the railway presidents who are trying to make us believe we accept charity in riding on commutation tickets.

The United States League of Building Associations closed its three day convention at Atlantic City on Thursday afternoon with the election of these officers: President, Charles O'Connor Hennessy, New York; vice-presidents, W. J. Bayersdorfer, Shreveport, La.; Charles E. Clark, Covington, Vt.; Peter Hinkel, Chicago; treasurer, Joseph K. Gamble, Philadelphia; secretary, H. F. Collarius, Cincinnati; assistant secretary, H. W. Pinkham, Quincy, Mass. Milwaukee was selected as the next meeting place.

The organ of the Allied Real Estate Interests has been changed from a weekly to a monthly and appears for July under the new name of "The Real Estate Magazine," in place of "City Life." The leading articles are "Real Estate as a Profession," an address read by George T. Mortimer before the National Association of Real Estate Boards, a paper on "Real Estate Boards as an Investment Security," by George A. Hurd, reprinted from "Annals of the American Academy of Political and Social Science," and a paper by Dock Commissioner Calvin Tomkins on "Real Estate and Port Development." The editor of the magazine is F. A. Austin, with Joseph P. Day, Walter Lindner and Mr. Mortimer as department editors.

Interesting developments in the Borough of Richmond are foreshadowed by the Board of Estimate's approval last Thursday of the route and general plan of construction of the proposed subway from 67th street, Brooklyn, to Staten Island. A short distance from the Staten Island shore the single tube from Brooklyn will branch off in two directions, one going to Stapleton and the other to St. George. For many years the directions of growth of the borough have been influenced by the fact of its transportation facilities being centered mainly at St. George, the point geographically nearest Manhattan. If in the future the bulk of the travel swings around through Brooklyn by subway, there will necessarily be a considerable shifting of real estate values on the island. New areas will be opened for settlement, and it seems likely that Richmond will reproduce, on a smaller scale, perhaps, the real estate and building boom which Queens has enjoyed since it was annexed to Manhattan by rapid transit.

Crosstown Subways.

The Public Service Commission has done well to lay out across 34th street from Second to Ninth avenue a route along which can be operated a moving platform. Undoubtedly the one respect in which the new dual subway system may need supplementing is in respect to crosstown traffic in Manhattan. Crosstown subways at all the important streets from 14th street north would add very much both to the efficiency and the traffic of the new system—particularly in case some advantageous arrangement could be made for transfers. It is very much to be hoped that these subways can be operated as moving platforms. Moving platforms constitute the best possible method of transit for short distances. They enable passengers to get on or off at any point, and they avoid delays of all kinds. If they are installed and prove to be successful, they should become useful agencies for stimulating the spread of business to the east and to the west. Eventually we should think it would be worth while to consider the construction of a moving platform along Fifth avenue from 14th to 59th streets. Such a means of transit would be enormously beneficial to the retail trade of that thoroughfare. It would provide an almost perfect system of short-distance travel, whereby passengers could for a small price get from one end of the Fifth avenue shopping district to the other. The moving platform could be so planned as not to interfere with the construction of an express subway—whenever such a subway might become necessary.

Necessity of an Improved Street System.

The proposal to lay out a street connecting Seventh avenue and 34th street with Fifth avenue at 40th street has naturally aroused a great deal of opposition in the Local Board of Public Improvements. Every proposal of this kind affects the interests of some property owners adversely, and all property owners in any neighborhood dread the expense of a costly street opening proceeding. They know how unequitably the assessment principle frequently works, and what losses the owners of abutting real estate frequently suffer because of legal delays and administrative bungling. Under existing conditions this local opposition is usually sufficient to prevent the successful carrying out of street widening or opening proposals in the older parts of the city, but it should not be sufficient to prevent the proposed construction between Fifth and Seventh avenues. Doubtless the laying out of such a connection might affect to some extent the interests of property owners on Seventh avenue between 34th and 42d streets, but the injury would be slight and might easily be made up by the benefit which Seventh avenue north of 34th street would receive from the increasing development, as the result of the improvement of Seventh avenue south of 34th street. Apart from this possible injury the only property owners affected would be those which had parts of their property taken away from them and those who would be assessed for the expense. But in this case, as in all similar cases, you cannot have an omelet without breaking eggs. The method of carrying out street opening plans is a bad one, and is both unnecessarily burdensome to private property and unnecessarily costly to the city, but it is the only legal method and it cannot be changed without an amendment to the constitution. When the opening of a new street is proposed, the only questions are: Will this particular plan be sufficiently beneficial to pay for its expense? And can the city afford the money?

Whether or not New York can afford the expense of connecting Seventh and Fifth avenues the Record and Guide does not pretend to say, but as to the intrinsic desirability of the proposed new street there is not the shadow of a doubt. The city could not spend \$15,000,000 in any way which would add more to the taxable value of real estate, and be of more benefit to the circulation of traffic and the distribution of business in Manhattan. The crying necessity of an improved street system in Manhattan is

diagonal streets, and several plans have been proposed—such as the connection of the Queensboro Bridge Plaza with Greeley Square. But the expense of all such ambitious projects makes them out of the question. A diagonal street between Fifth avenue at 40th street and Seventh avenue at 34th street would not be excessively expensive, while at the same time it would be almost as useful as some bigger scheme. It would divert traffic from Fifth avenue and from 42d street and from 34th street, and would relieve congestion along those lines. It would give the large motor traffic that will come up from lower New York along the new Seventh avenue a much needed way of reaching the Grand Central Station and the Upper East Side. The new street itself will provide increased space for retail trade in the very district where such space is most necessary, and would in this way solve the problem of many storekeepers who are now disadvantageously situated near Madison Square and need good locations farther north—which they cannot find or cannot afford. All these considerations are so obvious and so compelling that the new street would be a certainty—in case the city could afford the money. Many friends of good city planning devoutly hope that the Board of Estimate will be able to decide that the money can be afforded. If it is not laid out soon it will never be laid out. Just at present a curved line can be run which would not demand the tearing down of many modern buildings, but this will not be for long. The side streets between Fifth and Sixth avenues are being improved very rapidly and within five years there will not be many old brownstone houses on these streets. When that day comes the new street will at once be more necessary and at the same time excessively destructive and expensive. It has been the usual history of such projects that they are delayed until they become impossible; and it will require a vigorous agitation, in case such a result is to be avoided, in the present instance.

Office Building Projects.

Notwithstanding the complaints about vacancies, a considerable number of new office buildings continue to be erected every year in the financial district. The current year has indeed been less active in this respect than was the preceding year. The new Adams Express company's office building is the only enterprise of any importance which was started last spring. But the second half of the year may prove to be more fruitful in this respect than was the first half. The acquisition of the southeast corner of Wall and Broad streets by J. P. Morgan & Co. is generally assumed to mean the erection of a skyscraper on the plot, and unless we are very much mistaken the new building will be at least as tall as that of the Bankers' Trust Company. The skyscraper, owned by that company, which was only finished last spring, is already almost entirely leased at unusually high rentals, and it is probable that a Morgan building diagonally opposite could be filled with less delay and at even higher prices.

Some years ago a rumor was published that the whole block front on the east side of Broad street, including the old Mills Building, would be torn down and a tall building substituted. It is possible that some such project is now being considered. It would be possible to erect on the whole frontage a better planned skyscraper than could be built on the Morgan corner alone; and the light of many of the offices in a building on the Morgan corner would always be threatened by the construction of a building just as tall on the land immediately to the south. In this particular location all the space which could be included in any new building, no matter how tall or how large in area, could be easily rented.

It is also rumored that announcement will soon be made of the sale of the block on which the Equitable Building formerly stood; and it is, of course, intrinsically probable that such will be the case. Not even a big insurance company can keep a block worth \$10,000,000 or more idle for a very long period. At the same time it will not be an easy matter either to

dispose of it or use it to advantage. Its improvement with a building no more than twenty stories high would add an amount of rentable space to the available stock which could be taken off the hands of its producer very slowly. Indeed, it looks very much as if the Equitable Life Assurance Society, in order to dispose of the property on advantageous terms, would be obliged either to lend the money for the new building or agree to lease a certain proportion of the space in it. In either event the plans of the company constitute the most interesting piece of news now hanging over the real estate market. In the beginning it seemed incredible that a block which had been accumulated at such a huge expense, and which was too costly to be handled except by some big financial institution,—it seemed incredible that such a block either could be disposed of to advantage or would be sold by the company. As a piece of property it looks about as valuable to the Equitable Life Assurance Society as it would be to any other association or corporation, and if the Equitable sells, what will it do for an official residence? It can hardly be claimed that an insurance company can afford to dispense with an official residence, and if so, whither will it go? Doubtless it could find cheaper quarters uptown, but would they be as advantageous? All these questions will soon be answered, and the answers which are made may have an important influence upon certain phases of the real estate market during the coming season.

The Week in Real Estate.

The transactions in city property put through this week were few in number, and none of them represented any considerable permanent investment of capital. The class from which investment buyers for city realty are recruited is practically out of the market at this time of year. Brokerage reports dealt for the most part with exchanges of equities and speculative purchases.

Professional operators were the chief contributors to the week's seasonably normal activity. They bought more freely than they did a year ago, and their purchases covered a fairly wide range of property. The current professional activity is based on the expectation that the investment market must respond next fall to the stimulating influence of rapid transit building, good crops and improved general industrial conditions.

That laymen share the confidence of professionals as to the immediate future is shown by the very considerable number of purchases reported from the suburbs. The demand for suburban dwellings comes mostly from a different class than the class which furnishes investment buyers for city property, but it has an important bearing as an indication of increased purchasing power on the part of the public. If the less wealthy class has saved enough to buy homes, the more wealthy is likely to be in a position to invest in improved income yielding city property.

In this connection a question asked in a recent letter to the Record and Guide is of interest. It was put by Mr. Th. Berkeley, who after referring to the commonly held opinion that "real estate is the last to fall in price and the last to recover," wrote: "Is it true that suburban real estate, particularly vacant land, sells well after it has become very hard to sell city real estate, and that revival of real estate begins with 'suburbans'?"

The query was one that could be answered only from the experience of dealers, and, as it has a practical as well as a theoretical value, particularly with respect to the suburban market, we called for information from active suburban developers. The majority of the replies agree on at least one point, namely, that as regards "suburbans" the home buying demand for houses develops earlier than the non-professional speculative demand for lots. Here are a few extracts from the more interesting and suggestive replies:

George Grundy, president of W. C. Reeves & Co.: "Thousands of men who make money easily will pay \$2,000 or \$3,000 a year for an apartment in New York and spend a great portion of their income in rent, theatres and high living. As soon as their income begins to fall they rush for a suburban town and buy a cottage for about \$6,000 and they find they can carry the house, paying a little off each three months, at about \$60 per month.

"Sales of suburban cottages are always numerous during times of depression. This was especially true in 1907 and 1908. The case is different with suburban lots. There is a falling off in the demand for this class of property during times of depression, but the dullness does not last long, as the builders who find a ready market for their medium-price houses among people wishing to reduce expenses, start buying lots to build more houses on."

Edward D. Paulin, president of the Leonia Heights Land Co.: "My experience has been that suburban developments that are being developed for home purposes are the first to revive after a panic; in fact, I believe panics affect them less than any other class of real estate. As to whether vacant lots or dwellings come first in demand, I would say that dwellings and sites intended for immediate improvement with dwellings are in demand much sooner after any disturbance than is speculative vacant property. I must add, however, that my dealings have been almost entirely in suburban developments for homes and home sites, and I have not had very much experience with speculative lot propositions. We obtain most of our buyers from New York, among people who are tired of city life and of paying rent. Seventy-five per cent. are purchasers of homes or of home sites on which to build. At the present time there is quite a demand for the semi-bungalow type of building."

Charles L. Van Fossen, general manager of the Hastings Homes Co.: "I have noted that always after panicky conditions the speculative tendency is largely abated in the suburban belt, but on the contrary the home buying market is stimulated. In other words, when we have a tremendous speculative activity, we have a limited home buying market. Regarding the general market conditions for suburban property to-day, the heaviest demand is for moderate priced property, homes ranging in price from \$5,000 to \$10,000, with a diminished demand for properties above this figure. The buying public are very critical and have been for the past four years, demanding complete road improvements with all public utilities installed. Unimproved sections are having very slow sales in this market."

John W. Paris, of the Paris-Hencken Co.: "Only in boom times or after conditions have fully recovered from panic conditions is suburban property readily saleable and in good demand. Panics come to the great mass of people as a surprise; they are not expected or recognized until they happen. Under such conditions banks have more or less trouble and people become very apprehensive as to the safety of their funds in the hands of the banks. At such times, many people are disposed to withdraw their funds from banks and invest them in real estate. This is perhaps due somewhat to the fact that real estate has been in unusual demand. Hence, real estate is reasonably active for some months after a panic. Following this period the public is quite slow to respond to real estate advertising and the demand is largely for homes. This is undoubtedly due to a creative desire for frugality, which does not exist in the minds of many people during the period of expansion. During the past two years, we have had a fair demand for houses. Our lot sales have not been active. There is a very apparent improvement in this condition noticeable this spring. Every known test which can be applied strongly indicates a substantial and healthy revival in real estate interest."

Milton L'Ecluse, of L'Ecluse, Washburn & Co.: "If I were asked whether suburban real estate revives before city real estate after a panic, I would say, 'Certainly, it does.' During a dull period, when no land is selling, there are many owners who decide that in order to move their land they must build houses. These are usually quite saleable. Of course, this may result in overbuilding, but I know of no place in suburban Long Island where overbuilding has occurred. The city is building up very much faster than its transportation facilities are increased, thereby driving people out of the city. Indeed, suburban New York would be built up even more rapidly than it is if many people were not so busy they do not take time to look into the conditions about them."

Richard C. Doggett, builder of Kings Lawn: "Relative to the comparison of the activity of suburban real estate with city real estate, I wish to say that I have had considerable experience in both, and as a consequence I am now investing in suburban properties only. I find that suburban properties are more active under all conditions, especially residential properties. I think statistics will show that when a city property once reaches

its standard value, it has a tendency to decrease rather than hold its value. This condition does not occur in suburban property, until it has become city property, at which time it has reached its standard or highest value; then a decrease is the result."

W. H. Duncan, secretary and treasurer of the Rockaway Park Realty Co.: "We are speaking solely as brokers and operators in the westerly section of the Rockaways, viz.: Rockaway Park, Belle Harbor and Neponsit. After the panic of 1907 there was sold during the month of July of that year, at public auction, at Rockaway Park about \$500,000 worth of real estate, and during the same year and every year thereafter there have been public auction sales at Belle Harbor, whereat the prices obtained were exceptionally good, considering everything. In 1910 we sold, at private sale, at Rockaway Park some \$200,000 worth of real estate during August and September, all of which was sold in small parcels of \$2,000 to \$5,000 apiece, which goes to prove that the activity was exceptionally good; and we repeat that the same thing practically took place during the year of 1911. I have had a personal interview with the majority of the different purchasers at the different sales and they have all remarked on the same point without exception, that they could invest their money in suburban real estate, especially in this vicinity, and obtain quicker and better results than can be obtained from city real estate."

In the building material branch of the market, the most important development was a tentative agreement that was reached between two of the largest Portland cement companies doing business in the East. A threat by one of the companies to slash prices in half unless the other gave up its price cutting was the occasion of the conference, the outcome of which was that an advance of ten cents a barrel on Portland cement will be announced on or about July 15, probably from Philadelphia.

The change, should it actually take place, will not be in any sense attributable to the lowering of the Canadian duty on American cement, but to purely economical causes. The warfare among the Lehigh manufacturers and certain Western concerns has been going on for two years. During that time some of the leading companies have sustained heavy losses and some of them have actually been forced into embarrassing situations. Prices have been demoralized and because of excessive competition reports have been current regarding the quality of certain brands. These reports have hurt the trade and saner minds in the industry have come to the conclusion that it is about time to call a halt and to get back to conservative business again.

Procedure Under the Torrens Law.

Editor of the RECORD AND GUIDE:

The opinion and decision of Mr. Justice Benedict in the Torrens title registration proceeding of *Barkentheim vs. The People of the State of New York, et al.*, published in the Law Journal of Monday, July 8, is extremely important, and should be read by every conveyancer and attorney who has to do with real estate, especially in view of the many applications which are now being made to register titles to real property under the Torrens Land Title Registration Law, otherwise known as Article 12 of the Real Property Law, as amended by Chapter 627 of the Laws of 1910.

I might make extended comment upon said decision, but in order to keep this communication within reasonable limits, I will confine myself to two observations merely.

First—The Court, in its decision, refers to Section 385 of the Act, as amended, wherein it is provided that "the Court may require at any time any amendment or modification of said official examiner's certificate, or any further or amended survey or certificate, or any additional evidence or proof that may be necessary or proper." The decision also cites the fact that "the plaintiff relied at the trial for proof of her title upon the abstract and report of the official examiner, and introduced no other proof of the facts set out in her claim of title." This was a serious mistake on the part of the plaintiff's attorney, which is due possibly to his failure to understand or comprehend the true purport of the Act in question. If the attorney for the plaintiff had followed the procedure as laid down in other cases where titles to real property have been successfully registered under the Torrens Law, he would have met the objections of the Court to his defective papers by offering "additional evidence or proof that might be necessary or proper," either by way of documentary

evidence, or by testimony of witnesses in order to establish the facts set forth in the Abstract of title, Official Examiner's Certificate, Survey, etc. This would have been a comparatively easy matter, and would have avoided the disastrous result to his client, namely: "Judgment dismissing plaintiff's complaint, and cancelling the notice of pendency heretofore filed in this action."

Second—The Court in this decision has settled one point of practice and procedure which has been left somewhat in doubt by previous decisions, and which will aid greatly in registration of titles under the Torrens Law hereafter.

I refer to the paragraph in said decision which reads as follows: "The attorney-general by his answer set up a claim of title by escheat to the property in question and prayed for judgment in favor of the People upon this ground. Upon the trial, however, he offered no proof in support of his claim, and under the provisions of section 385 of the act in question hereinbefore referred to he is not entitled to the affirmative relief prayed for, and his motion in that regard will be denied."

This confirms the position which I have taken in all the Torrens Title Registration proceedings in which I have appeared as attorney for the plaintiff, namely: That under section 389 of the Act, before any defendant can be heard to oppose the registration of plaintiff's title, he must in his answer "state particularly what his interest is and answer the material allegations of the complaint." On the other hand, if he fails to set up specifically any alleged right or interest in the premises, sought to be registered, then he has no standing before the Court to oppose the registration of plaintiff's title, or "to require that the ordinary rules of evidence and proof shall apply to the matters sought to be controverted." In other words, Section 385 must be read in conjunction with Section 389, and it will be evident then that in referring to the situation "where a party has controverted in his pleadings specifically an allegation or statement contained in said certificate of title, abstract, searches, or survey," etc., this refers only to a party who has already brought himself within the provisions of Section 389, by setting forth particularly in his answer some right or interest in the property sought to be registered. Otherwise, any ill-disposed person or corporation, desiring for some ulterior motive, to impede or obstruct the registration of plaintiff's title, might come into the action as a party defendant and interpose an answer attacking the title of plaintiff, offering a general denial on information and belief of all the allegations and statements set forth in the complaint, abstract of title, official examiner's certificates, survey, etc., merely to annoy, hinder and delay plaintiff in his registration of title, and thus compel plaintiff to go to all the extra trouble and expense of producing the original or certified copies of all the deeds, mortgages, wills, papers in partition suits and foreclosure actions, probate proceedings, mechanics' liens, judgments, etc., referred to in the chain of title and extending over a period of one hundred years or more, and thus reduce the Torrens Law to a mere farce, and make it so cumbersome, difficult and expensive as to deter property owners from taking advantage of same, and thereby making it a dead letter. This view was well expressed by the unanimous decision of the Appellate Division in the First Department, in the famous case of *Sundermann vs. People*, et al., 148 App. Div. 124, wherein the writer represented the plaintiff, and in which the Court said among other things, that "of course he (defendant) could not raise issues in which he had no interest, merely to make trouble for the plaintiff."

In the *Barkenthien* case, however, it appears that "the Attorney General, by his answer, set up a claim of title by escheat to the property in question, and prayed for judgment in favor of the People on this ground." The Attorney General thus brought himself strictly within the provisions of Section 389 of the Torrens Law, as amended, as he did "particularly state" in his answer, the right or interest claimed by the People of the State of New York, namely, a "title by escheat" to the property in question.

Having thus first established his status as a party claiming to have some specific interest in the property, as set forth in his answer, he then had a right, under Section 385 of the Act, "to require that the ordinary rules of evidence and proof be applied." But, if the Attorney General had failed to set forth in his answer his claim of title by escheat to the property under Section 389, then he could not have demanded a trial under the ordinary rules of evidence and proof under Section 385.

(Continued in third column.)

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
Total No.....	164	174		
Assessed value.....	\$13,166,800	\$5,810,000		
No. with consideration...	21	15		
Consideration.....	\$813,100	\$339,125		
Assessed value.....	\$766,000	\$298,500		
Jan. 1 to July 11		Jan. 1 to July 13		

Total No.....	5,248	5,573
Assessed value.....	\$443,302,195	\$317,240,050
No. with consideration...	547	475
Consideration.....	\$38,213,507	\$29,920,989
Assessed value.....	\$36,906,200	\$24,155,200

MORTGAGES

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
Total No.....	102	168		
Amount.....	\$3,838,995	\$3,164,310		
To Banks & Ins. Cos.....	34	30		
Amount.....	\$2,703,845	\$1,740,800		
No. at 6%.....	40	54		
Amount.....	\$2,174,138	\$463,757		
No. at 5½%.....	2	6		
Amount.....	\$500,000	\$834,600		
No. at 5%.....	26	45		
Amount.....	\$613,500	\$451,396		
No. at 4½%.....	6	14		
Amount.....	\$204,500	\$626,300		
No. at 4%.....	1	1		
Amount.....	\$6,000		
Unusual rates.....		
Interest not given.....	28	48		
Amount.....	\$346,857	\$782,257		
Jan. 1 to July 11		Jan. 1 to July 13		

Total No.....	3,544	4,444
Amount.....	\$193,476,976	\$153,824,963
To Banks & Ins. Cos.....	779	988
Amount.....	\$126,882,466	\$68,235,394

MORTGAGE EXTENSIONS

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
Total No.....	39	44		
Amount.....	\$1,340,800	\$1,356,875		
To Banks & Ins. Co.....	10	6		
Amount.....	\$477,000	\$375,000		
Jan. 1 to July 11		Jan. 1 to July 13		

	1912		1911	
	July 6 to 12	July 8 to 14	July 6 to 12	July 8 to 14
New buildings.....	12	21		
Cost.....	\$1,829,500	\$1,179,550		
Alterations.....	\$327,908	\$149,950		
Jan. 1 to July 12		Jan. 1 to July 14		

New buildings.....	480	523
Cost.....	\$68,354,650	\$57,766,850
Alterations.....	\$6,827,099	\$7,385,565

BRONX CONVEYANCES

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
Total No.....	166	179		
No. with consideration...	15	20		
Consideration.....	\$205,825	\$171,850		
Jan. 1 to July 11		Jan. 1 to July 13		

Total No.....	3,933	\$3,976
No. with consideration...	881	283
Consideration.....	\$4,900,671	\$2,494,839

MORTGAGES

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
Total No.....	150	171		
Amount.....	\$1,026,800	\$1,206,225		
To Banks & Ins. Cos.....	12	12		
Amount.....	\$74,000	\$138,500		
No. at 6%.....	57	79		
Amount.....	\$296,994	\$441,605		
No. at 5½%.....	16	10		
Amount.....	\$76,800	\$71,400		
No. at 5%.....	24	38		
Amount.....	\$264,850	\$322,320		
Unusual rates.....	3	4		
Amount.....	\$82,250	\$16,400		
Interest not given.....	50	40		
Amount.....	\$305,906	\$354,500		
Jan. 1 to July 11		Jan. 1 to July 13		

Total No.....	2,924	3,420
Amount.....	\$29,100,125	\$32,084,482
To Banks & Ins. Co's.....	322	300
Amount.....	\$5,764,166	\$7,173,850

MORTGAGE EXTENSIONS

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
Total No.....	16	15		
Amount.....	\$249,890	\$75,700		
To Banks & Ins. Cos.....	4	2		
Amount.....	\$84,390	\$25,000		
Jan. 1 to July 11		Jan. 1 to July 13		

Total No.....	386	344
Amount.....	\$6,200,396	\$5,139,594
To Banks & Ins. Cos.....	72	70
Amount.....	\$1,958,890	\$2,164,850

BUILDING PERMITS

	1912		1911	
	July 6 to 12	July 8 to 14	July 6 to 12	July 8 to 14
New buildings.....	32	27		
Cost.....	\$945,050	\$401,000		
Alterations.....	\$12,775	\$12,300		
Jan. 1 to July 12		Jan. 1 to July 14		

New buildings.....	786	724
Cost.....	\$21,411,420	\$11,283,135
Alterations.....	\$675,705	\$616,282

BROOKLYN CONVEYANCES

	1912		1911	
	July 3 to 10	July 6 to 12	July 3 to 10	July 6 to 12
Total No.....	608	424		
No. with consideration...	45	34		
Consideration.....	\$269,150	\$302,370		
Jan. 1 to July 10		Jan. 1 to July 12		

Total No.....	13,542	13,940
No. with consideration...	856	855
Consideration.....	\$7,932,174	\$7,389,222

MORTGAGES

	1912		1911	
	July 3 to 10	July 6 to 12	July 3 to 10	July 6 to 12
Total No.....	509	555		
Amount.....	\$2,086,583	\$2,011,255		
To Banks & Ins. Cos.....	111	160		
Amount.....	\$699,750	\$798,400		
No. at 6%.....	258	265		
Amount.....	\$809,228	\$815,923		
No. at 5½%.....	67	87		
Amount.....	\$267,255	\$323,400		
No. at 5%.....	158	166		
Amount.....	\$895,650	\$750,277		
Unusual rates.....	4	6		
Amount.....	\$44,500	\$8,925		
Interest not given.....	22	31		
Amount.....	\$69,950	\$112,730		
Jan. 1 to July 10		Jan. 1 to July 12		

Total No.....	10,632	12,352
Amount.....	\$43,602,230	\$87,809,649

BUILDING PERMITS

	1912		1911	
	July 3 to 10	July 6 to 12	July 3 to 10	July 6 to 12
New buildings.....	96	87		
Cost.....	\$730,630	\$463,925		
Alterations.....	\$50,069	\$895,062		
Jan. 1 to July 10		Jan. 1 to July 12		

New buildings.....	3,184	2,855
Cost.....	\$23,465,088	\$18,410,185
Alterations.....	\$2,513,472	\$2,854,295

QUEENS BUILDING PERMITS

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
New buildings.....	93	83		
Cost.....	\$324,220	\$495,675		
Alterations.....	\$27,060	\$21,295		
Jan. 1 to July 11		Jan. 1 to July 13		

New buildings.....	2,587	3,168
Cost.....	\$10,627,634	\$13,510,486
Alterations.....	\$491,590	\$444,817

RICHMOND BUILDING PERMITS

	1912		1911	
	July 5 to 11	July 7 to 13	July 5 to 11	July 7 to 13
New buildings.....	18		
Cost.....	\$48,300		
Alterations.....	\$7,915		
Jan. 1 to July 11		Jan. 1 to July 11		

Of course this does not in any way affect the power and duty of the Court "to require at any time any additional evidence or proof that may be necessary or proper" (Sec. 385) and the Court not being satisfied with the manner in which the title had been searched, or the sufficiency of the abstract of title, or the official examiner's certificate with respect to the title claimed by plaintiff, the Court was fully justified in refusing to grant final judgment and decree of registration upon defective, faulty or irregular papers. But dismissal of the complaint and final judgment against plaintiff might have been avoided, if the attorney for plaintiff had been prepared upon the trial of the action to offer this additional evidence or proof, which was both necessary and proper.

Now that this decision has judicially determined the course of procedure which should be followed in Torrens Title registration actions, attorneys for property owners and official examiners should take heed thereof and govern themselves accordingly.

GILBERT RAY HAWES,
New York July 8.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Twenty-six Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XV.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.
Copyright, 1912, by the Record and Guide Co.

MULTIPLE OR COLLECTIVE RESIDENCES— APARTMENT HOUSES.

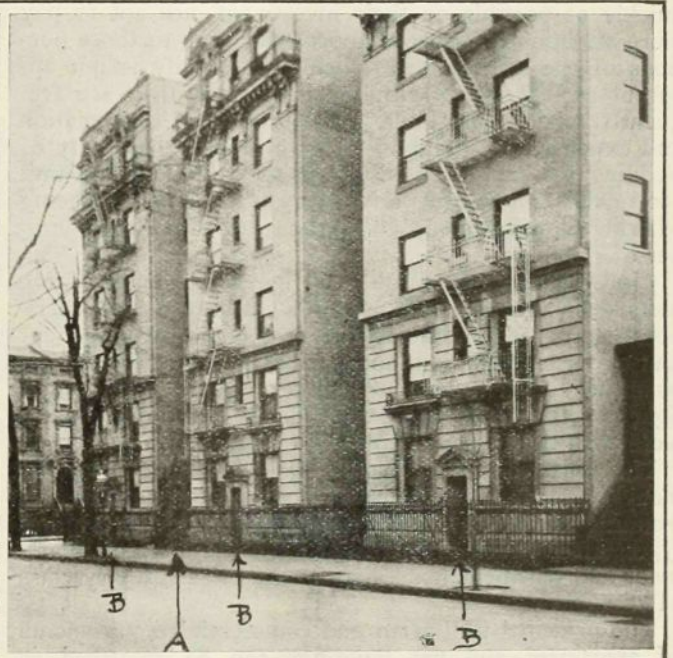
WHEN residence land in cities reaches a high value, owing to pressure of population with or without other contributing causes, the tendency is to secure additional accommodation by erecting multiple or collective residences, generally called apartment houses or flats.

London, the topography of which allows free expansion and which was the first city to adopt any comprehensive system of rapid transit, is comparatively free of this class of buildings, and although a certain number have been erected in recent years, it may be called a city of independent residences. Paris, with a smaller population, whose growth is impeded by the fortifications which still surround it, is essentially a city of apartments.

New York, hemmed in on all sides by water, and which was until about thirty years ago a city of independent residences, has since that time rapidly increased the number of its apartment houses and is undoubtedly destined

The majority of New York City apartment houses not of the expensive class, as erected up to within a couple of years ago, were deficient in light and air, lacked privacy, and were exceedingly poorly arranged, due partly to the small unit adopted, which was generally the ordinary city lot, fronting twenty-five feet on the street and running to a depth of one hundred feet, partly to the greed and ignorance of the speculative builders by whom most of these buildings were erected. The new tenement house laws adopted in the years 1901, 1902 and 1903 have resulted in the use of an increased unit for ordinary apartment houses of between 37½ and 75 feet frontage for a lot depth of one hundred feet, and by this means, as also by their general requirements, have been of great benefit to the occupants of both cheap apartments and tenements.

The increase in accommodation derived from land utilized for apartments as compared with that on which private dwellings are erected can be best illustrated as



Poor entrances at the foot of the openings between the buildings. It has been found necessary to put iron gateways at these points to indicate the location of the entrances. Moreover, the buildings were too costly for their location which did not warrant a height of more than four stories. They were foreclosed and sold for less than the cost of production. Glenada Place, Brooklyn, N. Y.

Poor entrance to Apartment House in recess at A. The doors at B are basement entrances only. Franklin and Jefferson Avenues, Brooklyn, N. Y.

to be in the near future, even if it is not so already, almost entirely a city of apartments.

The first apartment house erected in New York City was built from the plans of Mr. R. M. Hunt in 1869; the apartments were termed French flats, the idea having been imported from Paris, where Mr. Hunt had received his architectural education. This venture was commercially successful and was rapidly followed by others. Originally all these buildings contained what were called housekeeping apartments, which were each entirely independent and self-contained. They were followed by a still further extension of the co-operation housekeeping idea, embodied in so-called apartment hotels, where the cooking is done in a common kitchen and meals are generally served in a common dining room, and where also chambermaids' and other service is supplied to the tenants.

follows: the ordinary city house generally occupies a lot 20x100 feet; five families can therefore be accommodated on a space one hundred feet square; on the same space covered by a six-story apartment house from twenty-four to thirty-six families can be housed. If the land is worth \$5 per square foot, or \$10,000 per family in the first instance, in the apartment house each family will utilize from \$1,400 to \$2,000 worth; moreover, where the cost of the private house would be from \$10,000 to \$15,000 for each family, the apartment house may average from \$5,000 to \$8,000 per family for a somewhat similar class of accommodation.

The apartment house, which has been a recognized type of residence building in this country only for about the last thirty years, is being adopted in nearly all the larger communities; the rapid growth of population and the increase of city land values, together with the difficulty of procuring adequate domestic service, and also



Over one-third of this frontage on ground floor occupied by an unnecessarily wide entrance, sacrificing accommodations and light of apartments. Less than one-third is used for windows. Eighteenth Street, Brooklyn, N. Y.



Showing the different appearance of the new Apartment Building to the left with wide court, built of light material and with plenty of window space. Contrast with building to the right with a narrow forecourt furnishing insufficient light to windows opening on it. Built of dark brick and stone. Gramercy Park, New York, N. Y.

the saving of expense due to central heating and lighting plants tends to stimulate their erection and use.

The willingness of families to live collectively in these buildings, the introduction of which was originally caused by the high price of land, has reacted on the values of the land and has resulted in localities suitable for such buildings, in a more rapid increase than would otherwise have occurred. It is to be regretted that in large cities apartment houses and flats are mostly supplied by speculative builders, who, their only object being to realize as quickly as possible on their investment, are apt to pay more attention to outward appearance than to those portions of the structure in which poor quality is not apparent at first sight, with the result that they are frequently too cheaply built, subject to rapid depreciation and expensive to maintain. In addition the necessity of building for sale often results in the adoption of a unit too small to allow of a satisfactory plan, the object being to bring the investment within the reach of a larger number of purchasers.

More satisfactory results can be obtained with large plots, economizing space used for entrances, halls, corridors, stairs, etc., reducing the cost of construction per unit of accommodation, and permitting more economical planning and arrangement and a proper distribution of light courts; this is especially the case when the lots are more than the average depth.

The uniform size of most city lots is unfortunate in many ways; it is the cause of too great a similarity in planning and results in the adoption of a few prevailing types, after which are patterned the majority of apartment and tenement houses, as well as the ordinary class of residences.

The principal utilitarian and commercial requirements of apartment and flat buildings can be described as follows:

THE ENTRANCE, MAIN HALL AND CORRIDORS.

The entrance to an apartment house differs from that of a private residence on account of its more public use; it should be sufficiently spacious and attractively decorated; a more elaborate treatment is desirable than in the private portions of the building.

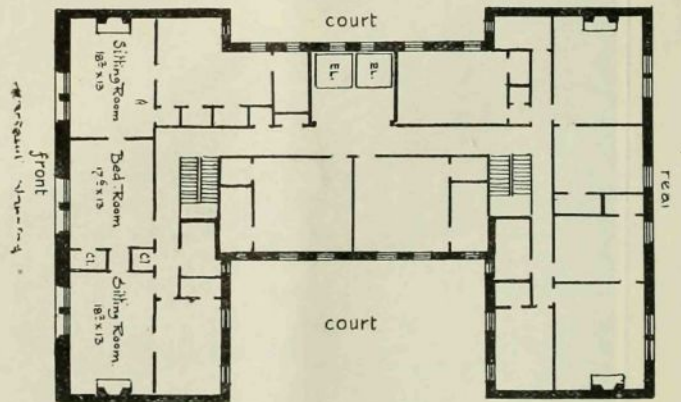
Except in buildings of large size, where a forecourt of good width can be made the main approach to the entrance or entrances, these should start at the street and not, as is sometimes done, at the back of a narrow court, or recess, where they are not readily seen.

Public corridors leading to the different apartments should be so arranged that they need not be made use of for communication between the different rooms of any apartment; they should be well lighted, as short and direct as possible and of greater width than those for private use.

The stairway is of most importance in buildings not provided with elevators, which are found necessary in nearly all apartment houses over five stories in height unless they are of the cheapest class.

LIGHT AND AIR.

The tendency to overbuild expensive land at the sacrifice of necessary light and air is offset to a great extent in large cities by municipal regulations and tenement house laws, prescribing the maximum amount of land which may be covered, the minimum size of rooms, and generally insisting on adequate lighting and ventilation to each room. Frequently the legal minimum of light and air is provided, even though far better commercial results could be obtained by the sacrifice of some undesirable accommodation to a better permanent supply of light and air for the rest of the building.



In the plan of this Apartment Hotel on West 45th Street, New York City, the entire front is taken up by three rooms and a storage closet out of thirteen on entire floor. The error consists in not having the long axis of these rooms at right angles to the street, when four rooms at least could have been supplied with outlook on the street. From the "American Architect."

EXPOSURE.

Courts and light wells should be so planned as to secure the greatest possible amount of sunlight for the longest period of time daily. The limiting conditions are so great that the orientation of rooms according to their use is only possible in very large and expensive apartment houses. In the article by Mr. Hill, already referred to and published in the *Architectural Record*, he points out that the best orientation for light courts is where their axis is about twenty-two degrees east of north.

FLOOR PLAN.

Economy of planning and construction necessitate a great deal of duplication in apartment houses, the greatest economy being obtained when each floor is a replica of those above and below it.

Ground floor space being less desirable than that above, except where it has a semi-business value, as for doctors' offices, or in the cheaper class of apartments, where it is available for shops, the accommodations on the first floor, which nearly always commands the highest rents, should be given first consideration.

BIG INTERESTS AT WAR OVER SUBWAY

Action on 34th Street Route Reconsidered--More Hearings to be Held-- Pennsylvania and New York Central Interests on Opposite Sides.

A HARD fight is in sight over the moving platform project for 34th street, the route for which the Public Service Commission approved last week and re-considered this week. Public hearings will be held before the project is again voted on.

Several years ago, when the plan was first under discussion, local interests were generally in favor of it. It is now being opposed by J. Pierpont Morgan and Alfred G. Vanderbilt especially. Through representatives they have assured the Public Service Commission that their property would be injured by the construction of the moving platform. Mr. Morgan's city residence is but two blocks off the line, at 36th street and Madison avenue. Mr. Vanderbilt believes that his hotel property at 34th street and Park avenue would be endangered.

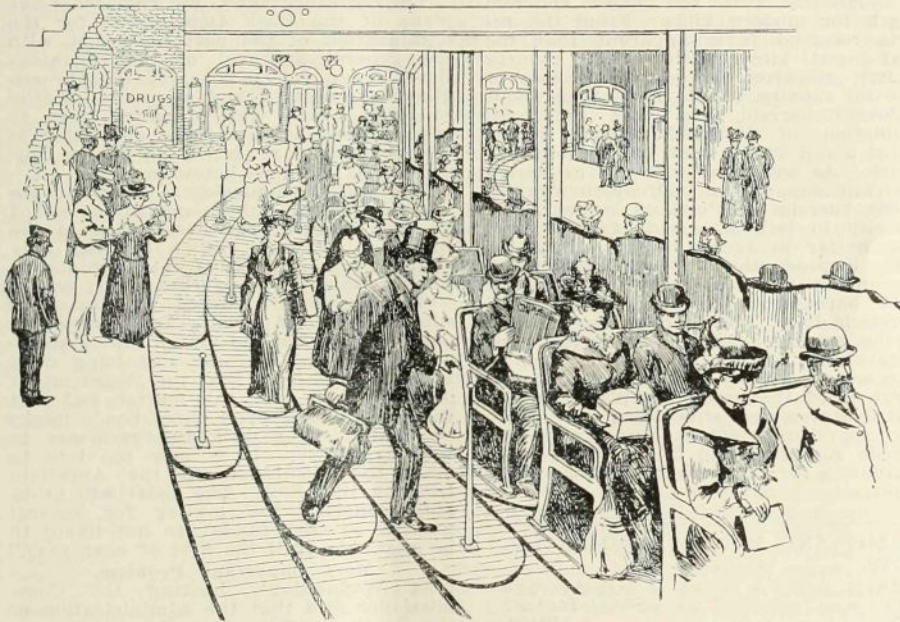
Charles D. Wetmore, architect of the Hotel Vanderbilt, remarked at the hearing on Wednesday that he did not see why, if the Pennsylvania Railroad wants to get into New York, the city should help it out.

Edward M. Grout, speaking for the Pennsylvania, replied that the only question was whether the Pennsylvania station should be accessible from the Seventh

several moving platform projects before the city. One of these was for utilizing the Williamsburgh Bridge for the purpose. Moving platforms are to all intents railways operated like other railways, propelled by electricity, with cars, seats, motors, passenger stations, ticket booths, guards and in brief, everything belonging to a first class railway. It differs from the standard railways in that the trains or cars are coupled up continuously, so that there is no interval between trains or any interruption of traffic.

As the train is in continuous motion, means must be provided by which passengers may board the train and reach their seats with ease.

The method employed is simple and effective. Parallel to the train run one or more lines of platforms called "stepping platforms," much narrower than the train and devoid of seats, but so arranged that the speed of each successive platform is less than the previous one. A passenger, in alighting from one platform to another, therefore, gradually stops his own speed until he rests at the station. On the other hand, when ready to board the cars, he gradually increases his speed until he rests on the train.



CONTINUOUS RAILWAY TRAIN OR MOVING PLATFORM, IN PROPOSED THIRTY-FOURTH STREET SUBWAY.

avenue subway only or from all the rapid transit lines in Manhattan.

It was inferred from this dialogue that the Pennsylvania and New York Central interests were arrayed on opposite sides of the question, and consequently that far more than merely local benefits and damages were at issue.

From the diagram showing the plan of the route, it will be seen that the moving platform route will intersect every longitudinal rapid transit route between Third and Seventh avenues. A change of grade will be required under the present plans at the southeast corner of Lexington avenue and 34th street of 1.8 feet.

In the past nine years there have been

The continuous railway as planned for 34th street would be operated in a subway of similar construction to those now in use, except that stores along the street would have basement show windows and entrances level with the moving platform, and there would be underground public sidewalks in front of the stores.

Removing the Equitable Building.

The George A. Fuller Company has been directed by the Equitable Life Assurance Society to clear away the ruins of the burned building at 120 Broadway, and has commenced the work. The walls will be leveled to the sidewalk.

DUMBWAITER SHAFTS.

A Proposed Ordinance in Relation to Fireproofing.

A proposed ordinance to amend Section 97 of the Building Code in relation to the fireproofing of dumbwaiter shafts has been introduced in the Board of Aldermen and referred to the Building Committee. The amendments provide:

(1) All dumbwaiter shafts hereafter placed in any building, except shafts which do not extend more than one story above the cellar or basement floor in dwellings, shall be enclosed by suitable walls of brick, terra cotta or other approved fireproof material. Terra cotta block shall be built on suitable steel framing between floors. Other fireproof material shall be stiffened and braced with suitable steel framing of approved form and construction. Such walls or partitions shall rest upon masonry or concrete foundations, or upon suitable steel framing.

(2) In all existing buildings where the dumbwaiter shaft extends into the cellar or lowest story it shall be enclosed in that story with walls of masonry or other fireproof material to the satisfaction of the Superintendent of Buildings; provided, however, that where the dumbwaiter shaft is already enclosed in the cellar or lowest story with fireproof material, pursuant to orders heretofore issued by one of the Municipal Departments of the City of New York, no walls of masonry or other form of fireproof construction shall be required.

(3) In all existing buildings the bottom of all dumbwaiter shafts shall be covered with asbestos one-half inch thick and covered with metal; provided, however, that where the dumbwaiter shaft extends to the floor of the cellar or lowest story, said floor shall be made fireproof.

(4) In all existing buildings where the dumbwaiter shaft does not extend through the roof, the top of said shaft shall be covered with fireproof material.

(5) In all existing buildings all openings in shaft walls shall be provided with self-closing doors, the inside of the doors opening to said shafts to be covered with metal.

New Regulations for Electric Signs.

A proposed ordinance introduced in the Board of Aldermen by Mr. Percy L. Davis, amends the regulations for placing electric signs by providing that no electric sign shall extend more than eight feet from the building line. Such signs may hereafter be constructed of any incombustible material, as well as of metal.

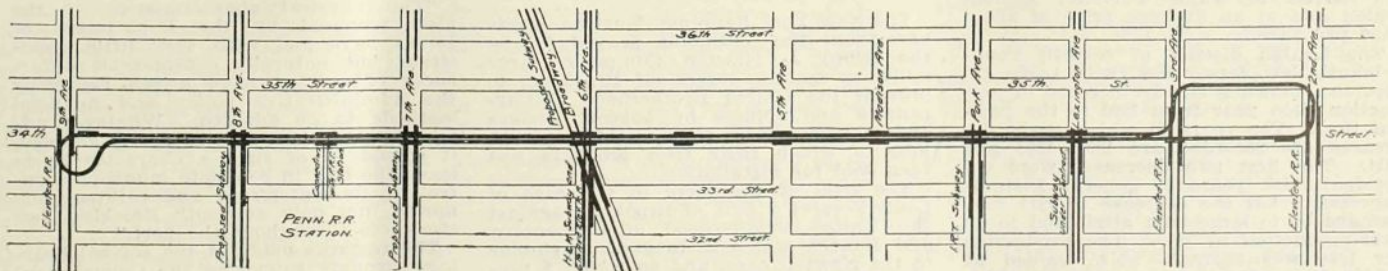
The ordinance has heretofore permitted electric signs to extend only six feet out from the building line and to be constructed only of metal. The specified height in the clear above the sidewalk remains at ten feet. Plans must be submitted to the Superintendent of Buildings.

The amendments have passed the Board of Aldermen and are now before the Mayor. The Superintendent of Buildings for the Borough of Manhattan, Rudolph P. Miller, states that they meet the difficulties encountered by his bureau in the enforcement of the requirements. They not only provide for the safe construction of electric signs, but also secure the licensing of many unobjectionable signs not now covered by law.

Money for Bridge Terminal.

The Board of Aldermen this week concurred in an appropriation of \$545,000 of corporate stock, to provide means for required improvements in connection with the Manhattan Terminal of the Manhattan Bridge, namely, the construction of a terminal building and elevated structure, connecting said building with upper deck tracks on west side of the bridge.

—The old Vanderbilt Hotel, at Lexington avenue and Forty-second street, will be made over into offices and stores by William H. Reynolds, the lessee.



PLAN OF ROUTE FOR CONTINUOUS UNDERGROUND RAILWAY IN THIRTY-FOURTH STREET.

THE CEMENT INDUSTRY.

Shifting Manufacturing Centers—Government Statistics of Production.

The cement industry in this country has undergone some swift and radical changes. Early in its history the principal manufacturing center was on the banks of Rondout Creek. Eighteen mills were in action there at one period, nearly all making a natural cement called "Rosedale," from the name of the district. The cement now mostly used is "Portland," the manufacture of which has grown from nothing to very large proportions in less than a generation, while the use of the natural cement of the country has diminished.

The largest cement manufacturing center of the present time is in the Lehigh valley, where there are twenty-four mills making Portland cement. In the whole of New York State there are eight mills making Portland cement; the total number in all the States is one hundred and eleven.

The decline of the industry on Rondout Creek was contemporaneous with the decrease of traffic on the Delaware and Hudson Canal, which emptied into the creek at Eddyville. The canal is now closed and Eddyville is almost deserted by business interests. Rondout Creek was also a great center for the flagstone industry, when it was not usual to cover sidewalks with cement. Most of the old flagstone sidewalks of New York came from the village of Wilbur on Rondout Creek, and this industry has also faded away from there.

Portland cement is now so widely utilized that its production amounted to over seventy-eight million barrels last year. The statistics of cement production in 1911, prepared by Ernest F. Burchard, of the United States Geological Survey, show an increase over 1910 of only about a million and a half barrels, the smallest increase recorded within the last thirteen years.

The total quantity of Portland, natural and puzzolan cements in the United States during 1911 was 79,547,958 barrels, valued at \$66,705,136. Compared with 1910, when the production was 77,785,141 barrels, valued at \$68,752,092, the year 1911 showed an increase of 2.27 per cent. in quantity, but a decrease of 1.48 per cent. in value.

The total production of Portland cement in the United States in 1911 as reported to the United States Geological Survey was 78,528,637 barrels, valued at \$66,248,817. This is equivalent to 13,321,822 long tons, valued at \$4.97 per ton. As compared with the production of Portland cement for 1910, which was 76,549,951 barrels, valued at \$68,205,800, the output for 1911 represents an increase in quantity of 1,978,686 barrels, or 2.58 per cent., and a decrease in value of \$1,956,983, or 2.87 per cent. The average price per barrel in 1911, according to the figures reported to the Survey, was a trifle less than 84.4 cents, as compared with 89.1

quantity of 343,251 bbls., and in value of \$619,845 as compared with the production of 1910, an average decrease in price of 1.4 cents a barrel. There was no net gain or loss in the number of producing plants in the Lehigh district, but the starting of new plants in the South and West resulted in lowering once more the Lehigh district's proportion of the total output of cement in the United States.

According to reports made to the United States Geological Survey by the manufacturers the average price of Portland cement per barrel by districts in 1911 in bulk at the mills ranged between 71.5 cents in the Lehigh district, and \$1.406 on the Pacific coast, as compared with 72.9 cents and \$1.385 for the same districts in 1910. The lowest individual average price reported to the Survey was 60 cents per barrel, and many mills sold cement as low as 65 to 67 cents, not only in the East but in the Middle West. The highest figure reported was \$1.70 per barrel from a plant in the Rocky Mountain district.

The year opened with the prices on the downward grade, and there were only temporary revivals. Taken as a whole and judged by the personal testimony of representative cement manufacturers from all States east of the Rocky Mountains, prices appear to have been very unsatisfactory.

In 1911, 115 plants reported a production of Portland cement as compared with 111 plants in 1910. The total number of rotary kilns in the producing plants was 916 as compared with 902 in 1910. The kiln lengths were as follows: 40 to 60 ft., 208 kilns; 60 to 90 ft., 149 kilns; 100 ft., 84 kilns; 110 ft., 140 kilns; 120 ft., 86 kilns; 125 ft., 163 kilns; 125 to 140 ft., 69 kilns; 150 ft. or more, 26 kilns.

The gains were all in kilns 100 ft. or more in length and these gains more than balance numerically the smaller kilns which were shut down, giving a total of 559 kilns 100 ft. or more in length in 1911 as against 473 kilns in 1910. The 125-ft. kiln is apparently still the most common length for modern kilns. From the reports received it is apparent that the total annual kiln capacity of the country in 1911, allowing for reasonable loss of time for repairs, should have been about 112,500,000 barrels, and that the total production of 78,528,637 barrels represented about 70 per cent. of the total capacity. As compared with the estimated total kiln capacity in 1910, which was 97,670,000 barrels of Portland cement, the capacity in 1911 increased 14,830,000 barrels, or far in excess of the actual increase in production. The apparent average output per kiln in 1911 was about 85,730 barrels, as compared with 84,867 barrels in 1910. This increase is explained by the greater average size of the kilns operated during 1911.

According to the mill reports all but about 30 of the producing plants in the United States were shut down part of the time for causes other than repairs for periods ranging from 2 to 10 months. Shutdowns for repairs ranged from 2 to 6 weeks.

PRODUCTION OF PORTLAND CEMENT IN 1910 AND 1911 BY COMMERCIAL DISTRICTS.

District.	Active plants, 1910.	Production, bbls., 1910.	Average factory price per bbl., 1910.	Active plants, 1911.	Production, bbls., 1911.	Change, Per cent.	Average factory price per bbl., 1911.
Lehigh District	24	26,315,359	\$0.729	24	25,972,108	- 1.30	\$0.715
New York	8	3,296,350	.882	7	3,314,217	+ .54	.805
Ohio & Western Pennsylvania	9	6,072,987	.776	9	6,756,313	+11.25	.766
Michigan and North-eastern Indiana	14	4,524,591	.921	13	4,519,726	- .11	.827
Kentucky and South-eastern Indiana	3	2,824,832	.799	3	2,818,820	- .21	.793
Illinois and North-western Indiana	6	8,376,450	.940	6	8,617,341	+ 2.88	.791
Southeastern States	8	3,071,009	.794	11	4,049,063	+31.85	.793
Iowa and Missouri	6	5,722,971	.916	7	6,067,449	+ 6.02	.862
Great Plains States	16	7,723,253	.996	17	7,010,396	- 9.23	.834
Rocky Mountain States	8	2,236,561	1.288	7	2,124,930	- 4.99	1.186
Pacific Coast States	9	6,358,588	1.385	11	7,278,274	+13.98	1.406
Total	111	76,549,951	.891	115	78,528,637	+ 2.58	.844

cents in 1910. In the average price for the country is included the value of 135,775 barrels of white Portland cement which sold at an average price of about \$2.50 per barrel.

The Lehigh district of eastern Pennsylvania-New Jersey has, with three exceptions, shown a steady increase in production each year from 1890 to the present time. The years in which slight decreases are recorded are 1893, 1908 and 1911. The first two decreases were coincident with years of general business depression, but the decrease in 1911 may perhaps be in large part attributed to an over-production in 1910. The production for 1911 was 25,972,108 bbls., valued at \$18,568,670, or 71.5 cents per barrel. This production represented a decrease in

SUPPORT FOR TOMKINS.

Public Pressure for Beginning Harbor Improvements—Hearings on Plans.

The Commissioner of Docks and Ferries gave hearings on Monday, Wednesday and Friday afternoons to the representatives of the business and property interests of Manhattan, Brooklyn and Queens in relation to the plans for the improvement of the waterfront of the several boroughs. On Monday the Manhattan plans were explained, on Wednesday the Brooklyn plans and on Friday those for Queens.

From what was said at the hearings it appeared that the physical side of the plans was generally acceptable to the public. The belief seemed to be general, however, that there was a gentleman's agreement on the part of the municipal authorities not to finance the dock improvements at this time, and that public pressure was needed to accelerate official action.

Commissioner Tomkins explained the status of the case in this way:

"In recent years, the Board has encroached upon the prerogative of the Dock Commissioner by substituting for his initiative the presentation of its independent plans for port organization. This conflict of initial plans has resulted in a serious delay. Indeed, in its later deliberations, and in the consideration of applications submitted to the Board of private interests, the members have not even sought the advice of the Dock Commissioner; nor have they conferred with him. Repeated efforts have been made by the Department to enter into consultation with the Board, but these have not been availed of.

"Without exception, all of the railroad companies have condemned these substitute plans of the Board, as do engineering experts generally.

"On the other hand, the comprehensive plans of the Dock Department for the organization of the port have met with the general approval of the organizations above referred to, of outside engineering experts and of some of the railroads which will be called upon to use the terminals; and the opposition of the remaining roads is no longer aggressively urged as heretofore.

"As Dock Commissioner, I cannot object to critical public opposition, but I do deeply regret the obstruction in the Board of Estimate, which has left only one and a half years of this administration in which to inaugurate a port policy.

"I have recently urged the Board to submit to the Appellate Division—which meets on July 9—the Comptroller's statement regarding the self-sustaining dock bonds, in the hope that the Board might promptly pass upon this matter, and that the credit based upon these bonds might be available for dock improvements in the early Fall. It is now too late to make the submission to the Appellate Division this Fall. The court will probably consider the matter for several months so that funds are not likely to be available until the first of next year."

Most Important Problem.

At Wednesday's hearing the Commissioner said that the administration of the South Brooklyn waterfront from the Pennsylvania terminal at Bay Ridge to the Brooklyn Bridge was the most important question of terminal organization which the city has to face, and the waterfront administration policy of the city would be profoundly affected by whatever solution is here adopted.

"The combined physical plans of the Bush Terminal Company, the New York Dock Company and the city make possible the construction and operation of a marginal freight railway connecting the docks, warehouses and factory sites to the rear in the entire district between the Brooklyn Bridge and the Bay Ridge bluffs.

"The Dock Commissioner has been in consultation with the Hon. John A. Bessel, State Engineer, regarding the most advantageous joint utilization by the State and the city of the proposed Erie Canal terminal in Erie Basin.

"The physical characteristics of the plan proposed by the Department of Docks have met with very little opposition, but naturally considerable differences of opinion have arisen regarding the administrative policy and financial methods to be adopted. Whatever administrative plan shall be finally adopted, it should be of such a character as to leave the city in complete municipal control of its waterfront and railroad terminals, not only at South Brooklyn, but elsewhere throughout the port."

The remarks made at the several hearings strongly supported the Commissioner's position. The most influential business associations were represented.

The Anti-Boycott Cases.

The New York Supreme Court has made permanent the injunction prayed for by the Albro J. Newton Company, large millwork manufacturers, of Brooklyn, to prevent the United Brotherhood of Carpenters and Joiners by boycott, strikes and other measures from interfering with jobs to which their trim products had been sold for installation.

The trial of the facts in the case of Louis Bossert & Son, of Brooklyn, against the United Brotherhood of Carpenters and Joiners, which is, in general, similar to the Newton case, and on which a preliminary injunction has already been issued, has been postponed until the fall.

BUILDING MATERIALS.

Portland Cement Prices May Advance Ten Cents a Barrel.

Lumber in a Firmer Market—Steel and Iron Strong but Copper and Tin Weak—General Trade Conditions Encouraging.

THE building material market reported a better tone this week. The improvement was particularly noticeable in the Portland cement, brick and steel departments. In the former, prices tended upward as a result of negotiations between some of the larger companies in which a ten cent advance over prevailing prices was the objective. In brick the improvement was in demand rather than in price as \$7 a thousand, wholesale, is the current top quotation. The market was cleaned up twice in a week and twelve barge loads which arrived yesterday were sold almost before the barges were moored to the dock.

Steel continues to be the backbone of the whole building material department. The number of local orders are increasing and fabricating shops are busy. Lumber is in a stiffer market and some classifications are advancing. Paints and oils are easier, but building metals, such as lead and tin, are in a restive market.

Brick.

The common brick market is stronger than it has been at any time so far this year. Speculative buying is negligible. Building operations for which plans were filed earlier in the year are now going ahead, and bricklayers are said to be from 70 to 80 per cent. employer, showing that the quantity of brick that is going into construction work at present is exceedingly large in view of the conditions which have prevailed heretofore. It will be noticed by consulting previous reports of cargo sales and arrivals in this market that more brick is going in, yet the sales are also correspondingly large.

It is reported this week that up-river manufacturers began to see signs of being able to get more help since construction work on the New York, Westchester & Boston will be temporarily curtailed owing to the completion of the first section from this city to White Plains. It was this work that attracted most of the brick yard labor a year or more ago, and it is presumed that most of it will drift by to the brick field again. In this event the quantity of brick will probably have increased at the yards by the middle of August, and the conditions governing the supply here in New York will improve from that time.

Transactions for last week and the corresponding week in 1911 follow:

1912.		
Left over June 29-2.		
	Arrived.	Sold.
Monday	13	11
Tuesday	1	5
Wednesday	6	6
Thursday	5	2
Friday	12	15
Saturday	4	4
Totals	41	43

Condition of market, firm and active. Prices: Hudsons, — to \$7.00. Raritan, \$6.75 to \$7.00. Wholesale, dock, N. Y. For job deliveries add dealers' profits and cartage charges. On hand, July 6-0.

1911.		
Left over July 1-5.		
	Arrived.	Sold.
Monday	8	4
Tuesday	2	4
Wednesday	2	1
Thursday	4	7
Friday	8	10
Saturday	2	4
Totals	26	30

Condition of market, weak. Prices: Hudsons, \$5.50 to \$5.75. Raritan, \$5.75. Left over July 8-1. Arrivals in corresponding week in 1910-51; sales, 43; with 4 on hand from preceding week and 12 left over.

Portland Cement.

Negotiations have been in progress this week looking toward an advance of ten cents per barrel in some of the leading brands of Portland cement, effective on July 15. This means that instead of getting 60 cents and under at the mill, this commodity will bring 70 cents, which is something like a safe margin for the manufacturers to operate on.

This action, contrary to general belief, is in no way attributable to the recent temporary reduction of the Canadian bounty, but to a condition resulting from protracted warfare among some of the leading Eastern companies. Stocks at

the mills are in such a condition that the time is ripe for decisive action, and, according to report, one of the belligerent companies sent forth an ultimatum this week which, it was said, was acceded to by others in interest and conferences followed. On Thursday it was reported that a tentative agreement had been reached and unless there were unlooked for developments between now and July 15 an advance of 10 cents would be announced.

Current prices are \$1.33 to \$1.38 per barrel in 500 bbl. lots, dock New York, and this will bring the price up to \$1.43 to \$1.48, which would be the highest point attained by this commodity since the association was disbanded two years ago.

Lumber.

There is a fair volume of lumber business being taken at this time throughout the whole metropolitan district, and the tendency is toward freer buying since financial conditions have been improving. It is evident that buyers realize that the supply is limited in some lines and that in view of the general strengthening tone of the buying, prices are expected to continue to be firm during the remainder of the summer. For this reason the dealers are no longer buying from hand to mouth, but are anticipating their fall requirements in view of a possible further shortage of supply. The condition of the various grades of lumber in the market at the present time is as follows:

Hemlock is in fair call and the base price of \$21.50 is well held. North Carolina pine is firm in price and indications point to an advance within the next thirty days. Low grades are moving freely and there has been considerable improvement in the demands for firsts and seconds. It is stated that buying in this department is still confined largely to actual wants, buyers evidently assuming that the market will ease off in the summer season, but conditions at mill points are such as to preclude the possibility of this, and it is believed that the next sixty days will see a considerable rush for stock.

Yellow pine is in good call and long-leaf stock is scarce. In fact the large purchases in the West plus the conditions prevailing at manufacturing points are creating a scarcity in available supplies. The demand for common lumber is close to the supply. Timber is up 50 cents to \$1.

Eastern spruce is firm, and all arrivals are being absorbed at satisfactory prices. Indications point to a firm market throughout the year. Short spruce is scarce and strong, and prices are very firm with an upward tendency.

Hardwoods.—Good lumber is scarce, prices stiff, and flooring is moving freely. The general market bids fair to hold strong throughout the year. Reports from producing fields are encouraging, as the shipments are getting back to normal conditions with the return of good weather.

Manufacturers are finding it easier to secure orders than to find the necessary stock with which to fill their engagements. Stocks of lumber have been allowed to run down to pretty small proportions in some sections, and increased output is necessary if there is to be a restoration of normal relations as between supply and demand.

Building Metals.

One of the conspicuous features of the steel market this week was the appearance of the Central Railroad of New Jersey in the market for bids on remodeling of the Communipaw train sheds in Jersey City, the construction of terminal platforms and considerable bridge work, the erection of new slips and other building material in connection with the improvements that the railroad is going to make at its terminal. The construction work will probably cost \$500,000. Some of the work is now being executed by C. B. Spearin, of 90 West street, who specifies work through the supervising engineer for the Central Railroad of New Jersey, at Liberty and West streets, New York City. It is understood that this work will extend over one year. About 250,000 common brick will be required, and the steel work will total about 1,000 tons. The train shed, which has been standing since the 'Sixties, consisting of 250 ft. steel truss spans, will be removed, and will be replaced by low concrete and steel sheds, such as are used at the Lackawanna terminal at Hoboken.

The Townsend Holding Company placed this week an order for 500 tons of structural steel for an apartment house at West End avenue with the Lehigh Valley Structural Company, and the Bradley Steel Company will fabricate 1,000 tons of steel for the Loft candy factory in this city.

It is understood that the contracts for the elevated work in this city will not come out until the fall. They include subway requirements, the total being about 400,000 tons, which the steel companies are figuring on for the last quarter of the year.

These prices are prevailing in the New York market at the present time on structural material.

Beams and channels, up to 15-inch	1.41½	1.46½
Beams and channels, over 15-inch	1.46½	a
Angles, 3x2 up to 6x6	1.41½	1.46½
Zees and tees	1.41½	1.46½
Steel bars, half extras	1.36½	1.41½
Universal & Sheared, 34-in. and under	1.41½	1.46½

Lead is quiet and easier. Spot being offered for July at .04¾, with 4.65 bid. The trend of this commodity is shown in the fact that cast lead is offered at 4.80 with 4.65 bid. Tin is under pressure, and the break at London is expected to be reflected here in this market early this week. In the open market spot tin was offered in 25 ton lots at .44¼ and even small lots were difficult to sell over .44¼, showing that conditions are liable to stiffening in this department. In the pig iron department the volume of business is decreasing in all sections of the country with the exception of the eastern district, which was slow in going into the market early in the year. New York State is going to Buffalo furnaces as well as most of the foundry orders placed in New London, but eastern Pennsylvania furnaces have taken the larger share of the orders placed in New Jersey and eastern Pennsylvania, for instance, on the order of 225 tons for East Orange, New Jersey, the U. S. Cast Iron and Foundry Company was the lowest bidder, at 20.80 per net ton delivery, which is equal to about 19.60 at the foundry. This is the competitive bases upon which orders have been going recently to R. D. Wood & Co. Walter E. Sexton was the lowest bidder on 350 tons of pipe for East Williston, N. Y., and R. D. Wood & Co. will probably furnish the pipe. The contract price was 23.75 for 4s, 22.40 for 6s, and 21.40 for 8s delivered, equivalent to about 19.20 at the foundry.

These prices show the trend of the iron market, and incidentally show that the steel companies are pretty well bought up for the season. This indicates continued activity on the part of equipment companies, and also shows that the steel mills have all the raw material that they require for present needs. Such being the case, it is not probable that marked concessions will be obtainable during September anyway.

DEPARTMENTAL RULINGS.

BOARD OF EXAMINERS.

June 18th, 1912.

APPEAL 120 of 1912, New Building 302 of 1912, premises northwest corner 98th St. and 3rd Av., Manhattan.

James P. Whiskerman, appellant.

Question of courts in a theatre built for moving pictures. Section 109 Building Code.

APPROVED.

APPEAL 121 of 1912, New Building 296 of 1912, premises 25-33 West 45th St., Manhattan, Wallis & Goodwillie, appellants.

Withdrawn by appellants.

APPEAL 122 of 1912, Alteration 1372 of 1912, premises southeast corner Livingston and Hoyt Sts., Brooklyn.

Irving B. Ellis, appellant.

Question of exits and stairs in a store and office building. Section 108 Code.

DISAPPROVED.

APPEAL 123 of 1912, New Building 5 of 1912, premises 1282 to 1300 Broadway, Manhattan.

Messrs. F. M. Andrews & Co., appellants.

Question of parquet floors in a 25-story fireproof hotel. Specified for five rooms in which elaborate decorative finishes are planned, ladies' parlors, banquet room, general writing room and ballroom. The proportion being 8,000 square feet of wood floor to 740,000 square feet of floor constructed of marble, tile, cement or other non-combustible material. Section 105.

APPROVED.

APPEAL 124 of 1912, New Building 364 of 1912, premises north side of 146th St., 75 feet east of Broadway, Manhattan, Thomas W. Lamb, appellant.

Question of courts in a theatre. Section 109.

APPROVED ON CONDITION that the tunnel be omitted, and that an unobstructed court twelve feet wide open to the sky be provided from the point marked "A" on the orchestra floor plan, leading directly to 147th St.; and on the further condition that this court be permanently maintained during the existence of the building.

CURRENT BUILDING OPERATIONS

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

New Building for Physicians.

A syndicate known as the "Forty East Forty-first Street Company," with offices at 542 Fifth avenue, Charles M. Warner, president, and C. B. Warner, secretary, in conjunction with Charles Weinberg, 31 West 23d street, contemplate the erection of a new physicians' building at the southwest corner of Madison avenue and 48th street, covering a plot 44x100 feet. The structure will be six stories in height, strictly fireproof, and will be devoted exclusively to physicians' offices. No architect has yet been selected and nothing definite has been decided when the project will go ahead.

Gimbel Brothers Deny Building Rumor.

The reported rumor of the sale of the Thomas Dimond property and the Pennsylvania Railroad at Broadway, Seventh Avenue, 32d and 33d streets, covering the block front, to Gimbel Brothers for improvement with a large annex to their present department store, was denied on Thursday by Bernard Gimbel, of the firm of Gimbel Brothers. It will be recalled that only recently Mr. Dimond increased his holdings in 33d street.

Business Building East of Fifth Avenue.

The firm of Schanz, tailors, 18 West 39th street, contemplate the erection of a loft building at 14 East 40th street, between 5th and Madison avenues, on plot 21x98.9 feet. No architect has been selected and nothing definite has been settled.

Contract for 40th Street Loft.

The E. E. Paul Company, 1 Madison avenue, received the general contract this week to erect the new eight-story loft building which James H. Cruikshank, 50 Pine street, is to erect at 345-349 West 40th street, on a plot 45x90 feet. Robert E. Moss, 126 Liberty street is structural engineer.

Elevator Apartments in 83rd Street.

The Hennessy Realty Company, 220 Broadway, James Polstein, president, Meyer Gendel, secretary, will soon erect a nine-story apartment house at 37 to 41 West 83d street, for which Schwartz & Gross, 347 5th avenue, are preparing plans. The plot measures 53x90 feet.

Robert W. Fulton to Build.

Ross & McNeil, 39 East 42d street, are preparing sketches for a nine-story apartment house for Robert M. Fulton, 500 5th avenue, to be erected at 143 to 147 East 39th street, on a plot 54x100 feet. H. W. Otis Company, 39 East 42d street, will have the general contract.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

39TH ST.—H. W. Otis Co., 39 East 42d st, has received the general contract to erect the 9-sty apartment house, 54x98.9 ft., at 143-147 East 39th st, for Robert Fulton, owner, care of Ross & McNeil, architects, 39 East 42d st.

LEXINGTON AV.—Wm. A. White & Sons report that plans are about ready for altering the private dwellings, 805 and 807 Lexington av, near 62d st. The lower two floors are to be occupied by the owner, Albert Klenk, for his grocery business, and the upper floors for bachelor apartments. Mr. Klenk has been located for fifteen years at 352 Fourth avenue, which building he vacated May 1, 1912, to allow the erection of a sixteen-story loft structure.

AMSTERDAM AV.—Schwartz & Gross, 347 5th av, have completed plans for 10-sty apartment house, 80.11x140 ft., to be erected at the southeast corner of Amsterdam av and 120th st for the Carnegie Construction Co., 420 West 119th st. Cost, \$450,000.

115TH ST.—Cantor & Livingston, 39 West 38th st, have completed plans for alterations to the 5-sty tenements, 70-72 East 115th st, for Elias Schlomowitz, 55 Lenox av, owner. Cost, \$7,500.

BROADWAY.—Frederick S. Keeler, 140 Cedar st, has completed plans for alterations to the 6-sty tenement, 3800 Broadway, for Marie Hoguet, 152 Riverside Drive, owner. Cost, \$4,000.

MADISON AV.—Plans are being figured for alterations to the two residences at 601-603 Madison av, for bachelor apartments, for the Madison Chambers Co., owner, care of architect, H. M. Baer, 21 West 45th st, architect. Cost, \$25,000.

WEST END AV.—Julius Tishman, 299 Broadway, owner, is taking bids on the mason and carpenter work for the 12-sty apartment house, 100x116 ft., to be erected at the southeast cor-

ner of West End av and 101st st, from plans by Blum & Blum, 505 5th av, architects. Cost, \$700,000.

CHURCHES.

AMSTERDAM AV.—Excavating is under way for the new synod hall, 171x69 ft., at Amsterdam av and Cathedral Parkway for the Cathedral of St. John the Divine, on premises, Bishop D. H. Greer, 7 Gramercy Park, owner. Cram, Goodhue & Ferguson, 15 Beacon st, Boston, Mass., architects; W. Sheiton Swallow Co., 507 5th av, general contractors.

DWELLINGS.

99TH ST.—Foundations are under way for the 3-sty and basement rectory, 46x55 ft., at 229 West 99th st, for St. Michael's Church, 225 West 99th st, N. Y. C., owner; Rev. J. P. Peters, pastor. Robert W. Gibson, 185 Madison av, architect; J. Odell Whitenack, 231 West 18th st, general contractor; N. Greenblat & Co., 894 Union av, masonry. Cost, \$15,000.

EAST HOUSTON ST.—Lithgow & Son, 79 King st, are figuring the general contract for the new vicarage for St. Augustine's Chapel to be erected in East Houston st, near the Bowery. Bids are desired on all sub-contracts at once. Thomas Nash, 1170 Broadway, is the architect.

FACTORIES AND WAREHOUSES.

BROADWAY.—Stephenson & Wheeler, 2 West 45th st, have completed plans for alterations to the 6-sty show room and manufacturing building at 691 Broadway for Edward Tower, Sonoma, California; Miller, King, Lane & Trafford, 80 Broadway, agents. Cost, \$20,000. The architects will soon call for figures on the general contract.

BROOK AV.—Bids will close July 13 for the 6-sty paper bag factory to be erected on Brook av from Southern Boulevard to East 132d st, for the Champion Realty Co., A. E. Schorsch, 510 East 73d st, president, owner. C. B. Comstock, 23 East 26th st, architect.

HOSPITALS AND ASYLUMS.

NORTH BROTHERS ISLAND.—The Department of Health 55th st and 6th av, Ernest J. Lederle, Ph. D., president, is taking bids for the extension to the nurses home, to be erected here from plans by W. E. Austin, 46 West 24th st, N. Y. C.

29TH ST.—Foundations are being laid for wings I and M of the hospital in the south side of 29th st, between 1st av and East River for the city. McKim, Mead & White, 160 5th av, architects. Albert L. Webster, 82 Wall st, consulting engineer. John H. Parker Co., 315 4th av, general contractor. Cost, \$1,750,000.

HARLEM HOSPITAL.—Bids were rejected for the nurses' home to be erected at the Harlem Hospital, 136th st, 137th st and Lenox av for the City of New York Bellevue and Allied Hospitals. Raymond F. Almirall, 185 Madison av, architect. Project will be readvertised at once. Cost, \$175,000.

BLACKWELLS ISLAND.—Bids were rejected for the extension of the tuberculosis infirmary and will be readvertised. Specifications are being prepared. J. H. Freeland, 214 5th av, architect. F. A. Burdett & Co., 16 East 33d st, steel engineer. W. C. Tucker, 156 5th av, sanitary engineer. Patterson Bros., 1182 Broadway, steam and electrical engineers. Cost, \$80,000.

NORTH BROTHERS ISLAND.—Bids were received for the extension of the nurses' home, for the city, from plans by W. E. Austin, 46 West 24th st, N. Y. C., architect. Frymier & Hanna, 25 West 42d st, N. Y. C., were low bidders at \$46,469; Colon Hartnett, 81 East 125th st, N. Y. C., second low bidder, \$52,299; A. L. Guidone & Co., 162 East 23d st, N. Y. C., \$58,750, third low bidder.

STABLES AND GARAGES.

CORNELIA ST.—Plans are being figured for a 2-sty brick stable, 21x98 ft., to be erected at 23 Cornelia st, for Joseph Marron, 146 Waverly st, owner. C. B. Meyers, 1 Union sq, architect. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

14TH ST.—J. B. Snooks Sons, 261 Broadway, architects, are taking bids for alterations to the store and office building at 105-109 West 14th st.

GRAND ST.—Horenburger & Bardes, 122 Bowery, are preparing plans for alterations to the 3-sty brick loft, 273-5 Grand st, for Rose & Norman, 63 Orchard st, owners, who will take bids about July 15. Cost, \$4,000.

3D AV.—Work is under way on fire repairs to the loft and store at 2174 3d av, for S. & E. Gutman, 452 Broadway, owner. Michigan Furniture Co., south side of 118th st, west of 3d av, lessee of entire building. Shire & Kaufman, 373 4th av, architects. John H. Deeves & Bro., 103 Park av, general contractors.

48TH ST.—Plans are being figured for alterations to the residence, 16 East 48th st, for stores and office purposes, for Julia Ward, 16 East 48th st, owner. Samuel E. Gage, 340 Madison av, architect.

5TH AV.—Foundations are being laid for the 12-sty office building, 84x200 ft., to be erected at 70 5th av for Ginn & Co., on premises and 29 Beacon st, Boston, Mass., owner. C. A. Rich, 320 5th av, architect; Edward Corning Co., 100 William st, general contractor.

38TH ST.—Mulliken & Moeller, Park av and 41st st, are preparing plans for a 12-sty loft building to be erected at 5 East 38th st and 6 East 39th st, for the 6 East 39th St. Co., Charles W. Cooley represents the leasing company.

LEXINGTON AV.—John T. Riggs, 1482 Broadway, architect, is taking bids for alterations to the stable at 690-692 Lexington av, for lofts and stores. S. M. & E. Odell, on premises, owners. Cost, \$25,000.

36TH ST.—Plastering is under way for the restaurant, studios and offices at 58 West 36th st, for Andrian H. Muller, 55 West 52d st, owner. Paul Henkel, on premises, lessee. Smith & Ross, 103 Park av, architects. Lourier Siegel Construction Co., 102 5th av, general contractor. Cost, \$5,000.

PEARL ST.—Work is under way for alterations to the 5-sty brick store and loft building, 444-445 Pearl st, for Francis Hustall, Montclair, N. J., owner; Wm. H. Whiting, 41 Park Row, N. Y. C., agent for owner. Wm. F. Hemstreet, 527 5th av, architect. Hugh Getty, Inc., 359 West 26th st, general contractor. Cost, \$14,000.

40TH ST.—Footings are being installed for the 24-sty office building, 50x75 ft., at 110-112 West 40th st, for Edward A. Browning, 18 West 75th st, owner. Buchman & Fox, 11 East 59th st, architects. Chauncey Mallock, 225 5th av, steam engineer. Jacob A. Zimmermann, 505 5th av, masonry.

THEATRES.

44TH ST.—Henry B. Herts, 35 West 31st st, architect, is taking bids on the Shubert Theatre to be erected at 221-233 West 44th st, for the Central Theatre Leasing Construction Co., Winthrop Ames, president; Lee Shubert, vice president; Andrew Freedman, 1418 Broadway, treasurer.

BROADWAY.—Axel Hedman, 371 Fulton st, Brooklyn, is preparing plans for alterations to the theatre at Broadway and 39th st for the Casino Theatre. John McKeefery, Broadway and 39th st, N. Y. C., general contractor. Cost, \$6,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

PINEHURST AV.—George F. Pelham, 507 5th av, is preparing plans for a 6-sty apartment house, to be erected at the northwest corner of Pinehurst av and 180th st, for the Emmay Realty Co., Pinehurst av and 178th st.

ACADEMY ST.—Sommerfeld & Steckler, 31 Union sq, are preparing plans for three 5-sty apartments, 50x88 ft., to be erected at the southwest corner of Academy st and Sherman av, for the Dyckman Construction Co., John Katzman, president, 156th st and Riverside Drive, owner. Total cost, \$80,000.

DECATUR AV.—Excavating is under way for the 5-sty brick tenement, 67x68 ft., to be erected on the west side of Decatur av, 24 ft north of Fordham rd, for the Wedgewood Co., 401 East 163d st, owner. Andrew Thomas, Fordham rd and Westchester av, architect. Pauletto Co., at site, contractor for foundations. Joseph Holmes, 17 West 175th st, has the mason work. Cost, \$50,000.

CROTONA AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for two 5-sty brick apartments with stores, 37x83 ft., to be erected on the west side of Crotona av, 80 ft south of 189th st, for the D'Andrea Construction Co., 1719 Garfield st, Antonio D'Andrea, president; Victoria D'Andrea, secretary, owner. Cost, \$70,000.

HOE AV.—Harry T. Howell, 3d av and 149th st, has completed plans for the 5-sty tenement, 50x88 ft., to be erected on the west side of Hoe av, 27 ft. north of Jennings st, for the Tully Realty Co., 810 East 173d st, owner. Cost, \$40,000.

WALTON AV.—Work on the 5-sty brick tenement on the west side of Walton av, 150 ft north of 177th st, is up to the 1st tier. Adolph Wexler, 39 East 42d st, owner and general contractor. Charles Schaefer, Jr., 401 Tremont av, architect. Cost, \$40,000.

BERGEN AV.—Additional figures are being received for three 5-sty brick apartments and stores to be erected at the southwest corner of Bergen av and 152d st for the Conron Bros. Co., 10th av and 13th st, owner. Charles Schaefer, Jr., 401 Tremont av, architect. Cost, \$120,000.

WEBSTER AV.—Franz Wolfgang, 535 East 177th st, has completed plans for two 5-sty brick apartments, 32x96 ft., to be erected at the southeast corner of Webster av and 176th st, for the Roscob Building Co., Henry Gundlach, president, 2689 Heath av, owner. Total cost, \$56,000.

WESTCHESTER AV.—George A. Summer, 989 Southern Boulevard, architect, and the American Real Estate Co., 989 Southern Boulevard, owner, Edward B. Boynton, 527 5th av, president; Francis H. Sisson, secretary; Richard T. Lingley, treasurer, are taking bids on two 5-sty brick tenements, 39x67 ft., to be erected on the north side of Westchester av, 80 ft east of Elder av. Total cost, \$56,000.

ELSMERE PL.—The Kramer Construction Co., 35 Nassau st, has received the general contract to erect the 5-sty brick tenement, 75x88 ft., on Elsmere pl, 213 ft east of Marmion av for the Defender Construction Co., 35 Nassau st, owner. Abraham Berres, 35 Nassau st, architect. Cost, \$60,000.

165TH ST.—Goldner & Goldberg, 149th st and 3d av, have prepared plans for a 6-sty tenement to be erected at the southwest corner of 165th st and Hoe av, for the Fox Square Realty Co., 773 Westchester av, owner, Wm. Oppenheim, president.

163D ST.—The three 5-sty flats being erected in the north side of 163d st from Tiffany to Kelly sts, are advancing rapidly, being up to

YOUNG MARINERS SHOULD LEARN WHAT ANCIENT MARINERS KNOW

THE HISTORIC
TRUTH THAT



CYPRESS

"THE WOOD ETERNAL"

is, has been, and always will be

The Safest *Most Enduring and* *Most Economical* **BOAT MATERIAL**

ever grown by nature or made by man.

The U. S. GOV'T REPORT (June, 1911) says that "John Lawson, writing about 1714 upon the resources of North Carolina, gives valuable information upon the *CYPRESS* canoes' part in the coast and river commerce at that time." How reasonable, then, is the deduction that "the best canoe wood in early times was Cypress,"—and how inevitable that later on "builders of sailboats and small ships in the South drew liberally upon Cypress for planking, decking, masts, and other parts of the vessel."

BRAND NEW

Vol. 19

of the "Cypress Pocket" Library is what you want. (Drop a line quick)

198 YEARS LATER—IN 1912 we find a typical case of a modern sailboat in Michigan, planked with *CYPRESS* and perfectly sound, even at the water line, *after 20 years' use*—whereas the gunwales (of a much "harder" wood) are rotting away—without even a "5-day notice." *CYPRESS is the Answer, Mr. Sea-dog!*

When planning a Yacht, Row-boat, Bungalow, Lodge, Sleeping-porch or Fence, remember "*With Cypress you Build But Once.*"

Let our "INVESTORS' DEPARTMENT" help YOU. Our entire resources are at your service with Reliable Counsel.

SOUTHERN CYPRESS MANUFACTURERS' ASSOCIATION

1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.

INSIST ON CYPRESS AT YOUR LOCAL DEALER'S. IF HE HASN'T IT, LET US KNOW IMMEDIATELY.

CROSBY-CHICAGO.

the 5th tier. The Newport Realty Co., 35 Nassau st., is owner, Max J. Klein, president; Ignatz Roth, treasurer. Gronenberg & Leuchtag, 7 West 22d st., architects. Total cost, \$135,000.

BERGEN AV.—Charles Schaefer, Jr., 401 Tremont av., is preparing plans for three 5-sty brick flats and stores to be erected at the southwest corner of Bergen av. and 152d st., for the Conron Bros. Co., 10th av. and 13th st., owner. Cost, \$120,000.

DWELLINGS.

BOGART AV.—John A. Gurd, 281 5th av., has completed plans for the 2-sty frame residence, 22x63 ft., to be erected on the east side of Bogart av., 150 ft. south of Neil av., for Mrs. M. D. Crary, 2579 Bainbridge av., owner. Cost, \$5,500.

SCHOOLS AND COLLEGES.

BRONX.—Bids were received by the Board of Education July 8, for fire protection work, etc. At P. S. 1 John F. Kuhn, low bidder, \$4,870; P. S. 2, W. H. Quinn, \$1,247; P. S. 9, A. W. King, \$5,948; P. S. 11, Charles Wille, \$5,979; P. S. 18, A. W. King, \$5,720; P. S. 33, W. H. Quinn, \$1,587.

BRONX.—Bids were received by the Board of Education July 8. For installing heating and ventilating apparatus, E. Rutzler Co., low bidder, \$19,765, and for installing temperature regulation, in additions to and alterations in, P. S. 43, Johnson Service Co., low bidder, \$1,268.

167TH ST.—The Anderson Martin Electrical Co., 1 Madison av., has received the electrical work to P. S. 20 in the south side of 167th st. between Fox and Barretto sts., C. B. J. Snyder, Park av. and 59th st., architect. Bottsford Dickinson Co., 1170 Broadway, general contractor. Cost, \$50,000.

STORES, OFFICES AND LOFTS.

150TH ST.—H. Rudolph, 602 Bergen av., has received the plumbing contract necessary for an addition to the department store at 150th st. and Westchester av., for Adams-Flanagan, on premises, John Flanagan, president; Thomas D. Adams, secretary; Thos. E. Adams, treasurer. Buchman & Fox, 11 East 59th st., architects. Chauncey Matlock, 225 5th av., steam engineer. Reid Palmer Construction Co., 11 East 59th st., general contractor. Tully Bros., 1473 Longwood av., carpenters.

THEATRES.

SOUTHERN BOULEVARD.—Thomas W. Lamb, 501 5th av., is preparing plans for a 3-sty brick theatre and stores to be erected on the east side of Southern Boulevard, 134 ft. north of Aldus st., for the S. P. W. Co., Meyer Solomon, 931 Southern Boulevard, president, owner. Cost, \$150,000.

MISCELLANEOUS.

WESTCHESTER AV.—A. F. Haldeman, architect, care of N. Y. Central R. R. Co., 70 East 45th st., owner, has completed plans for the office and freight house on Westchester av., 200 East of Brook av., for the N. Y. C. & H. R. R. Co. Cost, \$35,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

NEW YORK AV.—Benjamin Hudson, 319 9th st., Brooklyn, is preparing plans for two 4-sty brick tenements, 31x75 ft., to be erected on the east side of New York av., 100 ft. north of Church av., for Paul W. Connelly, 1547 47th st., owner. Bids are wanted on subs immediately. Cost, \$15,000 each.

55TH ST.—Benjamin Hudson, 319 9th st., Brooklyn, is preparing plans for two 4-sty tenements, 40x68 ft., to be erected in the south side of 55th st., 460 ft. west of 14th av., for Paul W. Connelly, 1547 47th st., Brooklyn, owner, who wants bids on subs immediately. Cost, \$12,000 each.

DWELLINGS.

14TH ST.—Benjamin Hudson, 319 9th st., is preparing plans for two 2½-sty frame residences, 18x41 ft., to be erected in the west side of East 14th st. near Av. U., for John Burke, Ocean av., near Av. O. Cost, \$3,500 each.

FACTORIES AND WAREHOUSES.

YORK ST.—Additional figures are being received for the 1-sty addition to the factory at 129 York st. for the National Lead Co., Mr. Thompson, in charge, at site, owner. F. H. Quinby, 49 Nassau st., N. Y. C., architect. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

SNYDER AV.—Benjamin Hudson, 319 9th st., Brooklyn, is preparing plans for a 2-sty brick bakery, 50x100 ft., to be erected on the south side of Snyder av., 149 ft. west of Bedford av., for W. B. Ebinger, 1316 Cortelyou rd., owner, who will take bids on general contract about July 18. Cost, \$15,000.

HOTELS.

IMLAY ST.—Foundations are being laid for the 4-sty brick hotel and cafe to be erected at Imlay and Commerce sts. for James V. Counihan, on premises, owner. B. F. Dreisler, 178 Remsen st., Brooklyn, architect; McGough & Hoey, 16 Court st., Brooklyn, general contractors. Cost, \$20,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FLUSHING, L. I.—Foundations are completed for the 4-sty brick apartment, 40x80 ft., to be erected on Central av. and Broadway for the Flushing Construction Co., premises, owner. Joseph Hoolihan, Central av. and Broadway, architect. Pangburn & Wall, 132 Elm st., L. I. City, general contractor. Cost, \$30,000.

DWELLINGS.

ARVERNE, L. I.—J. B. Smith, Hammels, L. I., is preparing plans for a 2-sty frame residence, 26x36 ft., to be erected on Summerville av., for L. Bovington, Fairview av., Rockaway Beach, L. I., owner. Cost, \$4,000.

RICHMOND HILL, L. I.—C. W. Vanderbeck, Richmond Hill, L. I., has completed plans for a 2-sty frame residence, 19x55 ft., to be erected in the east side of Chestnut st., 275 ft. south of Chichester av., for Lydia P. Nall, 31 Greenwood av., owner. Cost, \$3,500.

WOODHAVEN, L. I.—Gottfried Sternberg, 143 Snediker av., Union Course, L. I., has completed plans for four 2½-sty frame residences, 18x40 ft., to be erected on the east side of Lott av., southeast corner Shipley st., for George E. Lott, 44 Lott av., Union Course, L. I., owner. Cost, \$14,000.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., is preparing sketches for the 3-sty frame store and residence, 36x35 ft., to be erected on 5th av., near Washington av. Cost, \$12,000.

ARVERNE, L. I.—Work has been started on two 3-sty frame houses, 32x80 ft., on the east side of Meredith av., 115 ft. east of Ocean av., for H. H. Dein & Son, 742 Napier av., Woodhaven, L. I., owner. Philip Dein, 742 Napier av., architect. Cost, \$20,000.

RICHMOND HILL, L. I.—B. F. Hudson, 319 9th st., Brooklyn, is preparing plans for ten 2-sty brick residences, 16x30 ft., to be erected in the east side of Yarmouth st., 100 ft. south of Fulton av. for the Innovation Improvement Co., 1128 Av. G., Brooklyn, owner. Cost, \$3,000.

WINFIELD, L. I.—Foundations have been completed for the 2½-sty frame residence on the west side of Lenox av., 140 ft. north of Park pl., for Peter Mulligan, Lenox av., owner. Edward Rose & Sons, Grand st., Elmhurst, L. I., architects. John Ferguson, Kelly av., Woodside, general contractor. Cost, \$5,000.

SYOSSETT, L. I.—Work on the 2½-sty frame residence, 37x119 ft., for Cornelius Provot, 20 Broad st., owner, is up to the second tier. Henry Otis Chapman, 334 5th av., N. Y. C., architect. R. H. Howes Construction Co., 10 West 40th st., general contractor.

BELLE HARBOR, L. I.—J. B. Smith, 67 North Fairview av., Rockaway Beach, has completed plans for a 2½-sty frame residence, 26x32 ft., to be erected on the east side of Montauk av., 360 ft. south of Newport av., for J. McKenzie, Washington av., Rockaway Beach, owner. Cost, \$4,000.

ROSEDALE, L. I.—Wm. Finn, 358 Fulton st., has completed plans for the 2-sty frame residence, 22x25 ft., to be erected on Vanderbilt av., near Rosedale av., for Wm. Prem, 21 3d av., L. I. City, owner. General contract will be awarded without competition. Cost, \$4,500.

KEW, L. I.—E. D. Litchfield, 244 5th av., N. Y. C., architect, is taking bids for a 2½-sty brick residence, 30x64 ft., to be erected here for Wm. C. Cuntz, owner, care of architect. Cost, \$16,000.

FACTORIES AND WAREHOUSES.

METROPOLITAN, L. I.—John H. Vandervegt, 47 Butler st., Evergreen, architect, is taking bids for a 4-sty brick factory to be erected here for the National Corrugated Paper & Box Co., 1430 Metropolitan av., Brooklyn, owner.

HALLS AND CLUBS.

RIDGEWOOD, L. I.—The Queens Co. Labor Lyceum, Martin Kramer, president, is taking bids for the 2-sty brick lyceum to be erected in Green st., between Wyckoff and Cypress avs., from plans by L. Berger & Co., Myrtle and Cypress avs., architects. Cost, \$30,000.

SCHOOLS AND COLLEGES.

JAMAICA, L. I.—Joseph Hrostoski, Hollis av., Hollis, L. I., architect, is taking bids on the general contract for the 1½-sty brick school to be erected on Rockaway rd. near Pacific st., for St. Joseph's Catholic Church, Rockaway rd., Jamaica, owner; Rev. Emil Strenski, pastor. Cost, \$10,000.

QUEENS.—Bids were received by the Board of Education, July 8, for improving the premises in the rear of P. S. 77. All bids were laid over.

STORES, OFFICES AND LOFTS.

CORONA, L. I.—W. S. Worrall, Jackson av., has completed plans for three 1-sty brick stores, 60x75 ft., to be erected on Jackson av., for Thompson Bros., Jackson av., owner. Cost, \$6,000.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—Charles E. Simonson, 212 Oakland av., has completed plans for the 2-sty frame residence, 38x36 ft., to be erected in the south side of Henderson st., for May A. Simonson, 212 Oakland av., owner. John G. B. Larson, 460 Herkbert av., Port Richmond, general contractor, is taking bids on subs. Cost, \$4,500.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

BRADLEY BEACH, N. J.—Foundations are being laid for the 3-sty frame and stucco flat, 68x50 ft., in the east side of Main st., near 5th av., for J. J. Geraty, 201 3d av., this place, owner. Ernest A. Arend, 105 West 40th st., N. Y. C., architect. Bennett Bros., masonry. Pierce-Sutts & Co., general contractors. Cost, \$10,000.

NEWARK, N. J.—The plot at 60-64 Hawthorne av., has been excavated for the 3-sty brick double flat, 34x66 ft., for Enos Willette, 458 Jelliff av., owner. Hooper & Co., 120 Market st., architects. Owner builds by days work. Cost, \$12,000.

YONKERS, N. Y.—Excavating is under way for the 5-sty brick and stone apartment, 93x100 ft. on South Broadway, near Park Hill for the American Real Estate Co., Park Hill, Yonkers, N. Y., owner and architect. Cost, \$200,000.

CHURCHES.

LEBANON, N. J.—Work has not been started on the 1-sty frame chapel, 30x40 ft., to be erected here for the Reformed Church of Lebanon, Wm. J. Lonsdale, pastor. P. C. Van Nuys, Main st., Somerville, N. J., architect. C. L. Bell, Cranford, N. J., general contractor. Cost, \$3,000.

GARDENVILLE, N. Y.—Foundations are under way for the 1½-sty brick and stone church, 54x100 ft., to be erected near Buffalo for St. John's Evangelical Lutheran Church, Rev. John Raymond, pastor, and chairman of building committee. Alex. M. Bellony, 1200 Prudential Building, Buffalo, architect. Cost, \$30,000.

DWELLINGS.

BELLE HARBOR, L. I.—J. B. Smith, Hammels, L. I., has nearly completed plans for the 2½-sty frame residence, 26x34 ft., to be erected on Montauk av., 300 ft. south of Newport av., for J. Mackenzie, Washington av., Rockaway Beach, owner, and is taking bids on general contract. Cost, \$4,000.

BLOOMFIELD, N. J.—William Sterner, 28 Crane st., Newark, contemplates the erection of a 2½-sty frame road house on the east side of Passaic av. Cost, \$8,000-\$10,000.

BRONXVILLE, N. Y.—Carl M. Owen, of the firm of Hornblower, Miller & Potter, 24 Broad st., N. Y. C., contemplates the erection of a residence in Lawrence Park West.

BUFFALO, N. Y.—Wm. Pitkin, Jr., 426 Cutler Building, Rochester, N. Y., landscape architect, is preparing sketches for a 2½-sty brick and stone residence, garage and stable for George B. Montgomery, Court and Wilkeson sts., Buffalo, owner. Waterbury & Mann, 16 Dun Building, Buffalo, architects.

ELIZABETH, N. J.—Excavating is under way for the frame residence to be erected in Atlantic st. for Samuel Cohen, 422 Broadway, Elizabeth, owner. Cost, \$4,000.

GREENWICH, CONN.—Wm. H. Reid, 135 Broadway, N. Y. C., owner, is taking bids on the general contract for the 2½-sty brick and stone residence, 34x114 ft., from plans by Wallis & Goodwill, 346 4th av., architects. Cost, \$25,000.

MORRISTOWN, N. J.—Work has been started on alterations to the residence, 10 Franklin pl., for L. J. Bregle, on premises, owner. Oscar B. Smith, 346 4th av., N. Y. C., and C. A. Valentine, 346 4th av., N. Y. C., associated architects. Charles Lindsley, of this place, general contractor. Wm. Mooney, 27 Liberty st., has the mason work. Cost, \$5,000.

ELIZABETH, N. J.—C. G. Poggi, 2 Julian pl., has completed plans for two 2½-sty residences to be erected on Kilsythe rd., for W. B. Perkins Co., 215 Broad st., owner. Cost, \$5,000.

SYRACUSE, N. Y.—Taber & Baxter, Gurney Block, architects, are taking bids on the 3-sty frame and brick veneer residence, 28x55 ft., to be erected at 1007 East Genesee st., for George J. Light, 720 East Lafayette st., owner. Cost, \$12,000.

YONKERS, N. Y.—Martin Spinelli, 150 Nassau st., N. Y. C., owner, contemplates the erection of ten 2½-sty frame residences on Greenvale av. No architect has been selected. Cost, \$6,500-\$7,500 each.

JAMESTOWN, N. Y.—Freeburg & Fidler, Fenton Building, are revising plans for the 2½-sty frame residence, 30x50 ft., to be erected here for A. H. Broadhead, owner, care of architect. Cost, \$10,000.

NEWARK, N. J.—Work will soon start on a 2-sty frame residence, at 16 Lanark av., for Aescenzp Puepolo, 25 Bloomfield av., owner. Cost, \$3,500.

NEWARK, N. J.—Work will soon start on ten 2½-sty frame residences, 22x51 ft. each, at 793-799 and 801-815 South 13th st., for the Mersfelder Construction Co., Room 1302 Firemen's Building, owner. Cost, \$5,000.

NEW ROCHELLE, N. Y.—Walter Flandreau, Lyncroft, New Rochelle, owner and builder, is taking bids on subs and materials for three 2½-sty frame residences, 38x90 ft., to be erected on Forest Heights from plans by Bernard T. Wilder, Lawton st., architect. Cost, \$41,000.

NUTLEY, N. J.—Henry P. Kirby & John J. Petit, 103 Park av., architects, are taking bids on the general contract for alterations to the frame residence for Wm. Longfelder, 189 Highfield la., owner.

PERTH AMBOY, N. J.—Excavating is under way for the 2½-sty frame residence to be erected in Gordon st. for Louis Kreilshelmer, owner. Nathan Myers, Court Theatre Building, Newark, architect. Wm. E. McJullough, 101 Rector st., has the mason work and Ira B. Crouse, 495 State st., the carpentry. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY.—The Hartford Suspension Co., 150 Bay st., contemplates the erection of a factory at 135-143 Morgan st., for a 2½-sty 86 ft.

NIAGARA FALLS, N. Y.—Simon Larke, 608 Elmwood av., is preparing plans for alterations to the manufacturing plant at 451 Main st., for Wm. A. Rogers, on premises, owner. W. A. Jameson, superintendent. J. A. Tansley, care of owners, engineer. Cost, \$100,000.

PASSAIC, N. J.—Work has not been started yet on the 1-sty and basement turbine house, 34x56 ft., to be erected here for the Botany Worsted Mills, Dayton av., owner. John W. Ferguson Co., 156 Market st., Paterson, N. J., general contractor.

SYRACUSE, N. Y.—Excavating is under way for the 4-sty steel and concrete factory, 150x 65 ft., to be erected here for the New Process Rawhide Co., at site, owner. Merrick & Randall, S. A. & K. Block, Syracuse, architects. R. H. Howes Construction Co., 105 West 40th st., N. Y. C., general contractor.

Install Edison Service Now

Why not get rid of your expensive power plant this summer? Let economical Central Station Service take its place. You will find Edison Service one of the best investments you ever made. It will pay you constant dividends in greater, better output and increased efficiency.

Economical, Dependable Power from Central Station

Power from Central Station costs less than private plant power, and eliminates all the needless overhead expenses of a private plant. One of our engineers will confer with you gladly. No obligation whatever. Why not make an appointment today?

The New York Edison Company At Your Service

55 Duane Street

Phone Worth 3000

HALLS AND CLUBS.

BATAVIA, N. Y.—Foundations are being laid for the 3-sty and basement Y. M. C. A. building, 70x110 ft, for the Y. M. C. A. of Batavia, John C. Holmes, Inc., chairman; C. M. Sleght, secretary; Guy E. Lown, A. J. Rumsey, F. B. Redfield, Dr. W. B. Whitcombe, A. A. Hainesworth, local secretary Y. M. C. A.; J. E. Gubb, building committee. Shattuck & Hussey, 153 La Salle st., Chicago, Ill., architects. Moon, Lockport, N. Y., general contractor. Cost, \$40,000.

MORRISTOWN, N. J.—Plans are being figured for the 3-sty Y. M. C. A. building, 50x150 ft, to be erected at Washington st and Western av for the Y. M. C. A., of Morristown, E. H. Honney, secretary; D. H. Alphin, chairman. L. E. Jallade, 37 Liberty st., N. Y. C., architect. Cost, \$125,000.

LARCHMONT PARK, N. Y.—Ferdinand Fish, Chatsworth av, is preparing plans for a frame 2½-sty clubhouse, 40x60 ft, to be erected here for the Larchmont Park Country Club, Charles A. Singer, president, owner. Cost, \$12,000.

MUNICIPAL WORK.

BLOOMFIELD, N. J.—Rudolph Hering and John H. Gregory, 170 Broadway, consulting engineers, have completed plans for joint sewers and a sewage disposal plant for the Sewage Disposal Commission of Orange, Montclair and East Orange, Edward S. Pierson, chairman, East Orange; Ernest C. Hinck, Montclair; Henry T. Stetson, East Orange, commissioners. Cost, \$1,000,000.

MAMARONECK, N. Y.—Bids will be received until July 18 for the road construction of Beach av from Railroad av to Boston Post rd.

SCHOOLS AND COLLEGES.

NEW LEBANON, N. Y.—Fuller & Robinson Co., 95 State st., Albany, are revising plans for the 2-sty brick school, 50x55 ft, to be erected in Columbia county for the Town of Lebanon and Lebanon Springs, N. Y. Board of Education, Walter Harrison, president; Oliver Sand, clerk, Lebanon Springs. Bids will be called about July 15. Cost, \$12,000.

WHITESBORO, N. Y.—The Board of Education of Whitesboro, John C. Eberley, Jr., clerk, 63 Main st., will soon hold a meeting to vote on the question of a new 2-sty brick school to cost \$10,000 or an addition to cost \$5,000 to \$6,000. No architect has been selected.

LITTLE FALLS, N. J.—Wm. T. Fanning, Colt Building, Paterson, is preparing plans for the 2-sty and basement public school, 60x90 ft, to be erected at West Park, for the Board of Education of Little Falls Township, Joseph Madden, president; Allen A. Smith, district clerk. Bids will be called for about July 15 and close August 1. Cost, \$20,000.

MONTCLAIR, N. J.—Bids were received by the Board of Education of Montclair for the Baldwin st school. For general contract the

Westchester Engineering Co., 103 Park av., N. Y. C., low bidder, \$96,900; other bidders were: W. H. and F. W. Cane, 13 Park Row, N. Y. C., \$98,757; W. G. Sharwell & Co., 377 North 5th st., \$99,440; for plumbing, Fentzloff Heating and Plumbing Co., 37 Liberty st., N. Y. C., \$9,125; electric work, George E. Judson, 1876 Broadway, \$1,780; heating, E. G. Woolfolk & Co., 153 West 31st st., \$13,333. Cost, \$120,000.

BUFFALO, N. Y.—Bids were received by the Board of Education of Buffalo for the erection of P. S. 32 at Bennett, Cedar and Clinton sts. For mason work, George Schaaf, 547 East Utica st., Buffalo, low bidder, \$130,547; carpenter work, Christian Flierl, 1356 East Genesee st., \$22,897; iron and steel, C. F. Ernst Sons, 65 Lathrop st., \$21,437; fireproofing, Roebbling Construction Co., 96 Erie County Building, \$17,892; roofing, Charles Bauer Sons, 159 William st., \$3,120. Cost, \$175,000.

NEW HARTFORD, N. Y.—The Board of Education of New Hartford, George Lasher, president, contemplates the erection of a 1-sty frame school at Capron. Architect will soon be selected without competition. Cost, \$5,000.

WEST HOBOKEN, N. J.—N. Serracino, 1170 Broadway, N. Y. C., has been commissioned to prepare plans and specifications and supervise the construction of a 4-sty and basement academy and convent on High, Spring and Charles sts. The building will front 153x64 ft, and contain a chapel, theatre, dormitory, class rooms and music rooms equipped with all modern improvements.

STABLES AND GARAGES.

BERNARDSVILLE, N. J.—Work is soon to start on the 1½-sty cow barn, 36x100 ft, creamery, 45x40 ft, 1-sty shed, 20x75 ft, 2½-sty horse barn, 30x40 ft and two 1-sty sheds, 18x60 ft, for R. V. Lindabury, of this place, owner. Charles Pfadenhauer, of this place, general contractor. Cost, \$40,000.

NEWARK, N. J.—Work will soon start on the 2-sty brick private garage and apartment at 69 Central av for Michael T. Barrett, 16 Washington st., owner. Gustavus Staehlin, 238 Washington st., architect. E. M. Waldron & Co., 84 South 6th st., general contractors. Cost, \$5,000.

NEW PROVIDENCE, N. J.—R. S. Shapter, Overlook av, Summit, N. J., is preparing plans for a 2-sty frame stable, 37x71 ft, for E. T. Westcott, Glenwood Farm, owner.

DOVER, N. J.—George Richards Co., this place, contemplates the erection of a 4-sty brick and reinforced concrete stable and garage. No architect has been selected.

BUFFALO, N. Y.—R. J. Reidpath & Son, Builders' Exchange, architects and engineers, are preparing plans for a 1-sty brick garage, 60x200 ft, to be erected at 226 West Utica st., for the Buffalo Electric Vehicle Co., 226 West Utica st., owner, and will take bids shortly. Cost, \$12,000.

BUFFALO, N. Y.—Foundations are being laid for the 2½-sty brick garage, 42x38 ft, at 1205 Delaware av, for Willis O. Chapin, Fidelity Building, owner. Colson & Hudson, 35 Dun Building, architects. Townsend & Fleming, Prudential Building, landscape architects. Charles Berricks Sons, 1151 Main st., have the mason work, and E. M. Hager & Sons Co., 141 Elm st., the carpentry.

STORES, OFFICES AND LOFTS.

JAMESTOWN, N. Y.—Freeburg & Fidler, Fenton Building, have completed plans for a 2-sty frame store and apartment, 20x45 ft, to be erected at the corner of Newton and Thayer sts, for Ralph W. Adye, at site, owner. Cost, \$4,000.

PATERSON, N. J.—Foundations are being laid for the store and loft building at the northwest corner of Main and Market sts, for Charles W. Elbow, 240 Main st., Paterson, N. J., owner. Frederick W. Wentworth and August Rahm, associated architects, 140 Market st., Paterson. O. W. Shelly, 1123 Broadway, N. Y. C., general contractor.

WESTFIELD, N. J.—Foundations are being laid for the 3-sty store building, 30x70 ft, in Elm st, for R. M. French, of this place, owner. Dietz Eng. Co., 50 Church st., N. Y. C., general contractor. Cost, \$10,000.

OSWEGO, N. Y.—Work is under way for remodelling the county clerk's office, for the Board of Supervisors of Oswego County, Dr. M. J. Terry, chairman of building committee, Pulaski, N. Y., owner. Taber & Baxter, Gurney Block, Syracuse, architects. R. M. Barnett, East 1st st and Cayuga st, general contractor.

MISCELLANEOUS.

MONTCLAIR, N. J.—Excavating is under way for the 1-sty brick and terra cotta art museum for the Montclair Art Association, Frank H. Presby, chairman Building Committee, Albert R. Ross, 16 East 42d st., N. Y. C., architect. Cost, \$50,000.

YONKERS, N. Y.—Plans are being figured for the 2-sty brick freight house to be erected in Babcock st, for the N. Y. Central R. R. Co., Grand Central Station, N. Y. C., J. L. Holts, care of owner, engineer. Cost, \$35,000.

Contracts Awarded.

CHURCHES.

48TH ST.—Charles W. Hall, 140 Nassau st., has received the general contract for alterations to the church at the corner of 48th st and 5th av for St. Nicholas Church. Banister & Schell, 69 Wall st., architects. Cost, \$5,000.

DWELLINGS.

RYE, N. Y.—Charles J. Whalen, 96 Jefferson av, Mamaroneck, N. Y., has received the wiring contract for the 2½-sty frame residence,

in Grace Church st, for S. R. Mitchell, Grace Church st, owner. Hunt & Hunt, 28 East 21st st, N. Y. C., architects. D. H. Beary, Purchase st, general contractor. Cost, \$20,000.

NORTH ARLINGTON, N. J.—Jos. W. Kenworthy, Arlington, has received the general contract to erect the 2½-sty frame residence here for Mrs. Agnes Scott, Kearney, N. J., owner. Cost, \$4,000.

FORT LEE, N. J.—Rudolph Garoni, of this place, has received the general contract to erect the 2½-sty frame residence at Bergen Boulevard and Main st for George Getches, of this place, owner. Cost, \$4,000.

CALDWELL, N. J.—Van Ness & Goelier, Caldwell, has received the general contract to erect the 2-sty frame residence on Myrtle av for Mrs. A. Buchanan, of this place, owner. Lynn Lockwood, architect. Cost, \$5,000.

SOUTH NORWALK, CONN.—H. W. Mather, of this place, has received the general contract to erect the frame residence on Gibson Court for J. E. Stevens, of this place, owner. Bissell & Barber, 567 5th av, N. Y. C., architects. Cost, \$7,000.

HALLS AND CLUBS.

137TH ST.—The Kramer Contracting Co., 35 Nassau st, has the general contract to erect the 4-sty and terra cotta amusement hall and meeting rooms, 41x100 ft, in the south side of 137th st, east of Brook av, for the 7th Av Amusement Co., C. R. Greenbaum, 35 Nassau st, owner. A. Berres, 35 Nassau st, architect. Cost, \$45,000.

HOSPITALS AND ASYLUMS.

ROME, N. Y.—McCarthy & Kunkel, Utica, have received the mason work. Thomas E. Burney, Rome, N. Y., the carpentry, and H. J. Brandeles, Utica, the heating for the completion of the county hospital consisting of a 1-sty brick power house, 60x57 ft, for the Board of Supervisors of Oneida county. Russell & King, Snow Building, Syracuse, architects for power house. E. E. Palmer, Bastable Building, Syracuse, engineer. Cost, \$40,000-\$50,000.

HOTELS.

BROOKLYN.—John Bosch, 696 Flushing av, Brooklyn, has received the plumbing work for the 4-sty brick hotel and cafe, 25x90 ft, to be erected at Imlay and Commerce sts, for Jas. V. Counihan, on premises, owner. B. F. Driesler, 178 Remsen st, architect. McGough & Hoey, 16 Court st, general contractors. Cost, \$20,000.

BRONXVILLE, N. Y.—Emile Lund, Armour Villa Park, has received the contract to erect the hotel in Swain st from plans by George H. Alfred, Williamsbridge, N. Y. C., architect. Cost, \$12,000.

LIBRARIES.

RYE, N. Y.—Chas. J. Whalen, 96 Jefferson av, Mamaroneck, N. Y., has received the contract for wiring the 2½-sty limestone and brick library, 30x50 ft, the Town of Rye. Sam. Thorne, chairman. Upjohn & Conable, 456 4th av, N. Y. C., architects. D. H. Beary, Rye, general contractor. John H. Thomas, mason. Cost, \$30,000.

MUNICIPAL WORK.

BROOKLYN, N. Y.—Thomas J. Carlin, 93 Garfield pl, Brooklyn, has received the general contract for alterations to the storage and stable building at the southeast corner of Raymond st and Willoughby st, for the City of New York for use as a civic prison, Patrick A. Whitney, commissioner. D'Oench & Yost, 105 West 40th st, N. Y. C., architects. Cost, \$16,500.

SCHOOLS AND COLLEGES.

MORRISTOWN, N. J.—Wm. H. Mesler, Washington st, has received the contract for alterations to the Speedwell av school, and the Hays Plumbing Co., 17 Market st, the plumbing contract for the Hill st and Liberty st schools, for the Board of Education of Morristown. Dr. Stephen Pierson, president; David H. Wildey, vice president, owner. O. B. Smith, 346 4th av, N. Y. C., architect. Total cost, \$9,000.

HERKIMER ST.—Charles Wille, 1293 21 av, N. Y. C., has received the general contract to erect P. S. 28 in Fulton and Herkimer sts, 200 ft west of Howard av for the city. C. B. J. Snyder, 500 Park av, N. Y. C., architect. Cost, \$210,000.

STABLES AND GARAGES.

29TH ST.—J. F. Walsh & Bro., 193 Lexington av, have received the general contract to erect the 3-sty brick stable, 31.11x98.6 ft, at 405 West 29th st, for the Borden Condensed Milk Co., 108 Hudson st. G. H. Chamberlin, 18 South Broadway, Yonkers, N. Y., architect. Estimated cost, \$10,000.

GARRISON, N. Y.—Delaney & Roberts, 103 Park av, N. Y. C., have received the general contract to erect a greenhouse, stable and garage for E. T. Ware, 55 West 73d st, N. Y. C., owner. Little & O'Connor, 5 West 31st st, N. Y. C., architects.

EAST ORANGE, N. J.—Coussirat & Co., 1123 Broadway, N. Y. C., have received the general contract to erect the cement block and hollow tile garage at 973 South Orange av, for John J. Skillman & Roderick T. Davies, 1050 South Orange av, Newark, owners. Cost, \$4,500.

MORRISTOWN, N. J.—John D. Collins, 25 Miller st, has received the mason work and Keeve & Burr, Morris st, the carpentry for the 2-sty stable and garage to be erected here for John O. H. Pitnes, of this place, owner. Chapman & Fraser, 112 Water st, Boston, Mass., architects. Cost, \$7,000.

STORES, OFFICES AND LOFTS.

32D ST.—The Raiser Heating Co., 1966 Broadway, has received the heating contract for the 12-sty store and loft building, at 31-33 East 32d st, for Brody, Adler & Koch, 38 West 32d st, owners. Rouse & Goldstone,

40 West 32d st, architects. Robert E. Moss, 126 Liberty st, steel engineer. Michael Wieland, 166 East 23d st, mason. Cost, \$125,000.

46TH ST.—John Boyd, 284 Columbus av, N. Y. C., has received the plumbing work for the changing of the 5-sty residence, 2 East 46th st, for store and office purposes, for the 2 East 46th St Co., 542 5th av, owner. C. B. Warner, president. Lord, Hewlett & Tallant, 345 5th av, architects. George Vassar & Sons Co., 1170 Broadway, masonry; Lustig & Weil, 28 East 85th st, carpenters. Cost, \$20,000.

TREMONT AV.—Walter E. Murray, 1892 Bathgate av, N. Y. C., has received the general contract to erect the 1-sty brick store and residence, 25x90 ft, on the south side of Tremont av, 75 ft west of Clinton av, for J. & F. Ramsteck, care of architect, Chas. S. Clark, 431 Tremont av, N. Y. C. Cost, \$7,500.

29TH ST.—The Raiser Heating Co., 1966 Broadway, has received the heating work for the 12-sty store and loft building, 40x98 ft, at 105-107 East 29th st, for the A. & S. Construction Co., Samuel Gordon, president, 1133 Broadway, owner.

MISCELLANEOUS.

FACTORIES AND WAREHOUSES.

PICTON, N. J.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has received the general contract to erect a hollow reinforced concrete dam with reinforced concrete gate house, for impounding water for the Essex Mill of the American Felt Co., at Picton, N. J. The Ambursen Hydraulic Construction Co. are the designing engineers; H. H. Fales is chief engineer for the owners. Work will be commenced at once.

SCHUYLERVILLE, N. Y.—The Barrows-Stewart Co., 17 Battery pl, N. Y. C., has received the general contract to erect a hollow tile reinforced concrete dam, 300 ft long by 22 ft high, with reinforced concrete valve chambers and gate equipment, for the American Wood Board Co. for storage and power purposes at their Triconda mill on the Battenkill river, this place. The Ambursen Hydraulic Construction Co., 165 Broadway, N. Y. C., are the designing engineers. H. S. Ferguson, 200 5th av, N. Y. C., is consulting engineer.

FORT TERRY, N. Y.—R. H. Beaumont & Co., Drexel Building, Phila., Pa., have received the contract to erect the coal handling and storage plant for the U. S. Government, War Department, Capt. F. T. Arnold, Golden st, New London, Conn., construction quartermaster. F. B. Wheaton, Lemon Building, Washington, D. C., advisory architect.

MOUNTAIN LAKE, N. J.—A. E. Badgley, Binghamton, N. Y., has received the general contract to erect the 1-sty concrete passenger station, 35x60 ft, for the D. L. & W. R. R. Co., Hoboken, N. J., and 90 West st, N. Y. C., W. H. Truesdale, president, Arthur D. Chambers, secretary. Cost, \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
ST. NICHOLAS AV, 654, 5-sty tenement, 44.11 x88, tin roof; cost, \$50,000; owner, 191st St. Construction Co., 559 West 171st st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 439.

HOTELS.

66TH ST, 114 East, 9-sty hotel, 25x90; cost, \$100,000; Ver Meers Realty Co., 116 East 66th st; architects, Bossange, Butler & Rodman, 16 East 23d st. Plan No. 433.

SCHOOLS AND COLLEGES.

HESTER ST, 154, Elizabeth st, 59-65, 8-sty school, 54x50, tile, tar and gravel roof; cost, \$125,000; owner, The Children's Aid Society, 105 East 22d st; architects, Parish & Schroeder, 12 West 31st st. Wm. Young, 550 West 41st st, builders. Plan No. 440.

STABLES AND GARAGES.

29TH ST, 405 West, 3-sty brick stable, 31.11x98.6, felt and gravel roof; cost, \$10,000; owner, Borden Condensed Milk Co., 108 Hudson st; architect, G. H. Chamberlin, 18 South Broadway, Yonkers, N. Y. Plan No. 441. J. F. Walsh & Bro., 193 Lexington av, builder.

STORES AND DWELLINGS.

BROADWAY, w s, opposite 216th st, 375 n 215th st, 2-sty store and dwelling, 25x45.2, plastic slate roof; cost, \$1,000; owner and architect, Thomas Dwyer, 601 West End av. Plan No. 443.

STORES, OFFICES AND LOFTS.

PEARL ST, 102-106; Old Slip, 3-15; Water st, 62-72, 6-sty office building, 146.5x113.3, tile roof; cost, \$450,000; owner, W. R. Grace & Co., 1 Hanover st, architects, D'Oench & Yost & J. W. O'Connor, 105 West 40th st. Plan No. 437.

19TH ST, 205-209 West, 12-sty store and loft, 70x83; cost, \$250,000; owner, Hugh E. O'Reilly, 205 7th av; architect, Walter Haefeli, 17 Madison av. Plan No. 436.

40TH ST, 103-107 East, 16-sty office and store, 98.9x151, slag roof; cost, \$800,000; owner, Fortieth Street Co., 320 5th av; architects, Ewing & Chappell & La Farge & Morris. Plan No. 442.

59TH ST, 238-240 East, 2-sty store and office; cost, \$10,000; 50x79; owner, S. J. H. C. & Irving J. Bloomingdale, 141 East 59th st; architects, Buchman & Fox, 11 East 59th st. Plan No. 435.

LEXINGTON AV, 690-692, 4-sty store and loft, 35.4x86.9, tar and gravel roof; cost, \$20,000; owner, Edgar Odell, 480 Park av; architects, J. Riggs & J. D. Thomlinson, 1482 Bway. Plan No. 438.

MISCELLANEOUS.

56TH ST, 5, 3 e of w bldg, Park av, 1-sty tool house and outhouse; cost, \$3,500; N. Y. C. & H. R. R. Co. Grand Central Terminal; architect, F. H. Judd, 15 Woodwest av, White Plains, N. Y. Plan No. 434.

91ST ST, 422-424 East, 1-sty brick shop, 50x95, tar and gravel roof; cost, \$10,000; owner, 91st Street Realty Co., premises; architect, James W. Cole, 403 West 51st st. Plan No. 444.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ELSMERE PL, n s, 88 e Crotona Parkway, 5-sty brick tenement, slag roof, 104x86; cost, \$75,000; owners, Defender Const Co., Max J. Kramer, 35 Nassau st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 557.

FAILE ST, s w cor Gilbert pl, 5-sty brick tenement, plastic slate roof, 25x90; cost, \$40,000; owner, Wm. Sinnott, 967 East 165th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 548.

160TH ST, n s, 125 w Elton av, 5-sty brick tenement, 49.7x88.6, tin roof; cost, \$50,000; owner, Abraham Shapiro, 291 Henry st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 553.

183D ST, n w cor Southern Boulevard, two 5-sty brick tenement slag roof, 35x105.2, 40x97.5; total cost, \$110,000; owner, Ida Gordon, 1397 Fulton av; architects, Neville & Bagge, 217 West 125th st. Plan No. 549.

BOSTON RD, w s, 119 n 166th st, 5-sty brick tenement, slag roof, 62.5x110.4; cost, \$55,000; owners, Co. Free Realty Co., Jacob Freeman, 567 East 169th st, president; architect, H. L. Young, 1204 Broadway. Plan No. 572.

CROTONA PARKWAY, n e cor Elsmere pl, 5-sty brick tenement, slag roof, 109.9x121.3%; cost, \$100,000; owners, Defender Construction Co., Max J. Kramer, 35 Nassau st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 558.

CROTONA PARKWAY, s e cor Elsmere pl, 5-sty brick tenement, slag roof, 109.78x115.8; cost, \$100,000; owners, Defender Const. Co., Max J. Kramer, 35 Nassau st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 571.

HOE AV, w s, 275 n Jennings st, 5-sty brick tenement, tin roof, 50x88; cost, \$40,000; owners, Tully Realty Co., Martin Tully, 810 East 173d st, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 570.

JACKSON AV, w s, 194 s Westchester av, 6-sty brick tenement, slag roof, 70x91; cost, \$50,000; owners, Alt Realty, J. M. Mayer, 15 West 45th st, president; architects, Schwartz & Gross, 347 5th av. Plan No. 564.

WALLES AV, e s, 125 s 149th st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$40,000; owners, Gifford Bldg. Co., Oscar A. Pederson, Gifford av; architect, Harry T. Howell, 149th st & 3d av. Plan No. 547.

DWELLINGS.

216TH ST, n s, 100 w Laconia av, 2-sty brick dwelling, tar roof, 22x44; cost, \$4,500; owner, Domenico Dalo, 222 Le Roy st; architect, Jas. Militana, 60 7th st, North Pelham. Plan No. 568.

256TH ST, s s, 75.39 n Newton av, 1-sty and attic dwelling, shingle roof, 18x24; cost, \$750; owner, Edw. Hizmay, 238th st; architect, Eli Benedict, 1947 Broadway. Plan No. 559.

BARNES AV, e s, 64 n 230th st, two 2-sty brick dwellings, tin roof, 22x53; total cost, \$10,000; owners, R. E. K. Realty Co., Richard Kaiser, 341 East 141st st, president; architect, Anton Pirner, 2066 Blackrock av. Plan No. 556.

BEACH AV, w s, 250 n Patterson av, 2-sty frame dwelling, tin roof, 21x38; cost, \$4,500; owner, Isabelle Beach, on premises; architect, John Schwallenberg, 2060 Westchester av. Plan No. 563.

DALY AV, w s, 115 n 177th st, 2-sty and attic frame dwelling, shingle roof, 24x34.10; cost, \$3,500; owners, Geo. Hooks Building Co., George Hooks, 1501 Commonwealth av, president; architect J. J. Vreeland, 2019 Jerome av. Plan No. 555.

FAIRMOUNT AV, s e cor Kearney av, 1-sty frame shed, 25x10; 2-sty frame dwellings, shingle roof, 24x56.6; total cost, \$2,250; owner, Hugo Siller, 380 East 136th st; architect, Chas. G. Pekar, 178 Fulton st. Plan No. 567.

HOLLERS AV, n s, 75 e Delavelle av, 2-sty brick dwelling, tin roof, 21x41; cost, \$4,500; owners, S. & F. Di Piero, 107 East 238th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 565.

NEREID AV, n s, 50 w Matilda av, 2½-sty brick dwelling, 21x42; cost, \$5,250; owner, Russell D. Smith, 4440 Richardson av; architect, Wm. J. Reismann, 143 North Terrace av, Mt. Vernon. Plan No. 551.

THERIOT AV, w s, 131 s Gleason av, 2-sty brick dwelling, shingle roof, 20x50; cost, \$5,000; owner, Daniel J. Dillon, 1159 Theriot av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 569.

ANTHONY AV, w s, 74.5 n Burnside av, 2-sty frame dwelling, plastic slate roof, 25.9x32.6; cost, \$4,000; owner, Ferdinand T. Hopkins, 37 Great Jones st; architect, Henry H. Holly, 39 West 27th st. Plan No. 574.

HOTELS.

FORT SCHUYLER RD, n e cor Pilgrim av, 2-sty brick store and hotel, slag roof, 25x80; cost, \$10,000; owner, Lilly Barroi, 2066 Blackrock av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 546.

STABLES AND GARAGES.

AQUEDUCT AV, e s, 437 n 181st st, 1-sty brick garage, 22x24; cost, \$500; owner, B. Schuck, 2194 Aqueduct av; architects, Serviss & Glew, 3063 Decatur av. Plan No. 560.

WHY NOT?

Why not buy your doors from stock in New York and thus save delay and disappointment?

Why not buy doors that you can see when you place the order and where you can make your own selection of grain, etc.?

Why not buy the best veneered doors on the market—doors the maker stands behind?

In short—why not specify "IROQUOIS DOORS" and then insist?

Our Doors Are "FAIR"

IROQUOIS DOOR COMPANY

18 Broadway, Manhattan

STORES, OFFICES AND LOFTS.

161ST ST, s s, 45 w Union av, 1-sty brick stores, slag roof, 45.4x25; cost, \$2,500; owner, Herman A. Strasser, 861 Union av; architect, Chris F. Lohse, 563 Eagle av. Plan No. 550.

204TH ST, s e cor Decatur av, 1-sty frame store, 50x70; cost, \$4,000; owner, Oswald Benedict, 3166 Webster av; architect, Wm. J. Hill, 2943 Bainbridge av. Plan No. 573.

LIND AV, e s, 735.3 s 165th st, 3-sty brick loft, slag roof, 100x60; cost, \$18,000; owner, Hill Crest Building Co., 950 Ogden av; architect, Lloyd J. Phylfe, 949 Ogden av. Plan No. 566.

STORES AND TENEMENTS.

ARTHUR AV, w s, 27.59 n 187th st, 5-sty brick stores and tenement, tin roof, 50x113.72; cost, \$50,000; owners, Defeo Realty Co., Michael A. Defeo, 652 East 187th st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 552.

THEATRES.

SOUTH BOULEVARD, e s, 134.3 n Aldus st, 3-sty brick theatre and stores, slag roof, 120x191; cost, \$150,000; owners, S. P. W. Co., Meyer Solomon, 931 South Boulevard, president; architect, Thos. W. Lamb, 501 5th av. Plan No. 561.

MISCELLANEOUS.

176TH ST, n s, 100 e Webster av, 1-sty frame shed, 21.4x65.5; cost, \$800; owner, Mary Mullins, 157 East Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 554.

SHERMAN AV, e s, 250 n 167th st, 1-sty frame shop, 64x24; cost, \$500; owners, Clay Construction Co., Albert J. Schwarzler, 1340 Brook av, president; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 562.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STATE ST, n s, 175 w Nevins st, 4-sty brick tenement, 25x88, tin roof, 12 families; cost, \$25,000; owner, Louis Kahan, 320 Schermerhorn st; architect, Benj Driesler, 153 Remsen st. Plan No. 4194.

41ST ST, s s, 160 w 4th av, 2 4-sty brick tenements, 40x87.8, tin roof, 16 families each; total cost, \$40,000; owner, Lanoor Realty Co., 446 Lafayette av; architect, Cohn Bros., 361 Stone av. Plan No. 4176.

73D ST, s s, 66.6 w 7th av, four 5-sty brick tenements, 40x89, tin roof, 20 families each; total cost, \$0,000; owner, Harbor View Const Co., 451 47th st; architect, Cohn Bros., 361 Stone av. Plan No. 4223.

ATLANTIC AV, s s, 200 w Hopkinson av, four 4-sty brick tenements, 50x88, slag roof, 20 families each; total cost, \$140,000; owner, Lawrence Realty Co., Inc.; architect, S. Millman & Son, 1280 Pitkin av. Plan No. 4139.

EASTERN PARKWAY EXTENSION, s s, 1 w Lincoln pl, 4-sty brick tenement, 42.5x92.4, slag roof, 16 families; cost, \$25,000; owner, The

Constructors, Inc., 1492 Eastern Parkway; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4249.

HERKIMER ST, s s, 60 e Troy av, 4-sty brick tenement, 20x89, tar and gravel roof, 8 families; cost, \$12,000; owner, John T. Gewin, 544 Herkimer st; architect, Cohn Bros., 361 Stone av. Plan No. 4266.

CHURCHES.

22D AV, s w cor 68th st, 1-sty frame church, 25x55.3, metal roof; cost, \$1,000; owner, English Luth Mission Society, 96 Hewes st; architect, Duckert Co., 277 Broadway. Plan No. 4199.

DWELLINGS.

MILL ST, s s, 100 e Columbia st, 2-sty frame dwelling, 20.6x38, felt, tar and gravel roof, 2 families; cost, \$3,000; owner, Rocco De Maio, 12 Mill st; architect, W. J. Conway, 400 Union st. Plan No. 4180.

NEW LOTS RD, s s, 21.2 w Williams av, 4 3-sty brick store and dwellings, 21.2x51.4, 2 families each; total cost, \$18,000; owner, Vermont Building Co., Vermont st and New Lots rd; architect, Frederick J. Dassau, 1373 Broadway. Plan No. 4171.

PRESIDENT ST, s s, 502.6 e Albany av, 3-sty brick dwelling, 21x55, tar and gravel roof, 2 families; cost, \$13,000; owner, J. K. Cole Co., 1460 Union st; architect, J. Burnsh, 534½ Pacific st. Plan No. 4242.

WATKINS ST, e s, 22 s Hegeman av, three 2-sty brick dwellings, 20x52, tin roof, 2 families each; total cost, \$12,000; owner, Wm. Treib & ano., 647 Williams av; architect, Cohn Bros., 361 Stone av. Plan No. 4191.

EAST 10TH ST, w s, 100 s Av I, three 2-sty and attic frame dwellings, 22x41, shingle roof, 2 families each; total cost, \$13,500; owner, Samuel Burg, 260 Kingston av; architect, Benj. F. Hudson, 319 9th st. Plan No. 4231.

EAST 12TH ST, e s, 260 s Av P, two 2-sty brick dwellings, 20x42, tar and gravel roof, 1 family each; total cost, \$8,000; owner, Louis Seefeld, 138 Linden st; architect, A. White Pierce, 59 Court st. Plan No. 4149.

WEST 31ST ST, w s, 140 s Mermad av, 1-sty frame dwelling, 35x29.4, shingle roof, 1 family; cost, \$4,000; owner, Sarah Lamb, 501 5th av; architect, Thomas W. Lamb, same address. Plan No. 4144.

51ST ST, s s, 80 e 14th av, 3-sty frame dwelling, 28x40, shingle roof, 1 family; cost, \$5,500; owner, Mary Lewick, 1460 51st st; architect, Harry Olsen, 1627 51st st. Plan No. 4114.

51ST ST, n s, 100 w 3d av, two 2-sty brick dwellings, 20x55, tin roof, 2 families each; total cost, \$12,000; owner, Charles Krengel; architect, Eisenla & Carlson, 16 Court st. Plan No. 4235.

56TH ST, n s, 200 e 2d av, five 3-sty brick dwellings, 20x74, tin roof, 6 fam. each; total cost, \$37,500; owner, Boyd Realty Co., 235 55th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 4236.

73D ST, n s, 280 w 19th av, four 2-sty frame dwellings, 20x47, gravel roof, 2 families each; total cost, \$14,000; owner, Jas. B. Roche, 6720 19th av; architect, Gregory B. Webb, 104 West 42d st, N. Y. Plan No. 4117.

76TH ST, n s, 184.3 w 6th av, 2-sty brick dwelling, 20x38, tin roof, 1 family; cost, \$4,000; owner, Patrick J. Carley, 275 74th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 4213.

76TH ST, n s, 36.3 w 6th av, 2-sty brick dwelling, 20x38, tin roof, 1 family; cost, \$4,000; owner, Patrick J. Carley, 275 74th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 4212.

76TH ST, n s, 64.3 w 6th av, six 2-sty brick dwellings, 20x38, tin roof, 1 family each; total cost, \$24,000; owner, Patrick J. Carley, 275 74th st; architect, Eisenla & Carlson, 16 Court st. Plan No. 4234.

77TH ST, n s, 100 w 14th av, fifteen 2-sty frame dwellings, 17.6x45, shingle roof, 1 family each; total cost, \$45,000; owner, Crosey Realty Co., 16 Court st; architect, C. Schubert, 13th av, cor 86th st. Plan No. 4161.

WILLIAMS AV, w s, 961.10 s New Lots rd, 2-sty brick dwelling, 20x42, gravel roof, 2 families; cost, \$3,500; owner, Vermont Building Co., New Lots rd and Vermont st; architect, F. J. Dassau, 1373 Broadway. Plan No. 4222.

BEDFORD AV, w s, 100 n Clarendon rd, two 2-sty brick dwellings, 20x27.10, tar and gravel roof, 2 families each; total cost, \$7,000; owner, Albert J. Schoff, 7 Warwick blvd; architect, Wm. B. Ellis, 105 Glen st. Plan No. 4165.

FLATBUSH AV, n e cor Rogers av, 2-sty brick store and dwelling, 69.6x46.9, slag roof, 2 families; cost, \$14,000; owner, Sophia M. Tableporter, 335 East 21st st; architect, Shampman & Shampman, 772 Broadway. Plan No. 4221.

PROPOSALS

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

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., July 6, 1912.—SEALED PROPOSALS will be received at this office until 3 o'clock P. M. on the 26th day of July, 1912, and then opened, for repairs to the mechanical equipment of the U. S. Treasury, Winder and Butler Buildings, Washington, D. C., in accordance with this specification, copies of which may be had at this office at the discretion of the Supervising Architect.

JAMES A. WETMORE,
Acting Supervising Architect.

80TH ST. n s, 206.6 w 13th av, three 2-sty brick dwellings, 17.9x44, slag roof, 1 family each; total cost, \$12,000; owner, Assets Realty Co., 96 Broadway; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4192.

CYPRESS AV. n s, 200 e Sea Gate av, three 2-sty frame dwellings, 24x31.6, shingle roof, 2 families each; total cost, \$12,000; owner, John Offerman, Sea Gate av; architect, M. D. Foot, 1432 75th st. Plan No. 4131.

CYPRESS AV. s s, 240 e Highland av, 1½-sty brick dwelling, 31x38.6, tile roof, 1 family; cost, \$7,000; owner, Hy J. Keiser, Neptune av; architect, Richard Malzan, 2818 West 6th st. Plan No. 4238.

LYME AV. n s, 107 e Manhattan av, 2-sty brick dwellings, 36x51.6, wood, tile roof, 1 family; cost, \$5,000; owner, John Offerman, Fulton and Duffield sts; architect, Bryon & Wilson, 1900 Prospect av, Bronx. Plan No. 4159.

LINCOLN AV. e s, 102.10 s Flatlands av, three 2-sty frame dwellings 16x31, tin roof, 1 family each; total cost, \$7,500; owner, Geo Mayhew, Ocean av and Av N; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 4145.

WARWICK ST. e s, 297 n Arlington av, 2-sty and attic frame dwelling, 22x42, shingle roof, 1 family; cost, \$4,500; owner, Wm. V. D. Luchow, 25 Elton st; architect, Charles Infanger & Son, 2634 Atlantic av. Plan No. 4253.

EAST 18TH ST. e s, 140 s Av K, two 2-sty frame dwellings, 20x42.6, shingle roof, 1 family each; total cost, \$8,000; owner, Jessie C. Denison, 816 East 15th st; architect, Harold G. Daugler, 215 Montague st. Plan No. 4269.

AV R. s s, 60 w Ryder st, 2-sty frame dwelling, 16.9x36, shingle roof, 1 family; cost, \$3,000; owner, Agnes Furstnburgh, 1232 Clay av, Bronx; architect, Charles B. Sagar, 7 Greene av. Plan No. 4246.

FACTORIES AND WAREHOUSES.

DEAN ST. n s, 110 e Troy av, 1-sty brick storage, 17x40, tar roof; cost, \$90; owner and architect, Dominick Manzolino, 1581 Dean st. Plan No. 4201.

ST. MARK'S AV. 1487, 1-sty frame storage, 10x17.6, tar roof; cost, \$350; owner, Archibald Palmer, 320 Broadway, N. Y.; architect, Henry Edelstein, 47 Milton st. Plan No. 4232.

4TH AV. s e cor Dean st, 1-sty iron storage, 7x10, iron roof; cost, \$300; owner, John F. Cordes, 45 4th av; architect, Wm. Buchanan, 488 Sumner av. Plan No. 4198.

5TH AV. s e cor Park pl, 1-sty concrete iron storage, 7x10, — roof; cost, \$300; owner, Charles W. Polhemus, 70 Cambridge pl; architect, Wm. Buchanan, 488 Sumner av. Plan No. 4261.

STABLES AND GARAGES.

ELTON ST. w s, 237.5 n Atlantic av, 1-sty frame garage, 16x18, tin roof; cost, \$250; owner, Henry J. Baerlein, 188 Elton st; architect, Louis Schillinger, 167 Van Siclen av. Plan No. 4135.

EAST 7TH ST. w s, 340 n Av S, 1-sty concrete garage, 13x18, shingle roof; cost, \$300; owner, J. J. Murphy, Av X and East 13th st; architect, H. H. McKee, 2050 East 19th st. Plan No. 4226.

BAY 31ST ST. w s, 60 s Benson av, 1-sty frame stable, 17x17, — roof; cost, \$350; owner, Birdie Memis, 189 Montague st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4154.

82D ST. n w cor 13th st, 1-sty steel garage, 14x20, steel roof; cost, \$300; owner, Harry E. Heber, 82d st & 3d av; architect, H. G. Knapp, 81st st & 7th av. Plan No. 4118.

ATLANTIC AV. s s, 210 w Albany av, 1-sty brick garage, 55x99, tar and gravel roof; cost, \$4,500; owner, Mullin A. Reeves, 340 Madison av, N. Y.; architect, E. A. Wolff, 340 Madison av, N. Y. Plan No. 4136.

COLONIAL RD. s e cor 76th st, 2-sty and attic frame garage and dwelling, 30x45, tile and tin roof; cost, \$3,000; owner, George Andrews, 225 75th st; architect, Francis W. Storck, 7416 3d av. Plan No. 4138.

RIDGEWOOD AV. n w cor Ashford st, 1-sty brick garage, 13x17, shingle roof; cost, \$400; owner and architect, Frank Richard, on premises. Plan No. 4239.

OCEAN PARKWAY. No. 490, 1-sty frame garage, 18x18, shingle roof; cost, \$250; owner, Herman Karmeister, 490 Ocean Parkway; architect, Brook & Rosenberg, 44 Court st. Plan No. 4147.

PARK AV. No. 746, 1-sty brick garage, 21x47.8, tin roof; cost, \$1,000; owner, Paul Baumgarten, 746 Park av; architect, Brook & Rosenberg, 44 Court st. Plan No. 4189.

STORES AND DWELLINGS.

NEW LOTS RD. s w cor Williams av, 3-sty brick store and dwelling, 21.2x51.4, gravel roof, 2 families; cost, \$4,500; owner, Vermont Bldg. Co., Vermont st and New Lots rd; architect, Frederick J. Dassau, 1373 Broadway. Plan No. 4172.

STORES, OFFICES AND LOFTS.

HOPKINSON AV. e s, 120 s Lott av, 1-sty frame store, 20x50, tar and gravel roof; cost, \$500; owner, Salvatore Salvatore, 288 Van Siclen av; architect, —. Plan No. 4158.

THEATRES.

CLASSON AV. w s, 162.1 n Myrtle av, 1-sty frame moving picture show, 8.6x6.6, etc., — roof; cost, \$1,500; owner, Elias Cantore, —; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4143.

LEWIS AV. Nos. 3-5, 1-sty brick moving picture show, 44.6x41.5, — roof; cost, \$5,000; owners, Max Eisler & ano, 134 Vernon av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 4111.

FULTON ST. s s, 50 w Howard av, 1-sty brick moving picture, 36x70, gravel roof; cost, \$7,000; owner, Harry Sontag & ano, 429 Fulton st; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 4262.

GRAND ST. Nos. 337-9, 1-sty brick moving picture, 29x125, tar roof; cost, \$12,000; owners, John C. Dalton, 335 Grand st; architect, Brook & Rosenberg, 44 Court st. Plan No. 4268.

MISCELLANEOUS.

WEST 35TH ST. w s, 295 n Neptune av, 1-sty frame private vault, 10.10x4, — roof; cost, \$100; owner, Conqueror House Co., 74-6 Hudson st, Jersey City; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 4162.

GEORGIA AV. w s, 180 n Glenmore av, 1-sty brick toilet, 14x27, felt and slag roof; cost, \$950; owner, Piel Bros., Liberty and Georgia st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 4182.

EMERSON PL. n e s, 138 s e Flushing av, 1-sty iron open shed, 50x22, — roof; cost, \$150; owner and architect, Advance Oil Works, on premises. Plan No. 4251.

GLENMORE AV. s e cor Junius st, 1-sty frame open wagon shed, 45x13, tar paper roof; cost, \$100; owner, Thatford & Ackerman, 2471 Atlantic av; architect, Charles Infanger, 2634 Atlantic av. Plan No. 4254.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Webster av, n s, 62 w Vernon av, 4-sty brick tenement, 32x60, tar and gravel roof, 8 families; cost, \$15,000; owner, Patrick McIntyre, 586 Jackson av, L. I. C.; architect, Gustave Erda, 826 Manhattan av, Brooklyn. Plan No. 2131.

LONG ISLAND CITY.—Van Alst av, e s, 180 s Washington av, 3-sty brick tenement, 25x48, tin roof, 3 families; cost, \$5,500; owner, Ernest Graus, 204 West 144th st, N. Y. C.; architect, D. Brigenti, 205 East 17th st, N. Y. C. Plan No. 2124.

CHURCHES.

FOREST HILLS.—Seminole av, n e cor Gown st, 1½-sty brick church, 30x55, shingle roof; cost, \$5,500; owner, Forest Hills Free Church, Forest Hills, L. I.; architect, W. S. Worrall, 13 West Jackson av, Corona. Plan No. 2176.

DWELLINGS.

ARVERNE.—Remington av, w s, 180 s Amstel blvd, 2½-sty frame residence, 24x35, shingle roof, 1 family; cost, \$4,000; owner, Anton Jorgensen, 19 Dodge av, Rockaway Beach; architect, owner. Plan No. 2158.

COLLEGE POINT.—14th st, w s, 150 s Av C, 2-sty frame dwelling, 18x30, shingle roof, 1 family; cost, \$2,500; owner, Becker Bros., 761 3d av, College Point; architect, George M. Andrews, 31 11th st, College Point. Plan No. 2168.

DOUGLAS MANOR.—East Drive, n e cor Beverley rd, 2½-sty frame dwelling, 24x38, shingle roof, 1 family; cost, \$4,000; owner, Samuel J. Randall, 1081 St. Nicholas av, N. Y. C.; architect, E. R. Williams, 461 Lenox av, N. Y. C. Plan No. 2160.

FLUSHING.—26th st, w s, 280 s State st, 2½-sty brick dwelling, 26x30, asbestos shingle roof, 1 family; cost, \$4,000; owner and architect, N. C. Alvieni, 76 23d st, Flushing. Plan No. 2153.

FLUSHING.—20th st, w s, 220 n Cypress av, two 2½-sty frame dwellings, 18x40, shingle roof, 1 family; cost, \$10,000; owner, George T. Reynolds, Flushing; architect, Philip H. Deim, 247 Napier av, Woodhaven. Plan No. 2154.

FLUSHING.—16th st, e s, 120 n Laburnum av, 2-sty frame dwelling, 24x47, shingle roof, 2 families; cost, \$5,500; owner, Madsen & Westoft Construction Co., 16th st, Flushing; architect, Louis Westoft, 16th st, Flushing. Plan No. 2149.

FOREST HILLS.—Groton st, s w s, 200 s e Continental av, 2½-sty brick dwelling, 30x39, tile roof, 1 family; cost, \$9,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2136.

FOREST HILLS.—Ridgeway rd, w s, 100 n Upton st, 2½-sty brick dwelling, 36x32, tile roof, 1 family; cost, \$6,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, Albert C. Lindeberg, 20 West 47th st, N. Y. C. Plan No. 2135.

FOREST HILLS.—Fairfeld st, s s, 253 s c, Greenway South, 2½-sty brick dwelling, 32x24, tile roof, 1 family; cost, \$6,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 42d st, N. Y. C. Plan No. 2134.

FOREST HILLS.—Greenway South, s e cor Upton st, 2½-sty brick dwelling, 34x25, tile roof, 1 family; cost, \$7,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2163.

FOREST HILLS.—Cranford av, s w, or School st, 2½-sty brick dwelling, 37x28, tile roof, 1 family; cost, \$7,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2162.

FOREST HILLS.—Slocum Crescent, n w s, 140 s Short st, 2½-sty brick dwelling, 21x36, tile roof, 1 family; cost, \$6,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2170.

GLENDALE.—Fulton av, w s, 450 n Market st, 2-sty frame dwelling, 20x46, tin roof, 2 families; cost, \$2,000; owner, Morris Pomerantz, 25 Fulton st, Glendale; architect, L. Berzer & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2157.

JAMAICA.—Guinsberg pl, n s, 190 e Rockaway rd, two 2-sty frame dwellings, 14x65, shingle roof, 2 families; cost, \$4,000; owner, John Fitzgerald, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 2142-3.

JAMAICA.—Atlantic st, s s, 119 e Rockaway rd, four 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost, \$8,000; owner, John Mueth, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2137-8-9-40.

JAMAICA.—Minnesota av, e s, 50 w Wyoming av, five 2½-sty frame dwellings, 20x30, shingle roof, 1 family; cost not given; owner, Renald & Ammenworth, 328 Fulton st, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan Nos. 2144-5-6-7-8.

JAMAICA.—Davis st, n s, 140 e O'Donnell av, 1-sty frame dwelling, 16x36, tar and gravel roof, 1 family; cost, \$800; owner, Jacob Lynn, Rockaway rd, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 2172.

JAMAICA SOUTH.—Lewis st, w s, 145 s Old South rd, 1½-sty frame dwelling, 14x28, shingle roof, 1 family; cost, \$1,200; owner, Dante Cappaurica, Jamaica South; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 2171.

LONG ISLAND CITY.—Graham av, s w cor 9th av, two 2-sty frame dwellings, 14x45, tar and gravel roof, 2 families; cost, \$9,000; owner, Patrick J. McIntyre, 581 Jackson av, L. I. C.; architect, Gustave Erda, 826 Manhattan av, Bklyn. Plan No. 2166.

MASPETH.—Hull av, n s, 275 w Washington av, 1-sty frame dwelling, 21x37, tin roof, 1 family; cost, \$1,200; owner, William Rojenski, 188 Clinton av, Maspeth; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2169.

ROCKAWAY BEACH.—Washington av, n s, 200 e Centre av, 1-sty frame dwelling, 30x31, rubberoid roof, 1 family; cost, \$400; owner, A. Lynch, Washington and Pier avs, Rockaway Beach; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 2156.

ST. ALBANS.—Lanarch rd, s s, 26 w Kenmore av, three 2-sty frame dwellings, 20x32, shingle roof, 1 family; cost, \$9,600; owner, C. L. Simmickson, Hollis av, Hollis; architect, W. A. Finn, 358 Fulton st, Jamaica. Plan Nos. 2173-4-5.

WOODHAVEN.—Woodhaven av, e s, 43 n Ashland av, twelve 2-sty brick dwellings, 17x30, tar, gravel roof, 1 family; cost, \$36,000; owner, Manor Homes Co., 693 Park av, Bklyn.; architect, Lawrence J. Frank, Jr., 206 Crescent st, Bklyn. Plan No. 2165.

ARVERNE.—Clarence av, e c, 100 n Amstel Boulevard, 2-sty frame dwelling, 26x36, shingle roof, 1 family; cost, \$3,500; owner, Louis Bovington, 17 No. Fairview av, Rockaway Beach; architect, J. B. Smith, 67 No. Fairview av, Rockaway Beach. Plan No. 2186.

EDGEWATER.—Ocean av, n s, 400 w Frank av, 1-sty frame dwelling, 20x36, paper roof, 1 family; cost, \$100; owner, Irving Hegeman, Gaston av, Arverne. Plan No. 2185.

FOREST HILLS.—Olive st, s w cor Groton lane, 2½-sty brick dwelling, 41x28, tile roof, 1 family; cost, \$7,500; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2184.

FOREST HILLS.—Enfield st, s s, 100 w Sentinole st, three 2½-sty brick dwellings, 30x20, tile roof, 1 family; cost, \$15,000; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Jr., 13 West Jackson av, Corona. Plan Nos. 2177-8-9.

FOREST HILLS.—Slocum Crescent, n w s, 100 s Short st, 2½-sty brick dwelling, 23x29, tile roof, 1 family; cost, \$7,000; owner, Sage Foundation Homes Co., 47 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2183.

MORRIS PARK.—Briggs av, w s, 114 n Jerome av, 2-sty frame dwelling, 17x38, shingle roof, 1 family; cost, \$2,800; owner, Mrs. Elsie Marshausen, Henry st, Jamaica; architect, Lyman J. Fischer, 329 So. Vine st, Richmond Hill. Plan No. 2181.

FACTORIES AND WAREHOUSES.

ELMHURST.—Bayshore Terrace near Grant Boulevard, 1-sty frame storage, 10x8, rubberoid roof; cost, \$250; owner, Geo. Wurtman, premises. Plan No. 2182.

GLENDALE.—Dry Harbor rd, e s, 700 s Cooper av, 2-sty brick factory, 200x75, tar and gravel roof; cost, \$30,000; owner, The Worcester Co., 345 5th av, N. Y. C.; architect, G. G. Corrigan, 345 5th av, N. Y. C. Plan No. 2152.

JAMAICA.—Oceanview av, s s, 90 w Flushing av, 1-sty frame storage, 10x8, paper roof; cost, \$20; owner, Malmor Realty Co., 123 William st, N. Y. C. Plan No. 2125.

LONG ISLAND CITY.—Kowenhoven st, s s, 380 w Potter av, 1-sty galv. iron shed for storage, 16x60; cost, \$650; owner, T. A. Gillespie Co., 50 Church st, N. Y. C. Plan No. 2127.

LONG ISLAND CITY.—Frankfort st, n s, 75 e Steinway av, 1-sty galv. iron shed for storage, 16x40; cost, \$450; owner, T. A. Gillespie, 50 Church st, N. Y. C. Plan No. 2126.

ROCKAWAY BEACH.—South Division av, w s, 227 s Boulevard, 1-sty frame shed for storage, 9x18, slag roof; cost, \$100; owner, Pauline Hartung, 18 South Chase av, Rockaway Beach. Plan No. 2133.

STABLES AND GARAGES.

FLUSHING.—Barclay st, n s, 60 w Percy st, 1-sty frame garage, 15x18, shingle roof; cost, \$300; owner, Stanley M. Buser, 224 Barclay st, Flushing; architect, Evan S. Roberts, 330 Amity st, Flushing. Plan No. 2167.

ROCKAWAY PARK.—6th av, e s, 160 s Washington av, 1-sty frame garage, 12x16, shingle roof; cost, \$200; owner, Wm. Mapes, adjoining premises; architect, J. B. Smith, 67 North Fairview av, Rockaway Beach. Plan No. 2155.

WOODHAVEN.—Windom st, n s, 150 w Vandever av, two 1-sty frame garages, 11x16, shingle roof; cost, \$350; owner, Charles M. Searles, Windom st, Woodhaven. Plan Nos. 2150-51.

FLUSHING.—Braddish av, s e cor Bowne av, 1-sty frame stable, 17x22, tar and gravel roof; cost, \$400; owner, B. Hendricks, premises. Plan No. 2187.

**CONTRACT BONDS
PROMPT SERVICE**

**LIABILITY INSURANCE
REASONABLE RATES**

If you ask your friend to sign your bond, he may ask you to sign his note
Avoid embarrassing obligations and buy your bond

UNITED STATES FIDELITY AND GUARANTY CO.

49 CEDAR STREET

TOTAL RESOURCES OVER \$7,000,000

Special Agents

COLIHAN & COMPANY

METROPOLITAN BUILDING

1 MADISON AVENUE

Gramercy 3888, 3889

NEW YORK, N. Y.

HAVE YOU GOT OUR PRICE ?

IF NOT, GET IT BEFORE YOU PLACE YOUR ORDER
IT WILL INTEREST YOU

Lawson & MacMurray
LUMBER AND TIMBER

OFFICE, MILL AND YARDS

16th, 17th, CLINTON AND GRAND STREETS

HOBOKEN, N. J.

STORES AND DWELLINGS.

JAMAICA.—Beaver st, e s, 50 s Rockaway rd, 2-sty brick store and dwelling, 18x45, tin roof, 2 families; cost, \$3,500; owner, Alexandro Morreto, Jamaica; architect, Ole Harrison, 328 Fulton st, Jamaica. Plan No. 2141.

ROCKAWAY BEACH.—Boulevard, s s, between Neptune and Undine avs, ten 3-sty brick stores and dwellings, 20x40, tar and gravel roof, 2 families; cost, \$40,000; owner, Monroe Rosenfeld, Rockaway Beach; architect, Phillip Caplan, Rockaway Beach. Plan No. 2129.

MISCELLANEOUS

CORONA.—Smith st, s s, 125 w Myrtle av, 1-sty frame annex to P. S. 17, 22x91, asbestos felt roof; cost, \$4,000; owner, Board of Education, 59th st and Park av, N. Y. C.; architect, owner's engineer. Plan No. 2164.

LONG ISLAND CITY.—2d av, e s, 225 s Pierce av, 1-sty frame privy vault, 8x4; cost, \$20; owner, H. Merckels, premises. Plan No. 2128.

LONG ISLAND CITY.—Hancock st, w s, 157 s Bodine st, 1-sty frame open shed, 36x57, shingle roof; cost, \$2,000; owner, Emerken Chemical Co., 447 Ditmars av, L. I. C.; architect, Frank Chmelik, 796 2d av, L. I. C. Plan No. 2130.

RIDGEWOOD.—Woodward av, s w cor Woodbine st, erect fireproof booth for open air-drome; cost, \$200; owner, Rosaro Lucia, 759 Woodward av, Ridgewood. Plan No. 2161.

ROCKAWAY BEACH.—Storm av, w s, 300 s Ocean av, 12 frame bath houses, 5x9; cost, \$150; owner, L. B. Hard, 32 Storm av, Rockaway Beach. Plan No. 2132.

WHITESTONE.—L. I. R. R., s s, 112 w 7th av, 2-sty brick electric sub-station, 34x57, tar and gravel roof; cost, \$35,000; owner and architect, L. I. R. R. Co., Penn Terminal, N. Y. C. Plan No. 2159.

ROCKAWAY BEACH.—Ocean av, n s, 50 e Dodge av, erect frame fence, 9x60; cost, \$30; owner, H. Flecker, Pleasant av, Rockaway Beach. Plan No. 2194.

LONG ISLAND CITY.—Webster av, s s, 603 w Vernon av, steel frame for testing and storing gas; cost, \$1,000; owner, New Amsterdam Gas Co., 22 East 22d st, N. Y. C. Plan No. 2180.

**Richmond.
DWELLINGS.**

CENTRAL AV. e s, 40 s Monroe av, Grant City, 1½-sty frame dwelling, 22x30; cost, \$2,500; owner, Harold E. Witteman, Stapleton; architect, Chas. B. Heweker, Tompkinsville; builder, Gustave Kosmenky, Tompkinsville.

DEWEY AV. s w cor Shafter st, Great Kills, 1-sty frame dwelling, 16x24; cost, \$1,200; owner and architect, F. Taylor, Great Kills; builders, Depuy & Jensen, Seaside P. O. Plan No. 431.

COLFAX AV. n s, 154 e R. R. Co., Grant City, 1-sty frame dwelling, 20x27; cost, \$2,000; owner, Harold E. Witteman, Stapleton; architect, Chas. B. Heweker, Tompkinsville; builder, Frank Marino, Tompkinsville. Plan No. 438.

ELLIOTT AV. n s, 300 w Bentley, Tottenville, 2-sty frame dwelling, 28x36; cost, \$3,900; owner, Elsa E. Evans, Tottenville; architect, Royal Doggett, Tottenville; builder, W. H. Doggett, Tottenville. Plan No. 443.

ELM AV. w s, 80 n 1st av, Midland Beach, 1-sty frame bungalow, 10x30; cost, \$200; owner, N. Cain, Grant City; builder, Allen H. Koon, Oakwood Heights. Plan No. 431.

GROVE AV. s s, 27 e Elm st, Port Richmond, 1-sty frame dwelling, 22x50; cost, \$3,500; owner, A. Pogorzelski, Port Richmond; architect, James Whitford, St. George; builders, P. Natasi and V. Valentini, W. New Brighton. Plan No. 446.

GUYON AV. near 14th st, Oakwood Heights, 1-sty frame bungalow, 16x16; cost, \$175; owner, Otto Werschendorf, Mill Road. Plan No. 435.

HAVEN ESP. w ss 80 s Cast av, Tompkinsville, 2-sty frame dwelling, 28x38; cost, \$3,500; owner, Frank Fenry, Tompkinsville; architect, John Davis, Tompkinsville; builder, John Karlsson, Tompkinsville. Plan No. 440.

HENRY ST. e s, 504 e Harrison, Stapleton, 1-sty frame bungalow, 20x22; cost, \$300; owner and builder, Mrs. H. Johnson, Stapleton. Plan No. 434.

SEASIDE BLVD. s w cor Old Tom rd, South Beach, 1-sty frame bungalow, 15x30; cost, \$300; owner, Chas. Coones, South Beach; builder, T. S. Deppe, W. New Brighton. Plan No. 441.

SLEIGHT AV. e s, 730 s Amboy, Tottenville, 2-sty frame dwelling, 22x28; cost, \$1,600; owner, Peter Peterson, 163 Garden st, Perth Amboy, N. J.; architect and builder, Chris Peterson, Tottenville. Plan No. 429.

SIMONSON AV. w s, 950 n Washington av, Port Richmond, 2-sty frame dwelling, 18x34; cost, \$2,200; owner, Mrs. Sarah Long, Port Richmond; architect and builder, Geo. D. Geer, Port Richmond. Plan No. 430.

STH ST. w s, 140 n Lincoln av, Midland Beach, 1-sty frame bungalow, 12x28; cost, \$175; owner, Max Balogh, 2108 Madison av, N. Y. C.; builder, Peter Ghio, Midland Beach. Plan No. 442.

STABLES AND GARAGES.

BERRY AV AND TURNPIKE, s e cor West Brighton, 1-sty frame garage, 18x20; cost, \$300; owner, George Palmer, West Brighton; builder, eGeorge Boardman, West New Brighton. Plan No. 433.

STORES AND DWELLINGS.

JERSEY ST. e s, 150 s Terrace, New Brighton, 1-sty brick store and dwelling, 22x50; cost, \$5,000; owner, Matthew Colton, New Brighton; architect and builder, Robt. Lyon, New Brighton. Plan No. 439.

THEATRES.

RICHMOND TERRACE, s s, 112 e Maple av, Port Richmond, 1-sty brick moving picture, 45x109; cost, \$21,700; owner, Martin Leo, Stapleton; architect, Mark Milnes, Port Richmond; builder, John Milnes Co., Port Richmond. Plan No. 442.

MISCELLANEOUS.

TOMPKINS AV. w s, 100 s Virginia av, Rosebank, 1-sty brick blacksmith shop, 24x35; cost, \$700; owner, Vito Piedelate, Rosebank; builder, Raphael Langeri, Rosebank. Plan No. 432.

TURNPIKE, w s, 1500 s Eddy st, Tompkinsville, 1-sty frame shed, 12x24; cost, \$50; owner, Margaret Schick, Tompkinsville; builder, Geo. A. Schmidt, Tompkinsville. Plan No. 445.

**PLANS FILED FOR ALTERATION
WORK.**

Manhattan.

BLEECKER ST. 25, partitions, toilets, windows to 3-sty loft and dwelling; cost, \$600; owner, James E. Dougherty, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1675.

CANAL ST. 268-270, stand to 6-sty store and loft; cost, \$65; owner, Isidor Blauchan, premises. Plan No. 1755.

CHAMBERS ST. 70-74; Broadway, 271; change steps, partitions, elevators, piers to 11-sty bank and office; cost, \$8,000; owner, Metropolitan Bank, 1 Madison av; architect, D. E. Waid, 1 Madison av. Plan No. 1750.

CHERRY ST. 233, passageway, ceilings to 6-sty store and tenement; cost, \$200; owner, State Realty Co., 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 1698.

CROSBY ST. 5; Howard st, 22-26, partitions, toilets to 6-sty loft and shop; cost, \$2,000; owner, Sidney Maddock, 82 Nassau st; architect, Richard Rohl, 128 Bible House. Plan No. 1684.

CROSBY ST. s w cor East Houston st, partitions, tank, to 5-sty hotel; cost, \$150; owner, F. D. Fricke, 108 West 12th st; architect, W. F. Bower, East Orange, N. J. Plan No. 1749.

CLIFF ST. 111-115, sign to 3-sty loft; cost, \$250; owner, Estate Austin B. Fletcher, 163 Broadway. Plan No. 1725.

ELIZABETH ST. 119-121, toilets, partitions, to 6-sty tenement and store; cost, \$150; owner, C. W. Smith Estate, 71 West 23d st; architect, C. B. Meyers, 1 Union sq. Plan No. 1701.

GRAND ST. 264, store fronts to 3-sty dwelling and store; cost, \$700; owner, Herman Marcus, 264 Grand st; architects, Cantor & Levingston, 39 West 38th st. Plan No. 1708.

HESTER ST. 46, partitions to 3-sty store and dwelling; cost, \$300; owner, P. C. Dubois, 401 Grand st; architect, Max Muller, 115 Nassau st. Plan No. 1726.

Get a Burr Estimate

and remember that all our work is guaranteed. Some "BURR" specialties are designing and executing alterations and REPAIRS of all kinds. Plastering, cement and concrete work, brick work, tile and marble work, fire-proof partitions, etc. Call, phone or write and get acquainted with

WM. A. BURR & CO.

"The Efficiency Builders"

Masons and Plasterers

606 West 110th St., N. Y.

Tel. 7715 River

GEO. HARRISON JOHN F. MEYER

HARRISON & MEYER

Artificial Stone Pavements

Telephone 3170 Stuyvesant 16 E. 18th St.

IRON FOUNDRY PATTERN SHOP

Brooklyn Vault Light Co.

Manufacturers of

VAULT LIGHTS, SKYLIGHTS

and Patent Light Work of Every Description

270 MONITOR STREET

Telephone Connection BROOKLYN

 **VOIGTMANN FIREPROOF WINDOWS**

Manufactured by

S. H. Pomeroy Co., Inc.

427 W. 13th STREET

Successors to Voigtman & Co., N. Y.

ESTABLISHED 1868

SKYLIGHTS, LATHING & S.

HAYES

METAL

71 STAVE NEW YORK

FIREPROOF WIRE-GLASS WINDOWS

COLLINS, LAVERY & CO.

LUMBER AND TIMBER

Comb Grain Y. P. Flooring a Specialty

New York Office Yards

82 Cortlandt Street Jersey City

Tel. 5456 Cort. Tel., 1180 Bergen

Telephone, Spring 9529 Night Call, Chelsea 3589

 **Elevator REPAIRS AND SUPPLIES**

General Machinists & Electricians

The James F. Gillespie Co.

THIRD ST., Near Sixth Ave., NEW YORK

RONALD TAYLOR

Granolithic and Asphalt Pavements

"TAYLORITE" FLOORING

Office and Factory, 520 East 20th Street

Telephone, 4 Gramercy NEW YORK

WM. H. OLIVER Late Hobbs & Oliver

Established 1846

PLAIN and DECORATIVE Painting

Paper Hangings and Interior Decorations

104 and 106 UNIVERSITY PL., NEW YORK

Telephone, 833 Stuyvesant

LIBERTY ST, 21, Maiden Lane, 60, change doors, windows to 4-sty office; cost, \$450; owner, A. E. Marling, 35 West 47th st; architect, A. D. Kelley, 4 Gold st. Plan No. 1714.

LIBERTY ST, 59-65; Liberty pl, 2, elevator, partitions, steps, to 4-sty banking room and club house; cost, \$12,000; owner, Chamber of Commerce, 65 Liberty st; architect, J. B. Baker, 156 5th av. Plan No. 1743.

LIBERTY ST, 25; Maiden Lane, 56, floor, steps, to 12-sty office; cost, \$2,000; owner, Mrs. A. W. Penfield, 1336 Walnut st, Philadelphia, Pa.; architects, Butler & Rodman, 16 East 23d st. Plan No. 1734.

LIBERTY ST, 43, vault lights, doors to 4-sty store and office; cost, \$450; owner, Mutual Life Ins. Co., 32 Nassau st; architect, J. J. Downey, 410 West 34th st. Plan No. 1758.

M'DOUGAL ST, 109, 1-sty rear extension, 21.6x31.5, piers, change stairs to 3-sty residence; cost, \$2,000; owner, Teresa Zuria, 116 Charlton st; architect, Ogden, Pryor & Day, 1170 Broadway. Plan No. 1720.

MARKET ST, 72, partitions to 3-sty tenement; cost, \$150; owner, Wm. Lustgarter, 68 William st; architect, E. Manheimer, 1358 Brook av. Plan No. 1674.

MINETTA LA, 20, toilets to 3-sty loft; cost, \$100; owner, Thomas Rosson, 57 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1711.

PEARL ST, 444-446, windows, columns, partitions, to 5-sty store and loft; cost, \$14,000; owner, Francis Hustace, Montclair, N. J.; architect, Wm. F. Hemstreet, 527 5th av. Plan No. 1666.

PEARL ST, 64; Water st, 34, change roof, to 5-sty loft; cost, \$4,000; owner, Gilbert C. Halstead, premises; architect, Charles Graf, 1 Madison av. Plan No. 1757.

RIVINGTON ST, s e cor Suffolk st, show windows, columns, to 5-sty tenement; cost, \$500; owner, Adolph Mandel, 155 Rivington st; architect, L. A. Sheinart, 194 Bowery. Plan No. 1741.

SPRING ST, 39, change steps to 3-sty loft and picture theatre; cost, \$200; owner, Thomas Rosson, 57 East Houston st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 1710.

SPRING ST, 53, show windows to 4-sty shops; cost, \$400; owner, John D. Wendell Estate, 175 Broadway; architect, Adolph Giobbe, 141 West 39th st. Plan No. 1751.

SUFFOLK ST, 21, windows, partitions, to 4-sty store; cost, \$400; owner, Jacob Cohen, 203 East Broadway; architect, L. A. Sheinart, 194 Bowery. Plan No. 1667.

WALKER ST, 105-109; Center st, 139-149; White st, 112-114, partitions, to 8-sty store and office; cost, \$3,000; owner, Excelsior Estate, 135 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 1740.

WARREN ST, 69, posts, columns to 4-sty store and lofts; cost, \$750; owner, Estate John A. McGau, 30 Nassau st; architect, Wm. E. Bloodgood, 1 Madison av. Plan No. 1690.

WHITE ST, 12, partitions, windows, to 6-sty store and loft; cost, \$800; owner, F. J. Dupignac, 309 Broadway; architect, J. Putzel, 29 West 34th st. Plan No. 1691.

11TH ST, 320 East, partitions, windows to two 4-sty tenements; cost, \$1,500; owner, Estate, Mary E. Merrill, 129 West 72d st; architect, Henry J. Klein, 505 East 15th st. Plan No. 1703.

12TH ST, 740 East, tank to 3-sty factory; cost, \$300; owner, Quintard Iron Works Co., 742 East 12th st; architect, H. Regelmann, 133 7th st. Plan No. 1727.

12TH ST, 115-121 East, concrete arches, steel girders, stairs, to 3-sty converter station; cost, \$8,000; owner, The New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, 55 Duane st. Plan No. 1733.

14TH ST, 116-118 west, change curb, to 12-sty loft; cost, \$500; owner, Samuel Weil, 194 Franklin st; architects, Buchman & Fox, 11 East 59th st. Plan No. 1748.

14TH ST, 338 East, partitions, windows, to 4-sty tenement; cost, \$1,500; owner, William Diehl, 148 Cornelia st, Brooklyn; architect, Henry Klein, 505 East 15th st. Plan No. 1752.

14TH ST, 150 West, partitions to 4-sty dwelling; cost, \$500; owner, Charles Spaulding, 690 6th av; architect, Wm. G. Clark, 438 West 40th st. Plan No. 1681.

17TH ST, 541 East, tank to 6-sty loft; cost, \$550; owner, Charles P. Newton, 17th st and Av B; architect, R. J. Mansfield, 135 William st. Plan No. 1700.

18TH ST, 121 East, partitions, store fronts, piers to 3-sty store and loft; cost, \$1,200; owner, Farmers' Loan & Trust Co., 22 William st; architects, Robert Teichman, 22 William st. Plan No. 1712.

19TH ST, 39 East, partitions, windows, to 8-sty store and loft; cost, \$500; owner, Estate Thomas Adams, 45 Wall st; architect, Charles H. Richter, 68 Broad st. Plan No. 1680.

22D ST, 214-224 East, partitions to 4-sty storage and loft; cost, \$375; owner, Mutual Milk & Cream Co., premises; architect, C. W. Meyers, 165 Broadway. Plan No. 1673.

22D ST, 114 East, add 1-sty to 3-sty dwelling; cost, \$2,000; owner, Rev. Arthur Gray, premises; architects, Foster, Gade & Graham, 15 West 38th st. Plan No. 1735.

24TH ST, 109-111 West, partitions, to 7-sty loft; cost, \$3,000; owner, R. J. Horner, 170 West 73d st; architect, J. Harder, 31 West 31st st. Plan No. 1663.

24TH ST, 313 East, partitions, windows, to two 5-sty tenements; cost, \$3,000; owner, Geo. J. and W. J. Kenny, 80 East Houston st; architects, B. W. Berger & Son, Bible House. Plan No. 1664.

25TH ST, 165 West, windows, partitions to 5-sty store and office; cost, \$250; owner, Wilbur C. Goodale, 265 7th av; architect, Geo. M. McCabe, 96 5th av. Plan No. 1692.

28TH ST, 105 East, partitions, windows to 4-sty store and tenement; cost, \$500; owner, Julia Burke, 105 East 28th st; architect, Frank Boyle, 1777 Broadway. Plan No. 1685.

34TH ST, 160 West, show windows, to 4-sty store and office; cost, \$200; owner, Daniel A. Loring, 47 West 37th st; architect, Wm. G. Killian, 110 East 23d st. Plan No. 1753.

34TH ST, 156-158 West, show windows to two 4-sty stores and offices; cost, \$400; owner, Daniel A. Loring, 47 West 34th st; architect, Wm. G. Killian, 110 East 23d st. Plan No. 1754.

36TH ST, 47 West, 1-sty front extension, 20x5, partitions, store fronts to 4-sty dwelling; cost, \$850; owners, F. K., L. S. and D. Bull, 45 West 53d st; architect, E. H. Hahn, 271 West 40th st. Plan No. 1707.

39TH ST, 23 East, open air sleeping room to 4-sty dwelling; cost, \$1,000; owner, De Lancy Nicoll, premises; architect, Charles Volz, 2 West 45th st. Plan No. 1764.

49TH ST, 131-135 West, rear extension, 25.6x25, partitions, windows, to three 4-sty dwellings; cost, \$5,000; owner, Dominick Marsullo, 131 West 49th st; architect, A. T. Johnson, 87 West 28th st. Plan No. 1715.

52D ST, 443-445 East, ventshafts, partitions, stairs, to two 5-sty stores and tenements; cost, \$6,000; owner, S. Mendelsohn & Co., 43 Leonard st; architect, Wm. Huenerberg, 782 East 165th st. Plan No. 1722.

52D ST, 9 West, 3-sty rear extension, 12.6x32.6, partitions, beams, elevator, windows to 4-sty dwelling; cost, \$25,000; owner, Mrs. Chas. Deening, 5 West 56th st; architects, Hoppin & Koen, 244 5th av. Plan No. 1756.

54TH ST, 114 West, 1-sty rear extension walls to 2-sty garage; cost, \$175; owner, United States Trust Co., 45 Wall st; architect, Louis Costabile, 440 East 116th st. Plan No. 1746.

58TH ST, 208 East, partitions to 3-sty dwelling; cost, \$1,000; owner, Myer Gottlieb, premises; architect, O. L. Spannake, 233 East 78th st. Plan No. 1699.

45TH ST, 139 East, 2-sty rear extension, 7.10x18.11, toilets, windows, to 4-sty dwelling; cost, \$1,500; owner, Charles E. Minor, 416 West 13th st; architect, J. R. Pope, 527 5th av. Plan No. 1765.

59TH ST, 115 East, change steps to 3-sty dwelling; cost, \$1,100; owner, Mrs. A. M. Schoonover, 115 East 59th st; architect, J. E. Tiffany, 105 West 40th st. Plan No. 1761.

59TH ST, 311 West, toilets, partitions, to 4-sty office and store; cost, \$500; owner, Harry Salvin, 311 West 50th st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 1706.

59TH ST, 110-112 East, stairs, steps to 4-sty clubhouse; cost, \$5,000; owner, C. & N. Kaufmann, care of Edward Jacobs, 25 Broad st; architect, E. Roth, 507 5th av. Plan No. 1731.

63D ST, 162 East, partitions, windows, toilets to 3-sty dwelling; cost, \$2,500; owner, Dorothy Tuckerman, Tuxedo Park, N. Y.; architect, R. W. Gardner, 122 West 29th st. Plan No. 1676.

71ST ST, 313 West, toilets, windows, partitions to 4 1/2-sty dwelling; cost, \$1,800; owner, Emma G. Hochstader, premises; architect, Northeastern Construction Co., 225 5th av. Plan No. 1687.

74TH ST, 163 East, partition, window to 4-sty dwelling; cost, \$1,200; owner, Wm. M. Sloane, Princeton, N. J.; architect, J. E. Nitchie, World Building. Plan No. 1679.

86TH ST, 441 East, 1-sty front extension, 7.6x4.9, stairs, show windows to 4-sty tenement; cost, \$800; owner, Moritz Mark, 441 East 86th st; architect, Frank Straub, 25 West 42d st. Plan No. 1760.

98TH ST, 204 East, partitions, windows, to 4-sty tenement; cost, \$750; owner, Ida Rothstein, 1257 Madison av; architect, C. B. Meyers, 1 Union sq. Plan No. 1665.

110TH ST, 320 East, 3-sty rear extension, 25x60, beams, partitions, to 2-sty store and dwelling; cost, \$8,000; owner, C. Pompa, 320 East 110th st; architects, Reid & Spitzer, 132 East 23d st. Plan No. 1724.

111TH ST, 132-142 East, partitions to 4-sty school; cost, \$2,000; owner, Uptown Talmud Thorah Asso, premises; architect, M. J. Harrison, 230 Grand st. Plan No. 1677.

118TH ST, 212-214 East, 2-sty rear extension, 37.6x46, stairs, partitions, steel girders to two 3-sty dwellings; cost, \$15,000; owner, Realty Remodeling & Reconstruction Co., 32 Broadway; architect, N. Langer, 81 East 125th st. Plan No. 1745.

AV A, 194, toilets, tubs, sinks to 4-sty tenement; cost, \$1,000; owner, Annie Karp, 1590 Lexington av, architect, M. J. Harrison, 230 Grand st. Plan No. 1742.

AMSTERDAM AV, 2500, windows, partition, to 3-sty store and dwelling; cost, \$350; owner, Mrs. Geo. F. Wischhusen, 318 Tremont av. Plan No. 1678.

BROADWAY, 313-315, stairs, plumbing fixtures to 6-sty store; cost, \$3,000; owner, Thomas Suffern Estate, 99 Fulton st; architects, K. M. Murchison and Chas. C. Hurlbut, 298 5th av. Plan No. 1747.

BROADWAY, 183, partitions, windows to 5-sty store and loft; cost, \$1,000; owner, Zella De Milham, 141 Broadway; architect, Walter H. T. Quest, 504 West 151st st. Plan No. 1688.

BROADWAY, 772-786, change steps, vault lights, floor to 5-sty store; cost, \$8,000; owner, T. A. Stewart Realty Co.; architect, C. C. Thain, 4 East 42d st. Plan No. 1744. Theodore Starrett Co., 103 Park av, contractor.

BROADWAY, 568-574, mezzanine floor, iron stairs to 12-sty store and loft; cost, \$600; owner, Horace Havemeyer; architects, Dodge & Morrison, 135 Front st. Plan No. 1736.

BROADWAY, n w cor 38th st, partitions, windows, toilets to 3-sty store and loft; cost, \$1,500; owner, John G. Wendel Estate, 175 Broadway; architect, A. Giobbe, 144 West 39th st. Plan No. 1683.

BROADWAY, 1402-1410; 39th st, 120 West, show windows to 1-sty theatre; cost, \$3,500; owner, Robert F. Bixby Estate, 291 Broadway; architect, A. S. Hedman, 371 Fulton st. Plan No. 1732. John McKeefery, 1416 Broadway, has contract.

BROADWAY, s w cor 112th st, store fronts, windows, partitions to 2-sty store and office; cost, \$20,000; owners, Slawson & Hobbs, 162 West 72d st. Plan No. 1669.

BROADWAY, 297-303, change steps to 18-sty store and office; cost, \$750; owner, Barclay Realty Co., 299 Broadway; architects, Barney & Colt, 40 West 38th st. Plan No. 1668.

BROADWAY, 187, windows to 4-sty loft and store; cost, \$485; owner, Edward F. Searles, 1 Broadway; architect, Nelson K. Vanderbeek, Englewood, N. J. Plan No. 1671.

BROADWAY, 170, stairways, partitions, to 18-sty office building; cost, \$1,500; owner, The Broadway Building Co., 170 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 1729.

BROADWAY, 440, toilets, to 5-sty store and loft; cost, \$200; owner, Geo. C. Boldt, Waldorf-Astoria; architect, J. C. Westervelt, 35 West 34th st. Plan No. 1719.

BROADWAY, s w cor 49th st, elevator shaft to 2-sty hotel; cost, \$600; owner, James Churchill, 1607 Broadway; architect, H. M. Baer, 21 West 45th st. Plan No. 1759.

BROADWAY, 644-646, partitions to 8-sty bank and loft; cost, \$600; owner, Manhattan Savings Institution, premises; architect, J. E. Ware & Sons, 1170 Broadway. Plan No. 1672.

BROADWAY, n e cor 95th st, posts, columns, windows, to 2-sty garage and office; cost, \$250; owner, Alfred Wolff, 2538 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 1693.

BROADWAY, 1626, partitions, stairs, to 3-sty store and office; cost, \$1,500; owner, Cyrus Clark Estate, 55 Liberty st; architects, H. M. Baer, 21 West 45th st. Plan No. 1716.

BROADWAY, s e cor 97th st, partitions, windows, toilets to 7-sty tenement; cost, \$5,000; owner, Samuel Borchardt, premises; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 1695.

BROADWAY, 1411-1427; 7th av, 541-559, alter interior to 6-sty opera house; cost, \$2,850; owner, Met Opera & Real Estate Co., 150 West 40th st; architect, Peter Clark, 406 West 30th st. Plan No. 1696.

BROADWAY, 1384-1390, alter stoops to 8-sty hotel; cost, \$2,000; owner, Herman Wronkow Estate, 45 Wall st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 1709.

CENTRAL PARK WEST, 35-39; 64th st, 2-4 West, erect conservatory to 5-sty church and school; cost, \$1,078.50; owner, Society for Ethical Culture of N. Y., 33 Central Park West; architects, Lord & Burnham Co., 1133 Broadway. Plan No. 1762.

COLUMBUS AV, 410-416, windows, doors, to 11-sty hotel and store; cost, \$600; owner, Dr. Walter Clark, 100 West 80th st; architect, H. N. Paradier, 231 West 18th st. Plan No. 1702.

LEXINGTON AV, 1703, store fronts to 4-sty tenement; cost, \$1,200; owner, J. J. Madden, 1691 Lexington av; architect, B. W. Berger & Son, 121 Bible House. Plan No. 1718.

LEXINGTON AV, 993-995, partitions, change stoop to two 4-sty dwellings; cost, \$2,000; owner, Lowell Realty Co., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 1721.

LEXINGTON AV, 805-807, 1-sty rear extension, 17x15, partitions to two 4-sty dwellings; cost, \$9,000; owner, Albert Klenk, 4th av and 30th st; architect, Sterling Architectural Co., 65 Court st, Brooklyn. Plan No. 1728.

LEXINGTON AV, 395-413, partitions, columns, beams, staircases to nine 5-sty tenements, offices and stores; cost, \$68,000; owner, Wm. H. Reynolds, 261 Sterling pl, Brooklyn; architects, Kirby & Petit, 103 Park av. Plan No. 1717.

MADISON AV, 778-780, windows removed, extensions to 10-sty hotel; cost, \$1,000; owner, Hanover Improvement Co., 340 Madison av; architects, J. C. McGuire & Co., 50 Church st. Plan No. 1723.

ST. NICHOLAS AV, 341-343; 127th st, 355 West, stairs, partitions, doors, show windows to 6-sty store and tenement; cost, \$15,000; owner, Israel Samuels, 343 St. Nicholas av; architect, J. C. Cocker, 2017 5th av. Plan No. 1737.

PARK AV, s e cor 59th st, partitions, windows to 3-sty club; cost, \$500; owner, Arion Society, premises; architects, Werner & Windolph, 27 West 33d st. Plan No. 1694.

WEST END AV, 535, add 2 stys, partitions, windows to 4-sty dwelling; cost, \$800; owner, R. Sadowsky, 535 West End av; architect, Herts Bros. Co., 34 West 38th st. Plan No. 1763.

1ST AV, 997, toilets to 4-sty tenement; cost, \$80; owner, Samuel Harris, 16 Devoe st, Brooklyn; architect, Geo. Dress, 1436 Lexington av. Plan No. 1670.

1ST AV, s w cor 101st st, partitions, windows, toilets to two 5-sty tenements; cost, \$1,500; owner, Louis L. Seaman, 247 5th av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1689.

1ST AV, n w cor 38th st, partitions, toilets, to 6-sty loft; cost, \$3,000; owner, George Ehret, 235 East 92d st; architect, J. H. Knubel, 305 West 43d st. Plan No. 1704.

2D AV, s w cor 120th st, partitions to 4-sty tenement; cost, \$500; owner, Isaac Roth, 23d st and 1st av; architect, J. H. Knubel, 305 West 43d st. Plan No. 1705.

3D AV, n e cor 50th st, partitions, windows to 4-sty tenement; cost, \$300; owner, Peter A. H. Jackson, 106 Lexington av; architect, Paul A. Gusson, 186 East 116th st. Plan No. 1686.

3D AV, s w cor 30th st, windows, toilets, to 5-sty tenement and store; cost, \$800; owner, M. A. Grace, 308 West 20th st; architect, R. W. Stracham, Jr., 308 West 26th st. Plan No. 1713.

ANDREW J. ROBINSON, President

DREW K. ROBINSON, Treasurer

Andrew J. Robinson Co.

BUILDERS

A company whose organization, reputation and business experience justifies Architects and Owners in placing Building Construction in its charge.

Telephones { 6970 } Gramercy
 { 6971 }
 { 6972 }

123 EAST 23D ST., NEW YORK

THOMAS J. STEEN CO.

BUILDERS

Hudson Terminal Building

30 Church Street
New York

Tel. 2418 Cortlandt

HECLA IRON WORKS

Architectural Bronze and Iron Work

North 10th, 11th, 12th and 13th Streets

BROOKLYN

NEW YORK

MR. IRON WORKER

OUR FACILITIES ENABLE US TO GIVE YOU THE SERVICE YOU REQUIRE

OUR NEW PLANT

IS LAID OUT AND STOCKED WITH THAT AS OUR SOLE PURPOSE

TO CONVINCE YOU REQUIRES ONLY A TRIAL

TELEPHONE, LENOX 5781

MANHATTAN ROLLING MILL

315-325 EAST 97th STREET

NEW YORK

WELLS ARCHITECTURAL IRON CO.

MANUFACTURERS OF ORNAMENTAL IRON AND BRONZE WORK

Phone 4212 Melrose

River Ave. and East 151st St., NEW YORK

GRAND CENTRAL IRON WORKS

L. B. GESCHEIDT, Proprietor

15 Years in Repair Department of Cornell Iron Works

IRON WORK OF EVERY DESCRIPTION

My Specialty All Kinds of Repairs. Fire Escapes Manufactured and Repaired According to Law

PHONE, PLAZA 3583

212 EAST 52D STREET, N. Y. CITY

IRON WORK

Structural and Ornamental
For Buildings

BUILDING CODE AND TENEMENT HOUSE
LAW VIOLATIONS CORRECTED

LASS & NETUSAK

Phone Harlem 4851 442 EAST 105th ST., N. Y. C.

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Canada	Atlanta
Winnipeg, Canada	Toronto, Can.

Ritch Hughes Company

SPECIALISTS TO CONTRACTORS

Liability Insurance Surety Bonds

1123 BROADWAY
New York

Telephone 1721 Madison Square

THE WHITNEY COMPANY
ENGINEERS
CONTRACTORS & BUILDERS
1 LIBERTY STREET, N. Y.
NEW YORK, HARTFORD, SALT LAKE, DENVER

A. BATAILLE & CO.
MANUFACTURERS OF
Elevator Enclosures
Patent Folding Gates, Wire
and Grill Work, in Brass,
Bronze and Iron,
Bank and Office Rallings
587 Hudson St., New York
Ross Bldg., Cor. Bank St.
Tel., 891 Chelsea WINE BOTTLE RACKS

C. O. MAILLOUX - C. E. KNOX
CONSULTING
ELECTRICAL ENGINEERS
90 WEST STREET, NEW YORK

3D AV, 1765; 98th st, 200-202 East, partitions, plumbing, store fronts to 5-sty tenement; cost, \$2,000; owner, John M. Brunjes, 723 6th av, Brooklyn; architect, J. H. Knubel, 305 West 43d st. Plan No. 1738.

5TH AV, 2220; 135th st, 1 West, partitions, store fronts to 5-sty tenement; cost, \$500; owner, Anthony Wenner, 485 10th av; architect, J. H. Knubel, 305 West 43d st. Plan No. 1739.

6TH AV, 463, partitions to 4-sty dwelling; cost, \$300; owner, Joseph Rich, 33 West 88th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 1766.

7TH AV, s w cor 118th st, partitions, store fronts to 5-sty tenement; cost, \$5,000; owner, County Land & Mortgage Co., 132 Nassau st; architect, David Stone, Bible House. Plan No. 1730.

8TH AV, 782, partitions to 4-sty dwelling; cost, \$150; owner, C. Potosky, 17 West 42d st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 1682.

Bronx.

161ST ST, s w cor Hewitt pl, new bathroom, new partitions to 6-sty brick tenement; cost, \$500; owners, Westchester Hewitt Realty Co., 858 Westchester av; architects, Geo. and Edw. Blum, 505 5th av. Plan No. 326.

172D ST, 951, 1-sty frame extension, 1.4x25 and 1-sty of frame built under 2-sty frame store and dwelling; cost, \$1,225; owner, John Harnett, 957 East 172d st; architect, Chris F. Lohse, 563 Eagle av. Plan No. 322.

ALEXANDER AV, No. 231-233, new toilets, new partitions to two 4-sty brick tenements; cost, \$1,000; owner, Alexander H. Sharp, 141 Whitford av, Newark, N. J.; architect, Edw. L. Angell, 959 Madison av. Plan No. 332.

ANTHONY AV, e s, 134.11 n 173d st, 1-sty frame extension, 16x15.3 to 2-sty frame dwelling and shop; cost, \$200; owners and architects, Gillman & Schlesinger, 231 East 151st st. Plan No. 324.

CONCORD AV, s e cor St. Marys st, 1-sty frame extension, 31x16, to 2-sty brick factory; cost, \$500; owners, Ward Motor Vehicle Co., on premises; architect, C. B. Comstock, 23 East 26th st. Plan No. 333.

CROTONA PARKWAY, s e cor Tremont av, new toilets to 6-sty brick store and tenement; cost, \$150; owners, Honeoye Realty Corp., 440 Tremont av; architect, Geo. J. Froehlich, 725 Beck st. Plan No. 330.

MAPES AV, 2109, 1-sty frame extension, 13.6x20 to 1-sty frame stable; cost, \$300; owner, Henry Oeser, on premises; architect, M. M. Rossi, 1987 Daly av. Plan No. 325.

MORRIS AV, w s, 97.87 s 164th st, 1-sty frame extension, 26.8x8 to 1-sty frame factory; cost, \$650; owner and architect, Wm. E. Diller, 1054 Walton av. Plan No. 331.

RIDER AV, w s, 690.10 s 144th st, new walls, new roof, etc., to 2-sty brick power station; cost, \$5,500; owners, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, 55 Duane st. Plan No. 329.

WENDOVER AV, NO. 447, new toilet, etc., to 6-sty brick store and tenement; cost, \$250; owner, Moritz L. Ernst, 170 Broadway; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 323.

WESTCHESTER AV, s s, 183.11 w Castle Hill av, 1-sty frame extension, 22x4.10 to 2-sty frame store and dwelling; cost, \$400; owners, Mary and Margaret McCormick, 521 Tinton av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 327.

MOTT HAVEN R. R. YARD, 110 s 153d st and 15 e Sheridan av, new door, new floors, to 2-sty brick battery house; cost, \$1,500; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge, N. Y. Plan No. 328.

Brooklyn.

AINSLIE ST, NO. 108, new plumbing, etc.; cost, \$200; owner, Rosie Dessner, 157 Grand st; architect, Max Cohn, 280 Bedford av. Plan No. 4208.

BERGEN ST, No. 1528, new extension, 15.6x12; cost, \$300; owner, Martin Copozillo, 1982 Bergen st; architects, S. Milliman & Son, 1789 Pitkin av. Plan No. 4249.

BRIDGE ST, No. 469, exterior and interior alteration; cost, \$1,500; owner, Offerman Estate, 503 Fulton st; architects, Parfitt Bros., 26 Court st. Plan No. —.

CEDAR ST, No. 86, interior alterations; cost, \$200; owner and architect, Wm. Debus, 914 Broadway. Plan No. 4130.

CHESTER ST, s e cor Dumont av, interior alterations; cost, \$150; owner, Chas. Brein, 7 Glenmore av; architect, —. Plan No. 4120.

COURT ST, No. 505, exterior and interior alteration; cost, \$500; owner, Nicolo Sileo, 162 Hester st, N. Y.; architect, David Stone, 127 Bible House, N. Y. Plan No. 4265.

DANFORTH ST, s e cor Crescent st, interior alterations; cost, \$400; owner, Hyman Chauwitz, 480 Bedford av; architect, F. Schillinger, 167 Van Sielen av. Plan No. 4164.

FULTON ST, s s, 55.11 w R. R. av, remove booth, etc.; cost, \$100; owner, Abraham Frankel, 118 Cleveland st; architect, Otto C. Infanger, 2634 Atlantic av. Plan No. 4252.

GERRY ST, No. 121, new toilet, etc.; cost, \$200; owner, Isadore Salovin, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 4267.

GRANT ST, No. 550, new store front, etc.; cost, \$350; owner, A. Spolan, 415 Wallabout st; architect, Ignatz Crawford, 1095 Lorimer st. Plan No. 4112.

HOPE ST, No. 60, interior alteration; cost, \$500; owner, John C. Dalton, 335 Grand st; architects, Brook & Rosenberg, 44 Court st. Plan No. 4260.

JEFFERSON ST, NO. 37, new extension, 9.4x11.8; cost, \$200; owner, John Rolle, 137 Jefferson st; architect, Lasplia & Salvati, 525 Grand st. Plan No. 4214.

HEMLOCK ST, s e cor Fulton st, new extension, 18x22; cost, \$1,100; owner, Eliz. A. Brown, 3374 Fulton st; architect, Peter Shannon, 208 Woodbine st. Plan No. 4122.

JAY ST, e s, 125 n Willoughby av, interior alterations; cost, \$9,000; owner, Fire Department City N. Y., 157 East 67th st, N. Y.; architect, Plan No. 4160.

JAY ST, e s, 112 s Front st, new doorway, etc.; cost, \$500; owner and architect, Edison Elec. Ill. Co., 360 Pearl st. Plan No. 4240.

KEAP ST, n s, 140.5 e Ainslie st, rebuild walls, etc.; cost, —; owner, J. L. Hopkins & Co., 100 William st, N. Y.; architect, Jos. A. McCarroll, 3 West 29th st. Plan No. 4137.

LINDEN ST, n e cor Hamburg av, new windows, etc.; cost, \$100; owner, Geo. F. Martins, as exr., 20 Vesey st; architect, Henry Zlot, 230 Grand st. Plan No. 4218.

NOBLE ST, NO. 110, interior alterations; cost, \$250; owner, Congregation Beth. El, on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 4204.

PRESIDENT ST, NO. 619, new plumbing, etc.; cost, \$150; owner, Mike Dame, on President st; architect, Louis Sessler, 169 5th av. Plan No. 4219.

PRESIDENT ST, NO. 584, new windows; cost, \$500; owner, Maria Yorizzi, on premises; architect, W. J. Conway, 400 Union st. Plan No. 4181.

SACKMAN ST, 548, interior alterations; cost, \$300; owner, Harry Kirchner, on premises; architect, Adelson & Feinberg, 1716 Pitkin av. Plan No. 4228.

STATE ST, s s, 275 w Henry st, new ornamental projection; cost, \$750; owner, Hardman Realty Co., 68 William st; architect, S. Millman & Son, 189 Montague st. Plan No. 4170.

ST. JOHN'S PL, NO. 497, interior alterations; cost, \$3,500; owner, John H. Lang, 422 East 3d st; architect, David A. Lucas, 98 3d st. Plan No. 4167.

STOCKTON ST, No. 268, interior alteration; cost, \$200; owner, Edward B. Hittelman, 150 Ten Eyck st; architect, Tobias Goldstone, 27 Fayette st. Plan No. 4257.

TIFFANY PL, w s, 200 n Degraw st, new connection bridge; cost, \$400; owner, Edw. B. Jordan, on premises; architect, Frank H. Quinby, 99 Nassau st. Plan No. 4173.

WARREN ST, s s, 175 e Hoyt st, new plumbing, etc.; cost, \$100; owner, Henrietta Drury, 238 Degraw st; architect, Wm. Pipe, 260 Prospect av. Plan No. 4183.

SOUTH 2D ST, n s, 25 e Havemeyer st, new extensions, 17x29; cost, \$5,000; owner, Wolf Bornstein, 156 Havemeyer st; architect, Jacob Fisher, 25 Av A. Plan No. 4177.

SOUTH 2D ST, NO. 81, interior alterations; cost, \$125; owner, Wm. Schwartz, on premises; architect, Max Cohn, 280 Bedford av. Plan No. 4209.

EAST 5TH ST, w s, 400 n Beverley rd, interior alterations; cost, \$800; owner, Clara Spodh, 218 East 8th st; architect, William B. Ellis, 105 Glen st. Plan No. 4166.

EAST 14TH ST, w s, 200 s Ave X, new extension, 15x13; cost, \$250; owner and architect, Timothy J. O'Neill, 425 Gates av. Plan No. 4153.

WEST 16TH ST, w s, 620 n Neptune av, new extension, 19x12; cost, \$980; owner, Vincenzo —, West 16th st, nr Neptune av; architect, Rocco Mega, 2857 West 5th st. Plan No. 4146.

27TH ST, e s, 260 s Av M, new back porch etc.; cost, \$160; owner, Grace M. Perry, 1333 East 27th st; architect, N. Sondergaard, 1315 Oak st, Richmond Hill. Plan No. 4258.

BAY 28TH ST, 151, new extension; cost, \$200; owner, Robert C. Jalinka, on premises; architect, Andrew Olsen, 1330 62d st. Plan No. 4227.

WEST 35TH ST, w s, 100 s Surf av, general repairs; cost, \$150; owner, Margaret Hahn, ft of West 35th st; architect, James A. McDonald, Surf av and West 24th st. Plan No. 4163.

46TH ST, n w cor 13th av, new plumbing, etc.; cost, \$95; owner, H. Price, 4520 13th av; architect, David MacDonald, 5917 New Utrecht av. Plan No. 4179.

55TH ST, n s, 100 w 4th av, new elevator; cost, \$300; owner, Albert Hamilton, on premises; architect, Gus Seaburg, 407 Douglas st. Plan No. 4225.

59TH ST, n s, 260 w 16th av, new plumbing, etc.; cost, \$90; owner, Jos. Marando, 1523 60th st; architect, Fred Meyer, 1407 60th st. Plan No. 4245.

69TH ST, s e cor 13th av, new plumbing; cost, \$300; owner, Margaret Petersen, 6901 13th av; architect, Chas. B. White, 6223 New Utrecht av. Plan No. 4255.

ATLANTIC AV, n w cor Furman st, remove wall, etc.; cost, \$600; owner, Stephen J. Keinan, 13 Atlantic av; architect, Hugh Givarey, 125 Waverly pl. Plan No. 4121.

ATLANTIC AV, n s, 122 w Bond st, new store front, etc.; cost, \$4,000; owner, Cline F. Thibault & ano 384 Fulton st; architect, A. White Pierce, 59 Court st. Plan No. 4220.

BAKE AV, No. 807, new extension, 22x10; cost, \$114; owner, Max Rogel, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 4185.

BATTERY AV, e s, 100.1 s 90th st, new plumbing; cost, \$200; owner and architect, Jos. Rosenthal, 6948 3d av. Plan No. 4243.

BEDFORD AV, s w cor Fulton st, new elevator; cost, \$400; owner, C. F. Weston, 68 Jay st; architect, Warner Elev. Rep. Co., 113 Warren st. Plan No. 4195.

BROOKLYN AV, w s, 100 n Maple st, interior alterations; cost, \$100; owner and architect, Frank Furey, Lincoln rd and N. Y. av. Plan No. 4142.

BROADWAY, NO. 1385-7, new show windows; cost, \$1,000; owner, George B. Goodwin, 1070 Bushwick av; architect, Wm. Debus, 914 Broadway. Plan No. 4184.

BROADWAY, No. 1319, new show window, etc.; cost, \$350; owner, Samuel Simon, 1589 Broadway; architect, Eric O. Holmgren, 371 Fulton st. Plan No. 4261.

BROADWAY, w s, 100 s McDonough st, new extension, 20x14; cost, \$500; owner, Emma L. Bray & ano, 553 Monroe st; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 4244.

CENTRAL AV, s e cor Cooper st, alter building for moving picture; cost, \$150; owner, Edw. Langinger; architect, A. Elias, 1830 Pitkin av. Plan No. 4140.

CLASSON AV, 420, new plumbing, etc.; cost, \$1,000; owner, Thomas Kerwin, 526 Classon av; architect, David A. Lucas, 98 3d st. Plan No. 4178.

CLASSON AV, NO. 260, interior alterations; cost, \$600; owner, Wm. Wilson, 262 Classon av; architect, Barmister & Schell, 69 Wall st. Plan No. 4187.

DEKALB AV, n e cor Lewis av, interior alterations; cost, \$3,000; owner, Catharine Bielenberg, 999A Lafayette av; architect, Clarence Lincoln, 376 Decatur st. Plan No. 4224.

DIVISION AV, No. 190, interior alterations; cost, \$100; owner, Mary Courtney, 497 Dean st; architect, Max Cohen, 280 Bedford av. Plan No. 4124.

DITMAS AV, No. 217, new extension, 9x11; cost, \$700; owner, Wm. Passalnik, 219 Ditmas av; architects, Brook & Rosenberg, 44 Court st. Plan No. 4259.

EMMONS AV, s s, 20 w Ocean av, new plumbing, etc.; cost, \$100; owner, McMahon Estate, architect, W. J. Kinsella, 1669 Shore rd. Plan No. 4203.

GRAHAM AV, NO. 279, interior alterations; cost, \$250; owner, Harry J. Woronov, 717 Grand st; architect, Brook & Rosenberg, 44 Court st. Plan No. 4200.

GRAHAM AV, NO. 70, new windows, etc.; cost, \$300; owner, Samuel Bernstein, on premises; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4155.

HAMBURG AV, n e cor George st, interior alterations; cost, \$500; owner, Nicholas Wahl, 115 George st; architect, Louis Allmendinger, 926 Broadway. Plan No. 4133.

HUDSON AV, No. 429, remove wall, etc.; cost, \$200; owner, Bischoff Cocoa Co., on premises; architect, Phillip M. Ericsson, 645 East 31st st. Plan No. 4128.

JOHNSON AV, NO. 37, new vault, etc.; cost, \$200; owner, Benj. Bzkonney, 46 Bleecker st; architect, James A. Boyle, 367 Fulton st. Plan No. 4217.

LEXINGTON AV, Nos. 857-9, general repairs, etc.; cost, \$1,000; owner, Jos. M. Boslet, 857 Lexington av; architect, Wm. A. Gorman, 974 Jefferson av. Plan No. 4119.

MANHATTAN AV, NO. 147, interior alterations; cost, \$200; owner, Ester Hirsh, Meserole st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4207.

MESEROLE AV, s e cor Jewell st, add new sty to present building; cost, \$1,000; owner, architect, Albert Ullrich, 371 Fulton st. Plan No. 4148.

NEW UTRECHT AV, w s, 40 s 57th st, interior alterations; cost, \$100; owner, Cath. R. Glasshoff, 5701 13th av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 4156.

NOSTRAND AV, No. 651, interior alterations; cost, \$250; owner, Nicol Machat, on premises; architect, Elia G. Cloroccia, 290 Columbia st. Plan No. 4141.

NOSTRAND AV, No. 378, interior alterations; cost, \$200; owner, Nostrand Av. M. E. Church, on premises; architect, Geo. S. James, 1088 Fulton st. Plan No. 4127.

PACIFIC ST, No. 712, interior alterations; cost, \$2,500; owner, Chas. M. Edwards, 1195 Fulton st; architect, Geo. Schroeder, 810 Fulton st. Plan No. 4113.

PARK AV, No. 867, exterior and interior alterations; cost, \$500; owner, Conservative Const. Co., 125 Eastern parkway; architects, Brook & Rosenberg, 44 Court st. Plan No. 4129.

PARK AV, n e cor Waverly pl, new tank on roof, etc.; cost, \$3,900; owner, Rockwood & Co., on premises; architect, The Reising Co., 39 Cortlandt st, N. Y. Plan No. 4132.

PENNSYLVANIA AV, n e cor Sutter av, interior alterations; cost, \$100; owner, David Cohen, 329 Pennsylvania av; architect, Henry Zlot, 230 Grand st. Plan No. 4174.

PITKIN AV, n e cor Ames st, interior alteration; cost, \$500; owner, Chas. Meyer, 1577 Pitkin av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 4250.

PITKIN AV, n w cor Watkins st, new doors, etc.; cost, \$200; owner, Levi Neerovitz, 112 Watkins st; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 4264.

RAILROAD AV, e s, 175 s McKinley av, interior alterations; cost, \$200; owner, Pietro Bisbane, 419 Railroad av; architect, D. Briganti, 1414 Herkimer st. Plan No. 4230.

SHERIDAN'S WALK, w s, 35 s Surf av, interior alterations; cost, \$2,000; owner, Jas. McCullough, on premises; architect, Richard Mairan, 2818 West 6th st. Plan No. 4237.

SURF AV, n w cor Stillwell av, new sign; cost, \$200; owner, Richard Garms, 649 East 18th st; architect, Wm. T. Tollen, 2723 31st st. Plan No. 4169.

SURF AV, s w cor, w 5th st, general repairs; cost, \$200; owner, Wm. Johnson, on premises; architect Richard Mayan, 281 West 6th st. Plan No. 4115.

TOMPKINS AV, NO. 54, interior alterations; cost, \$300; owner, Jos. Fischer and another, 155-7 Hopkins st; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 4206.

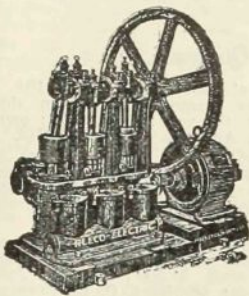
TILDEN AV, NO. 22, new plumbing, etc.; cost, \$125; owner and architect, L. Miller, 10 Tilden av. Plan No. 4193.

CAULDWELL-WINGATE COMPANY

BUILDING CONSTRUCTION

S. MILBANK CAULDWELL, President
 WALTER S. FADDIS, Vice-President
 ROY W. WINGATE, Sec'y and Treas.
 FRANK C. POUCHER, Chairman
 Board of Directors

381 FOURTH AVENUE NEW YORK
 Tel. 4380 Madison Square



"REECO" Electric Water Pumps.
 Large and Small. Latest Improved
 Designs. Built by
RIDER-ERICSSON ENGINE CO.

20 Murray Street, New York
 Telephone 6415 Barclay for Estimates, etc.



LU-CO-FLAT

The Flat Finish for Interior Decoration
 SANITARY AND WASHABLE

PUT UP IN ALL SIZE PACKAGES

John Lucas & Co.

521 WASHINGTON STREET, NEW YORK

Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK
 And Offices in All Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power
 Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and
 Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from
 level to level or horizontally to widely separated points.

JOHN C. ORR COMPANY

Telephone
 948 Greenpoint

Sash, Doors, Blinds and House Trim

LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

EMPIRE CITY-GERARD CO.

FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

TELEPHONE, 2301-2302 FLATBUSH

RETAIL LUMBER

CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction

Coney Island Ave. & Ave. H, Brooklyn, N. Y.



CAPACITY

The interest of the cement buyer is closely linked with the capacity of the mill supplying him cement.

It is easily possible for a cement concern with one mill of small capacity to be tied up on account of a break down in its power plant or for lack of coal.

Such a tie-up is bound to cause delay in making shipments and in turn, delay in construction work.

No contractor can afford to take chances on having an important piece of work held up for lack of cement.

The Lehigh Portland Cement Company operates eleven mills with an annual capacity of 11,000,000 barrels. An adequate reserve stock is carried at each mill.

Therefore users of Lehigh Portland Cement do not know what costly and vexatious delay in shipments is.

Lehigh Quality sets the Standard.

**Lehigh Portland
Cement Company**

261 BROADWAY
NEW YORK

**High Grade
Electrical
Work For
Investment
Properties**

SEND FOR ESTIMATE

**DENNIS G. BRUSSEL
ELECTRIC**

Engineering and Construction
39-41 WEST 38th STREET, N. Y.

Telephones, 189-190 Greeley

UTICA AV, w s, 89.7 s Pacific st, interior alterations; cost, \$200; owner, Peter M. Forte, on premises; architect, M. Tepidino, 78½ Utica av. Pln No. 4116.

VANDERBILT AV, No. 620, add new sty to present building; cost, \$1,500; owner, Karl Nelson, 86 7th av; architect, Brook & Rosenberg, 44 Court st. Plan No. 4190.

WILLIAMS AV, 166, new extension, 6.9x26; cost, \$150; owner, Rosa Heindle, on premises; architect, Louis Danacher & Co., 7 Glenmore av. Plan No. 4263.

WYTHE AV, No. 100, new baker's oven, etc.; cost, \$250; owner, Herman Mendlowitz, 271 Berry st; architect, Max Cohn, 280 Bedford av. Plan No. 4157.

WYTHE AV, Nos. 147 to 153, new plumbing, etc.; cost, \$500; owner, Geo. Ludwig, on premises; architect, Max Cohen, 280 Bedford av. Plan No. 4125.

3D AV, e s, 40 n 50th st, new extensions, 20x18; cost, \$700; owner, Jos. F. Bokelman, 82 Maple st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 4186.

6TH AV, n e cor Bergen st, new plumbing, etc.; cost, \$130; owner, City N. Y. City Hall; architect, Martin F. Maloney, 92 Park pl. Plan No. 4175.

BARREN ISLAND, East End, new extension; cost, \$100; owner, Hy Hauth, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 4216.

Queens.

ARVERNE.—Amstel Boulevard, n s, 104 w Remington av, 1-sty frame extension on side, 4x14, new plumbing, tin roof; cost, \$250; owner, George Bendein, Arverne. Plan No. 643.

CORONA.—Corona av, s s, 200 w Moore st, 2-sty frame extension on side, tin roof; cost, \$1,000; 3x28; owner, E. Shorra, 164 Corona av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 642.

CORONA.—Highland av, n s, 350 e Broad st, 1-sty frame extension on rear, 13x10, tin roof, interior repairs; cost, \$1,500; owner, John J. Connolly, premises; architect, C. L. Varrone, Corona av, Corona. Plan No. 651.

FAR ROCKAWAY.—Ocean av, e s, 80 w Franklin av, erect new porch and other repairs, reshingle roof; cost, \$250; owner, A. Weinberg, premises. Plan No. 644.

FLUSHING.—Bowne av, s w cor Lincoln st, 1-sty frame extension on rear, 34x20 (Sunday school) shingle roof; cost, \$2,500; owner, First Congregational Society, premises; architect, Roberts Nash & Co., 93 Amity st, Flushing. Plan No. 650.

GREEN AV, s s, 94 e Grandview av, 1-sty frame extension on rear, 11x16, tin roof, new plumbing and other repairs; cost, \$1,000; owner, Michael T. Heeg, Butler st, Metropolitan; architect, Chas. W. Vandervegt, 47 Butler st, Metropolitan. Plan No. 657.

JAMAICA.—Bandman av, N. 23, general interior alterations and 1-sty frame extension on rear, 5x4, tin roof; cost, \$1,200; owner, Jacob Greenspoon, 25 Bandman av, Jamaica; architect, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 655.

LONG ISLAND CITY.—9th av, No. 515, erect frame fence, 9x12, cost, \$15; owner, Gottlieb Novak, premises. Plan No. 653.

LONG ISLAND CITY.—Steinway av, No. 215, erect new store front and interior alterations; cost, \$500; owner, Phillip Sillman, premises. Plan No. 646.

LONG ISLAND CITY.—Broadway, s s, 25 e 11th av, 1-sty concrete block extension on front, 25x46, slag roof; cost, \$980; owner, Martha Tielzmann, 198 11th av, L. I. C.; architect, G. J. Fischer, 402 12th av, L. I. C. Plan No. 641.

LONG ISLAND CITY.—Van Mater st, s s, 190 w Reveal av, 3-sty brick extension on side, 3x37, reinforced concrete roof; cost, \$2,500; owner, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 648.

MASPETH.—Grand st, s s, 800 w Juniper av, erect new bay window and new foundation; cost, \$400; owner, Mount Olivet Cemetery Co., Maspeth. Plan No. 647.

MASPETH.—Columbia av, w s, 85 n Railroad av, 1-sty to be added to top, tin roof; cost, \$600; owner, George Papp, 54 Columbia av, Maspeth; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 654.

MIDDLE VILLAGE.—Proctor st, No. 37, erect new concrete foundation; cost, \$50; owner, August Karpinsky, premises. Plan No. 652.

RIDGEWOOD.—Greene av, s s, 120 e Grandview av, erect new foundation and interior repairs; cost, \$500; owner, Michael T. Heeg, Butler st, Metropolitan. Plan No. 656.

WOODHAVEN.—Jamaica ave, s e cor Napier av, new store front and new W. C. Compartments; cost, \$200; owner, Agnes V. Daly, 830 Diamond av, Woodhaven. Plan No. 645.

WOODSIDE.—8th st, w s, 190 n Polk av, new store front; cost, \$275; owner William Holub, premises. Plan No. 649.

ARVERNE.—Jessica av, e s, 300 n Boulevard, 1-sty frame extension on rear, 18x20, shingle roof; cost, \$500; (Shelter Shed); owner and architect, L. I. R. R. Co., Pennsylvania Terminal, N. Y. C. Plan No. 665.

COLLEGE POINT.—3d av, n s, 109 e 13th st, 3-sty brick extension on front, 26x52, plastic slate roof, roof of present building to be raised; cost, \$4,500; (factory); owner, Traun Rubber Co., 13th st, College Point; architect, H. T. Morris Jr., 609 14th st, College Point. Plan No. 661.

CORONA.—Central av, e s, 50 s Plateau st, 1-sty frame extension rear, 17x12, tin roof; cost, \$200; owner, B. Lurier, 107 Central av, Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 667.

FAR ROCKAWAY.—Broadway, s w cor Lockwood av, general repairs to porch; cost, \$140; owner, F. H. Scanlon, 375 Central av, Far Rockaway. Plan No. 662.

FAR ROCKAWAY.—McNeil av, w s, 250 s Broadway, 1-sty frame extension on side, 13x9, tin roof; cost, \$300; owner, H. M. Toch, 322 5th av, N. Y. C. Plan No. 660.

JAMAICA.—Bandman av, s e cor Baltic st, 2-sty frame extension side, 7x14, shingle roof; cost, \$450; owner, Frederick Bieg, premises. Plan No. 676.

LONG ISLAND CITY.—Radde st, w s, 200 s Paynter av, 1-sty frame extension on side, 8x16, tin roof; cost, \$225; owner, Jos. Vaport, 129 Radde st, L. I. C.; architect, John M. Grady, 431 4th av, L. I. C. Plan No. 673.

LONG ISLAND CITY.—Marion st, e s, 40 n Washington st, general interior repairs; cost, \$150; owner, John T. Wilkens, 114 Marion st, L. I. C. Plan No. 670.

LONG ISLAND CITY.—Flushing av, n w cor Crescent st, 1-sty added to top and 2-sty added to extension, new plumbing, tin roof; cost, \$2,500; owner, Vincent & Josephine Oliva, 67 Flushing av, L. I. C.; architect, Geo. Nadig, 911 Crescent st, L. I. C. Plan No. 672.

LONG ISLAND CITY.—Prospect st, e s, 198 s Webster av, 1-sty frame extension on rear, 8x7, tar and gravel roof, new plumbing; cost, \$300; owner, Mrs. McFall, 302 Prospect st, N. Y. C.; architect, J. McFall, 444 East 69th st, N. Y. C. Plan No. 666.

LONG ISLAND CITY.—Remsen st, s s, 150 n Baylis st, etc., new stone foundation; cost, \$300; owner, M. Le Count, 109 Woolsey st, L. I. C. Plan No. 672.

LONG ISLAND CITY.—9th st, s s, 240 w West av, 1-sty brick extension side, 58x20; cost, \$2,100; felt and gravel roof; owner and architect, Standard Oil Co., 26 Broadway, N. Y. C. Plan No. 668.

MIDDLE VILLAGE.—Metropolitan av, n s, 30 w Fairview av, 1 sty added to top, tin roof; cost, \$490; owner, Mrs. H. Kammerer, 2223 Metropolitan av, Middle Village. Plan No. 659.

ROCKAWAY BEACH.—Academy st and boardwalk, erect thirty bathhouses, 8x4; cost, \$300; owner, Peter Dun, Academy av, Rockaway Beach. Plan No. 674.

ROCKAWAY BEACH.—Boulevard, 456, erect electric sign; cost, \$20; owner, James Keenan, 452 Boulevard, Rockaway Beach. Plan No. 677.

ROCKAWAY BEACH.—Ocean av, s s, 200 w Pier av, erect two platforms; cost, \$15; owner, C. Seidenberg, Rockaway Beach. Plan No. 675.

WINFIELD.—Monroe st, n w cor Fisk av, erect concrete bench, 52x4; cost, \$500; owner, Winfield Coal Co., Fisk av, Winfield. Plan No. 664.

WINFIELD.—Meyer av, w s, 90 n Thompson av, erect new concrete foundation; cost, \$300; owner, Winfield Coal Co., Fisk av, Winfield. Plan No. 669.

WINFIELD.—Monroe av, n s, 125 e Fisk av, erect concrete piers; cost, \$50; owner, Winfield Coal Co., Fisk av, Winfield. Plan No. 663.

Richmond.

CANAL ST, n s, 100 e Broad, Stapleton, alter 1-sty brick store and dwelling; owner, Wm. Chambers, Stapleton; builder, Charles Lange, Stapleton; cost, \$300. Plan No. 248.

HARRISON, n e cor, and Maple av, Port Richmond, 1-sty frame store and dwelling, addition of balcony; owner, Albert Nordenholz, Port Richmond; builder, G. B. Vroom & Son, Castleton Corners; cost, \$400. Plan No. 234.

JERSEY ST, w s, 250 s Richmond ter, New Brighton, alter 1-sty brick dwelling; owner, Mrs. Barnes, New Brighton; architect, John Davis, Tompkinsville; builder, Nicholas Vitacco, Stapleton; cost, \$450. Plan No. 243.

LANE, n s, 100 w Mesereau av, Mariners Harbor, alterations to 1-sty frame dwelling; owner, Mrs. Widemeyer, Mariners Harbor; builder, O. C. Conklin, Mariners Harbor; cost, \$508. Plan No. 246.

SOUTH ELLIS LANE, on Shore, s w Eltingville, alter 1-sty frame hotel; owner, Theo. Killmeyer, Eltingville; builder, H. J. Longworthy, Stapleton; cost, \$500. Plan No. 240.

TERRACE, s s, 120 e Broadway, Port Richmond, alter 1-sty brick hotel; owner, Safran & Klein, Port Richmond; architect, John Davis, Tompkinsville; builder, W. H. C. Russell, New Brighton; cost, \$1,000. Plan No. 244.

SECOND ST, e s 125 n St. John's av, Rosebank, addition 1-sty frame dwelling; owner and builder, J. Stano, Rosebank; cost, \$300. Plan No. 237.

FINGERBOARD RD, s w cor Marie st, Grasmere, alterations to 1-sty frame hotel; owner and builder, Jos. Tuina, Grasmere; cost, \$1,800. Plan No. 244.

HARBOR RD, w s, 290, Mariners Harbor, raise floor 1-sty frame dwelling; owner and builder, T. P. Decker, Harbor rd, Mariners Harbor; cost, \$25. Plan No. 238.

MADISON AV, w s 200 n 1st st, Port Richmond, alterations to 1-sty frame dwelling; owner, Josephine Petersen, Port Richmond; builder, Peter J. Larsen, Port Richmond; cost, \$180. Plan No. 245.

NEW YORK AV, e s, 25 s Penn av, Rosebank, addition 1-sty brick tenement; owner, Mrs. A. M. Cornell, 71 Pennsylvania av, Rosebank; architect, John Davis, Tompkinsville, Rosebank; builder, W. Lee, Rosebank; cost, \$200. Plan No. 242.

ROCKAWAY AV, e s, 250 s Belmont, Totenville, alter 1-sty frame dwelling, rebuild kitchen; owner, Mrs. Heath; builder, C. E. Bendell, Totenville; cost, \$452. Plan No. 241.

ROMER RD, e s, ½ mile s Four Corner rd, Dongan Hills, alterations to 1-sty brick dwelling; owner, Wm. Mason Smith, Dongan Hills; architect, Furness, Evans & Co., Dongan Hills; builder, J. J. Sullivan, Dongan Hills; cost, \$1,800. Plan No. 247.

Personal and Trade Notes.

Plans are all completed for the Fourth Annual Summer Outing of the Building Material Mens' Association of Westchester County, N. Y., which will comprehend a trip up the Hudson on July 26, leaving the Dinkel & Jewell Company docks at Tarrytown, N. Y., at 9.15 a. m. The trip will include a visit to Newburgh and West Point, the same as last year, although there is a possibility of the outing going to Mount Beacon after leaving Newburgh, instead of to West Point. This will vary the trip and give a very delightful moonlight sail home. Tickets can be secured from Tracy Cowen, secretary, White Plains, N. Y.

J. H. TRIPLER & CO., of 4057 Third av, started work this week removing the former Lenox Library Building on 5th av, on the order of Henry C. Frick, owner of the site. The material is being disposed of to various parties.

JOHN W. TUMBRIDGE, of Brooklyn, N. Y., has been appointed Superintendent of Highways of the Borough of Brooklyn, New York City, succeeding the late Fred Linde.

SATISFIED JUDGMENTS.

Borough of Brooklyn.

JULY 3, 5, 6, 8, 9, 10.

Ainslie, Geo H—Jane A Frink et al;	1900
Same—Herman Aich; 1894	77.76
Same—Chas H Schub; 1908	59.44
Ainslie, Geo H—E E Cady; 1899	145.17
Bahrenberg, Paul C—City of N Y; 1912	45.41
Biegeleisen, Herman—D Oberhard; 1904	22.40
Bryant, M D, as exr W C Bryant—C W Cameron; 1912	37.41
Block, Rebecca—Matilda McDonald; 1912	1,398.33
Cohn, Harris—Henry Baum; 1911	100.00
Same—same; 1911	145.32
Crowe, Cath A—Cath A Fletcher; 1912	132.84
Di Novi, Luigi & Giuseppe D'Amato—Raffaella Gagliano & ano; 1912	379.15
Davella, Pietro—N Y & Bklyn Bwg Co; 1908	107.40
Davis Mariatta M—City of N Y; 1906	327.45
Dickstein, Saml—I Nussbaum; 1912	195.54
Dixon, Jno F—Rosenberg Solomon Metal Co; 1910	96.00
Echhoff, Jno H—L Bernicker infant & c; 1908	46.40
Forbes, Jno P—J O'Gara et al; 1911	415.00
Fein, Jos—Morrison & Moshkowitz; 1901	1,109.10
Grynkewich, Elias—American Cash Register Co; 1912	511.15
Hahnenfeld, Jno—Carl Heren as admr & c Est of Eliz Heren; 1911	77.24
Halsey, Everett E—Geo Tomes; 1912	52.32
Heren, Carl as admr & c Est Eliz Heren—Jno Hahnenfeld; 1912	115.50
Lundy, Frttk, G Harry Fisher & Yglesia Adolfo, doing business as Fisher & Yglesia—Chas Schaper; 1912	190.00
Same—same; 1912	105.11
Lapidus, Louis—D Davis; 1908	104.64
Lyons, Thos exr of U S Title Guarantee & Indemnity Co; 1912	60.70
Murphy, Michl J—Jos Fallert Bwg Co; 1912	112.31
McGroarty, Jas—City of NY; 1907	83.40
Olson, Jno O & Selma—Sol Blum; 1911	201.80
Peters, Thos P—C W Cameron; 1912	34.40
Reyer, Saml—Guiseppa Lasala; 1906	1,398.33
Ryon, Jno R—Public Service Commission; 1912	64.40
Sharoff, Jos, Isidor & David—Frank Marsden; 1912	171.96
Sharoff, Jos, Isidor & David—Jennie Marsden; 1912	200.00
Sinclair, Cath—Sarah Sinclair & ano; 1911	941.62
Strong, Edw R—Alice Olsen; 1911	106.40
Tamparo, Ferdinando—Vincenzo Petrasi; 1911	68.53
Schratwieser, Cath M—Denman & Davis; 1912	33.33
Sperry, Jas—C W Cameron; 1912	798.27
Streeten, Helene H as extr—U S Title Guarantee & Indemnity Co; 1912	1,398.00
White, Wm H—Edw T Jenkins; 1911	112.31
Williamson, Morris—Henry R Hunt infant by Henry Hunt gdn; 1912	91.51
Woodhull, Jesse C—W Flink; 1912	50.00
Warnick, David—E B Goate; 1907	306.96
Zarwell, Inez F—Chas Pie; 1912	43.64
	124.02

CORPORATIONS.

Board of Education, City N Y—Ernest W Ruestow; 1911	1,049.03
Carpenter Motor Vehicle Co—Jno M Balsam; 1912	711.66
Consumers Park Bwg Co—Gustav A Haule; reversed & new trial ordered July 6 '12	7,036.98
Kosmos Engineering Co—Andw Caputo infant by Vincenzo Caputo gdn; 1912	109.53
Same—Vincenzo Caputo; 1912	92.13
E H Breitman Cue Co—Paul B Smith; 1912	149.98
Builders' Brokerage Co; D Davis; 1908	60.70
N Y & N J Tel Co—M Reid infant & c; 1912	92.47
Same—same; 1911	5,144.15
Rosenberg-Solomon Metal Co—H Kopolovitz; 1912	114.21
S & S Constn Co—Bklyn Cementing & Improvement Co; 1912	199.59

¹Vacated by order of Court, ²Satisfied of appeal, ³Released, ⁴Reversed, ⁵Satisfied by execution, ⁶Annulled and void.

SATISFIED MECHANICS' LIENS.

Borough of Brooklyn.

JULY 3.

7TH st es, 360 n Av M, 40x120; Jacob Soloway agt Jos Schwartz & Ester Litwack; June 10 '12. 185.00

43D st, ns, 100 e 13 av, 100x100; Martense Contracting Co agt Harris Willner, Morris Kornblom, Moses Napelbaum & Machzika Talmadhora. 190.45

JULY 5.

E 15TH st, es, 60 s Av R, —x—; Raphael Cresci agt Jon A Williams Improvement Co & Giacomo Elmick; May 24 '12. 100.00

Same prop; Pasquale Carfora agt same; May 24 '12. 47.00

E 15TH st, es, 60 s Av R, —x—; also **E 16TH st**, es, 425 s Av S, —x—; Jacob Elmick agt Jon A Williams Improvement Co. 305.00

Coleridge st, es, 100 n Oriental blvd; Gustav Stromberg agt M J Ward & Santora & Henry; Nov 17 '11. 442.00

Alabama av, es, 70 n Glenmore av, 80x100; Giffuni & Richardi agt F & J Realty Co & "John" Fuchs; June 20 '12. 900.00

West st, ws, 50 n 40th, 100x100; Frey & Zangle agt Jos B Thompson Real Est Co; June 17 '12. 245.00

7TH st, es, 360 n Av M, 40x120.6; Ph Feldman & Son agt Esther Lutwak; May 25 '12. 50.00

JULY 6.

E 2D st, nec Church av, —x—; Empire Roofing Co agt Meyer Realty Co & Wm F Meyer; Apr 10 '12. 110.00

Essex st, es, 96.2 s Atlantic av, 75x100; Jacob Sulsky agt J D Cohen Inc & J D Cohen; July 2 '12. 550.00

JULY 8.

Malta st, es, 420 n Hegeman av, 20x100; Klein Material Co agt Abr Sagalowitz; June 10 '12. 57.04

Nstrand av, 724; Moses Annenberg agt Jos Block & Carl Safr; Dec 30 '09. 474.50

JULY 9.

Bergen st, ss, 424.6 w Rockaway av, 40x127.9; Cohn Cut Stone Co agt Jos Malkin & Harry Malkin; Apr 29 '12. 550.00

Same prop; same agt same; Apr 20 '12. 650.00

Same prop; Chestnut Ridge White Brick Co agt Jos Malkin & Malkin Constn Co; Apr 3 '12. 502.50

Same prop; Metropolis Lumber Co agt J & H Balkin & Worth-Patterson Co; May 22 '12. 39.53

Same prop; Chestnut Ridge White Brick Co agt Jos Malkin & Malkin Constn Co; May 23 '12. 502.50

25TH st, 173-7; W & R Iron Works agt Church of Our Lady of Czenstochowa, Jos J Perkins & Danl Ryan; Apr 9 '12. 400.00

Battery pl, es, 100 n 90th, —x—; also **PARROTT PL**, ws, 100 n 90th st, —x—; R L Willaims agt Falkenberg Constn Co; Dec 27 '11. 40.00

Bergen st, ss, 424.6 w Rockaway av, 40x127.9; Hyman Wolovitz agt Isaac Marshall, & Jos Malkin; Apr 24 '12. 400.00

Same prop; same agt same; May 4 '11. 200.00

Bergen st, ss, 180 e Hopkinson av, 40x127; Hyman Wolovitz agt Isaac Marshall & Malkin Constn Co; Apr 18 '12. 400.00

JULY 10.

Lott av, nwc Bristol, 60x100; Frank Klein agt Bristol Bldg Co & Max Kosonfsky; June 27 '12. 700.00

Gravesend av, es, 100 s Av M, 200x100; Max A Markheim agt Mounts Realty & Bldg Co & Davis Becker; Dec 5 '11. 208.25

Lott av, nwc Bristol, 60x100; Morris Udlevitch agt Bristol Realty Co & Jas Moore; July 3 '12. 75.60

S 1ST st, 221-3; Abr Fishko agt Horace I Kaplan & Solomon Kaplan; May 21 '12. 67.50

64TH st, ns, 184.10 e 18 av, 23.82.6; Isidor Ciaccio & ano agt Tectonic Corporation; May 1 '12. 170.00

Church av, nec E 8th, 17.3x81; Michl Napoli agt Alfonzo Lambrosa; June 12 '12. 159.00

65TH st, ns, 200 w 14 av, 20x100; J P Duffy Co agt Alphonso Palermo & Palermo Bros; July 3 '12. 300.00

- ¹Discharged by deposit.
- ²Discharged by bond.
- ³Discharged by order of Court.

Flushing's Foliage.

Maynard H. Spear, chairman of the Committee on Parks of the Flushing Association, reports that the trees in Flushing show the effects of the recent hard winter. The cypress trees show the worst effect. In Broadway, Parsons avenue and Browne avenue there are a number of dead ones and others seem to be beyond help. Rhododendrons are showing many brown leaves, indicating how severely they have been stricken. Many privet hedges have been seriously injured, but they are putting up new shoots. All yew trees in Flushing had a very close call. The cedars and spruces came through in good condition.

Barrett Specification Roofs

We are experts in laying roofs of coal tar pitch, tarred felt and gravel, slag or tile, and in the application of pitch and felt waterproofing for foundation and tunnel work.

Large "Barrett Specification Roof" Contracts a Specialty

BOOKLET ON REQUEST

Commonwealth Roofing Co.
17 BATTERY PLACE, N. Y.

Grant Contracting Co.
MASON BUILDERS
General Building Alterations

Bureau of Fire Prevention and Street Widening Alterations

Telephone, 2575 Madison Sq.
1123 BROADWAY

WILLIAM A. HAASE
Plumbing Contractor
1513 SECOND AVE.
Tel. Call, 2932—79th St. NEW YORK, N. Y.

KNICKERBOCKER
BLUE PRINT COMPANY
Removed to
No. 2 East 42nd Street
Telephone Bryant 5929

Reliance Blue Print Co.
Our Factory is Equipped with the Latest Type of Electrical Machinery which Enables us to Turn Out the Most Perfect BLUE AND BLACK PRINTS Day or Night
Phone 7946 Madison Sq. 373 Fourth Ave.

THE NEW JERSEY TERRA COTTA CO.
K. MATHIASSEN, President
ARCHITECTURAL TERRA-COTTA
Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

CARTER, BLACK & AYERS
FRONT BRICKS, ENAMELED BRICKS
Architectural Terra Cotta Fireproofing, Roofing Tiles
Telephone 7613-7614 Madison Sq. 1182 Broadway, N. Y.

A. KLABER & SON
MARBLE WORKS
211 VERNON AVENUE, Foot of 11th Street
LONG ISLAND CITY, N. Y.
Telephone, 1895 Hunters Point

HENRY MAURER & SON Manufacturers of EVERY DESCRIPTION
Fireproof Building Materials
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.
Office and Depot, 420 E. 23d STREET
Works, Maurer, N. J. NEW YORK

WHEELING

WHY WHEELING STEEL CEILINGS?

Because we not only erect and manufacture Metal Ceilings, but we also **Manufacture the Raw Material.** For this reason we are able to install Metal Ceilings of the highest grade in first class manner at most reasonable rates. If you want Good Metal Ceilings at competitive prices write or phone us now.

WHEELING CORRUGATING CO.
14 DESBROSSES STREET, NEW YORK
Telephones, Spring 5935-5936-5937

CEILINGS

BERGER'S METAL CEILINGS

S. E. CORNER 11th AVENUE AND 22d STREET
Telephone, 1409 Chelsea

152d Street East of Third Ave.
Telephone, 2853 Melrose

BERGER'S METAL LATH

METAL CEILINGS

Some Exceptional Patterns Especially Adapted for Residences

STEEL TILING

For Bathrooms, Kitchens, Shafts, Etc.

Northrop, Coburn & Dodge Co.
Tel. 1481 Beekman 40 CHERRY ST.

ACME

METAL CEILING CO.

2295 Second Avenue Near 118th Street
Brooklyn Branch, 871 Flushing Ave., near Broadway

Telephone, 3583 Williamsburgh

EASTERN FIRE-PROOF SASH, DOOR AND CORNICE CO.

Fire-Proof Doors, Window Frames and Sash covered with Kalamain Iron, Brass or Copper
BOARD OF FIRE UNDERWRITERS DOORS
Doublesliding Elevator and Dumbwaiter Doors
109-111, COOK STREET, BROOKLYN, N. Y.

HENRY MILES & SONS

MANTELS, FIREPLACES, TILES

2073 and 2075 FULTON ST. BROOKLYN
Tel. 256 East New York

BURWAK ELEVATOR COMPANY

Elevators and Dumbwaiters of every description
ELEVATORS
Phone, 8463 Cort. 216 FULTON STREET

PATENTS

promptly obtained OR NO FEE. Trade-Marks, Caveats, Copyrights and Labels registered. **TWENTY YEARS' PRACTICE.** Highest references. Send model, sketch or photo, for free report on patentability. All business confidential. **HAND-BOOK FREE.** Explains everything. Tells How to Obtain and Sell Patents, What Inventions Will Pay, How to Get a Partner, explains best mechanical movements, and contains 300 other subjects of importance to inventors. Address,

H. B. WILLSON & CO. Patent Attorneys
Box 178 Willson Bldg. WASHINGTON, D. C.

CLASSIFIED LIST OF ADVERTISERS

The following list is an Index of Record and Guide advertisers, classified under their respective business heading, together with the address.

Awning Fittings

John Simmons Co., 110 Centre st.

Blue Prints

Kulckerbocker Blue Print Co., 2 East 42d st.
Reliance Blue Print Co., 373 4th ave.

Boilers.

Lord & Burnham Co., 1133 Broadway.

Brick

Carter, Black & Ayres, 1182 Broadway.
Empire Brick & Supply Co., 103 Park ave.
Greater N. Y. Brick Co., 103 Park ave.
Houghtaling & Wittmann, 44 East 23d st.
Kreischer Brick Mfg. Co., The, 119 E. 23 st.
Pfothenauer-Nesbit Co., 1133 Broadway.
Sayre & Fisher Co., 261 Broadway.

Building Inspection

Building & Sanitary Insp. Co., 56 Maiden La.

Building Material (Masons')

Candee, Smith & Howland Co., Foot E 26 st
Heaney Co., P. J., 172d st & West Farms Rd
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.

Cement

Alsen's Am. Port. 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 Port. Cement Co., 261 Broadway.
Thelle, E., 99 John st.
Vulcanite Portland Cement Co., 5th Ave. Bldg.

Cement Work

Harrison & Meyer, 16 East 18th st.
Taylor, Ronald, 520 East 20th st.

Contractors' Bonds

Collhan & Co., 1 Madison ave.
Ritch-Hughes Co., 1123 Broadway.

Contractors (General)

Burr & Co., Wm. A., 606 West 110th st.
Cauldwell-Wingate Co., 381 4th ave.
Corning Co., E., 100 William st.
Egan, J. F., 162 West 20th st.
Fuller Co., G. A.,
Grant Contracting Co., 1123 Broadway.
Robinson Co., A. J., 123 East 23d st.
Steen Co., Thos. J., 30 Church st.
Schlesinger, J., 1265 Broadway.
Vogel Cabinet Co., 535 East 79th st.
Whitney Co., The

Consulting Engineers

Mailhous, C. O.-Knox. C. E., 90 West st.

Cornices and Skylights

Hayes, Geo., 71 8th ave.

Cypress

Southern Cypress Mfr. Assoc., 1213 Hibernia Bank Bldg., New Orleans, La.

Doors and Sashes

Troquoise Door Co., 18 Broadway.
C. R. Macaulay, 18th st & 5th ave.
Weisberg-Baer Co., Astoria, L. I. City.

Electrical Contractors

Brussel, D. G., 39 West 38th st.

Electrical Service

N. Y. Edison Co., 55 Duane st.

Elevators (Passenger and Freight)

Burwak Elevator Co., 216 Fulton st.
Otis Elevator Co., 26th st and 11th ave.
See Electric Elevator Co., A. B., 220 Bway.
Welsh Machine Works, 276 West st.

Elevator Repairs

The J. F. Gillespie Co., 3d st. near 6th ave.

Extermination of Insects, Bugs, etc.

Meyer, Theo., Inc., 34 E. 28th st.

Flooring

Metropolitan Flooring Co., Flatiron Bldg., N.Y.

Fireproofing

Eastern F. P. Sash, Door & Cornice Co., 109 Cook st, Brooklyn.
Maurer & Son, H., 420 East 23d st.
Rapp Construction Co., 301 East 94th st.

Glass

Werblovsky, J. H., 93 Meserole st. Bklyn.

Granite

Benvenue Granite Co., 50 Church st.
Woodbury Granite Co., Hardwick, Vt.

House Mover and Shorer

Vorndran's Sons, C., 412 East 147th st.

Gnybco
(COPYRIGHT, APPLIED FOR)

- ☞ The Owner Pays the Other Fellow's Loss in High Insurance Rates when He Builds with Any Other Material but Brick.
- ☞ As brick is the only positive fire-proof building material, why experiment with other kinds?
- ☞ GNYBCO brands represent the best in brick manufacture. We can prove it.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands
Phone, Murray Hill, 781 103 Park Ave.

Benvenue Granite Co.

GRANITE

50 CHURCH ST., NEW YORK CITY

Telephone, 5608 Cortlandt

WOODBURY GRANITE COMPANY

Woodbury Granite

Hardwick White Granite

General Manager Main Office:
GEO. H. BICKFORD HARDWICK, VT.
New York Office: 1 MADISON AVE.
Pittsburg Office: 1101 FARMER'S BANK BLDG.

Rapp Construction Co.

PATENT FIREPROOF FLOOR ARCHES

Tel., 1868 Lenox 301 E. 94th Street

John D. Rockefeller is quoted as saying that "The great cost in business is waste!" Any waste is bad enough but the waste of time is the greatest waste of all—while other losses may be reckoned, it is impossible to calculate what lost time might have produced! In reckoning the cost of selling, the time expended on lost orders must be charged to the orders secured, for the salesman works just as hard in both cases. Reduce the percentage of wasted time and lost orders by concentrating on the most likely opportunities! Use Dodge Reports to know all the opportunities.

DODGE REPORTS, 11 E. 24th St., N. Y.

CLASSIFIED LIST.—Continued.

Insurance

Colhan & Co., 1 Madison ave.
Ritch-Hughes Co., 1123 Broadway.

Interior Woodwork

Empire City-Gerard Co., 40 East 22d st.

Iron Grille Work

Bataille & Co., A., 587 Hudson st.

Iron Work (Arch. and Struc.)

Bernstein, H., 1397 Ave. A, N. Y. C.
Cornell Iron Wks., 26th st & 11th ave.
Grand Central Iron Works, 212 East 52d st.
Hebberd & Wenz, Diamond & Calyer, Bklyn.
Hecla Iron Works, North 10th st, Bklyn.
Lass & Netusak, 442 East 105th st.
Manhattan Rolling Mill, 315 East 97th st.
Perlman Iron Works, 1735 West Farms Rd.
Schwenn, Wm., 822 Lexington ave., Bklyn.
Wells Arch. Iron Co., River ave & E. 151 st.

Lath, Metal

Schratwieser, Wm. E., 426 3d ave., Bklyn.

Lime

Farnam Cheshire Lime Co., 33 Cortlandt st.

Lumber

Collins, Lavery & Co., 32 Cortland st.
Finch & Co., Chas. H., Coney Is. ave & Ave. H, Brooklyn.
Johnson Bros., 45 Classon ave., Brooklyn.
Lawson & MacMurray, Hoboken, N. J.
Orr Co., J. C., India st & East River, Bklyn.

Mantels

Miles & Sons, Henry, 2073 Fulton st, Bklyn.

Marble

Klaber & Son, A., 211 Vernon ave., L. I. City.

Metal Ceilings

Acme Metal Ceiling Co., 2295 2d ave.
Berger Mfg. Co., 11th ave. & 22d st.
Northrop, Coburn & Dodge Co., 40 Cherry st.
Wheeling Corrugating Co., 14 Desbrosses st.

Metal and Metal Covered Work

Manhattan Fireproof Door Co., Winfield, L. I.
Modern Fireproof Constr. Co., 1265 Bway.
Pomeroy Co., Ins., S. H., 427 West 13th st.

Mortgages

Buchanan, H. W., 49 Wall st.
Darling, Remsen, 170 Broadway.
Lawyers' Mortgage Co., 59 Liberty st.
McLaughlin & Co., A. W., 123 Broadway.
McMahon, J. T., 188 Montague st, Bklyn.
N. Y. Real Estate Security Co., 42 Bway.

Paint

Childs & Co., C. M., 99 John st.
Lucas & Co., John, 521 Washington st.

Painting

Nichols & Co., Henry, 574 Eleventh av.
Oliver, W. H., 104 University pl.

Plumbers


Haase, W. A., 1513 2d ave.

Pumps (Electric)

George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 20 Murray st.


Real Estate (Manhattan and The Bronx)

American Real Estate Co., 527 5th ave.
Ames & Co., 26 West 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 West 23d st.
Archibald, Wm. H., 316 West 23d st.
Armstrong, J., 1984 3d ave.
Ashforth, A. B., 10 East 33d st.
Bailey, F. S., 162 East 23d st.
Bechmann, A. G., 1055 So. Boulevard.
Boylan, J. J., 402 West 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 West 40th st.
Brown, Inc., W. E. & W. L., 3428 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Carreau, C., 796 6th ave.
Cokeley, W. A., Grand Central Term., Manhtn
Cole, M. H., 500 5th ave.
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 264 West 23d st.
Davies, J. C., 149th st and 3d ave.
Day, J. P., 31 Nassau st.
De Seiding Bros., 128 Broadway.
De Walltearss & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. P., 45 William st.
Duff & Conger, Madison ave and 86th st.
Duross Company, 155 West 14th st.
Eckerson, J. C. R., 35 West 30th st.
Eckhardt, F. C., 693 9th ave.
Edgar, Herman, L. R., 81 Nassau st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 West 40th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave & 123d st.
Harft, Chas., 68 East 8th st.
How & Co., Hall J., 141 Broadway.
Huston & Spraker Co., 25 Liberty st.



ATLAS

PORTLAND CEMENT



The standard by which all other makes are measured

THE ATLAS PORTLAND CEMENT CO.
30 BROAD STREET, NEW YORK

Productive Capacity Over 50,000 bbls. per day—Largest in the World.

CALMSEN

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur.
Water or rail direct shipment. Quicker delivery. Better packages.
Oldest manufacturers of high grade Portland in the world. ALSEN
bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

ARCHITECTS AND BUILDERS HAVE CALLED IT

Perfection in Hydraulic Cement

"ROSENDALE"

BROOKLYN BRIDGE BRAND

USE IT NOW---AGAIN---EVER



Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co., Fifth Ave. Bldg., N. Y.
Phone, Gramercy 1000



Farnam Cheshire Lime Company

The Only Perfect Lime Manufacturers

Finishing Lime for High-Class Work

39 Cortlandt Street NEW YORK

All Dealers Handle It
All Plasterers Need It

Always Call for BLUE LABEL The "ORIGINAL" FARNAM'S "CHESHIRE" LIME

The Kreisler Brick Manufacturing Co.

MANUFACTURERS OF THE FINEST QUALITY OF

Front Brick, Art Rug Brick, Fire Brick and Paving Brick

Tel., 5360-5361 Gramercy 131 EAST 23d ST., Cor. Lexington Ave., N. Y. Established 1845

SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF Fine Face Brick

(White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and

EMAMELED AND PORCELAIN BRICK, several colors Pompeian (or Mottled), both Plain or Moulded,
HARD BUILDING BRICK Office, 261 BROADWAY, Cor. Warren Street,
HOLLOW AND FIRE BRICK Telephone, 6750 Barclay NEW YORK

PFOTENHAUER—NESBIT COMPANY

IMPERVIOUS FRONT BRICK

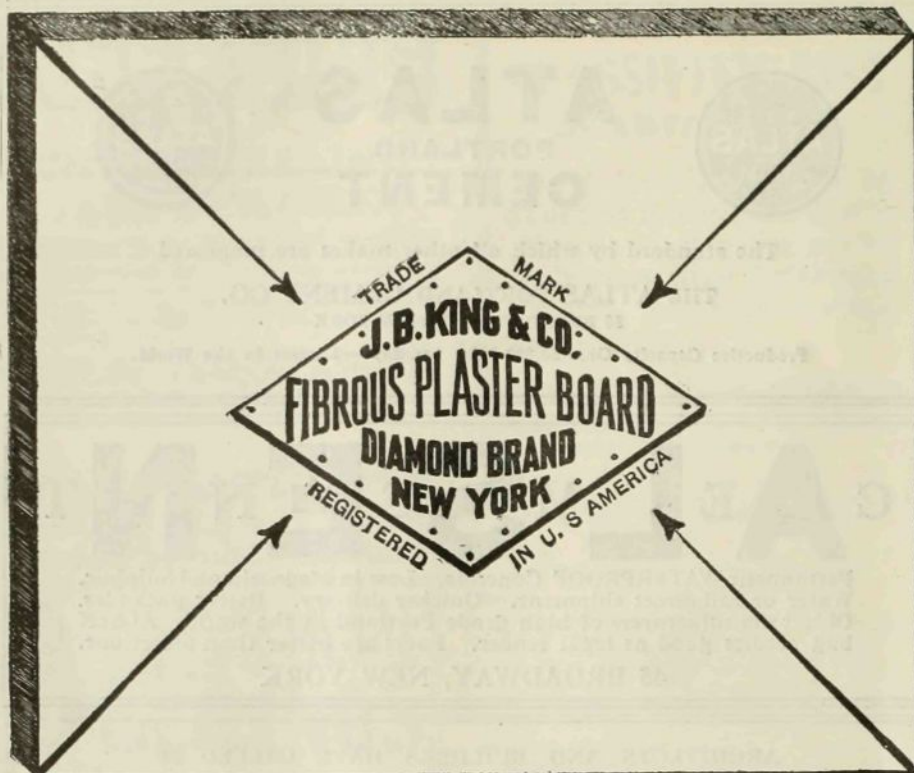
Sole Agents for GENUINE KITTANNING BRICK,
GENUINE HARVARD BRICK, TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St.
Tel. 1152 and 1153 Madison Sq., NEW YORK

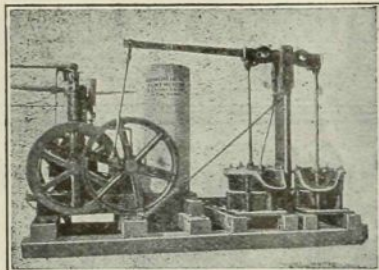
HOUGHTALING & WITTPENN

IMPERVIOUS FACE BRICKS

ALL COLORS
44 EAST 23d STREET Telephone, 1154 Gramercy NEW YORK



Gasolene Engine Pump Outfits



for **CONTRACTORS** use
TO RENT
HOODED OR FREE PUMPS
as desired

E. GEORGE & CO.

Tel. 3889 John 194 FRONT ST., N. Y.

FIREPROOF, RUSTPROOF

Metal Lath and Hy-Rib

Used for Partitions, Roofs, Ceilings and Outside for Stucco.
Insures Permanency. Economical in Use of Mortar. Crack-
proof and Verminproof. Best Fireproof Material on the Market.

WM. E. SCHRATWIESER

426 THIRD AVENUE

BROOKLYN, NEW YORK

CHRISTIAN VORNDRAN'S SONS, 412 East 147th St. HOUSE MOVERS and SHORERS Tel. 456 Melrose

House Moving, Shoring and Jobbing Promptly Attended To

VOGEL CABINET CO.

Phone, 298 Lenox

SPECIALISTS in Cabinets,
Store and Office Fixtures

HIGH GRADE TRIM FOR BUILDINGS
COMPLETELY INSTALLED

535-45 EAST 79th ST., N. Y. CITY

Manufacturers of material of the first class, entering into the construction of Buildings of the first class, can secure the service of no better medium than the

ARCHITECTURAL RECORD

wherein to convince the Architect and Owner as to the merit of the particular goods they market.

Forms close 10th of month preceding date of issue

ARCHITECTURAL RECORD, 11 East 24th St., New York

CLASSIFIED LIST.—Continued.

Jackson, H. C., 1419 Wilkins ave.
Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 West 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leaycraft & Co., J. E., 17 West 42d st.
Lumms, B. R., 25 West 33d st.
McLaughlin, T. P., 2687 Broadway.
McNally, G. V., 47 West 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhlfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donohue, L. V., 25 West 30th st.
Ogden & Clarkson, 17 West 30th st.
O'Hara Bros., Webster ave & 200th st.
Palmer, E. D., 179 Columbus av.
Payton, Jr., P. A., 67 West 134th st.
Pease & Elliman, 340 Madison ave.
Pfomm, F. & G., 9 West 29th st.
Polak, E., 149th st and 3d ave.
Pollizzi & Co., 192 Bowery.
Porter & Co., 159 West 125th st.
Price, George, 138th st and 3d ave.
Read & Co., Geo. R., 20 Nassau st.
Roome & Co., W. J., 177 Madison ave.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 West 34th st.
Schrag, L., 142 West 23d st.
Schwiebert, H., 3271 3d ave.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 East 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 East 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 2221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Ware, William R., 451 Columbus ave.
Watson & Son, T., 200 9th ave.
Welll Co., H. M., 46 West 33d st.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Wilcox & Shelton, 245 West 125th st.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 79th st.

(Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st., Bklyn.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey, Wm. G., 189 Montague st.
Noonan, S., 75 6th ave.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 939 Brodway.
Smith, Wm. H., 189 Montague st.
Smith, Clarence B., 1424 Fulton st.
Tyler, Frank H., 1183 Fulton st.
Welsch, S., 207 Montague st.

(Richmond)

Drake, J. Sterling, 29 Broadway, N. Y. C.

(Queens)

Rickert-Finlay Realty Co., 45 W. 34th st.
Windsor Land & Impt. Co., Times Bldg., Bway.
& 42d st.

Real Estate Operators.

Alliance Realty Co., 115 Broadway.
City Investment Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Lewine, F. & I., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Reports (Building)

Dodge Co., F. W., 11 East 24th st.

Roofers and Materials

Commonwealth Roofing Co., 17 Battery Pl.

Slate

Johnson, E. J., 38 Park Row.

Stone Renovating.

Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Testing Laboratories

Electrical Testing Laboratories, 80th st and
East End ave.

Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Vault Lights

Berger Mfg. Co., 11th ave. & 23d st.
Brooklyn Vault Light Co., 270 Monitor st, Bkl.

Wall Paper

Colonial Wall Paper Co., 29 DeKalb ave., Bkl.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

JULY

- 6 Amabile, Felix—J B Lippincott Co. 39.88
- 8 Ayerlee, Geo W—M Verschleiser. 64.72
- 8 Arnoldi, Henry K—M Westin et al. 96.65
- 8 Albee, Reed—M Marx. 65.41
- 8 Anderson, Jno M—G B Matthews et al. 363.06
- 8 Armstrong, Mattie E—S Stern. 472.13
- 9 Anderson, Alex—A G Austin et al trste. 556.75
- 9 Appelbaum Constn Co, Max Appelbaum & Beckie Appelbaum—Hudson Mantel & Mirror Co. 61.72
- 9 Amory, Wm N—Central Park North & East River R R Co. 12.31
- 9 Armstrong, Geo W—Excellor Arc Lamp Co. 959.24
- 10 Altersohn, Abr—H O Wilbur & Sons, Inc. 37.31
- 10 Azzaritti, Domenico—I C Holland et al. 16.92
- 10 Ackerman, Saml—E J Gillies et al. 31.16
- 10 Avis, Wm A & Ephriam S—R W Straus. costs 13.26
- 11 Austin, Edw—Empire Electric Sign Co. 154.11
- 11 Ackerman, David, Morris & Sam—L Lachick et al. 113.81
- 12 Ames, Kath M—N Y Tel Co. 23.95
- 12 Adams, Jno K—M H Harris. 26.06
- 12 Altman, Harry H—American Newspaper Publishers Assn. 43.95
- 6 Byrne, Frank J & Fred Race—Pierce, Butler & Pierce Mfg Co. 184.81
- 6 Benevy, Adolph & Sidney Rosenthal—Lawyers Co-operative Pub Co. 31.01
- 6 Bate, Mortimer S—J D Gillett. 140.65
- 6 Blume, Edw—Regal Art Embroidery Co. 359.91
- 6 Brown, Henry C—H D Williams. 201.36
- 6 Barclay, Reginald G—A Barrie. 584.69
- 6 Bloch, Justin—I Moss. 1,538.23
- 6 Bren, Jacob—E J Lubovitz. 56.05
- 6 Brady, Jos—H G King. 29.11
- 6 Bergstrom, Jno E—I A Belloy. 275.15
- 6 Bergel, Fredk D—L Pegrarn. 39.31
- 9 Beck, Al—S L Kahn. 116.76
- 6 Burkard, Thekla E A—F Bloch. 244.41
- 9 Brown, Muriel R—Thos Cook & Son. costs 17.67
- 9 Burkard, Thekla E A—F Bloch. 244.41
- 9 Bremmer, Alex—D B Fleming & Sons. 142.36
- 9 Brodsky, Max & Rebecca Goldman—N Y Tel Co. 16.28
- 9 Bagge, Ernest—S Lawrence et al. 124.22
- 9 Belmont, Julius—Western Electric Co. 111.73
- 10 Brand, Josep—Claffin, Thayer & Co. 31.61
- 10 Battaglia, Benedetta—R Hill. 40.75
- 10 Boruski, Elias—H B Endicott et al. 120.76
- 10 Bertini, Laurence H—P R Ruhe et al. 44.61
- 10 Bellamy, Alice A or Anna Bellamy—N Y Tel Co. 29.51
- 10 Berwin, Martin—S W Bandler. 27.30
- 10 Buell, Ralph P—J P Day. 171.41
- 10 Bergfeld, Sol—Renown Paper Box Co. 14.65
- 10 Blauner, Jacob—A N Beadleston et al. 5,692.40
- 10 Buell, Ralph P—Rogers Peet Co. 112.46
- 10 Benes, Rudolph—A Honigsberg et al. 39.41
- 10 Biedinger, Jno—H B Pve. 104.22
- 10 Babcock, Bertram W—H S Phillips. 702.50
- 10 Boehm, Harold D—F Thorp et al. 36.40
- 10 Bruens, Jno A—H C Knoeppel. 25.52
- 10 Bond, Alfd H—Atlantic Terra Cotta Co et al. costs 67.03
- 10 Bauman, Jacob—Flintkote Mfg Co. 41.21
- 11 Broderick, Jno P—J Brodie. 67.08
- 11 Blum, Emery—M C Hyman et al. 368.35
- 11 Brand, Isidor & Jacob Lande—P M Friedlander et al. 65.56
- 11 Blum, Henry & Empire State Surety Co—People & Co. 1,000.00
- 11 Brand, Isidore—J Rosenblatt. 295.85
- 11 Blaker, Abr—H B Davis et al. 67.21
- 11 Boyer, Dolores M—Oppenheim, Collins & Co. 138.66
- 11 Baulien, Forest A—W A Barone. 214.81
- 11 Brody, Morris S—Lee Improvement Co. 391.91

- 11 Beck, Albt—Jno Forsythe. 61.20
- 11 Brown, Edwin L—J J Hoek. 142.79
- 11 Barrows, Jeanette G L—L M Lentin. 49.10
- 12 Butta, Giovanni—G Dolceague. 81.41
- 12 Buckman, Alfred S—F J Goldsol. 221.65
- 12 Beach, Chas E—Second Natl Bank of Hoboken. 291.66
- 12 Brand, Claude Z—R B Laffay. 45.95
- 12 Baungartner, Geo & Rosa—A Hoffmann. 134.52
- 12 Baumohl, Harry—A Baumohl. 146.88
- 12 Berean, Elmer E—P & D Pub Co. 71.41
- 12 Becker, Max—C Heiser. 39.81
- 12 Butensky, Bessie & Saml—Bklyn Show Case Co. 144.65
- 12 Brewster, Geo W & Mary L—Consolidated Roofing Co. 149.89
- 12 Barnes, Vincent M—G A MacCregor. 100.31
- 12 Bland, Jno B—J Shongood et al. 91.97
- 12 Bachman, Geo—M Strumpf. 609.40
- 12 Block, Benj & Nathan Levin—Aronson Mercantile Co. 228.18
- 6 Cuttle, Jno H—Geo L Shuman & Co. 66.29
- 6 Carey, Harry D—J C Trauth. 773.95
- 8 Casey, Margt—E B Goodfriend. 219.22
- 8 Casper, Uscher—H Smith. 32.41
- 8 Carlson, Andw—F W Devoe & C T Reynolds Co. 100.95
- 8 Carroll, Susan Casey—M J Odell, trste. 265.82
- 9 Clark, Arthur G—Hopkins Co. 37.90
- 9 Cartwright Automatic Press Co—E B Thompson. 61,364.02
- 9 Cassaletto, Maria A—A Votta. 111.91
- 9 Clausnitzer, Jno—J J Clarke. 621.70
- 10 Christopher, Harry D—Ward Bread Co. 60.01
- 10 Colgan, Margt—Washburn Crosby Co. 36.66
- 10 Clark, Jas M—M L Clarke. 1,138.45
- 10 Cypher, Henry H & Fredk C Neidhamer—Combination Rubber Mfg Co. 207.35
- 10 Cipolari, Jos & Augustus M Henry—N Y Tel Co. 21.35
- 10 Call, Jos—Palmer Price Co. 78.33
- 10 Cushman, Avery F—C Stumpf. 218.64
- 10 Cook, Frank B—Michelin Tire Co. 169.94
- 10 Cavallucci, Urbano—F Cass. 1,768.13
- 10 Castano, Jos or Joe Brown—N Y Tel Co. 82.09
- 10 Chajes, Meisho—A Katzner. 49.68
- 10 Cohen, Nathan—S E Vernon. 94.10
- 10 Clowmizer, Wm H—Rogers Peet Co. 46.86
- 11 Connelly, Jas J—J Brodie. 43.04
- 11 Chojnacki, Jno—Interborough Rapid Transit Co. costs 69.38
- 11 Cardano, Oronzio—Nich Doddato. 41.18
- 11 Cheney, Geo H—Hudson Trust Co. 1,803.31
- 11 Carfoot, Richd & Geo—M N Seixas. 95.04
- 11 Coleman, Jas C—Jno D Lehman Co. 67.01
- 11 Cignorella, Albino, Andro Cignorella, Mary G Grappo & Frank A Grappone—L Conto et al. 1,605.15
- 11 Cunningham, Wm B—Gibson Distilling Co. 1,481.03
- 11 Crosby, Reba L—C Hetrick. 91.64
- 11 Clements, Mary—Cook & Bernheimer Co. 494.41
- 12 Canudo, Raymond—N Y Tel Co. 25.18
- 12 Costabile, Dominick—same. 42.76
- 12 Carroll, Pierre G—Sewall & Alden. 121.79
- 12 Chase, R Gardner—S Bookman. 243.31
- 12 Caffé, Michl P—Neward Automobile Mfg Co. costs 73.80
- 12 Ciarle, Salvatore & Mrs Salvatore Ciarle—A Parente. 259.65
- 8 Dunham, Curtis—Equitable Trust Co of N Y. 510.20
- 8 Darby, Thos. A—C F Rogers. 1,811.32
- 8 Durand, Louis—J Ruppert. 256.21
- 9 Dahlgren, Winthrop—Thos F Galvin, Inc. 98.77
- 9 Diamond, Edw—N Y Tel Co. 15.88
- 9 Delaney, Jno T—Title Guar & Trust Co. 129.07
- 10 Du Manant, Adolph N—G Mazzola Sr et al. 139.03
- 10 Diessinger, Chas—A Ottensofer. 28.17
- 10 Dessner, Jacob—J R Stewart et al. 85.87
- 10 Derman, Isidor—J F Taylor et al. 62.15
- 10 Doran, Wm F—N Y Talking Machine Co. 34.65
- 11 De Fontaine, Anna—L B Ceising. 100.12
- 11 Delancey, Jesse—United Dressed Beef Co of N Y. 140.35
- 11 Dowdall, Chas E—F E Xavier. costs 74.05
- 12 Di Martino, Gioacchino—N Y Tel Co. 25.59
- 12 Foyle, Andw T & Jno F Coffinn—Natl Nassau Bank of N Y. 999.40
- 6 Eichner, Nathan—Josiah Parbridge & Sons Co. 18.31
- 9 Edelman, Max—L E Klebun. 64.72
- 9 Ellis, Chas E—Mutual Life Ins Co. 1,641.88
- 10 Elmstrom, Gustav—H Goldman et al. 88.36
- 10 Edelstein, Jacob & Max Held—J Levy. 24.91
- 10 Ehrlich, Wm—F Hartnett. 121.67
- 10 Ervin, Russel T—G R Zimmerman. 227.66
- 10 Econopouly, Geo & Jas—National Meter Co. 92.81
- 11 Enright, Jas A—J Brodie. 47.09
- 11 Enright, Einifred—same. 47.09
- 11 Ely, Marshall S—Aphorp Garage Co. 63.52
- 12 Ehrlich, Simon D, Peter K Olitsky & Louis Dlugasch—same. 19.02

- 12 Emerich, Sandor—N Y Tel Co. 19.30
- 12 Everard, Mary—F Garry, costs 17.72
- 12 Endres, Chas—C Neuman. 1,088.75
- 6 Franklin, Emil—Humphrey Co. 457.80
- 8 Fentzlaff, Albert—Stoddard Motor Co. 280.27
- 8 Friedman, Saml, Jacob Friedman & Louis Samuels—J Newmark. 541.59
- 8 Fleming, Jno—J Cork & Zicha Marble Co. 185.64
- 9 Ferrigan, Andw W—Saks & Co. 39.91
- 9 Fox, Geo L—H Sussman. 179.17
- 9 Farrell, Wm H & Geo S Clair—N Y Tel Co. 69.64
- 9 Fiore, Jos—E L Brady Co. 151.43
- 10 Fowler, Frank W—H H Thomas. 188.71
- 10 Firestone, Chas—Lawyers Cooperative Pub Co. 17.75 or possession of property
- 10 Fritchmann, Earl H & Henry D Chapin—E P Gage. 1,035.63
- 10 Fitch, Alfd W—G B Keller. 154.61
- 10 Filtzer, Frank—S Rosenblatt. 139.13
- 10 Friend, Mae E—Sesrun Society. 71.91
- 10 Feig, Lizzie & Joe Block—L Goldberg. 219.21
- 10 Fund, Sam or Saml—M Zimmermann. 118.49
- 11 Farnan, Frank J—J Brodie. 42.16
- 11 Frawley, Patk J—G H Sherman. 250.00
- 11 Finlay, Saml E—Morse International Agency. 204.00
- 11 Fagan, Jno—J Hirsch et al. 274.67
- 11 Friedlander, Julius—United Dressed Beef Co of N Y. 181.07
- 11 Fink, Emanuel—same. 141.63
- 12 Fay, W Lewis—V Nelson. 120.11
- 12 Fechter, Adolph J—N Y Tel Co. 22.63
- 12 Finkenaue, Lena—same. 41.49
- 12 Friedman, Sol—same. 36.24
- 12 Finger, Jos—same. 33.16
- 12 Farrell, Jno O—J Coddell et al. 100.90
- 12 Fort, Frank A—T Lowe. 25.87
- 12 Fuchs, Harry—S Grossman, costs 108.06
- 12 Fuchs, Esther—S Grossman. costs 115.56
- 12 Frick, Ernest V—Anderson Coal Mining Co. 1,725.82
- 6 Goodman, Bernard & Frank D Archibald—P Carpenter. 524.66
- 8 Gordon, Chas H—N Danciger. 15.44
- 8 Goet, Meyer & Sol—A Paskin. 30.00
- 8 Glixon, Montague—Besse Osborn & O'Dell, Inc. 447.84
- 8 Greacon, Rebecca, extx—E A Wilks, costs 274.25
- 8 Goldberg, Jos—T Joseph. 551.98
- 9 Gooderson, Fredk W—J Wanamaker. 111.91
- 9 Greenberg, Louis, Leon Rosenthal & Simon Arisohn—P Simon. 837.47
- 9 Grote, Edw—N Y Tel Co. 24.16
- 9 Greenwald, Saml—N Y Tel Co. 26.18
- 9 Goldin, Saml—same. 62.71
- 9 Graham, Thos—Bert G Faulhaber & Co. 22.43
- 10 Goldstein, Abr—H B Endicott. 63.41
- 10 Guthrie, Chas T—E Runlett. 161.91
- 10 Gapp, Walter—E W Dunstam Co. 239.31
- 10 Gennari, Emanuel, Guiseppe Dabrano*, Geo Gratalo* & Francesco Dabrano*—Morse & Rogers. 409.61
- 10 Grey, Dorothy—N Y Tel Co. 53.02
- 10 Gannon, Jos—same. 53.02
- 10 Gill, W Crosbie & Eliz A—Antipros. 136.89
- 11 Green, Headley M—F A Richmond. 123.15
- 11 Guggenheim, Emanuel B—T Toube. 420.41
- 11 Guggenheim, Emanuel B & Carl L Wahle—F Rose. 113.15
- 11 Groff, Jos C—Jos Stewart, Inc. 198.39
- 12 Gilroy, Jno—P J Conway. 114.71
- 12 Gallauer, Edmud—N Y Tel Co. 34.80
- 12 Goldberg, Jacob—same. 80.09
- 12 Goldberg, Louis—same. 18.28
- 12 Gardella, Louis & Jno—H Heller & Co. 93.70
- 12 Golden, Louis—Kope Scolnik Co. costs 33.01
- 12 Gilligan, Chas S—L E Gunset. 119.72
- 12 Goldberg, Benj H—M Davidson. 97.03
- 12 Gray, Jas A—Natl Nassau Bank of N Y. costs 163.21
- 6 Hill, Frank—Carnegie Hill Livery & Motor Co. 66.41
- 6 Hornaday, Jno P & Wm A Hayes—J Goldoway. 229.74
- 6 Hatoff, Louis—J Blumberg. 264.41
- 6 Hegeman, Joh—J E Gallagher. 142.11
- 6 Hart, Thos M & Edw Noblett—D B Neal. 542.51
- 8 Hamilton, Wm H—J J Eager Co. 189.41
- 8 Herz, Salo—American Hide Leather Co. 235.81
- 8 Heindl, Alex—Fluri Constn Co. 75.09
- 8 Hillers, August H—T Draddy & Co. 64.41
- 8 Hough, Jno—W A Ferguson. 89.77
- 8 Hugel, Saml—A Epstein. 189.53
- 8 Heimann, Louis & Leo Flatow—J D Horton et al. 33.80
- 9 Hough, Jas W—Ed & J D Stein. 504.32
- 9 Horowitz, Sam—Lassman & Fischer. 76.85
- 9 Hynde, Jno Gilbert—Wm M Barretti as Pres. costs 73.50
- 9 Horowitz, Louis—Nassau Patrol Co. 54.34
- 9 Hirsch, Jos—Allison & Doughty. 171.67
- 9 Holm, Ole Jacob—Carpenter & Parkhill. 37.30
- 9 Hall, Jesse—Hotel Brevort. 129.61
- 9 Hagstedt, Chas—Eifers & Abberley. 45.81
- 9 Hardy, Cecile—N Y Tel Co. 26.81
- 9 Hallenbeck, Emanuel—same. 36.33
- 9 Hochstein, Hyman—Thomasville Furniture Co. 88.47
- 10 Haegheman, Julia A—F W Long. 14.1W

10	Heinlein, Jno—G W Salter.....	46.26
10	Howard, Marjorie—Stewart Distill- ing Co.....	232.78
10	Hoffman, Sophia—Clark Hutchinson Co.....	50.69
10	Howell, Warren—R J Masbach.....	351.52
10	Hall, Harry F—A Rose et al.....	91.24
10	Hagemeyer, Geo—O E Konkle.....	1,323.59
11	Hayes, Jno & Jas Burrows—J B Theiss.....	costs, 107.43
10	Herrman, Abr—N Y Tel Co.....	17.84
10	Harcourt, Floreste—same.....	26.39
10	Hendlin, Philip—Jno J Mitchell Co.....	19.30
10	Haas, Julius H—N Y Tel Co.....	46.82
10	Henry, Chas W—J R Sharp.....	49.91
11	Havens, Chas A—Jay C Wemple Co.....	101.62
11	Hogan, Jos D—J Brodie.....	42.77
11	Howton, Wm—Underwood Typewriter Co.....	844.62
11	Hamilton, Ernest G—Manhattan Leas- ing Co.....	124.91
11	Handy, Howard R—F A Richmond.....	153.28
11	Henrich, Peter C—J Brodie.....	47.69
11	Haberly, Wm—Peck Bros & Co.....	104.99
11	Israel, Chas W—L K Ferry.....	321.22
11	Hollan, Jno P—J Thedford.....	149.84
11	Halperin, Joshua & Fremont C Lyons —L Cohen.....	785.43
12	Hapke, Theo—C A Shieren Co.....	544.81
12	same—same.....	161.81
12	Hervan, Jno—N Y Tel Co.....	25.02
12	Heidman, Jos—N Y Butchers Dressed Meat Co.....	327.85
12	Herschhaft, Henry—same.....	937.91
12	Hursley, Jas—Inter Rapid Transit Co costs 12.88	
12	Hogan, Jno F—C G Rabinowitch et al	63.06
8	Ingram, Harry E—R M Hollings- head Co.....	34.19
6	Joost, Bernard—Rube & Breid.....	34.31
8	Jackel, Jos—E Engel et al.....	29.91
8	Jones, Lewis A—M L Lippman.....	46.77
8	Johnston, Thos S—Adams Realty Co.....	69.73
10	Jacobs, Moe—N Y Tel Co.....	15.64
10	John, Geo C—Texas Co.....	662.25
11	Janney, Saml M—F A Richmond.....	149.00
11	Johnson, Gustave A—Morse & Rog- ers.....	109.33
12	Jackman, Michl—P Samuels.....	493.60
12	Jennings, Wm L—M H Harris.....	29.06
12	Jones, Jno M—W J Niles.....	65.92
12	Jordan, Wm F—Meyer & Lange.....	107.22
6	Kerr, Thos—J P Wright.....	27.51
6	Kernan, Henry—D Basso.....	66.03
8	Krautman, Elias—L D Ziegler.....	124.41
8	Kelly, Lawrence—E Cloonan.....	900.00
8	Kinsley, Merton E—N Volkcker.....	128.61
8	Kornfeld, Isaac—H Rubin.....	63.62
8	Klein, Jos, & Aron Gottehrer—R Jacoby.....	167.69
8	Kessler, Saml A—L Davis.....	670.32
8	Koch, Wm F—V Cerabone.....	61.61
8	Kerman, Lytton W—J C Gardiner.....	60.71
9	Keve, Max, Alvestro Sozio & Antonio —Title Guarantee & Trust Co.....	93.66
9	Katske, Max A—H F Tulling.....	133.13
9	Krauss Engineering Co—Barnard Realty Co.....	27.31
9	Koch, Henry—C F Gennerich & Co.....	478.63
9	Karadontes, Peter—M L Glass.....	181.96
10	Klasfeld, Morris—Butler Bros.....	159.57
10	Kaplan, Hyman—H Lavers.....	31.68
10	Kerr, Anne—C H Davis.....	90.04
10	Kreman, Max—N Y Tel Co.....	22.81
10	Kukler, David—J Levine et al.....	46.63
10	Kelly, Delia—J Levine et al.....	46.63
10	Kanold, Paul—H P Velte.....	85.90
10	Kyle, Saml—C E Sheppard Co.....	costs, 17.41
10	Keenan, Thos & Chelsea Exchange Bank—W W Farley.....	1,820.97
11	Kremer, Saml A—M Berlin.....	47.42
11	Kuaris, Louis—D O'Leary.....	76.65
11	Kugel, Lillian M—C H Studin et al	209.95
11	Kahl, Mary—E Sayre et al.....	389.60
11	Keating, Mary T—L Baum.....	91.41
11	Kutler, Max—H Marks.....	42.22
11	Kadra, Stephen A—A Behensky.....	77.41
12	Kelly, Mary H—N Y Tel Co.....	60.36
12	Kramer, Gussie—same.....	30.91
12	Kantor, Henry G—same.....	36.96
12	Kirby, Fredk B—N Y Sporting Goods Co.....	140.39
12	Knight, Herbt—H Spitz.....	441.95
12	Kessler, Mayer—E L Mahoney.....	121.91
12	Kauffmann, Lou B—C A Parkinson.....	94.92
12	Knight, Herbt—H Spitz.....	441.95
6	La Spina, Jno—City of N Y.....	59.41
6	Locker, Benj & Frank—Lawyers Title Ins & Trust Co.....	80.66
6	Lapidus, Saml & Michl—H Sommer- feld et al.....	89.40
6	Linton, Jno F & Jno F Linton Co— W S Van Clief.....	521.14
6	Linton, Jno F & Manhattan Mutual Realty Co—same.....	216.83
6	Lockwood, Katie M & Richard H— Ivy Court Realty Co.....	89.41
6	Lookstein, Max—M Cantor.....	29.72
8	LeRoy, Wm H—M Beck.....	77.31
8	Leissner, Barbara & Jno J—S Camp- bell.....	419.38
8	Leyor, Harry—L A Reilly.....	273.40
9	Kessler, Mayer—T M Maey.....	73.72
9	Lessin, Markus—N Y Tel Co.....	36.22
9	Lanib, Jas—Hudson Wood Working Co.....	26.77
9	Lustgarten, Abr—Johnston & Collins Co.....	72.91
9	Leake, Edw C—H Lorge.....	32.23
10	Lurie, Gussie G—H Sakolsky.....	27.65
10	Leiberman, Barnet—Krieder Baker Shoe Co.....	113.41
10	Lynch, Kathrynne J—D Mapes, Jr.....	106.81
10	Lewin, Arnold & Rose—J A Roarty Co.....	72.31
10	same—Brockton Heel Co.....	262.04
10	Lande, Julius—H J Schwelm et al	40.19
10	Loveman, Emanuel P—W H Jack- son.....	86.12
10	Lyons, Danl—Maison Bernard.....	67.41
10	same—W H Jackson.....	558.12
10	La Point, Wm—N Y Tel Co.....	67.48
10	Lunow, Frank—A T W Pilgrim et al.....	519.41
11	Lipkowitz, Chas—S S Palmer.....	114.25
11	Levy, Oda—N Y Talking Machine Co	26.51
11	Leonard, Jno J—J Brodie.....	52.90
11	Langdon, Robt G—H Greenberg.....	90.49
11	Liebel, Adam—F W Plate.....	285.44
12	Levine, Bessie & Saml—Bklyn Show Case Co.....	144.65
12	Lack, Pauline—L Brunner.....	31.87
12	Leland, Francis L & Frank R—H A R Mills.....	185.59
12	Lieberman, Max—M Davidson.....	34.91
12	Le Valley, Mith M—J Metcalfe et al	112.15
12	Levine, Jacob & Abr Fishman—M Koenig.....	116.20
6	Moran, Philip—Ludwig Baumann & Co, Bklyn.....	109.19
6	Miller, Wm A—Packard Motor Car Co of N Y.....	266.78
6	Masset, Anthony—Chas F Fischer Lumber Co.....	340.49
6	Manz, Maria M—N Y Central & H R R Co.....	costs 122.98
6	McGregor, Jordan—N M Kahn.....	99.71
6	McNaugh, Roy H & Erastus Weeder Clarke—J F Eastmand.....	6,825.78
6	Mayer, Mary—Globe Storage & Car- pet Cleaning Co.....	18.41
6	Meyer, Henry C—Gorham Co.....	42.15
8	Mayer, Gerson & Jos G—B Ertheiler et al, costs.....	130.65
8	Monteleone, Lorenzo—Swift & Co.....	21.27
8	Mulligan, Thos P—J Ruppert.....	257.51
8	Magenheimer, Henry—same.....	398.10
8	Mullin, Jno—Hollywood Co.....	274.86
8	Monday, Chas—A C Seebeck.....	261.78
8	Meenan, Dan—United Surety Co, costs.....	84.43
8	Margolies, Ed—Smyth-Donagan Co	143.20
9	Munger, Chas H—S E Bernheimer et al.....	119.77
9	Martinovich, Julia—N Y Tel Co.....	14.59
9	Middleton, Geo C—same.....	23.44
9	Marcos, Peter—same.....	74.79
9	Morano, Patsy—Snare & Triest Co, costs.....	12.71
9	McCarthy, Thos—N Y Tel Co.....	19.41
9	Magee, Dawson R—same.....	23.16
9	MacCulley, Eva M—same.....	27.22
9	Mailing, Leo—R Froehlich.....	173.91
9	Meikleham, Jno R & Jas P Hicks— Mason Mfg Co.....	325.01
9	Macomber, Walter Sturgis—N Y Tel Co.....	19.89
9	McDermott, Jas L—Natl Alumni.....	35.45
10	Moskowitz, Abr—Meyer & Nelson.....	103.59
10	Mushati, Petraki—P Tahan et al.....	86.49
10	Monahan, Jno—Krieger Shoe Co.....	96.09
10	Moore, Crawford—Maison Bernard.....	42.41
10	Melanson, Jos—A F Beckman et al	220.80
10	Mayer, Michl—S Reiner, costs.....	73.53
10	same—H Schlessinger et al, costs.....	68.53
10	McEnany, Robt N—Jno McDonald Co	41.68
10	Maxwell, Geo E—L D Riggio.....	42.25
10	Mullen, Patk H—Wisner Mfg Co.....	116.30
10	Matthews, Richd M—N Y Tel Co.....	70.19
10	Mahoney, Robt J & Harry F Bowsky —Century Bank City of NY.....	218.17
11	Mooney, Edw H—Standard Paint Co	183.81
11	Martin, Geo J, Wm Martin & Morris Strauss—A Choost.....	61.41
11	Miller, Frank—J Brodie.....	42.61
11	Mulligan, Wm A—J Brodie.....	47.10
11	McEwen, Fredk E—Cort & Beals Co,	191.09
11	Mergenrheim, Aaron B—Kugelman, Franklan & Foreman.....	177.03
11	McCann, Jno C—B B Davis.....	556.08
11	Margolis, Elias—Chas Scribner's Sons	116.98
11	McEntee, Jas D—Cork & Zicha Mar- ble Co.....	74.06
12	McKinley, Caroline A—H Bach.....	440.09
12	McBride, Jno H—H H Hawkins.....	240.80
12	Meyerson, Celia—N Y Butchers Dressed Meat Co.....	94.89
12	McGowan, Jennie—A H Balcolm.....	119.41
12	Migliaccio, Arnold—P Freeman.....	26.51
12	Mazza, Angelo & Michele—A Maisto	42.14
12	Meyer, Jno R & Nicholas—W C Good- ale.....	225.62
12	Madison, Winfield S—Singer Sewing Machine Co.....	146.14
12	Maged, Benj R—City NY, costs.....	27.65
12	Manchester, Geo R—H Conkling.....	1,478.43
12	McMurtrie, Douglas C—Glover Press	156.25
12	Meyer, Conrad D—E Diefelthaler et al.....	9.05
6	Nelson, Albert G—Orenstein Arthur J Koppel Co.....	657.21
8	Nilsson, Carlotta—Amer Play Co, costs.....	13.95
10	Norris, Walter—H Kimmel et al.....	92.22
10	Nastri, Stanley—H Levinger.....	35.31
10	Nicosia, Jos—J G Kahaly Jr.....	156.42
11	Nethercott, Stephen N Fostenberg,	76.15
6	O'Callaghan, Geo F—J R Wright.....	27.93
6	O'Sullivan, Chas—Lawyers Title Ins & Trust Co.....	181.41
6	O'Donovan, Wm—Carnegie Hill Liv- ery & Motor Co.....	26.96
9	Oliver, Mary B—H Lorge.....	98.07
10	Olevenia, Dedonza—Moffet Studio Corp.....	52.41
10	Ormsby, Leonard D—Bosch Magenta Co.....	27.52
11	O'Connor, Jas—B C Samuel et al.....	45.67
12	O'Connors, Jno J—M J Drummond.....	22.72
6	Papp, Jos—Y Rosenberg.....	69.65
6	Post, Jas H—W J Logan, costs.....	97.98
6	Pearl, Nathan & Sadie—A Zander.....	532.41
6	Perry, Jas—E L Sykes.....	381.12
8	Powers, Peter—Saks & Co.....	230.34
8	Prolean, Fannie—H Brooks.....	124.91
8	Pearl, Victor—Perfect Shoe Mfg Co,	108.35
9	Pettiantti, Frank & Raphael Salzano —Title Guar & Trust Co.....	38.53
10	Petia, Frank & Guiseppa Patia or Guiseppina Rizzica—P Griffon.....	41.24
10	Platt, Frank E—J R Sharp.....	32.11
10	Porter, Etta—L Oppenheimer.....	29.53
10	Pace, Giacomo—A D'Angelo.....	costs, 110.70
10	Paxton, Geo—F D Ames.....	73.35
11	Pinkney, Tounsend—F A Richmond.....	125.75
11	Pearce, Mary D—E Hammond.....	84.25
11	Prival, Nancy—H B Claffin Co.....	235.70
11	Queen, Emmet—Auto Supply Co.....	377.18
11	same—J Lurie.....	538.03
12	Picone, Guiseppa & Picone Realty Co—Title Guar & Trust Co.....	393.04
12	Puritz, Harry—H Rapp.....	64.65
12	Putter, Albt E—Hugo Klahre Co.....	140.61
11	Quidort, Louis A—Frank P Hayes Co.....	76.08
6	Redman, Wm—E J Markey.....	118.12
6	Russell, Wm C—W Shrive.....	48.25
6	Rosin, Max—S Kalinsky et al.....	335.03
6	Reisler, Jno J—Natl Printing & En- graving Co.....	costs 95.95
6	Reiner, Jno—H H Galinger, costs.....	43.08
8	Reilly, Wm J—H Held.....	72.36
8	Rosenberg, Louis—R Reiser et al,	827.83
8	Reilly, Peter—H Held.....	198.21
8	Rath, Henry C—Bergdorf & Good- man Co.....	639.23
8	Rehauser, Jno W—G E Brown.....	119.41
8	Radler, Saml—Columbia Enameling & Stamping Co.....	27.51
8	Richter, Chas—Amer Purchas Assoc, Inc.....	162.77
9	Risinkoff, Morris & Michl—London & Bro.....	371.25
9	Roshberg, Saml & Hyman Saperstein —M Worthman.....	587.48
9	Rothschild, Simon—R A Knight, as- signed.....	7,403.79
10	Rao, Matteo—A Starace.....	154.51
10	Rosenzweig, Barnet—Rice & Hutch- ins N Y Co.....	327.91
10	Rosenthal, David—H B Endicott.....	29.29
10	Rubin, Robt J—N Y Tel Co.....	59.84
10	Rothstein, Paul—same.....	90.85
10	Roberts, Ulysses M—J Roberts.....	costs, 95.45
10	Reikes, Meyer & David Chaykin— N Y Tel Co.....	26.23
10	Riley, Edw L—Seneca Distributing Co.....	170.56
10	Regier, Minna—U S Fidelity & Guaranty Co.....	costs, 52.41
10	Riddell, Thos—H & V D Holsom Arms Co.....	47.07
11	Renske, Jutte B—T J White.....	183.74
11	Robinson, Maude—A M Frizzell.....	588.26
11	Runkle, Maurice & Runkle Realty & Constn Co—I Levitt et al.....	177.29
11	Reitman, Albt & Dinori Hartstein— State Bank.....	1,768.85
11	Rosenberg, Sol—Ambrose Realty Co,	78.81
11	Russen, Antonio or Antonio Russo— C D Koppell.....	25.01
11	Richman, Anne—Schiff & Mothner,	141.53
11	Rao, Matteo—E T Bucchi.....	368.24
11	Russell, Anna—D Kasso.....	40.73
11	Rac, Matteo—Sonoma Wine & Brandy Co.....	339.13
11	Rosenthal, Julius C—S A Arnstein,	149.91
12	Rosenberg, Luiz—Schickerling Mfg Co.....	costs, 27.41
12	Reiser, Max—M Steinberg et al.....	76.01
12	Roeder, A Landon—G Moore.....	102.21
12	Repp, Geo & Edw—Bedford & Pres- ton.....	227.54
12	Ravitz, Sophie—Inter Rapid Transit Co.....	12.88
12	Rooney, Theresa E extr—U S Fi- delity & Guaranty Co.....	7,354.17
12	Ryan, Jno T—J H Muller & Son.....	194.20
12	Racey, Theresa—Interborough Rapid Transit Co.....	costs, 12.88
12	Russo, Phillip—J Kohl Scolnick Co	61.91
12	Rud, Aaron—N Davidson.....	102.23
6	Spiegel, Louis—Lawyers Co-operative Pub Co.....	99.41
6	Schutz, Leon B—A J Levy.....	178.09
6	Stoerer, Marie—A Hussy Leaf Tobac- co Co.....	1,018.94
6	Sweet, Saml—J Shenfield.....	117.43
6	Shaw, Jno M & Jas H Walsh—D & A Christie.....	203.41
6	Smith, Chas—Clinton Point Stone Co	4,799.49
6	Shop, Pegler—Robt Chapman Co.....	305.14
6	Siegel, Henry—W Stern.....	76.35
6	Smith, Chas Hyman Director—G Hunzinger et al.....	90.53
6	Scott, Frank L—A C Shields et al.....	112.40
6	Shapiro, Philip—Eastman Kodak Co	64.05
8	Simon, Sol—Montague Castle, Lon- don Co.....	216.07
8	Silver, Saml—Jos Stern & Sons, Inc.	195.11
8	Sucher, Jale & Gustave—I J Silver- stein.....	22.62
8	Stockert, Sarah E—I Grogan et al, exrs.....	135.42
8	same—same.....	190.42
8	Sholl, Edward P—Blaine Schotz & Co.....	269.41
8	Spagna, Nicolo—Phillip Zellenka & Son.....	53.41
8	Sanders, Lena—M Schwartz, costs.....	10.00
8	Strauss, Leo—G H Pigueron.....	345.09
8	Sickles, Dan E—Lincoln Trust Co	8,066.02
9	Segelbohm, Lewis—J Aronauer.....	62.82
9	Stevens, Geo H—Saks & Co.....	13.89
9	Suther, Otto—United Wine & Trad- ing Co.....	637.82
9	Sonnenschein, Sigmund—H Mayer.....	350.20
9	Schwartz, Jos—J Phillips.....	690.65
9	Sellers, Patk—American Hay Co,	118.91

9 Sammon, Jno J—A A Hovell.27.42
 9 Scardino, Ned—Title Guar & Trust Co.38.82
 10 Shalet, Paul—J Levy159.72
 10 Sedette, Antonio—N Y Tel Co.17.59
 10 Stanton, Adelaide M—same32.54
 10 Shatzkin, Abr—C Gurgullo304.61
 10 Scully, Cath—M McDonald25.00
 10 Stauffer, Lulu W—N Y Tel Co.41.43
 10 Sachs, Sol—same27.74
 10 Szikora, Wendel & Julius Sonheim—N Y Tel Co.22.82
 10 Seaver, Frank L—C B Fowler238.17
 10 Schonwizner, Andw—M Fleckcosts, 88.60
 10 Strahl, Mollie—S Kraus & Bros.216.78
 10 Schwarz, Alwin J—M Lemonine.218.86
 10 Siegler, Harry—H Lavers84.11
 10 Siegel, Harry—Rice & Hutchins N Y Co90.41
 10 Schnoor, Jno—Lewis De Groff & Son123.57
 10 Susskind, Michl—A Reuben24.81
 10 Schwartz, Nathan—Morse & Rogers.447.16
 10 Simon, Felix—B Weiss50.75
 10 Schoen, Armin—N Y Tel Co.26.71
 11 Sherry, Danl J—J Brodie.48.60
 11 Segall, Nathan & Chas—J Rubenstein115.13
 11 Siegel, Morris & Abr I Tamor—People & C500.00
 11 Siegel, Fannie & Bernard Barth—People & C500.00
 11 Schuyler, Jas E—J Armstrong.175.67
 11 Stern, Monroe E—F W Lindars.15.41
 11 Sloboder, Isaac—A Fred Silverstone.costs, 28.68
 11 Sugarines, Margt & Jos—N Gallery.costs, 90.15
 11 Stumpf, Isaac—Eagle Petticoat Co.34.66
 12 Schildknecht, Eugenie—M L Plate.581.80
 12 Same—same326.55
 12 Saed, Milton—J Blumenthal24.72
 12 Schaufelberger, Harris—M Wiss.112.17
 12 Smith, Fitzhugh—T P Peters et al.89.44
 12 Sanguinette, Tomasino or Mrs Luigi—D Cella164.49
 12 Seldner, Saml—Brueck & Wilson Co95.90
 12 Spencer, Sara L—N Y Tel Co.44.52
 12 Sinclair, Thos—M Rogers137.13
 12 Swanson, Julia—Interborough Rapid Transit Cocosts, 12.88
 12 Smith, Thos—P J Frawley173.24
 12 Stuckle, Fredk W—S L Alsbach.107.29
 12 Silver, Morris & Max Herschaft—N Davidson147.94
 12 Saperman, Jacob & Max Herschaft—same133.33
 12 Silver, Meyer & Arthur O—C R Gross66.10
 8 Teicher, Hyman—Jos Stern & Son, Inc.202.86
 8 Townsend, Geo—A Stalb67.65
 9 Teal, Ben—D Kupperstein119.31
 9 Turner, Oscar A—J W Bell et al.378.31
 10 Tucker, Chas H—Diamond Rubber Co of N Y683.83
 10 Teman, Rachel—H Lavers136.91
 11 Trefcer, Fredk J—J Brodie.67.93
 11 Truscull, Grant—J Brodie.67.84
 11 Thornton, Thos F—Korff Bros Co.44.97
 11 Thompson, Richd—L M Bradley.157.11
 11 Theisling, Theo—E Elbaum.61.25
 9 Usher, Emily F—B A Hollenberg.1,293.92
 10 Ubrall, Geo & Montague Glixon—W D Byron Sons & Co.87.90
 10 Volina, Pietro—H B Endicott et al.24.16
 10 Vasile, Vito & Vito Mione—N Y Tel Co33.41
 10 Vogel, Josef—N Y Tel Co.17.44
 6 Weiser, Israel—H Blum.53.06
 6 Welch, Edw J—E Van Schaick.2,524.30
 6 Ward, Frank—Carnegie Hill Livery Motor Co151.91
 6 Warburton, Wm H—Charles & Co.865.21
 8 Wood, Chas A—Jno Wanamaker, N Y.613.34
 8 Wanner, Emil—Swift & Co.277.77
 8 White, Arthur M—Amer Tract Soc.153.12
 8 Weissman, Henry—Hinode Florist Co.85.31
 8 Weiss, Mary—D Moskowitz, costs.73.00
 8 Winckler, Louis—F Winckler et al. exrs.9,081.46
 8 Wartelsky, Morris—H Goldstein.387.81
 9 Williams, Guy V—Engels Express Co.246.27
 9 Wichtendahl, Ernest F—Title Guar & Trust Co.124.02
 9 Weinberg, Max & Israel Goldstein—A Rosenbloom et al222.40
 10 Wallach, Irving—N Y Tel Co.27.49
 10 Weissman, Maurice—same31.68
 10 Wiener, Maurice—P Ruhe et al.31.31
 10 Wolz, Raphael H—Robt Reis & Co.159.55
 10 Wilson, Wm H—N Y Tel Co.62.21
 10 Weill, Isaac & Moses—Lawyers Co-Operative Pub Co163.41
 10 Watt, Geo J—Powells216.56
 10 Wolber, Geo L—A M Powell.120.91
 10 Wolff, Bernard—G A Helm.236.15
 10 Wolfowitz, Harry—L Stern, costs.32.65
 11 Whitbeck, Caroline G L—D M Lentin.80.62
 11 Ward, Patk—B Courtney.566.76
 11 Weise, Rudolph W—J Brodie.53.65
 12 Wood, Wm C H—H E Sicke.109.70
 12 Weiss, Julius—M Davidson524.47
 12 Winter, Max—Jos Stern & Sons, Inc78.24
 12 Zieser, Julius H—N Y Tel Co.26.36
 6 Zimmer, Moritz—L De Goninck.168.07
 12 Zimmerman, Emil J—C D Williams.120.29
 10 Zatulove, Martin—Rogers Peet Co.29.97
 10 Zucher, Lena & Jos—Meyer & Nelson143.60

10 Zablitzky, Mary—U S Casualty Co.costs, 12.60
 12 Zimmerman, Morris & Harris J Eisinger—A Bernstein et al64.67

CORPORATIONS.

6 Alpha Constn Co—City of N Y.274.41
 6 Frantz Wall Paper Co—Baeck Wall Paper Co157.91
 6 Mansard Realty Co—City of N Y.274.41
 6 Natl Surety Co—G R Bristol.1,080.02
 6 N Y Metalizing Co—Boston Excelsior Co25.26
 6 United Waterproofing & Contrg Co—W H Daly et al.13.98
 6 Windsor Lumber Co—F W Myers & Cocosts 127.40
 6 Yorkes Mfg Co—M Berson205.72
 8 East One Hundred & Sixty-seventh Street Realty Co—H Fleisker.264.41
 8 Guerrero Mines Co—Wall St Ex Bldg Assoc215.56
 8 Homesborough Realty & Henry B Feldberg—Commercial Advertiser Assoc78.92
 8 Kitchen Improv Co & Jane—P J Dunn164.58
 8 Kaplan Kandra & Co—F Feltermann et al.65.43
 8 Mermod, Jaccard & King Jewelry Co—L A Duhaun105.35
 8 Royal Live Fish Co—Central Fish Co, costs548.58
 8 Rough, R H & Co—P J Osborn.120.36
 8 South Coast Hotel Co—F D Hyman.2,450.73
 9 Associate Contractors & Builders Inc, Bernard Davis & Mary Davis—Consolidated Chandelier Co.209.14
 9 Benefe Realty & Holding Co, Benj Locker & Frank Locker—Title Guar & Trust Co.80.71
 9 Brockaval Realty & Holding Co, Benj Locker & Frank Locker—same53.40
 9 Bankers Transfer Co—N Y Tel Co.22.99
 9 Central Tire Supply Co—F Ray et al37.38
 9 City Motor Car Co—Swinchart Tire & Rubber Co300.76
 9 Greater NY Royal Rubber Co—Stowe & Co.351.69
 9 Globe Electric Specialties Co—Central Electric Supply Co.costs, 96.29
 9 Hasbrouck Piano Co—Standard Felt Co.2,248.81
 9 Herman Music Pub Co, Inc—N Y Tel Co.32.91
 9 Hotel Brokers Co—same20.92
 9 Jno Wanamaker, NY—B G Fauthhaber & Cocosts, 22.43
 9 Jno M Linck Constn Co Inc—M Frankfort30,846.42
 9 J C MacQuarrie & Co—Jenkins Bros.433.91
 9 L F Hirsch Co—N Y Tel Co.32.12
 9 Reliance Marble Works—Tompkins Kill Marble Co172.94
 9 Sun Constn Co & Benj Nieberg—E H Rambow280.76
 9 Sun Constn Co, Benj Nieberg & Jno Conway—Union Radiator Co.863.22
 9 Wright Co—Aero Corp Lim, costs115.62
 10 Economy Milk Machinery Co—Jos T Ryerson & Son.471.12
 10 Florida Leather Goods Co—I Greenfield269.41
 10 Standard Bakers Corp, Jno O Coff, Robt V Matthews, Jno D Lindsay—U S Realty & Impvt Co1,270.65
 10 State Savings Bank—N Y Assets Realization Co.7,596.34
 10 Ven Cleve Constn Co—Watrous Varnish Co1,275.08
 10 Reliance Steel Foundry Co—J A McNelus5,805.13
 10 Lighte & Bros—Keiner Williams Stamping Co735.35
 10 Munson Granuel Co—Power Weightman Rosengarten Co.355.95
 10 Groff School—Doubleday Page & Co122.37
 10 J C Gavigan & Co—N Y Tel Co.20.51
 10 Golden Metal Weather Strip Co—American Steel & Wire Co of N J.16.56
 10 Jno P Milliken Co—Norwalk Lock Co440.39
 10 Jno P Cash Plumbing & Heating Co—Standard Water Meter Co.102.67
 10 Yerkes Mfg Co—N Y Tel Co.94.56
 10 Briggs Avenue Realty Co—H D Junge476.28
 10 Goldhill Realty Co & Barney Goldman—Consolidated Chandelier Co.51.06
 10 Stevenson Constn Co—Casualty Co of America979.80
 10 Clausen Flanagan Brewery—L Smith69.03
 11 Bank of Discount—A Beinhauer5,003.51
 11 same—same5,006.24
 11 Inner Beach Land Co & Paul J Ames—C S Parsons1,318.76
 11 Alliegro & Spallone Constn Co—E Figindio37.18
 11 Knox Constn Co, Herman Fenichel & Anchor Varnish Works—J Rosenberger127.56
 11 London Aquarium Co—Textile Pub Co162.92
 11 U S Aerial Navigation Co—G Freud34.16
 11 White House Lunch Co—Tribune Assn285.66
 11 Press Pub Co—H S Bird3,151.49
 11 Adin G Pierce Co—M Darlingtoncosts, 124.22
 11 National Film Distributing Co—S Stern38.81
 11 Roy Hotel Inc—Twentieth Century Laundry Co67.76
 11 Hamilton Cigar Store Co—Waldorf-Astoria Segar Co Ltd171.81
 12 Automobile Topics Inc—Chas Frazier & Co1,705.84
 12 City of N Y—R G Packard Co.406.55
 12 Alliegro & Spallone Constn Co—Jas Beggs & Co147.91
 12 Ivoryette Mfg Co—N Y Tel Co.57.79

12 American Cigarette Co—N Y Tel Co.18.47
 12 Stevenson Constn Co—Cross & Brown Co6,143.77
 12 Moran Bros Co—J K Warden.126.30
 12 Jas Dempsey Co—C Schriener239.49
 12 Elmohar Co—Peoples Surety Co of N Ycosts, 108.95

Borough of Brooklyn.

July.
 3 Abernethy, Abel—Martin Evans Co.29.18
 5 Abramowitz, Saml—J Blecher.164.58
 5 Antozewski, Wadislau—V Rudinicky370.25
 6 Arcovitz, Michl—Natl Distributing Co125.67
 9 Avenius, Jno—H E Frankenberg Co86.44
 3 Brazzo, Herman—M Hefter.523.04
 5 Blake, Lawrence E—J H Webster.235.65
 5 Becker, Henry—M A Markheim.725.30
 5 Baerenklau, Henry A—McManus & Taylor Co82.06
 5 Banting, Chas—J Leebe.82.06
 5 Breen, Edw J—H Kaellin.279.14
 6 Byrne, Frank J—Pierce Butler & Pierce Mfg Co184.81
 6 Bradley, Mary & Michl L—Annie Shaw1,039.22
 6 Bessinger, Jos R—Hannis Distilling Co454.01
 6 Black, David—Carrie R Priest.92.81
 8 Broom, Geo C—Nellie Gunnison.50.17
 9 Blandina, Mamie—Nassau Elec R R Co172.72
 9 Bernstein, A Lincoln—M Levy.67.69
 9 Brugge, Philip—The Texas Co.77.31
 10 Biemer, Henry W—Sonn Bros Co.223.74
 10 Brettschneider, Louis—F H Walbridge6,083.16
 10 Budzen, Michl—The Brislin Co.100.69
 11 117
 3 Chapman, Wm M & Emma C—M Lurkin & Thekla E V Fannel Bloch127.28
 3 Ciro, Antonio—A Chiarelli.117.17
 3 Carmmate, Aug A—J M Strachan.285.50
 3 Chatfield, Ambrose—S Rice.64.40
 3 Coffey, Danl J Jr—S Y Bayles.194.60
 5 Carniol, Adolph & Mary & Mrs Adolph—S Kaphan.67.77
 6* Cotoyeanis, Constantina—G Lewis & ano78.54
 6 Competello, Jno—J Barkan.46.90
 8 Clark, W Pawson—M Lapin.38.40
 8 Cennemo, Angelo—M Frolio & ano37.00
 8 Cennemo, Mariantonia—same37.00
 9 Crescuoli, Luigi—Flora Crescuoli.236.35
 9 Carson, Henry—P S Anderson Jr et al57.82
 10 Campbell, Henry A—C F Parsons Co11.85
 10 Clark, Jas M—Mary L Clark.1,138.45
 10 Cullen, Terence J—A Friedman.51.90
 10 Cohen, Israel—M M Mirowsky.63.15
 3 Davis, Myra B—D H Hyland.44.42
 3 Day, Wm H—S Rouse469.46
 3 Decker, Benj B—Martin Evans Co29.18
 3 Daly, Jno E—Gibson Distilling Co3,482.04
 5 Dittmer, Jno—C Pleging101.36
 5 Durst, Wm F & Geo H—D S Sarkisian & ano337.38
 6 Delaney, Jno T—Title G & T Co.129.07
 8 Desmond, Frank & Danl—W H Clark481.12
 8 Desmond Bros—W H Clark.481.12
 8 Drubin, Fanny—H D Goodman.91.90
 10 Diederichs, Wm—H W Snell.102.25
 3 Drucker, Saml B—J Brody.368.20
 3 Esposito, Salvatore—W Prentice.127.40
 8 Edelblum, Louis—A A Greenberg.42.97
 9 Epstein, Henry infant by Morris Epstein gdn—Bklyn Queens Co & Suburban R R Co258.42
 9 Engert, Anna—F Schenckbar152.88
 3 Falkenberg, Matte—A Doecks.563.15
 3 Faustman, Paul—M Bauer220.00
 5 Ferchland, Chas D—Cath Kelgallon as admr229.40
 6 Field, Cornelius J—I Grossman.64.72
 6 Farrell, Jno J—Hannis Distilling Co176.27
 9 Feldberg, Henry B—Comercial Advertiser Assn78.92
 9 Furgione, Antonic—Nassau Elec R R Co108.22
 10 Frierdang, Maximilian F—Clausen Art Rooms (Inc)37.65
 10 Freedman or Friedman, Louis—D Hollander30.76
 10 Forth, Arthur—L Friedlander.59.33
 10 Flaxman, Louis—F K Walbridge.6,083.10
 10 Fleidner, Edw & L W Moess et al.140.00
 3 Gillespie, Guy C—Roebing Constn Co73.35
 3 Gillen, Thos J—S Rouse469.46
 3 Greenberg, Morris & Celia—M B Juditsky129.99
 6 Gulkis, Jacob—A Valensky.88.44
 6 Goldberg, Jacob—Natl Distributing Co125.07
 6 Goldberg, Jos—Theresa Joseph.551.98
 6 Gorevan, Jennie E—P J Duncan.32.40
 8 Gray, Jno C—Staines, Bunn & Taber Co.93.64
 9 Garrity, Jno & Kath—Welz & Zerwick831.17
 9 Garrity, Jno—same2,157.85
 9 Guthrie, Jno B—Fire Dept of the Village of Lyons.259.33
 9 Goodman, Robt—Jennie Cohen.260.00
 9 Goldstein, Israel—A Rosenbloom & ano222.40
 10 Gallender, Arthur K—Jos Stewart, Inc80.60
 10 Greenwald, Saml—J Brody368.20
 10 Gumberg, Louis—V H Pentlarge.39.40
 3 Hoppe, Chas A—N Y Asbestos Mfg Co.70.48
 3 Holdrith, Wm—S Rouse469.46
 3 Hornbeck, Wm K—E B Hunter.460.84
 5 Herzberg, Theo & *Jos or Harthill Co—J Blecher.164.54
 6 Hesbach, Sebastino—Hannis Distilling Co237.70

5 Hirsch, Herman—L Kirchoff.... 90.00
 6 Herdling, Gustave F—Margt R Meshew 69.00
 6 Higginbotham, E Gaston—J Leary (D) 24,084.53
 8 Hausman, Moses—Van Courtland-Lawrence 41.70
 8 Hegarty, Chas—W G Langdon.... 242.11
 *Herbst, Richd—Maria Heck.... 561.15
 9 Hopper, Jno J—Public Service Comr et al 138.96
 10 Holzhauser, Jno—H C Underhill. 33.27
 5 Igoe, Edw A—N Y Tel Co.... 17.93
 5 Jackson, Mark—N Y Tel Co.... 15.99
 5 Jackson, Max—J Leibe..... 86.16
 5 Jackson, Emanuel—H Bruml.... 48.27
 5 Jackerson, Mark—N Y Tel Co.... 23.20
 6 Jarzambowsky, Jno—W C Lange. 58.90
 9 Joyce, Frank T—M Bunderoff.... 35.73
 3 Kelly, Dora—L Seiler..... 141.16
 3 Kuthowsky, Michl & Mary—Hilda Greenberg 39.41
 5 Koonerstein, Abr & Sam—A Adelson & ano 169.40
 5 Keough, Jno J—D Barnett..... 77.21
 5 Katske, Max A—Swift & Co.... 92.61
 5 Kascki, Meyer—J F Ingelsky & ano 46.13
 6 Keve, Max—Title, G & Co.... 93.66
 6 Kelly, Delia—Majestic Mfg Co.... 48.06
 6 Kenney, Philip J—Mary A Reilly..... 10,026.74
 8 Kowiak, Kowiack or Kowick, Conrad—Mears Auto Co 30.61
 9 Kernan, Henry, doing bus as Woodstone Flooring Co—D Basso..... 66.03
 9 Kevelobetz, Benj—Bklyn Heights R Co 108.22
 10 Kernan, Harry—J C Danzilo 5,953.92
 10 Kanold, Paul—H P Velte..... 85.90
 3*Levy, Abr—M Hefter 523.04
 3 Laurelton Land Co—C Rosencranz..... 7,034.93
 3 Lee, Lawrence F—Mary F Giebel. 131.72
 5 Levy, Jacob—M A Markheim.... 724.30
 5 Lynch, Martin S—Cath Gelgallon, as admrx 229.40
 6 Lapidus, Saml & Michl—H Sommerfeld & ano..... 89.40
 6 Locker, Benj & *Frank—Title, G & T Co 80.71
 6 same—same 52.40
 8 Lashinsky, Mollie; also known Bessie Cohen—S Lashinsky 274.40
 8*Leibson, Nathan—Smyth-Donagan Co 143.20
 10 Lancucki, Frank & Mary—A D Benoit 148.15
 10 Levine, Bessie & Saml—J Offenbergs & ano 144.65
 3 Mangold, Fredk—M Bunderhoff.... 76.98
 3 Martino, Enrico—W Prentice.... 127.40
 3 Murphy, Hugh C—Ida Diskin 32.10
 3 Melville, Richd—Osborne Co.... 50.41
 3 Marvin, Wm E—Buckensderfer Mfg Co 64.41
 5 Mutschler, Geo—N Y Tel Co.... 14.77
 6 Martino, Enrico—C J Stevenot.... 70.02
 6 McCauley, Wm H—Hannis Distilling Co 454.01
 6 Moran, Philip—C L Baumann & Co 109.19
 6 Maller, Laura—S W Chandler.... 350.92
 8 Monsees, Thos—Maria Keck.... 561.15
 8 Menendez, Manuel—H Seldin.... 25.70
 8*Margolies, Max—Smyth-Donagan Co 143.20
 8 Margolies, Ed—same 143.20
 8 Martin, Louisa & Jno—H S Griffin.... 28.65
 9 Martino, Enrico—Consolidated Water Co 244.91
 9 Martino Phillips—same 376.31
 9 Morrison, Jessie, Urquhart E, Henry A, Chas S & Geo M—S H Coombs..... 58.44
 9 Marvin, Martha, infant by Eliz Marvin gdn—O C Stockhouse.... 94.43
 10 Misicki, Rev Thos—J Kulick.... 164.09
 10 Morck, Marie—M J Hart 42.00
 10 Moore, Jas—R Bauman 111.90
 10 Madsen, Magnus C—W Gibb & ano 376.51
 10 Marnello, Tony—Anna Chiscuolo. 534.40
 10 Marinello, Tony—P J Chiscuolo. 289.40
 8 Norton, Robt F—Mary A Voorhees.... 38,730.54
 9 Namm, Benj H—Smith Bros Plumbing Co 34.64
 10 Neumark, Albt—J Goldstein.... 30.05
 10 Novik, Alex—same 30.05
 3 Okerholm, Lattea M—J F Curren. 13.40
 8 O'Reilly, Luke—U S Fidelity Guar Co 124.01
 9 Oscher, Herman—Bklyn Heights R R Co 108.22
 3 Paladino, Jos—A Doecks..... 563.15
 3 Pollock, Harry—S Rouse..... 469.46
 3 Purnell, Wm M—J F Morgan.... 36.02
 5 Purdy, Alf S—N Y Tel Co.... 20.43
 5 Pettit, Le Grand K—Helen S Leonhardt 83,768.60
 5 Partridge, Harry C—J Lieb & ano 59.40
 6 Pettinatti, Frank—Title, G & T Co 38.53
 6 Parker, Hyman—C R Macauley.... 59.55
 6 Pettit, Johanna—H Salet..... 339.30
 9 Pelligrini, Guisepp—Bklyn Heights R R Co 108.22
 9 Parkinson, Wm B—Electa H Jube & ano 104.15
 6 Race, Fredk—Pierce Butler & Pierce Mfg Co 184.81
 6 Rosen, Philip R—F A Lutz..... 17.42
 8 Rubel, Saml & Isidor—H Steljes & ano 562.40
 9 Reichert, Leo infant by Jacob C Reichert gdn—Bklyn Heights R R Co 108.22
 9 Ring, Chas E—M Silberman.... 147.84
 9 Rosenblum, Abr—H Ziegler.... 22.40
 10 Rosenthal, Sidney—same 31.01
 10 Rudiger, Aug B—H C Underhill.... 21.92
 10 Russo, Jos—Anna Chiscuolo.... 534.40
 10 Renevy, Adolph—Lawyers Co-Operative Pub Co 31.01
 10 Same—P J Chiscuolo 289.40
 10 Roche, Edw—G Olsen 85.33
 10 Rorvig, Andw—J F Burke..... 179.40

3 Schenck, Jno—H F Juventy.... 447.28
 3 Sisto, Michl—M Hefter 523.04
 3 Stamm, Ernest T—Realty Associates.... 89.87
 3 Serrine, Chas—E F Macomber.... 486.40
 3 Stein, Geo H—A E Yetter..... 60.65
 3 Shelubov, Meyer & Ettie—N Orgel..... 209.40
 5 Sanders, Magdalene—N Y Tel Co. 20.48
 5 Stahl, Wm—same 23.20
 5 Scott, Frank L—Anna C Shields & ano exrs 112.40
 5 Stang, Josepi—Nassau Natl Bank NY 86.16
 5 Stahl, Wm—J Leebe..... 86.16
 5 Seidner, Edw—F H Leggett & Co 264.20
 6 Sharkey, Thos—A de Claremont Co 37.45
 6 Siegmund, Josepi—Bowling Green Distilling Co 46.27
 6 Schutz, Leon B—A J Levy..... 178.09
 6 Suidam, Washington I—J W Pearce 32.55
 6 Salgano, Raphael—Title, G & T Co 38.53
 6 Sozio, Sylvester & Antonio—same. 93.66
 6 Smith, Barnet—C R Macauley.... 59.55
 6 Sammon, Jno J—A A Hovell.... 27.42
 6 Scardino, Ned—Title, G & T Co.... 38.82
 6 Swanson, Carl A—Eliz Neef.... 566.48
 8 Swanson, Anna M—same 566.48
 8 Siste, Michele—R W Kathan.... 185.40
 8 Simon, Morris—O B Friedman.... 337.21
 8 Schwartz, Irving—Homesborough Realty Co 49.40
 9 Schwartz, Jos—H S Klamberg.... 71.96
 9 Slater, Abr M & Jos P—Dumont Mtg & Realty Co et al 81.41
 9 Sokolsky, Harry—M Epstein et al. 32.57
 9 Swanson, Carl A & Anna M—Martha A Wilson 473.95
 10 Strauss, Benj—J Davis & ano.... 36.65
 10 Shay, Patk—J G Duffy 75.30
 3 Tucker, Arthur E—D E Vangreson.... 545.58
 3*Unger, Pincus—L Seiler 141.16
 8 Ursino, Rocco V—E Cecere.... 519.40
 10 Utting, Max G F Latner 33.20
 3 Wolfe, May J—U S Tire Co.... 131.72
 5 Williams, Edw & *May—N Shamesman 38.90
 5 Widing, Jno—J W Lowell & ano. 16.92
 5 Wendell, Louis A—J Lieb & ano. 59.40
 6 Wisbauer, Geo W—United Stove & Repair Co 167.65
 6 Wilson, Jno A—same 167.65
 6 Wiehtendahl, Ernest F—Title, G & T Co 124.02
 6 Weiss, Anna—G Lewis & ano.... 78.54
 6 Winckler, Louis—F Winckler & ano 9,081.46
 8 Warner, Wm J—U S Fidelity Guar Co 114.31
 9 Wallendorf, Jos—Chas A Mayer & ano 1,341.13
 9 Weinberg, Max—A Rosenbloom & ano 222.40
 10 Weyant, Wm R—A L Schneider. 171.83
 10 Wolf, Max—J Davis & ano.... 31.40
 3 Yannelli, Tomasso—W Prentice.... 127.40

CORPORATIONS.

3 Tondun Constn Co—Aletta M Van Brunt 965.30
 5 Builders & Traders Realty Co—J H Webster 235.65
 5 Jackson & Stahl—N Y Tel Co.... 23.20
 6 Bessinger & McCauley—Hannis Distilling Co 454.01
 6 Benefra Realty Holding Co—Title, G & T Co 80.71
 6 Brockavall Realty Holding Co—Title, G & T Co 53.40
 6 Frank Retinatti & Co—Title G & T Co 38.53
 6 Goldberg & Arcovitz—Natl Distributing So 125.67
 6 Locker & Locker—Title G & T Co. 80.71
 6 same—same 53.40
 6 Schult Cafe & Restaurant Co—Stroh-meyer & Arpe Co 243.25
 8 Bklyn Wireless & Electric Novelty Co—NY Coil Co 136.69
 8 Herbst & Monsees—Maria Keck. 561.15
 8 American Boxing Club—U S Fidelity Guar Co 124.01
 8 Kubel Bros—H Steljes 562.40
 9 Admiral Realty Co—City of N Y. 279.35
 9 Himmelstein, Arker Co—A Perlmutter 76.40
 9 Homesborough Realty Co—Commercial Advertiser Assn 78.92
 9 Jos L Burton Constn Co—Metropolis Lumber Co & ano 2,867.86
 9 Lefferts Constn Co—B L Touroff & ano 134.40
 9 Mutual Poultry Co—Dumont Mtg & Realty Co et al 81.41
 9 New York, City of—Maud S White et al 105.57
 9 Rutland Constn Co—Hudson Mantel & Mirror Co 10.74
 9 Safe Realty Corp—Lillie H Cray 469.06
 9 same—Lillie E Weilbacher.... 468.63
 9 Safe Realty Corp—May H Bulley 473.93
 10 Colleton Coal Co—M S Keunerner et al 1,319.85
 10 Metzler Bros Bwg Co—B F Piel, Inc. 254.42
 10 National Electric Sign Co—J W Murphy 94.86
 10 Van Cleave Constn Co—Watrous Varnish Co 1,275.08

Batdorf, Jno W—G H Mathews; 1912... 1,405.71
 Burke, Richard J—Equitable Trust Co of N Y; 1912 71.56
 Benet, Edith E—L C Ball; 1912.... 91.85
 Boneker, Anna—J N Meyer et al; 1906. 133.25
 Brodsky, Louis B—Edw Thompson Co; 1908 174.62
 Brennan, Thos J & Danl O'Neill—People of the State of N Y; 1912 100.00
 Burnstein, Nathan—B M Friend et al; 1911 101.10
 Cohen, Gustave—M Levy; 1912.... 81.48
 Conant, Ernest S—P C Casanova; 1910 5,000.00
 Deering, Jas R—C B Pierce; costs; 1912. 68.65
 Fitzpatrick, Jno V—M N Clement et al; 1908 1,819.47
 Fowler, Wm T—M Greene; 1906.... 71.97
 Friedman, Bella—J L Rosenschein; 1912 30.41
 Fargo, Jas C—W Albert; 1912.... 8,692.36
 Fein, Jos—J Morrison et al; 1901.... 511.15
 Gans, Emil & Louis Gardner—M Zack; 1912 209.29
 Goery, Alfred—P C Thomas; 1911. 45.44
 Greenberg, Harry, Edw L & Jacob C—M Levy et al; 1912 108.48
 Hart, Lizzie C—G M Buttle; 1912. 2,103.77
 Heddendorf, Wm H—T P Huffman; 1912 2,135.97
 Hart, Benj—M Tahl; 1912 112.46
 Hess, Nathl J & Edwin H—L Tanenbaum et al; 1912 73.98
 Harnish, Fredk & Theo—M Marcuse; 1912 425.43
 Herlish, Geo Jr—C R Love; 1912.... 76.62
 Houston, Jno W—Metropolitan Trust Co; 1910 10,503.31
 Jones, Jay S, Geo H Ainslie & Anna Ainslie—W N Baylis; 1909.... 329.09
 Koellner, Arthur H & Oscar W Miller—Maritime Assn of the Port of N Y; 1910 113.22
 Kuhlman, Jno—F Boyd; 1912.... 583.42
 Kavanagh, Thos J—H B Brownell; 1912 58.15
 Kahn, German—J Metz by gdn; 1912. 500.00
 Landesman, Wolf—C J Lane; 1908.... 52.51
 Lento, Tony—Francis Drax & Co; 1911 266.37
 Lebkuecher, Peter F—A A Levy; 1912. 404.65
 Li Butti, Pasquale—N Y Tel Co; 1911 28.25
 McAuley, Jno J & Jas M Canfield—N Y Tel Co; 1912 20.17
 Maryland, Henry F—Garden City Co; 1911 488.33
 Mitchell, Donald—J L Murray; 1912. 467.78
 Metz, Jacob—J Davega Jr Inc; 1909. 414.60
 Moran, Edw F—New Netherland Bank of N Y; 1910 218.69
 Powers, Richd & Robt Smith—Harold L Bond Co; 1912 1,785.55
 Potter, Edw C Jr—Simpson Crawford Co; 1912 290.67
 Rodenbach, Wm J—Tenement House Dept; 1911 59.41
 Rosati, Vinzenzo—B Publantino; 1911. 29.91
 Rosenberg, Herman—M Jano; 1911. 48.41
 Sciarillo, Serafina admr—B Rockaway et al; 1912 costs 108.29
 Schnall, Harry—Natl Cash Register Co; 1911 228.65
 Specht, Augustus R—R M G Walford; 1910 2,260.21
 Thorn, Jas—Interborough Rapid Transit Co; 1912 117.38
 Voccolli, Michl & Sadie Brown—People, & Co; 1910 1,500.00
 Wright, Herman C—R J Byron; 1912. 191.84
 Ware, Edgar T—A Seraye; 1912.... 156.03
 Whitney, Girard N & Jas V Geraghty—J F McIntyre; 1910 249.49
 Same—same; 1911 1,917.12
 Same—same; 1910 36,356.53
 Wilson, Lena—M Rosenberger; 1912. 23.52

CORPORATIONS.

Sulzberger & Sons Co—B Gordon; 1912. 750.00
 London Realty Co—J Coleman et al; 1912 447.30
 National Appraisal Co—I Miron et al; 1911 29.33
 Same—L C Webster & Son; 1911.... 31.05
 Bronxwood Realty Co—Title Guar & Trust Co; 1912 98.31
 Storey Realty Co—M J Allegra; 1912. 274.31
 Same—I Osserman; 1912 474.31
 N Y Suburbs Co—P Rizzuto; 1912. 327.25
 Consumers Park Bwg Co—G A Hauls; 1911 7,136.98
 N Y Butchers Dressed Meat Co—A Leichman; 1912 2,169.91
 Camardella & Hettesheimer Inc—G C Cutler et al; 1907 332.99
 Fifth Ave Coach Co—A Giebner; 1912. 600.00
 Reliable Fur Dressing & Dyeing Co—B Cohn; 1911 391.92
 United Merchants Press—Corn Products Refining Co; 1912 99.16
 Fidelity Phenix Insur Co—H Franke; 1912 1,089.67
 American Salvation Army—Salvation Army in the U S; 1912 156.18
 Holderberg Cement Co—Jno N Loeser Mfg Co; 1912 421.47
 Hamburg American Line—J Driscoll; 1911 8,634.22
 Same—same; 1912 95.15
 Illinois Surety Co & Frank Corsi—People of the State of N Y; 1912.... 1,000.00
 M R L Bldg Co, Wm Axelrod, Max R Levy & Simon Levy—D Peloso; 1912. 738.58
 St Lukes Hospital—H Peterson by gdn; 1912 1,092.05
 (For Brooklyn Satisfied Judgments, see page 89.)

SATISFIED JUDGMENTS.

Manhattan and Bronx.
 JULY 6, 8, 9, 10, 11, 12.

Ainslee, Geo H—C H Schub; 1908.... 145.17
 Ainslee, Geo H—J Bremer; 1894.... 111.57
 Breiterman, E H Cue Co—C W Witte; 1912 149.96
 Buell, Ralph P—B Altman & Co; 1911. 203.21

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

JULY 5.

No Judgments in Foreclosure Suits filed this day.

JULY 6.

1ST av, ws, 80.11 s 100th, 40x100; Metropolitan Trust Co of City of NY agt Isaac Kleinfeld et al; Winston H Hagen (A); Jno J Hynes (R); due, \$32,812.63.

JULY 8.

171ST st, ns, 100.2 e 3 av, 55.1x117.4; Jas C Wentz agt Chas Bjorkegren Inc; Boothby, Baldwin & Hardy (A); Jas A Taylor (R); due, \$44,419.31.

102D st, ns, 74.6 e Lex av, 27x100.11; Jacob Ganofried agt Yetta Gottlieb et al; Herman Gottlieb (A); Hugo Winter (R); due, \$7,566.50.

JULY 9.

N Chestnut dr, ns, lot 89-90, amended map of Bronxwood Park; Geo Doll agt Martin Fletcher (A); Lewkowitz & Schaap (R); due, \$1,031.33.

JULY 10.

119TH st, ns, 231 w Manhattan av, 19x 100.11; Germania Life Ins Co agt Geo H Johnston; Dulon & Roe (A); Jno H Rogan (R); due, \$10,470.83.

Convent av, 451; Caroline J Wells agt Alfred K Barker; Lynn W Thompson (A); Wm H Corbett (R); due, \$3,040.50.

LIS PENDENS.

Manhattan and Bronx.

JULY 6.

50TH st, ns, 174 w 2 av, 71x100.5; Jno E Ahrens et al agt Kramer Contrg Co et al; action to reform deed; Salter & Steinkamp, attys.

Perry av, sec 209th, —x—; Tax Lien Co of N Y agt Fredk C Thyson et al; amended foreclos of tax lien; W Lustgarten, atty.

Southern blvd, nwc 156th, lot 93; Tax Lien Co of N Y agt Bronx Borough Realty & Constn Co et al; foreclos of transfer of tax lien; W Lustgarten, atty.

JULY 8.

Clinton st, 157; People of the State of N Y agt Chas L Singer; notice of Levy; C S Whitman, atty.

JULY 9.

Delancey st, ws, lots 173-176, Van Nest Station, Bronx; also COLUMBUS AV, ns, lots 41-42 same map; Wm Sullivan agt Jas J Burke et al; action to declare conveyances void; S Leavitt, atty.

Lot 26, blk 2388, sec 9; Alex Shlikerman agt Jos F Zeller et al; foreclosure of transfer of tax lien; M W Wood, atty.

JULY 10.

42D st, 208 W; Timothy F Paddell agt Jane Janes; specific performance; E V Abbot, atty.

3D av, swc 183d, 94x58; Grossman Bros & Rosenbaum agt Pocano Realty Co; notice of levy; D B Pollak, atty.

JULY 11.

119TH st, 341-3 E; Sam Bromberg agt Centennial Securities Co; action to declare lien; S N Tuckman, atty.

Jane st, ns, 87.2 w 8 av, 26x87.6; Herman Kubler et al agt Wm S Bogert; specific performance; Maerkle, Darisu & Maerkle, attys.

JULY 12.

125TH st, 54-62 W; also 36TH ST, 260-266 W; also 12TH ST, 19 E; also 35TH ST, 247 W; also 35TH ST, 257 W; also 35TH ST, 261-3 W; also 35TH ST, 249-51 W; Sidney J Baumann agt Chas L Baumann et al; partition; Stern, Barr & Tyler, attys

42D st, 30 E; also 41ST ST, 43-5 E; E E Paul Co agt Athens Hotel Co et al; action to foreclose mechanics lien; Eidlitz & Hulse, attys.

Madison av, sec 83d, 85x100; City of N Y agt Mansard Realty Co; notice of levy; A R Watson, atty.

Decatur av, ws, 448.10 nw 195th, 2x40.1x irreg; Bolossy Kiralfy agt Bernard S Kelly et al; foreclosure of transfer of tax lien; E Jacobs, atty.

Borough of Brooklyn.

JULY 3.

Sheffield av, es, 187.6 s Glenmore av, 18.9x100; Catherine E Slavin as extrx agt Jno Foss et al; Kiendl, Smyth & Gross.

Lots 146, 147, 172 & 173 on map of prop belonging to the heirs of Jno Emmer in the Town of Gravesend; Fanny Denton agt Irving M Shaw et al; Franklin Taylor, atty.

Glenada pl, es, 138.1 s Decatur st, runs s88.1xe103.3xnw—xw— to beg; New York Life Ins Co agt Wm B Reeve et al; C C Suffren, atty.

Av I, ss, 20 w E 2d, 20x100; Chas S Worden agt Newton Realty & Constn Co et al; J S Griffiths, atty.

Macon st, ss, 16.8 e Marcy av, 16.8x100; Nelson G Carman as trste agt Wm C Armagast et al; Sneediker & Sneediker, attys.

Glenada pl, es, 50 s Decatur, runs e89xs 50xw8.1xse—xw— to Glenada pl xn88.1 to beg; N Y Life Ins Co agt Wm B Reeve et al; C C Suffren, atty.

Surf av, ss, 100 w of the division line between old lots 46 & 47 on map of common land in Coney Island runs w208xs— to Atlantic Ocean xe—xn100 to beg; also LAND Under water described as follows, viz.: Beginning at a line formed by the intersection of mean high water line of Atlantic Ocean with the e line of old lot 48 which is 930.2 s Mermaid av, runs se 827.3xse221.6xnw886.9 to Atlantic Ocean xnw202.4 to beg; Jno J Murphy agt Wm S Hurley et al; to recover a sum of money; Morris Jacobs, atty.

Pacific st, nec Hicks, 82x90; Alice H Van Auden agt Jno C Ball et al; H L Thompson, atty.

Ocean av, es, 150 s Albemarle rd, 49x 110; Sarah F Fabricotti as extrx agt Virginia L Egbert et al; H L Thompson, atty.

15TH av, ec 46th, 60.2x100; Victor Kocchl agt Gate Development Co et al; H L Thompson, atty.

West st, ws, 50 n 40th, runs w47.3 to 40th xnw69.7xn56.9xe95 to West xs107.4; Antonio Sidoti & ano agt Jos B Thomson Real Estate Co et al; to foreclose mechanics lien; L N Jaffe, atty.

JULY 5.

54TH st, nes, 175 nw 15 av, 50x100; Harry Vogel agt Fredk W Starr et al; L F Hollenbach, atty.

E 54TH st, ws, 160 s Av O, 20x100; Mtg Securities Co of N Y agt Rosina Governale et al; H J Davenport, atty.

Franklin av, ws, 62 s Crown, runs w 53.9xs81.7xe38.9 to av xn80 to beg; also PLOT begin at the intersection of the e boundary line of land of J C Freetke & a line drawn parallel with & 60 s Crown, which point is 53.9 w Franklin av, runs w16.3xs20xw20xs60xe51.3 to e boundary line of land of said Freetke xn81.7 to beg (interior lot); Fanny M Devan as extrs agt Marcus Rosenthal et al; J M Rider, atty.

Columbia st, ws, 39.4 s Irving, 40.10x 100; Jos Naughton agt Nettie H Morrison et al; Surpluss Moore & Williams, attys.

Madison st, ns, 156 w Throop av, 19x 100; Richard Schnibbe agt Elsie E Kerby et al; G A Logan, atty.

Bedford av, ses, 50 sw N 11, 25x100; Geo D Wilson agt Nannie H Smith et al; Coombs & Wilson, attys.

Jerome st, es, 80 n Sutter av, 20x80; Josie L Frost & ano as extrs agt Suferd Realty Co et al; Wyckoff Clarke & Frost, attys.

McDonough st, ns, 158.4 w Reid av, 16.8x100; Margt Holmes agt Orlando B Lewis et al; G A Logan, atty.

JULY 6.

73D st, ss, 320 w 19 av, 20x100; Gaston Worth agt Domenico Difiede et al; Gannon Seibert & Riggs, attys.

73D st, ss, 340 w 19 av, 20x100; same agt same; same attys.

73D st, ss, 360 w 19 av, 20x100; same agt same; same attys.

73D st, ss, 380 w 19 av, 20x100; Danl J O'Connor as trste agt same; same attys.

73D st, ss, 420 w 19 av, 20x100; Marie L Donohue agt same; same attys.

73D st, ss, 400 w 19 av, 20x100; same agt same; same attys.

Benson av, ns, 20.4 e Bay 14th, 20x90; Nich Timm Jr agt Levinson-Kaiser Realty Co et al; M S Feiler, atty.

Lefferts av, ss, 679.6 w Bklyn av, runs s33xw6 inch xs77.xw20xn110 to Lefferts av xs 20.6 to beg; Paolo Marchesano agt Carmine Orlando; to recover possession; J E Finegan, atty.

Stockton st, 305; Wm Grimm & ano agt Esther Josephs et al; to bar all claims; O F Struse, atty.

Halsey st, nes, 75 sw Bushwick av, 20x100; Kath Christ agt Henry Christ et al; partition; H C Glove, atty.

13TH av, es, 60 n 73d, 20x80; Adolph Bookman agt Rocco Scianna et al; L & J Weinberger, attys.

JULY 8.

DeKalb av, nwc Adelphi, runs nw106.3x w13.1lxw26.2xs32xs45 to av xe27.1 to beg; Peekskill Savgs Bank agt Evelyn E Dunn et al; T F Redmond, atty.

Schenectady av, es, 80.3 n Prospect pl, 19x90; Charlotte Leech agt Thos A Connor et al; H L Thompson, atty.

Navy st, 246-8; Leopoldo Fusco agt Amato Castellano et al; Angelo Mignone, atty.

Bay 22D st, nws, 410 sw 86th, 65x96.8; S Bklyn Savgs Instn agt Alex Volker et al; Coombs & Whitney, attys.

83D st, nec 2 av, 140x100; Josephine Bate agt Sarah Crawford et al; T F Redmond, atty.

99TH st, sws, 294.6 se 4 av, 26x97.6; Wm L Dowling agt Marcy Constn Co, et al; Albt H T Banzhaf, atty.

St Marks av, ns, 312 e Rogers av, 20x 125.3; Henry C Needham agt Hallie J Ordng et al; Wm A Goodhart, atty.

Central av, se Weirfield, 20x80; Sadie Held agt Sarah Jenkins et al; Simon Berg atty.

39TH st, ss, 258.4 e 6 av, 16.8x100.2; Abr Sklar agt Roselle Realty & Constn Co et al; Julius Blum, Jr, atty.

39TH st, ss, 241.8 e 6 av, 16.8x100.2; same agt same; Julius Blum, Jr, atty.

39TH st, ss, 225 e 6 av, 16.8x100.2; same agt same; Julius Blum, Jr, atty.

Union st, 780; also MONROE ST, ss, 180 w Lewis av, 20x100; also MONROE ST, ss, 348 e 7 av, 21x90; also 74TH ST, sws,

85.11 nw 11 av, runs sw—xse—xe— to cl blk bet 73d & 74th x along said cl — x running parallel with 12 av 130 to cl 73d xse—x parallel with 12 av 130 to cl blk bet 73d & 72d xse480x along land Franklin Allen —xe— to centre Ovington av x along cl Ovington av — x parallel with 12 av — to cl Bay Ridge av x along same — to cl 12 av x along same to division line bet lands of Wm Spence & land formerly of O V Jennings turns northwesterly x following division line & crossing 71st diagonally & block bounded by 71st & 72d, 11 & 12 avs to cl 11 av x along same line continued to division line bet land of said Spence & said Impt Co x along said division — to 74th or beg; also BAY RIDGE AV, nc 12 av, runs ne52.2 xw157.10xse148.11 to beg, gore; also 70TH ST, nc 12 av, runs nw360xne100xnw240x sw100 to st xnw100xe403.5 to Bay Ridge av xse320 to 12 av xsw200 to beg; also 70TH ST, sws, 100 se 11 av, 600x200 to 71st; also 71ST ST, sc 11 av, runs sw40 xse100xsw120xnw100 to av xsw37.7xe— to st xnw549.3 to beg; Jas K O Sherwood et al agt Jos F McClean et al; set aside conveyances; Fredk Durgan, atty.

JULY 9.

17TH av, es, 107.2 n Cropsy av, 20x96.8; Margt Flynn agt Wilbur S Scudder & ano; Arrowsmith & Dunn, attys.

E11TH st, es, 50 n Slocum pl, 50x100; Chas H Rauffuss agt Sophia Lerner et al; Ira H Garlich, atty.

Bay Ridge av, ns, 200 w 10 av, 20x90; Julia Schmidt agt Safe Realty Corp et al; Jno A Holzapfel, atty.

Same prop; same agt same; same atty.

69TH st, ns, 240 w 10 av, 20x90; Clinton Tappan & wife agt Safe Realty Corp et al; same atty.

53D st, ss, 160 e 7 av, 20x100.2; Lizzie Prinz agt Harry W Lippman et al; C F Corner, atty.

53D st, ns, 180 e 7 av, 20x100.2; same agt same; same atty.

5TH av, es, 60 s 10th, 20x74; Henry E Schwab agt Nellie Schwab; to create a trust; Menken Bros., attys.

21ST av, nwc 77th, runs w573.4xn201.2x e— to av xs280 to beg; Henry L Walker agt Hermann H Kaeuper & ano; A B Rosenfield, atty.

3D av, sec Bergen, 50x100; Jerome G Atkinson agt Leopold Waldmann et al; Wingate & Cullen, attys.

Pacific st, ss 447.4 e Rochester av, 16.8x 107.2; Lillian L Canda agt Gertrude N Phillips eta l; Harry L Thompson, atty.

Debevoise st, ns, 75 e Morrell, 25x100; Morris Berger agt Emerson Land Impt Co et al; Mitchell May, atty.

Court st, nws, 63.4 sw Hamilton av, 20x 100; Jane Turnbull agt Saml Wasinsky et al; Grover M Moscovitz, atty.

JULY 10.

Guernsey st, es, 125 s Calyer, 25x100; Jas S Douglass as admr, &c, Clara A Roberts agt Mary A Brush as devisee will Jno H Douglass; L J Morrison, atty.

Linden av, swc New York av, 70x100; Jas Hannigan agt Bridget Saladino & ano; W H Smith, atty.

Rogers av, swc Av D, 26x100x25x100; Baldassare Federico agt Rose Constn Co; Albt W Meisel, atty.

Gravesend av, nwc Av F, 40x80; Jno Keck agt Clara Gilbride et al; Burlingame & Sheffield, attys.

Bergen st, ss, 424.6 w Rockaway av, 40 x127.9; Abr Meltzer agt Jos Malkin et al; Jos J Schwartz, atty.

E 5TH st, es, 140 s Av H, 19.3x100; Simon Shapiro & ano agt Seid Realty Co & ano; Kugel & Saxe, attys.

74TH st, sec New Utrecht av, 119.4x100 x70.4x111.4; Clinton T Roe agt Johanna C Blake et al; DeWitt C Hayes, atty.

FORECLOSURE SUITS.

Manhattan and Bronx.

JULY 6.

Houston st, swc Wooster, 50x95; Edgar N Sidman agt Fluri Constn Co; Fletcher, McCutchen & Brown, attys.

2D av, 2428; N Y Trust Co agt Monie Klein et al; Roelker, Bailey & Stiger, attys.

1ST av, 1026-30; Tillie Wacht agt Frank Wolfer et al; S Wacht Jr, atty.

25TH st, 127-31 W; Estelle Quinlan agt John E Olson; B M Kaye, atty.

Greene st, 132-4; Greenwich Svgs Bank agt Clara O B Bayne et al; B A Sands, atty.

5TH av, nwc 129th, 99.11x110; Greenwich Svgs Bank agt Louis Silverman et al; B A Sands, atty.

JULY 8.

Cambreling av, 2326; Henry Elbelhor agt Augustus Kratz et al; S Williamson, atty.

Davidson av, es, 90 n 177th, 49x50.7x irreg; also DAVIDSON AV, es, 188 n 177th, 51.4x55.2x irreg; also 177TH ST, ns, 31.11 e Davidson av, 32.9x78.11x irreg; also DAVIDSON AV, ws, 100 n 177th, 25x 94.5 (four actions); Wm I Seaman agt Irving A Brogan et al; W S Bartlett, atty.

Pleasant av, 285; Isaac Goodstein agt Jno Focarile et al; A H Schwartz, atty.

7TH av, 2195; David Fawlowitz agt Jos A Barry et al; Wolf & Kohn, attys.

9TH st, ss, 162.6 e 1 av, 37.6x77.10; Edw R Stehl agt Becky Sobel et al; C H Friedrich, atty.

57TH st, 545-7 W; Stephen H Jackson agt Minnie Rubinstein et al; S H Jackson, atty.

100TH st, ns, 180 e 2 av, 40x100.11; Helen Sturges-Du Bois agt Dorothy Eickelberg et al; Cary & Carroll, attys.

104TH st, 128 W; Mary A Kaufman agt Eliz A Weaver; S Wechsler, atty.

116TH st, 324 E; Sarah F O'Reilly agt Nicholas Conforti et al; Simpson & Cardozo, attys.

218TH st, ss, westerly 1/2 of lot 149 map of Wakefield; Eliz A Diller agt Nicola Finelli et al; Fettritch & Seybel, attys.

JULY 9.

44TH st 411-13 W; Samson Lachman agt Saml Rodt et al; Lachman & Goldsmith, attys.

15TH st, 611-13 E; Roscoe H Channing et al exrs agt Orelia R Blanchard et al; Foley & Martin, attys.

96TH st, ss, 208.6 e 3 av, 48.3x100.8; Oscar Vezin agt Roxani T Boyd et al; O Englander, atty.

135TH st, 116 W; Marie Robert agt Harry Goodstein et al; M S Borland, atty.

141ST st, 605-7 W; Morris Lederman agt Donald Campbell Co et al; J L Bernstein, atty.

141ST st, 227-9 W; Phillip Tenzer agt Jno M Wellbrock et al; J I Bertram, atty.

Lafontaine av, ws, 112.6 n 178th, 37.6x 100; Prospect Investing Co agt Weller Meeker Realty Co et al; S W Collins, atty.

Norfolk st, 152; Rosa Saberski et al agt Louis Rosen et al; Barker & Wager, atty.

Worth st, 192 & Mulberry st, 8; Robt Graves et al trstes agt Pietro Firoeto et al; M S Borland, atty.

Simpson st, es, 99.11 s Home, 25x100; Fredk Einberger agt Tremont Bldg Co et al; W A Keating, atty.

Forrest av, es, 209.6 n 161st, 21x100; also TINTON AV, ws, 210.6 n 161st, 22x100; Sarah A Thurber extrx agt Margt J Tyrrell et al; F P Trautmann, atty.

Hughes av, es, 362.10 s Pelham av, 25x 87.6; Gustave Plonsky agt Michele Pascucci et al; Menken Bros, attys.

JULY 10.

Lots 84, 95, 96, 97, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115 & 116, map of Siems Est, Bronx; Hudson P Rose agt Jno Gorman et al; W Langdon, atty.

Charlotte st, ws, 34.9 n Jennings, 40x 100; Israel Karp et al agt Cotoba Realty & Construction Co et al; amended J L Bernstein, atty.

131ST st, 118 W; N Y Trust Co agt Jno Glass Jr Constn Co et al; M S Borland, atty.

53D st, ss, 275 w 1 av, 25x100.5; American Mtg Co agt Rachel Levy et al; M S Borland, atty.

Amundson av, es, 300 s Randall av, 50x 100; also MONTICELLO AV, ws, 375 n Randall av, 35.11x100; Aloysius Fellenstein agt Nelly Nelson; J L Zoetzel, atty.

Bailey av, es, 154.6 s 233th, 20.1x83.5; Louis H Bode agt Tessier Bldg Co et al; J H Hayes, atty.

Gold st, 78; W W Walker agt Ada E Carter et al; Wood, Cooke & Seitz, attys.

158TH st, 522-4 W; Saml Wacht agt Isidor Bear et al; S Wacht, Jr, atty.

117TH st, ns, 81 e 2 av, 24x50; Metropolitan Svs Bank agt Benj Pompolio et al; A S & W Hitchins, attys.

134TH st, 102 W; Abr Shapiro agt Isabella M Pettet et al; Kogan & Goldstein, attys.

Plot B & Lot 96, map of St Raymond Park, Bronx; Abbie E Wille agt Felix De Canio et al; Clocke, Koch & Reidy, attys.

Pitt st, ws, 100 n Grand, 25x100; Frank J Dupignac agt Barnet Fishman et al; amended; R C Dorsett, atty.

11TH st, 57-9 E; U S Trust Co of NY agt J C Lyons Bldg & Operating Co et al; Stewart & Shearer, attys.

64TH st, 35-7 W; Zacharias H Oppenheimer agt Paul B Pugh & Co et al; Meighan & Necarsulmer, attys.

171ST st, 498 E; Everett House et al agt Max Tannenbaum et al; W C Rosenberg, atty.

72D st, 161 E; Robt Graves et al agt Wm B Trowbridge et al; M S Borland, atty.

JULY 11.

Park av, 1964; Stephen H Jackson agt Mary A Strayer; S H Jackson, atty.

Eagle av, nec 161st, 25x100; Lincoln Trust Co agt Sol M Schatzkin et al; M S Borland, atty.

109TH st 232 E; Wm F Moore agt Chas L Adrian exrs & c et al; Simpson & Cardozo, attys.

11TH st, ns, 75 w Mad av, 25x100.11; Mercy M Plum agt Elansee Realty Co et al; A A Silberberg, atty.

116TH st, 350 E; Eliz H Hoar agt Lordi Pernetti & De Respiris Constn Co et al; J S Tenny, atty.

158TH st, 526-8 W; Saml Wacht agt Isidor Bear et al; S Wacht, Jr, atty.

Madison pl, —s, lot 108 map of Hudson Park, Bronx; Margt B La Tourette agt Lucia Zinco; Morris & Planto, attys.

Convent av, ssc 144th, 24.11x94.5; Thos B Hidden agt Martin J Earley; L S Hulse, atty.

Lot 115, amended map of prop of Cammann Est, Bronx; Anna M Lindsley agt Herbt F Ingrass et al; E K Brown, atty.

JULY 12.

Brook av, ws, 80 s 137th, 40x100; Frieda Hart agt E & W Constn Co et al; J S Benstein, atty.

131ST st, 246 W; Lawyers Mtg Co agt Isaac Rosenstock et al; Cary & Carroll, attys.

116TH st, 322 E; Francis G Lloyd et al agt Jas A Cunningham et al; Merrill & Rogers, attys.

156TH st, ss, 90.1 e Eagle av, 37.6x100; Sarah Sibbald agt Patk H Clune et al; W B Safford, atty.

Spring st, 48 & Mulberry st, 209-11; Esthem Ratkowsky agt Michl Bonn et al; E A Isaacs, atty.

127TH st 114-16 E; Amanda Webb agt Flora Bachrach et al; Shaw, Fisk & Shaw, attys.

127TH st, 112 E; Cath Palmer agt Flora Bachrach et al; Shaw, Fisk & Shaw, atty.

Cauldwell av, ws, 325 n 161st, 18x100; Emil Leuenberger agt Irma Huppe et al; Otterbourg, Steindler & Houston, attys.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JULY 6.

Walker av, ws, 124.6 nw Frisby av, 25x 104; Maria L Seifert loans Albert Freyer to erect a —sty bldg; — payments, 8,000

187TH st, ss, 120.9 w Southern blvd, 25x 70x irreg; Henry M Powell loans Kitchen Improvement Co to erect a —sty bldg; — payments, 16,500

215TH st, 932 E; Barbato Andriola loans Alessio Monaco & Angelo Gnazzo to erect a —sty bldg; — payments, 2,000

JULY 8.

Webster av, nwc 197th, 98.2x104.5; Greenwich Mortgage Co loans Evelyn Building Co; to erect a —sty bldg; — payments, 30,000

JULY 9.

30TH st, ns, 188.7 w 6 av, 161.5x60.6x irreg; Metropolitan Life Insurance Co loans F & L Bldg Co to erect a — sty bldg; — payments, 475,000

JULY 10.

Bleecker st, ss, 75 e W Bway, 25x100; Hugo E Distelhurst loans Nathan Harrison Realities to erect a — sty bldg; — payments, 2,000

Madison av, swc 30th, 74.1x95; Albt Jarmulowsky, Meyer Jarmulowsky, Louis Jarmulowsky & Max Markel exrs & c loan Lee Holstein Constn Co to erect a 12-sty loft; 9 payments. 150,000

JULY 11.

Bergan av, sec 152d, 51.5x100; Manhattan Mtg Co loans S & B Bldg Co to erect a 6-sty apartment; 15 payments. 52,000

JULY 12.

Seabury pl, es, 50 n 172, 100x100; American Mtg Co loans Seabury Realty Co to erect a — sty bldg; — payments, 85,000

Nagle av, nec Arden, 110x134; City Mtg Co loans Hensle Constn Co to erect a 6-sty apartment; 14 payments. 130,000

48TH st, ss, 275.6 e 8 av, 99.6x100.5; Union Estates Co loan Frazee Realty Co to erect a — sty theatre; 3 payments. 70,000

Chrystie st, 195-7; N Y Life Ins Co loans Minsker Realty Co to erect a 9-sty store; 11 payments. 160,000

ATTACHMENTS.

Manhattan and Bronx.

JULY 5.

Marino, Francesco & Guisepppe; G De Lutio; \$2,147.76; R J M Bullowa. Regensteiner Colrtype Co; P Altbach et al; \$1,916.70; R Marks.

JULY 6 & 8.

No Attachments filed these days.

JULY 9.

Puccio, Pietro; Giuseppe Puccio; \$2,400; R J M Bullowa.

Foscato, Carlo; Jno B Owens; \$542.69; Foulds & Galland.

U S Motor Co; Albt Mattinez; \$3,748.21; Douglass & Minton.

Citizens' Trust Co; Eugene Van Schaick; \$737.93; Van Schaick & Brice.

JULY 10.

Miller, Albt R; Geo A MacIntosh; \$2,150; H Best.

CHATEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JULY 3, 5, 6, 8, 9 & 10.

Aaron, Jno, 226 W 144th..Consolidated Gas Co. Ranges. 54

Arnold, Eva & B W Meyer & M L Rosenbaum, 57-9 E 96th..Consolidated Gas Co. Ranges. 60

Dertinger Constn Co, Charlotte st, ws, 140 n Jennings..Central Union Gas Co. 20 ovens. —

Donnelly, Jas F, Clinton av, ws, 264 n 181st..Northern Union Gas Co. Ranges. 225

Donnegan, Maria A, 306 W 109th, ss, 138 w Bway..Judith W Richardson. Land, &c. 10,000

Kessler, Max, 162 E 111th..Raisler Heating Co. Steam Heating Apparatus. (R) 355
182d St Realty Co, Kelly st, ws, 160 s Westchester av..Central Union Gas Co. Ranges. 120
Silverberg, Isaac L, 551 W 169th..Consolidated Gas Co. Ranges. 51

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JULY 3, 5, 6, 8, 9 & 10.

Garvey, Jno M, 1410 E 15..Hudson Mantel & Mirror Co. Buffet. \$110
Harbor View Constn Co, 6th av nr 53d..Colonial Mantel & Refrig Co. 850

Hegeman Bldg Co, Hegeman st nr Georgia av..Hudson Mantel & Mirror Co. 480

Howard Degraw Co, Washington av.. & Prospect pl..A Weinstock. Mantels. 470

Joseph Hynes Realty Co, 48th st nr 11 av..Hudson Mantel & Mirror Co. (R) 414

Same, 11 av nr 48th..same. (R) 2,000

Levine, Harry, 179 Tompkins..Raisler Heating Co. Steam Heating. 650

Lippman, H W, 621-4 74th..West End Gas Fixt Co. 450

Louis W Beveridge Inc, 11 av & 53d..Friedman & Cooper. Steam Heating. 2,100

MECHANICS' LIENS.

Manhattan and Bronx.

JULY 6.

225TH st, ss, 236 w Paulding av, 100x 109; Church E Gates & Co agt Wm Ringelstein (32). 485.90

Same prop; Westchester Wood Working Co agt Wm & Chas Reigelstein & Etta Reigelstein (33). 1,150.00

121ST st, ss, 100 e Ams av, 118x100.11; Wm C Lahey agt Robt Wallace & Ralph A Martin Co (35). 145.00

Prospect av, ws, 60 s 180th, 47x100; Frank J Johnson agt Jno Doe & Raphael Kurzrok (36). 350.00

Eldridge st, 105-7; Julius M Schwartz agt City of N Y & Finance Dept City of N Y & Moritz Tolk (37). 4,184.00

222D st, ns, 280 w White Plains av, 50x 114; Cipolla Contrg Co agt Rosario Spitaleri, Jas Biloni & Francesco Moscato; renewal; (38). 468.25

18TH st, 162 W; Saml Popick agt Jas Dowd & Jos Freeman (39). 69.00

17TH st, 33 E; Empire Brick & Supply Co agt Townsend Wandell & Harris D Colt trstes & Martin & Mandell (40). 50.90

125TH st, 112-18 E; Fritz Iron Wks agt Fredk F Proctor & Elec Carriage Call & Specialty Co (41). 678.00

JULY 8.

225TH st, ss, 236 w Paulding av, 100x 108; Westchester Wood Working Co agt Wm Ringelstein & Chas Ringelstein (42). 1,150.00

Broadway, nwc 73d, 213.8x185; Anthony Carnol agt Onward Constn Co & Andrews Floor Planing Co (43). 75.00

Freeman st, 968; Arthur H Oesterheld agt Marie H Beran & Wm Simpson (44). 15.00

Amsterdam av, sec 175th, 100x150; Jno Cullo & Bros agt Lentz Realty Co (45). 950.00

17TH st, 33 E; Empire Brick & Supply Co agt Townsend Wandell & Martin & Mandell (46). 50.90

Starling av, ss, 50 e Olmstead av, 50x -00; also OLMSTEAD AV, es, 130 s Starling av, 50x100; Williamsport Radiator Co agt Starling Realty Co & Wm A Changer (47). 252.31

JULY 9.

Amsterdam av, 133-5; Peter C Spence agt Jno J Mooney, Geo D Saydam & Danl F McCann (48). 335.52

Eldridge st, 50-2; Herringbone Metal Lath Co agt Witty Bros, Weinstein & Katz & Buchalter Weinstein Co (49). 613.88

48TH st, 155-61 W; Rumsey Pump & Machine Co agt Finance Co of Pennsylvania et al, Cramp & Co & Louis Frakas (50). 468.50

31ST st, 29 E; Frank De Caro agt 31st St-Madison Co, Terry & Tench Co & Riley & Corrigan (51). 205.00

Av B, 165; Stechler & Urbach agt Betty Glick (52). 16.50

Amsterdam av, swc 175th, 100x150; Elbert Skammel agt Lentz Realty Co (53). 2,190.00

Edgecombe av, ws, 174.1 n 152d, 75x100; E I Du Pont De Nemours Powder Co agt Jas A Deering, Wm Henderson & Patk Reddy (54). 202.87

19TH st, 22-28 W & 18TH st, 19-23 W; Story & Flickinger agt Geo Stugard, N Y Real Estate Associates & Lenus Realty Co (55). 500.00

108TH st, 109-11 E; Stechler & Urbach agt Ray Greenberg & Betty Glick (56). 28.00

225TH st, ss, 236 w Paulding av, 100x 109; Pietro Serrillo agt Wm & Etta Ringelstein & Chas Ringelstein, Jr (57). 292.00

20TH st, 26 W; Eugene J Flood agt Bertha K Bartlett, A C Bach, Frank Keller & Richd Barthel (58). 306.00
48TH st, 155-61 W; H P Read Lead Wks agt Finance Co, Cramp & Co & Louis Farkas (59). 239.92

JULY 10.

31ST st, 15 W; Morris Rubin agt Robt Smith & Frank Siegel (60). 120.00
Broadway, St Nicholas av, 165th & 166TH sts, block &c; Jno J Conway agt Hippodrome Co & 165th Street Realty Co & Patk Reddy (61). 1,100.00

Broadway, swc 42d, 51.4x86.2x irreg; Gustave E Walter agt Lankershire Realty Co & Ernest H Fleischmann Co (62). 3,898.84

Madison av, sec 29th, 98.9x100; Metal Stamping Co agt Thos Addis Emmet Realty Co & Cherry Driscoll Co (63). 134.40

175TH st, 500 W; Isaac Bonyor agt Lentz Realty Co, Frank Miller & Benj Nieberg (64). 2,050.00

Vermilyea av, 149-59; Michl McNamara agt Allen Constn Co & Sam Rosen (65). 100.90

13TH st, 427-9 E; Max Gordon et al agt Carisbrooke Realty Co & Coles Contracting Co (66). 110.00

JULY 11.

181ST st, ns, 21 w Honeywell av, 50x88 x50x81; Ely Greenblatt agt Warren Bldg Co. (67). 1,100.00

119TH st 71 W; Eugene Ducklauer agt S Wald & Benj Z Stanger (68). 93.75

Decatur av, 2969; Adolph J Pelunis agt Clark B Augustine (69). 319.70

Broadway, 627-9; Pruslin Bros agt Danl or David Richter & Windsor Constn Co, Inc (70). 508.35

Crotona av, nec 176th, 117.8x109.2; Colon & Hartnett agt Nu Law Realty & Constn Co (71). 2,000.00

Water st, 548; Morris Nassau agt Michl Miller & Freedman Iron Works (72). 640.00

Prospect av, 2091; Harry Karp agt Raphael I Kurzrock & Mr Stoop (73). 83.30

Gun Hill rd, sec Webster av, 26.4x73x irreg; Nathan Bernstein et al agt Maria Armanino & Barnett Besner (74). 105.00

John st, 33-5; Plumacher Contracting Co agt Jno Doe, U S Cigar Store & Robinson & Webber (75). 590.00

JULY 12.

Liberty st, 107 & Church st, 6; Iroquois Door Co agt Church Liberty Leasehold Co & Jno Kennedy & Son (76). 168.11

Eldridge st, 50-2; Louis Weinstein agt Henry & Saml Witty, Weinstein & Katz, Inc, & Buchalter & Weinstein Co (77). 967.78

Amsterdam av, swc 175th, 100x150; Guarantee Electric Co agt Lentz Realty Co (28). 550.00

7TH av, nwc, 123d, 100.10x75; Nathaniel Wise Co agt Jno H Springer & Jas A Mooney (renewal) (79). 142.10

23D st, 128-30 E; East Side Metal Ceiling Co agt Rota Bldg Co; Harry Pruzansky & Jacob Sidolsche (80). 225.00

41ST st, 43-45 E & 42D st, 30 E; E E Paul Co agt Athens Hotel Co (renewal) (81). 15,385.50

Brook av 151; Leon Glasser agt Hans A B Knudsen (82). 89.50

130TH st, 509-11 W; Benj Goldberg agt Louis Manheim & Nestor Holding Co & Hyman Cohen (83). 77.86

Borough of Brooklyn.

JULY 3.

Bath av, 1427-29; Bernard Sternbach agt Fredk D Bandell. 200.00

E 16TH st, es, 380 s Av Q, 40x100; Jno Rosendahl agt Josephine Rodde, Fred Askin & Rupp Bros. 44.75

Lott av, nwc Bristol, 60x100; Morris Udlevitch agt Bristol Bldg Co & Jas Moore. 75.60

New Lots av, ns, from Hinsdale to Williams av, 200x100; Steinberg Steam Cut Stone Co agt Gordon Bldg Co. 550.00

Av S, ss, from E 13th to E 14th, 200x100; also HOMECREST AV, es, 300 n Av T, 40x100; Louis Rosiello agt Raphael & Savorale Caporale & Howard Constn Co. 1,653.00

S Portland av, 6; Axel L Anderson agt Leonora Obendorfer. 1,116.50

Coney Island av, 2533; Henry Albrecht & ano agt Wm Wengerath. 70.23

Union st, 835; Frank Pollenz agt Ida I & Jno Eckhoff. 52.55

Clermont av, 480; Andw Johnson agt L D & "Mary" Fairbrother & Thos Carroll. 400.00

Greene av, 60; Jas T Clark agt Lucy A B Sterling & Jno Kennedy & Son (Inc) 145.00

New York av, es, from Park to Sterling pl, —x—; Jas T Clark agt Bklyn Methodist Episcopal Church Home & Jno Kennedy & Son (Inc). 577.82

74TH st, ns, 383.8 w 7 av, 200x100; Barnett Baltowsky agt Lippman Realty Co & Harry W Lippman. 600.00

70TH st, swc Ft Hamilton av, 100x140; Barnett Baltowsky agt Lippman Realty Co & Harry W Lippman. 600.00

New Lots rd, ns, from Williams av to Hinsdale, 211.10xirreg; Sam Bederson & ano agt Gordon Bldg Co, David Gordon & Abr Kaidinsky.

JULY 5.

55TH st, nec 6 av, 80x100.2; R L Williams agt Harry Lippman. 75.00

Sutter av, nwc Douglass st, 25x100; Elias M Pilzer agt "Jessie" & James O'Connor. 225.00

Howard av, es, 80 s Park pl, 125.8x100; Elias M Pilzer agt L & D Improvement Corp. 1,400.00

E 24TH st, es, 175 n Av L, 37.6x100; R L Williams agt Anna Sondergard. 10.00

13TH st, ws, 380 s Av N, 20x100; M Jos Whelan agt Chas E Carlton & Slocum Park Constn Co. 410.00

Greene av, 60; Sternberg Iron Works agt Lucy A B Sterling & Jno Kennedy & Son Inc. 45.00

Livonia av, wc Hendrix, 100x100; Block, Greenberg Lumber Co agt Hendrix Bldg Co. 81.49

55TH st, nec 6 av, 80x100.2; Kingd Highway Electrical Co agt Lippman Realty Co & Harry W Lippman. 350.00

Beard st, 132; Morris Field agt Mrs Keeley. 138.50

7TH av, ws, 50.2 s 48th, 125x100; R L Williams agt Harry Lippman. 35.00

JULY 6.

82D st, ss, 225 e Narrows av, 300x100; Hull Grippen & Co agt Russell B Smith & Russell B Smith Inc. 387.30

61ST st, ns, 200 w 15 av, 40x100; Luca Bonagura agt Michl Wilson & J H Walters. 200.00

Same prop; same agt same. 120.00

4TH av, swc 47th, 103x100; Max Duckor & ano agt Belinky Constn Co & Max Belinky. 1,225.00

New Jersey av, ws, 112.6 n Glenmore av, 87.6x100; Block & Greenberg Lumber Co agt Purdy Constn Co. 46.25

Washington av, 727; Prospect Deco4 rating Co agt Alice McConville. 80.00

Washington av, 658; Prospect Deco4 rating Co agt Kate M wife of Patk C Victory & Lillie Victory. 71.00

East New York av, es, from Park to Sterling pls, 255.7x350; Lewis & Eggington agt Eklyn M E Church Home & Jno Kennedy & Son. 315.2

JULY 8.

W 29TH st, es, 130 n Mermaid av, —x—; Jas McKnight agt Cristoforo Morrhazzo. 53.00

47TH st, swc 4 av, 103x100; Simonelli Co agt Max Belinky & Belinky Constn Co. 322.00

Park pl sec New York av & extending through to Sterling pl; McLoughlin & Donovan agt Methodist Episcopal Home for the Aged & W H Smith Heating Co (Inc). 666.49

Penn st, ses, 80 e Wythe av, 30x100; Simonelli Co agt Maurice B & Julius B Pearlstein. 63.00

Elton st, es, 96.2 s Atlantic av, 75x100; Kadansky Glick & Baderson agt Jos D Cohen (Inc) & Jos D Cohen. 980

Beaumont st, es, 220 s Oriental blvd, 40 x100; Walter A Dick agt Walter B Lachicotte. 2,102.12

Garfield pl, ss, 139 w Prospect Park W, 50x100; Mahnken Bldg Material Co agt Mathilde E Lang & Jno Kennedy & Son (Inc). 1,501.16

JULY 9.

E 2D st, 390; Jacob Widder & ano agt Emma Hoffman. 160.00

Grand st, ss, 16.8 w Roebling, 40x100; Rocco Dalto agt Geo Ludwig & Jos Casalino. 21.00

Park pl, sec New York av, —x—; Claremont Lumber Mfg Co agt Methodist Episcopal Home & Jno W Kennedy & Jno Kennedy & Son 1,600.00

100TH st, ns, 140 or 125 w Ft Hamilton av; Thos H Atkinson agt Edw O'Connor. 77.30

Bedford av, es, 64.3 n Sterling pl, 35.3x 90.10; Wm Tilly agt Saml H Everatt Jr. 128.00

Siegel st, ss, 82.6 e White, 57x100; also MOORE ST, ns 196.6 e White, 28.6x100; Sam Brounstein agt Shetland Co & Morris Segall. 150.00

Myrtle av, ns, 200 w Tompkins av, 20x 100; Adolph Rutka agt Wm Francis & Jas Cinque. 27.00

Atlantic av, 1548-56; Jacob Felner agt Bay Ridge Constn Co, Louis Karasik & Tillie Karasik. 541.00

West st, ws, 20 s 40th, 40x95; A P Hogle Co agt First Congregation of Kensington Fifereth Israel, Harry Jacobson & "John" Rosenstein. 280.00

Parkside av, nwc Parkside ter, 41.7x 104x40x95.5; Bklyn Kalamein Door Co agt Parkside Court Realty Co. 108.00

Hegeman av, nwc Georgia av, 100x100; Saml Feinstein agt Hegeman Bldg Co. 275.00

Park pl, sec New York av, 350x255.7 to Sterling pl; Otis Elevator Co agt Bklyn M E Church Home & Jno Kennedy & Son. 580.00

JULY 10.

Essex st, es, 96.2 s Atlantic av, 45x100; Square Lumber Co agt Jos D Cohen Inc & Jos D Cohen. 314.22

Sackman st, ws, 250 n Liberty av, 50x 100; Robt Blumenzweig agt Annie Mayer-son. 35.00

West st, ws, 50 n 40th, 100x100; Paul Witt agt Jos B Thompson. 144.00

Ocean pkway, es, 807.9 n Neptune av, 220x148, David Janovsky & ano agt Penn Constn Co. 1,400.00

Bklyn av, es, 295 n Glenwood rd, 240x 100; Reubin Co-operative "General Cornice Roofing Co" agt Homesborough Realty Co & Henry B Feldberg. 100.00

Harrison st, 66-70; Sam Bassewitz agt Jas Scotto. 342.00

Morton st, 48; Nathan Cohen agt Philip P Fitzsimmons & wife & Peter Murray & Jos Mauceri. 132.00

Essex st, es, 96.2 s Atlanite av, 75x100; Square Lumber Co agt J D Cohen Inc & Jos D Cohen. 314.22

Hegeman av, nwc Georgia av, 100x95; Jos G Scharff & ano agt Hegeman Bldg Co. 111.90

47TH st, swc 4 av, 103x100; Nathan Pressman agt Belinsky Constn Co & Max Belinsky. 107.00

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

JULY 6.

No Satisfied Mechanics Liens filed this day.

JULY 8.

31ST st, 5-9 E & 32D st, 6-10 E; Robt A Keasbery Co agt Stockton Realty Co et al; Aug10'10. 707.49

JULY 9.

Union av sec 160th; G A Conway agt Jno Randall et al; Mar28'12. 61.70

Same prop; Morris Marks agt same; Mar30'12. 173.85

41ST st, 221 W & 42D st 224 W; Du Pont De Nemours Powder Co agt Asa G Candler et al; July'12. 645.23

JULY 10.

Amsterdam av, 133-5; American Pump & Tank Co agt Jno J Mooney et al; July5 '12. 174.00

Webster av, es, sec 11, blk 3030, Bronx; Max Juster agt Frank J Mulgannon et al; Feb24'11. 280.00

JULY 11.

Bleecker st, 170; J P Duffy Co agt Est of N Low et al; Mar22'12. 104.88

Allen st, 58; Herman Slate Co agt Ridley Est et al; Feb29'12. 54.00

JULY 12.

Whitlock av, 848-60; Michl McNamara agt Lockwhit Co et al; July6'12. 67.60

17TH st, 107-9 E; Harry Rosenbaum Iron Works agt Jno Kroder et al; June 12'12. 223.72

31ST st, 15 W; Hyman Rosenberg agt Robt Smith et al; June26'12. 125.00

77TH st, 332-6 E; David Greenwald et al agt Otto Doepfner et al; July31'11. 8,285.50

Same prop; Roman Marble Works agt same; Aug16'11. 425.00

For Brooklyn Satisfied Mechanics Liens, see page 89.

ORDERS

Borough of Brooklyn.

JULY 3.

W 29TH st, es, 130 n Mermaid av, 20x 31; Cristoforo Morrhazzo on Home Title Co to pay Fisher & Voorhies. 450.00

65TH st, ns, 200 w 14 av, 20x70; Alfonso Palermo on J Lehrenkrauss & Sons to pay J P Duffy Co. 300.00

Eastern pkwy, ns, 209.3 from Schenectady av, 150x120.7; Utopark Corporation on Lawyers Title Ins & Trust Co to pay Jos I Aaron. 1,100.00

65TH st, ns, 200 w 14 av, 20x70; Alfonso Palermo on J Lehrenkrauss & Sons to pay J P Duffy Co. 450.00

Same prop; same on same to pay same. 350.00

JULY 5.

Johnson st, ss, 120 w Coney Island av, —x—; P & S Constn Co on United States Title Guarantee Co to pay Gowanus Wrecking Co. 500.00

Schenectady av, es, 100 n Park pl, —x —; Johanna Grafton on Home Title Ins Co to pay Gowanus Wrecking Co. 247.09

13TH av, es, from 75th to 76th, —x—; M & J Constn Co on Smith Doughty & Weynberg to pay Colwell Lead Co. 1,000.00

JULY 6.

No Orders filed this day.

JULY 8.

Rogers av, es, 90 n Av D, 50x80; Oscar E Olsen on Wm Welge to pay Audley Clarke Co. 1,400.00

E 24TH st, es, 175 n Av L, 37x100; N Sondergaard on Home Title Ins Co to pay W M Young. 168.65

Battery pl, es, 100 n 90th, 40x100; Hilda Falkenburg on Home Title Ins Co to pay Sylvester Ross Jr Inc. 1,045.00

E 24TH st, es, 175 n Av L, —x—; N Sondergaard on Home Title Ins Co to pay Chas H Finch & Co. 28.62

JULY 9 & 10.

No Orders filed these days.

JOHN P. KANE COMPANY

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

DISTRIBUTING YARDS: { FOOT EAST 14TH ST., N. Y.
FOOT WEST 96TH ST., N. Y.

145TH ST. AND HARLEM RIVER, NEW YORK.
6TH ST. AND GOWANUS CANAL, BROOKLYN.

P. J. HEANEY CO.
Mason's Building Materials
172d ST. and WEST FARMS ROAD
Telephone, 1530 Tremont

CANDEE, SMITH & HOWLAND CO.
MASONS' BUILDING MATERIALS
Main Office, FOOT OF EAST 26th STREET
Yards: Foot E. 26th Street Foot E. 53d Street 139th Street and Harlem River, Bronx

EMPIRE BRICK & SUPPLY COMPANY

YARDS
12th Ave., 47th to 48th Sts., Manhattan
150th St. and East River, Bronx
Morgan Ave. and Newtown Creek (near
Stagg St.), Brooklyn
Foot Twenty-fifth St., South Brooklyn

MANUFACTURERS OF **BRICK** AND DEALERS IN
MASONS' BUILDING MATERIALS
Executive Offices: 103 Park Avenue, cor. 41st Street, New York

WORKS
STOCKPORT, N. Y.
GLASCO, N. Y.

IN USE SINCE 1889
 **Dragon**
PORTLAND CEMENT
The Lawrence Cement Co.
Makers and Shippers 30 Million Bbls. Cement
1 BROADWAY NEW YORK

Distributor for Northern New Jersey
THE F. E. MORSE CO.
17 State Street New York

DRAGON for nearly a quarter of a century has been recognized for its absolute uniform quality and has won and held the confidence and unqualified endorsement of engineers and builders throughout the country. **DRAGON** has been specified and used exclusively on many of the finest public and private buildings; also on very important engineering works, such as subways, bridges, tunnels and aqueducts.

"WATERPROOF DRAGON" Write us for Information

Flooring mill to you - Stock carried here
Oak - Maple - Pine - Parquet Sq.
Metropolitan Flooring Co.
Platinum Bldg. Mt.
Phone 3317 Gramercy

DODGE REPORTS

If you could know in advance whenever a contract in your line is to be let, you would take advantage of the opportunity.

We can furnish you with daily accurate information in regard to all Building and Engineering enterprises contemplated or in course of construction which may require the use of products or services of all parties engaged in construction, equipment, decorating and furnishing.

Our system enables us to select only such matter as will interest YOU.

THE F. W. DODGE COMPANY

11 East 24th Street, New York

PHONE 362 CORTLANDT

E. J. JOHNSON
38 Park Row, New York
QUARRIER OF
ROOFING

SLATE

BLACK - GREEN - PURPLE - RED

BLACKBOARDS

STRUCTURAL SLATE

QUARRIES
BANGOR, PA. NORTH POULTNEY, VT.

N. & W. J. PECK CO.
MASONS' BUILDING MATERIALS

Agents Meier's Non-Staining Cement
Office: 103 Park Avenue

Yards: Foot of East 48th St.
Phone, 5787 Murray Hill

ORDHAM STONE RENOVATING CO. Established 1888
STONE AND BRICK BUILDINGS
CLEANED REPAIRED PAINTED
Office: 1123 BROADWAY, Townsend Building Telephone, 371 Madison Square

RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS 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. XC

No. 2313

New York, July 13, 1912

(2) PRICE 20 CENTS

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

26-7	806-21-26	1377-11	1710-41	2117-20
98-65	807-60-61	1379-10-12	1722-14	2118-29
116-31	809-62-63	1381-28	1745-63½	2128-57-58
210-2	837-66	1389-13	1748-33	2136-7
243-104	859-70-72	1406-7 & 43	1754-16½	2152-48
250-35-36	882-36-37	1436-45	1755-65	2167-79
287-32-33	885-76	1440-24	1767-67	2170-281
328-19	889-pt Lt 53	1443-26 & 48½	1778-9	2179-142
329-20	895-37	1472-pt lt 46	1783-16	2227-23
334-51	974-60	1494-44	1787-21½	2235-1-4
341-67	1072-20	1510-3	1810-1	2238-21-22 & pt Lt 5
384-11	1122-17	1517-7	1820-2 & 4	
395-39	1129-14½	1521-5 & 6	1833-7	
409-37 & 53-55	1143-20	1570-26-27	1854-53-54	
434-42	1156-11-13	1596-17	1842-59	
461-39	1162-12	1597-54	1902-23	297-36-37
463-39	1196-31	1598-9 & 46	1916-15½ & 33	329-15
515-37	1201-52	1606-40	1921-22½	330-77
574-53	1206-61 & 64	1610-35	1936-50½	344-25
611-14 & 72	1225-7½	1614-41½	1961-52	623-36
621-13	1236-55	1618-43	1963-55	754-72
642-4-11	1253-60	1632-20-21	1978-61	807-3
643-18	1275-61-62	1641-31	2001-pt Lt 60	857-22
702-14	1276-8	1650-2	2031-43 & 56-59	1034-18
720-18	1288-62	1656-41-43	2051-39	1381-38½
724-33	1324-29	1683-27	2111-23 & 81 & 92-94-95	1554-52
753-39	1362-1	1684-46	2115-14	1828-47½
800-35	1368-36			1944-2

WILLS.

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 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 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens
AT—all title
ano—another
av—avenue
admr—administrator
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
bdg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction

con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
certf—certificate
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
lt—lot
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pt—part
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn—stone
st—street
TS—Torrens System.
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

CONVEYANCES

Borough of Manhattan.

JULY 5, 6, 8, 9, 10 & 11.

- Broad st, 1-7**, see Wall, 23-7.
- Cathedral pkway, nec 7 av**, see 7 av, 1801.
- Catherine sl, 15**, see Catherine sl, 13.
- Catherine sl, 13** (1:250-35), sec Water (Nos 393-5), 18.2x51.6x19.2x53.9, 3-sty bk coopage; A\$9,000-10,000; also CATH-ERINE SL, 15 (1:250-36), es, 18.2 s Water, 17.8x49.7x17.1x51.6, 3-sty bk tnt & str; A\$6,000-6,500; Geo Ricard to Wm Lit-tauer, at Mt Morris, NY; mtg \$14,000; June30; July9'12. O C & 100
- Charles st, 50** see 88th, 44 W.
- Church st, 325** (1:210-2), es, abt 35 n Lispenard, 19x50x18.3x50, 4-sty stn loft & str bldg; Jane E Britton to Amanda B Manee, 1897 Mad av; B&S; June20; July 5'12; A\$14,000-15,000. O C & 100
- Columbia st, 98** (2:334-51), es, 300 n Rivington, 25x100, 4-sty bk tnt & str & 3-sty bk rear tent; J Meyer Israelowitz to Harry Wolf, 150 E 103; mtg \$19,000; July9; July11'12; A\$18,000-24,000. nom
- Cooper st, 11** (8:2238-pt lt 5), ss, 100 e Academy, 50x100, 3-sty bk dwg & vacant; Wm P Rice to Ceri Realty Co, a corp, 11 Cooper; June29; July5'12; A\$——. O C & 100
- Cooper st** (8:2238-pt Lt 5), ss, 150 e Academy, 100x100, vacant; Wm P Rice to Ceri Realty Co, 11 Cooper; mtg \$10,000; July6; July10'12; A\$——. O C & 100
- Delancey st, swc Essex**, see Essex, 85-9.
- East Broadway, 274** (1:287-32), ns, 149 e Montgomery, 20.6x60, 3-sty bk tnt; El-len C McManus to Harriet E Dixon, 27 Holywood, East Orange, NJ; June28; July5'12; A\$13,000-15,500. O C & 100
- East Broadway, 274**; Harriet E Dixon to New Era Club, 11 Montgomery; mtg \$12,500; July3; July5'12. O C & 100
- East Broadway, 276** (1:287-33), ns, 169.6 e Montgomery, 20.5x59.7, 3-sty bk club house; Ellen C McManus to Harriet E Dixon, 27 Holywood, E Orange, N J; June28; July5'12; A\$13,000-15,500. O C & 100
- East Broadway, 276**; Harriet E Dixon to Sophia Tillman, 276 East Bway; mtg \$12,500; July3; July5'12. O C & 100
- East Broadway, 274-6** (1:287-32-33), n s, 149 e Montgomery, runs e41x59.7xw 20.6x100.5xw20.6x56 to beg, 3-sty bk tnt & 3-sty bk club house; Ellen C McManus to Harriet E Dixon, 27 Holywood, East Orange, NJ; B&S; June28; July5'12; A \$26,000-31,000. O C & 100
- Essex st, 85-9** (2:409-53-55), swc De-lancey, 75x87.6, 2 5-sty bk tnts & str & 5-sty bk loft & str bldg; Essex Delancey Co to Grand-Delancey Co, 113 Delancey; mtg \$145,000; July9; July11'12; A\$96,000-128,000. O C & 100
- Ferry st, 52** (1:98-65), sws, 90 nw Pearl, 21.6x46.8x23x—, 3-sty bk loft & str bldg; Wm Hogg to Edw C Hogg, his son, 344 E 194; July5; July8'12; A\$12,500-15,000. O C & 100
- Gansevoort st, 84** (2:643-18), ss, 81 w Washington, runs w21.8x85.3xell1.9xnl4.5 xel10x72.2 to beg, 3-sty bk & fr tnt & str; also all title to plot begins 69 w Wash, & 95.11 n Horatio, runs w9.6xsl4.5 xel9.6xnl4.5 to beg; Ella R Mallory to Carey Realty Co, 97 Horatio; July10; July11'12; A\$12,000-13,000. 20,000
- Grand st, 444-6** (2:341-67) nec Ridge (Nos 16-20), 43.10x100, 6-sty bk tnt & str; J Wm Nathanson to Manhattan Holding Co, a corp, 89-91 Delancey; mtg \$72,000; Sept8'09; July6'12; A\$70,000-120,000. O C & 100
- Grand st, 363-5** (1:311), ss, 66.8 e Essex, 33.6x100.4x33.4x100.8; asn rents; Julius Schattman to Royal Co, 93 Nassau; July 3; July5'12. 2,500
- Horatio st, 114-S** (2:642-4-11), sec West (Nos 509-17), 125x109.5x131x109.7, 4-sty bk mill & 1-sty bk stable; Frank E Sweetzer, ref, to Mary A Page, 119 E 56; FORE-CLOS; June18; July9; July10'12; A\$88,500-98,500. 110,000
- Lewis st, 67** (2:328-19), ws, 60 s Riving-ton, runs w50x20x2e2.9xw0.8xe47.2 to Lewis xnl9.4 to beg, 6-sty bk loft & str bldg; Sigmund Harris et al to Isidor Taub, 582 3 av; mtg \$13,000; July1; July9'12; A\$7,000-15,000. nom
- Lewis st, 93** (2:329-20), ws, 74.1 s Stan-ton, 24.1x100, 5-sty bk tnt & str; Ida Epstein to Ella Daniels, 164 Mad; QC; July 9; July11'12; A\$14,500-31,000. nom
- Lewis st, 93**; Ella Daniels to Solomon Komito, 63 Columbia; mtg \$23,300; July 10; July11'12. O C & 100
- Ludlow st, 86** (2:409-37), es, abt 100 n Broome, 25x½ blk, 5-sty bk tnt & str; Max Lancet to Moris Blumenfeld, 20 De-lancey; mtg \$10,000; May27; July11'12; A \$22,500-32,000. nom
- Onk st, 30-2 on map 32** (1:116-31), ns, 100 w James, 30.8x138.7x27.7x138.7, 6-sty bk tnt & str; Michl Santangelo et al to Julius H Reiter, 9 E 97, TRSTE; ½ pt; July9; July11'12; A\$20,000-57,000. nom
- Perry st, 96-S** (2:621-13), ss, 70 w Bleeker, 38.7x95, 6-sty bk tnt; Bettie Hoffstadt to Isaac Steuerman, 790 River-side dr; mtg \$55,500; July9'12; A\$20,000-58,000. nom
- Prince st, 127-9** (2:515-37), nwc Woos-ter (Nos 131-3), runs n94.4xw81.6xw0.8x w5xs23.9xe46.6xs71.3 to st, xe40 to beg; 7-sty bk loft & str bldg; Alfd Steckler, ref to N Y Public Library Astor, Lenox & Tilden Foundations, 476 5 av; FORE-CLOS, June21; July10; July11'12; A\$60,000-105,000. 93,000
- Ridge st, 16-20**, see Grand, 444-6.
- Wall st, 23-7** (1:26-7), sec Broad (Nos 1-7), runs e82.1xs86.6xe19.1xs23.7xw80.8 to es Broad xn97.8 & 15.9 to beg; pt 6-sty stn office bldg; Walter G Smith to Drexel Bldg Corp, 3 Broad; QC; July2; July5'12; A\$2,500,000-2,700,000. nom
- Wall st, 23-7**; Jno R Drexel et al to same; AL; Mar5; July5'12. O C & 100
- Water st, 393-5**, see Cath sl, 13.
- Water st, 653** (1:243-104), ss, 475 w Jackson, 25x75, 5-sty bk tnt; Phoenix In-graham ref to American Mtg Co, 31 Nas-sau; FORECLOS, July2; July10; July11'12; A\$6,500-12,000. 10,250
- West st, 509-17**, see Horatio, 114-8.
- Wooster st, 131-3**, see Prince, 127-9.
- 2D st, 213 E** (2:384-11), sws, 100 se Av E, 20x79.6, 4-sty bk tnt & str, 4-sty bk rear tent; Rosa Christensen to Philip J Hoellner, 1262 Hancock, Bklyn; AL; June 27; July6'12; A\$14,000-18,000. nom
- 5TH st, 235 E** (2:461-39), ns, 130 w 2 av, 25x97, 5-sty stn tnt; Wm H Brown & ano EXRS, &c, Edwd Brown to Emily L Southack, 128 E 64; July1; July11'12; A \$19,000-31,000. 31,000
- 5TH st, 235 E**; Wm H Brown EXR Edw M Brown to same; July1; July11'12. 31,000
- 5TH st, 235 E**; Wm H Brown et al to same; July1; July11'12. 31,000
- 5TH st, 235 E** (2:461-39), ns, 130 w 2 av, 25x97, 5-sty stn tnt; re mtg; Metropolitan Bank to Jno J Boyd, 45 Rynda rd, So Orange, NJ; July5; July11'12; A\$19,000-31,000. 5,000
- 6TH st, 431 E** (2:434-42), ns, 225 w Av A, 25x90.10, 4-sty bk tnt & str, 1-sty ext; Geo Krivacsy to Emil Katz, 431 E 6; ½ pt; mtg \$15,000; June11; July5'12; A\$17,000-24,000. O C & 100
- 7TH st, 37 E** (2:463-39), ns, 175 w 2 av, 25x74.10, 3-sty bk clubhouse; Max Schwartz to Independent Order Brith Abraham of U S of America, 37 7th; mtg \$10,000; July8; July11'12; A\$14,000-17,500. O C & 100
- 8TH st, 14 W**, see 8th, 12 W.
- 8TH st, 12 W & 8th st, 14 W** (2:551); party wall agmt; Danl C French with J Henry Work & Thos M Rianhard EXRS Jno C Work; June5; July10'12. nom
- 10TH st, 17 W** (2:574-53), ns, 257.11 w 5 av, 26x94.9, 4-sty bk tnt; Helen M Sat-terthwaite & ano to Jno J Bogert, 305 Hewes, Bklyn; ½ pt; mtg \$15,000; June 25; July6'12; A\$25,000-36,000. O C & 100
- 10TH st, 17 W**; N Y Life Ins & Trust Co as TRSTE will Eleanor E R Peabody to same; ½ pt; mtg \$15,000; July3; July 6'12. 2,665.35
- 10TH st, 145-7 W** (2:611-72), ns, 66 e Waverly pl, runs e44xw95xw35x22xw9xw73 to beg, 6-sty bk tnt; Yetta Cohn to Isidor Cohn, 299 Bway; mtg \$67,000; Dec8 '11; July6'12; A\$23,500-58,500. O C & 100
- 12TH st, 645 E** (2:395-39), ns, 83 w Av C, 25x75, 5-sty bk tnt; Chas Uhl ADMR Jos Huber to Leonard Gisin, 645 E 12, heir Jos Huber; B&S; June17; July5'12; A\$10,000-12,000. nom
- 22D st, 459 W** (3:720-18), nes, 275 se 10 av, 16.8x98.8, 4-sty & b stn dwg; Cath Golding, Bklyn, to Annie Campbell, 300 W 17; mtg \$8,000; July8; July9'12; A\$8,500-10,500. O C & 100
- 24TH st, 105 W** (3:800-35), nes, 68 nw 6 av, 16x49.4, 4-sty bk tnt & str; Jane E Britton to Amanda B Manee, 1897 Mad av; B&S; June20; July5'12; A\$24,000-26,000. O C & 100
- 26TH st, 147-9 E** (3:882-36-37), ns, 170 w 3 av, 50x98.9, 2-3-sty bk tnts & 1 & 3-sty bk rear shop; Philomena Koempel to Henry J Hemmens, 465 West End av; July 9; July10'12; A\$45,000-49,000. O C & 100
- 30TH st, 115-25 W** (3:806-21-26), ns, 188.6 w 6 av, 161.5x60.6x145.9x91.6, 3-4 & 1-5-sty bk tnts & str, 1-2 & 1-4-sty bk loft & str bldg; re mtg; Greenwich Svgs Bank to Realty Holding Co, 907 Bway; July8; July9'12; A\$262,500-276,500. 45,000
- 30TH st, 115-25 W**; Realty Holding Co to F & L Bldg Co, 45 W 34; mtg \$125,000; July8; July9'12. O C & 100
- 30TH st, 127-31 W** (3:806-18-20), ns, 350 w 6 av, 77.11x43.2x92.4x60.6, 2-5-sty bk tnts & str & 4-sty bk hall; re mtg; David Steiner to F & L Bldg Co, 45 W 34; July8; July9'12; A\$111,500-118,000. nom
- 30TH st, 124 E** (3:885-76), ss, 135.8 w Lex av, 17.10x98.9, 3-sty & b bk dwg; Wm Trotter to Friend Hoar, 354 W 51; June28; July9'12; A\$21,500-25,000. nom
- 30TH st, 133 W**, see 31st, 132-4 W.
- 30TH st, 24 E**, see Mad av, 112-6.
- 30TH st, 541 W** (3:702-14), ns, 256.8 e 11 av, 16.1x31.6; Danl O'Connor EXR, &c, Fannie Malone to N Y State Realty & Terminal Co, swc Lex av & 45; July3; July5'12; A\$2,000-3,000. 8,000
- 31ST st, 132-4 W & 30TH st, 133 W** (3:806); agmt that party first pt will not sell above except in connection with 127 to 131 W 30; Realty Holding Co with Greenwich Svgs Bank, 246 E 4 av; July8; July10'12. nom
- 32D st, 134-6 W** (3:807-60-61), ss, 367 w 6 av, runs s98.9xw33xw48.9xe4.6xw20xe 0.6 n30 to st xe28 to beg, 2-4-sty bk tnts, 1-sty ext; Hudson Companies to Thos Dimond, 20 W 73; July8'12; A\$102,000-104,000. nom
- 34TH st, 130-2 W** (3:809-62-63), ss, 375 e 7 av, 50x98.9, 2 5-sty stn loft & str bldgs; Saml W Peck to Sarnpeck Realty Co, 806 Bway; AL; June14; July11'12; A\$240,000-250,000. O C & 100
- 34TH st, 154 E** (3:889-pt lt 53), ss, 225.6 e Lex av, 19x98.9, pt 1 & 2-sty stn bank; Security Bank of NY to Assets Liquidation Co, 14 Wall; B&S; AL; July8; July11 '12; A\$—\$. O C & 100
- 34TH st, 152 E** (3:889-pt lt 53), ss, 208.7 e Lex av, 16.11x98.9, pt 1 & 2-sty stn bank bldg; Security Bank of N Y to Assets Liquidation Co, 14 Wall; B&S & AL; July 8; July11'12; A\$—\$. O C & 100
- 36TH st, 36 W** (3:837-66), ss, 435 w 5 av, 20x98.9, 3-sty stn loft & str bldg; Isabel C Smith wid to Leopold Haas, 36 W 36; mtg \$56,000; June25; July11'12; A\$76,000-82,000. O C & 100
- 38TH st, 252-4 W**, see 38th, 243-5 W.
- 38TH st, 243-5 W** (P A); also 38TH ST, 252-4 W (P A); power of atty to lease, sell or exch above; Mary C McCaffrey to Jno B McCaffrey, 132 W 96; Aug27'09; July8'12.
- 39TH st, 147 E** (3:895-37), ns, 190 w 3 av, 17.8x98.9, 4-sty bk dwg; Luz Diaz Govin to Robt M Fulton, White Plains, NY; May23; July9'12; A\$17,600-20,000. O C & 100
- 41ST st, 9 E** (miscel), power of atty; Chas B Samuels, 229 W 101, to Fred R Coudert, 124 E 56 et al; AT; May22; July 6'12.
- 41ST st, 9 E** (5:1276-8), ns, 166 e 5 av, 22x98.9, 5-sty stn loft & str bldg, 3-sty ext; Chas B Samuels to Edw Fagan, 949 Ams av; mtg \$65,000 & AL; July5; July6 '12; A\$88,000-110,000. O C & 100
- 41ST st, 18-20 E** (5:1275-61-62), ss, 248.4 e 5 av, runs s98.9xe25xsl.2xe25xn99.2 to st, xw50 to beg, 4-sty stn office & str bldg & 4-sty bk tnt & str; Martin Holding Co to Holland Holding Co, 11 Pine; CaG; mtg \$190,000; July5; July9'12; A\$173,000-195,000. O C & 100
- 43D st, 100 W**, see 6 av, 755.
- 43D st, 521 W** (4:1072-20), ns, 300 w 10 av, 25x100.5, 5-sty bk tnt; Robt C Fulton & ano EXRS &c; Rufus N Waller to Hat-tie M Waller, 540 W 157, & Rose B Wal-ler, 243 W 46; July5; July9'12; A\$9,000-17,000. nom
- 44TH st, 49-53 E**, see Mad av, 341.
- 44TH st, 47 E**, see Mad av, 341.
- 44TH st, 43-5 E**, see Mad av, 341.
- 44TH st, 55 E**, see Mad av, 341.
- 45TH st E, swc Vanderbilt av**, see Mad av, 341.
- 45TH st, 32-4 E**, see Mad av, 341.
- 45TH st, 28-30 E**, see Mad av, 341.
- 50TH st, 401-3 E** (5:1362-1), nec 1 av (Nos 886-94), 39 1x80, 6-sty bk tnt & str; Jos J Bach to Manhattan Holding Co, a corp, 89 Delancey; mtg \$66,500; Dec4'08; July6'12; A\$20,000-52,000. O C & 100
- 51ST st, 252 E**, see 2 av, 961.
- 53D st, 14 E** (5:1288-62), ss, 132.6 w Mad av, 25x100.5, 5 & 6-sty bk dwg; Jos B Dickson & ano TRSTE Frank S Layng to Jas H Mather, 7806 S Peoria, Chicago, Ill; Edwin Mather on Olive, Redlands, Cal; Geo Mather, Dolton, Ill, & Alice Wood, 1077 N Broad, Galesburg, Ill; mtg \$175,000; Oct26'11; July10'12; A\$85,000-155,000. 190,000
- 53D st, 14 E**; Margt H Cowan et al legatees same to same; Oct26'11; July10 '12. nom
- 53D st 302-6 W** (4:1043-37), ss, 80 w 8 av, 53.4x100.5, 3 & 4-sty bk & stn factory; re mtg; Ferd Alexander to Donald Mitch-ell, 911 West End av; mtg \$35,000; July10 '12; A\$32,000-47,000. omitted
- 57TH st, 454 E** (5:1368-36), ss, 251.3 w Av A, 22.1x116.7x22.1x118.1, 4-sty stn tnt; re mtg; Metropolitan Bank to Jno J Boyd, 45 Rynda rd, So Orange, NJ; July 3; July5'12; A\$10,000-15,000. 2,500
- 57TH st, 434 E**; Jno J Boyd et al to Cath V Caulfield, 437 E 58; July; July5 '12. 15,750
- 57TH st, 434 E**; Wm H Brown EXR Edw M Brown to same; July1; July5'12. 15,750
- 57TH st, 434 E**; Wm H Brown & ano EXRS, &c, Edw Brown to same; July1; July5'12. 15,750
- 62D st, 11 E** (5:1377-11), ns, 225 e 5 av, 45.6x100.5, 5-sty stn dwg; Edith Fabbri to Nannie F wife Chas Steele, Westbury, LI; mtg \$30,000; May31; July9'12; A\$185,000-300,000. O C & 100
- 62D st, 316 E** (5:1436-45), ss, 174.6 e 2 av, 25x100.5, 5-sty bk tnt & str; Bertha Kaufman to Jno M Bowers, 45 E 65 & ano EXRS Henry W Gray; mtg \$21,000; July1; July10'12; A\$9,000-25,000. O C & 100
- 64TH st, 241-5 W** (4:1156-11-13), ns, 250 e West End av, 75x100.5, 2 & 3-sty fr tnt, 2-sty bk rear tnt & 1 & 2-sty fr stable; Henrietta Geier individ & EX-TRX Henry Geier to Bournville Realty Co, a corp, 241-5 W 64; July3; July5'12; A\$21,000-22,500. 40,000
- 64TH st, 11-15 E** (5:1379-10-12), ns, 245 e 5 av, 60x100.5, 3-4-sty & b stn dwgs; Nannie F Steele to Edith Fabbri, 11 E 62; mtg \$160,000; June5; July9'12; A\$215,000-254,000. O C & 100
- 66TH st, 53 E** (5:1381-28), ns, 210 w Park av, 29x100.5, 4-sty & b stn dwg; Emma Rosenwald COM Carrie Louise Guil-terman to Ella A Cooper, 55 E 66; June 8; July10'12; A\$45,000-53,000. 60,000

69TH st, 312 E (5:1443-48½), ss, 91.8 e 2 av, 16.8x77.4, 3-sty & b stn dwg; Mary E Powers to Julia F Guinee, 230 E 63; mtg \$6,000; July 10; July 11'12; A\$5,100-8,000. O C & 100

69TH st, 33 W (4:1122-17), ns, 391 v Central Park W, 22x100.5, 4-sty & b bk dwg; Edwd Curtis to Augusta L Curtis, 33 W 69; July 2; July 11'12; A\$20,000-45-000. nom

70TH st, 249 W (4:1162-12), ns, 505.7 v Ams av, 19.5x100.5, 3-sty & b stn dwg; Florence Kraft to Clara L Craft, 249 W 70; mtg \$12,000; July 10'12; A\$14,000-24,000. O C & 100

71ST st, 135 W (4:1143-20), ns, 308 w Col av, 21x102.2, 4-sty & b bk dwg; Chat-ham & Phenix Natl Bank of NY et al to Jno Forsythe, 135 W 71; QC; July 2; July 9'12; A\$17,500-30,000. nom

71ST st, 135 W; Jno Forsythe to Ella L Graham, 556 10th, Bklyn; mtg \$20,000; July 5; July 9'12. O C & 100

71ST st, 135 W; Ella L Graham to Flor-ence B Biggs, 135 W 71; mtg \$20,000; July 5; July 9'12. O C & 100

71ST st, 115 E (5:1406-7), ns, 140 e Park av, 20x102.2, 4-sty & b stn dwg; Eliz A wife Fredk T Barry to Robt W Teller, 16 E 72; QC; AT; July 2; July 9'12; A\$32,000-40,000. nom

72D st, 180 E (5:1406-43), ss, 130 v 3 av, 20x102.2, 1 & 2-sty stn bank; Secur-ity Bank of N Y to Assets Liquidation Co, 14 Wall; B&S & AL; July 8; July 11'12; A\$22,000-40,000. O C & 100

74TH st, 21 E (5:1389-13), ns, 100 v Mad av, 20x102.2, 4-sty & b stn dwg; An-nie F Leverich to Eleanor H Livingston at Tuxedo, NY; July 1; July 9'12; A\$60,000-70,000. O C & 100

76TH st, 29 W (4:1129-14½), ns, 327.6 e Col av, 20x100, 4-sty & b stn dwg; Morris Guggenheim to Jas Kempster, 153 W 95; July 9 July 10'12; A\$21,000-36,000. O C & 100

78TH st, 60 E (5:1472-pt lt 46), ss, 82.11 e 1 av, runs sw78xnw—to st, xc6.3 to beg, 1-sty bk str; Adolph Cypress to Adolf Rosenbergh, 123 2d; AL; July 10; July 11'12; A\$—\$. O C & 100

83D st, 60 E (5:1494-44), ss, 215.6 e Mad av, 19.6x102.2, 4-sty & b bk dwg; Mary A McLaughlin to Annie W Mc-Laughlin, 60 E 83; June 25; July 8'12; A \$23,000-33,000. nom

88TH st, 44 W (4:1201-52), ss, 302 e Col av, 22x100.8, 4-sty & b stn dwg; A \$16,500-32,000; also CHARLES ST, 50 (2:611-14), ss, 161.7 e 4th, 20x95, 3-sty & b dwg; A\$9,000-11,000 (the life interest of Jno Boyd Jr to this parcel); Wm A Nash as TRSTE to Washington Trust Co, a corp, 253 Bway as TRSTE; AT; May 14; July 5'12. nom

88TH st, 107 E (5:1517-7), ns, 133.4 e Park av, 25.6x100.8, 5-sty stn tnt & str; Birdie wife Saml A Wohlgenmuth to Jacob L Manheimer, 223 W 140; mtg \$19,000; July 3; July 5'12; A\$14,000-26,000. O C & 100

89TH st, 256 W (4:1236-55), ss, 80 v Bway, 20x100.8, 3-sty bk dwg; Abt E Lit-tle et al EXRS Harriet M Little to Leo M Klein, 1708 Grand av, & Saml Jackson, 1712 Grand av; mtg \$15,000; July 1; July 9'12; A\$16,000-23,000. O C & 100

90TH st, 59 W (Wills); exemplified copy of last will & testament of Cath M Sher-man; Apr 2'08; July 10'12.

90TH st, 1 W, see Central Park W, 300-2.

91ST st, 2 W, see Central Park W, 300-2.

92D st, 103-5 E (5:1521-5&6), ns, 88.6 e Park av, 38x100.8, 2-5-sty stn tnts; Max P Kobre to Wm A Kaufman, 2460 7 av, & Abr Wolff, 156 E 79; mtg \$30,000; July 1; July 9'12; A\$22,000-42,000. O C & 100

93D st, 66 W (4:1206-61), ss, 80.10 e Col av, 19.2x100.8, 5-sty stn tnt; Thos Bergin to Anna A Byrne, 23 Manhattan av; mtg \$18,500; July 8'12; A\$12,500-21-000. O C & 100

93D st, 72 W, see Col av, 671-9.

94TH st, 165 W (4:1225-7½), ns, 168 e Ams av, 14x100.11, 3-sty & b stn dwg; Edw H Kelly to Martha T Kelly, Goshen, NY; mtg —; July 8; July 9'12; A\$7,500-12,000. O C & 100

95TH st, 317-9 W (4:1253-60), ns, 287.6 v West End av, 62.8x100.8, 7-sty bk tnt; Mabel G Morris, 306 W 80, to Henry P Gardner, 529 West End av; mtg \$—; Dec 28'11; July 8'12; A\$47,000-140,000. nom

97TH st, 65 W (7:1833-7), ns, 151.6 e Col av, 16x100.11, 4-sty & b bk dwg; Edw D Hays ref to Benj F Romaine, 52 E 50; FORECLOS June 25; July 8; July 9'12; A\$9-600-15,000. 15,000

99TH st, 206-16 W, see 100th, 306-10 W.

100TH st, 152 W, see 100th, 154 W.

100TH st, 154 W (7:1854-54), ss, 250 e Ams av, 25x100.11, 5-sty bk tnt & str; A\$15,000-25,000; also 100TH ST, 152 W (7:1854-53), ss, 275 e Ams av, 25x100.11, 5-sty bk tnt & str; A\$15,000-25,000; Emma J Dresser to Leo Bader, 1427 Ams av; mtg \$46,000 & AL; July 3; July 5'12. O C & 100

100TH st, 306-10 W (7:1870), ss, 125 v West End av, 75x100.11, 8-sty bk tnt; also 99TH ST, 206-16 W (7:1870) ss, 125 e Bway runs e 122.6xsw5.8, 4xs29xw0.9x54.1xw76xn 100.11 to beg; asn rents; Princeton Constn Co & ano to Abt Jarmulowsky, 16 E 93 et al EXRS Sender Jarmulowsky; July 8; July 9'12. nom

101ST st, 76 E, see Park av, swe 101st.

104TH st, 77 E (6:1610-35), ns, 33.7 v Park av, 15.8x75, 3-sty & b stn dwg; Curt or Curtis Koehler to Sophie Homrighausen, 77 E 104; 1-6 pt; AT; QC; AL; May 28; July 5'12; A\$5,500-6,500. 500

107TH st, 210 E (6:1656-42), ss, 156.10 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Wm Bachrach to Nassau Mtg Co, 31 Nassau; mtg \$9,000; July 6; July 9'12; A\$8,000-11-500. O C & 100

107TH st, 212 E (6:1656-41), ss, 178.9 e 3 av, 21.11x100.11, 4-sty bk tnt & str; Wm Bachrach et al to Louis F Henry, 556 Mad av; mtg \$9,000; July 8; July 9'12; A\$8,000-11,500. O C & 100

107TH st, 68 W (7:1842-59), ss, 100 e Col av, 48.9x100.11, 7-sty bk tnt; Patk H McElroy, Bklyn, to Tion Realty Co, 44 Court, Bklyn; mtg \$60,000; July 8; July 9'12; A\$29,000-68,000. O C & 100

107TH st, 208 E (6:1656-43), ss, 135 e 3 av, 21.10x100.11, 4-sty bk tnt & str; Nicola Gallina to I Salaman & Co, a corp, 41 E 11; AT; mtg \$7,000 & AL; July 2; July 5'12; A\$8,000-11,500. nom

109TH st, 74 E (6:1614-41½), ss, 119 v Park av, 17x100.11, 4-sty stn tnt; Lillian Emmerman to Joe Horowitz, 74 Forsyth; mtg \$10,300 & AL; June 27; July 5'12; A \$7,500-9,500. O C & 100

112TH st, 35 W (6:1596-17), ns, 375 e Lenox av, 25x100.11, 5-sty bk tnt; Jno J Hackett to Hedwig C Krebs, 424 E 149; mtg \$26,500; Apr 2; July 11'12; A\$15,000-27,000. O C & 100

113TH st, 76 E (6:1618-43), ss, 130 v Park av, 25x100.11, 5-sty bk tnt; Paul Gross to Gotham Mtg Co, 38 Park row; mtg \$—; July 9; July 11'12; A\$11,000-21-000. 300

113TH st, 308-10 E (6:1684-46), ss, 125 e 2 av, 50x100, 6-sty bk tnt & str; Secur-ity Bank of N Y to Assets Liquidation Co, 14 Wall; B&S; AL; July 8; July 11'12; A\$17,000-51,000. O C & 100

113TH st, 169 E (6:1641-31), ns, 140 v 3 av, 20x100.11, 4-sty bk tnt; mtg \$10,000; A\$8,000-11,500; also 131ST ST, 14 E (6:1755-65), ss, 219.1 v Mad av, 18.2x99.11, 3-sty & b stn dwg; mtg \$7,000; A\$7,500-9-000; Annie M wife Jos Ivory to Realty Federation of N Y, 247 W 125; July 8; July 9'12. O C & 100

114TH st, 44 W (6:1597-54), ss, 431.8 e Lenox av, 18.4x100.11, 3-sty & b bk dwg; Max Zatulove to Morris L Goldstein, 125 E 118; mtg \$10,500; July 3; July 6'12; A \$11,000-12,500. nom

114TH st, 53 W (6:1598-9), ns, 695 v 5 av, 25x100.11, 5-sty stn tnt; Jno T F Brassill, 53 W 114, to Ellen F Allen, 53 W 114; July 10; July 11'12; A\$15,000-28,000. O C & 100

115TH st, 16 W (6:1598-46), ss, 245 v 5 av, 20x100.11, 3-sty & b stn dwg; Pincus Lowenfeld et al to Lazarus Levy, 18 W 115; mtg \$11,000; July 8; July 9'12; A\$12-000-13,000. nom

117TH st, 405 W (7:1961-52), ns, 120 v Morningside av W, 18x100.11, 5-sty bk dwg; Jno E Conron TRSTE in Bankruptcy Frederic A Cauchois to Saml McConnell, 139 Riverside dr; AT; mtg \$23,500; July 7; July 9'12; A\$13,000-21,000. 27,100 less incumbrances

117TH st, 405 W; Lillian Cauchois to same; QC; AT; July 1; July 9'12. nom

117TH st, 117 W (7:1902-23), ns, 213 v Lenox av, 19x100.11, 5-sty bk dwg; Abr Ruth to Margt O Sage, 604 5 av; B&S; mtg \$15,500 & AL; July 5; July 6'12; A \$11,400-20,000. O C & 100

117TH st, 418 E (6:1970-41), ss, 219 e 1 av, 25x100.11, 1-sty & a fr dwg; Benj Jackson ref to Kath R & Margt A Jack-son, 556 Mad av, B Aymar Sands, 58 W 48, EXRS Wm H Jackson; FORECLOS, June 27; July 1; July 11'12; A\$7,000-7,500. 6,000

118TH st, 235-7 E (6:1783-16), ns, 195 v 2 av, 36x100.10, 6-sty bk tnt & str; Lewis A Abrams, ref, to Wm M Reed, 325 Pel-hamdale av, Pelham Heights, NY; FORE-CLOS; June 12; July 8; July 9'12; A\$15,000-40,000. 36,000

119TH st, 20 E (6:1745-63½), ss, 184.5 v Mad av, 15.8x100.11, 3-sty & b stn dwg; Israel I Wolf to Rose Block, 1541 Mad av; mtg \$8,000 & AL; June 26; July 6'12; A\$7,500-9,500. O C & 100

119TH st, 110 E (6:1767-67), ss, 115 e Park av, 25x100.11, 5-sty bk tnt & str; Jos Adolph to Abt Schuckle, 456 W 20; mtg \$24,300; July 2; July 11'12; A\$9,000-22,000. nom

121ST st, 302 W (7:1947), ss, 100 v 8 av, 33.6x100.11; asn rents; Daisy B Mc-Closkey to Royal Co, 93 Nassau; July 2; July 5'12. 300

122D st, 401-401½ E, see 1 av, 2380.

122D st, 263 E (6:1787-21½), ns, 17.6 v 2 av, 14x71.8, 3-sty & b stn dwg; Jno H Wynn to David N Carvalho, foot of Mott av, Far Rockaway; AL; July 2; July 9'12; A\$5,000-7,000. nom

124TH st, 546 W see Bway, sec 124.

124TH st W (6:1722-14), ns, 310 e Lenox av, 25x100.11, vacant; Wm A Martin & ano EXRS Wm A Martin to Wm A Mar-tin, Hopewell Junction, East Fishkill, NY; July 9; July 10'12; A\$20,000-20,000. 10,000

129TH st, 113 E (6:1778-9), ns, 190 e Park av, 25x99.11, 5-sty bk tnt & str; Jessie Middlecamp to Estelle B Boyce, 2100 Albemarle rd, Bklyn; mtg \$15,000; Feb 19; July 5'12; A\$8,000-15,000. nom

131ST st, 244 W (7:1936-50½), ss, 341.8 e 8 av, 16.8x99.11, 3-sty & b bk dwg; Jul-iet B Horowitz to Horoscope Realty Co, 55 Liberty; B&S; AL; July 3; July 6'12; A \$8,000-10,500. O C & 100

131ST st, 14 E, see 113th, 169 E.

131ST st, 139 W (7:1916-15½), ns, 391 v Lenox av, 18x99.11, 3-sty & b stn dwg; Bertha Holland to Gilbert P Brush, 467 Putnam av, Bklyn; mtg \$13,000; July 10; July 11'12; A\$8,600-12,500. nom

135TH st W, sec Riverside dr, see Riv-erside dr, sec 135th.

136TH st, 119 W (7:1921-22½), ns, 509 e 7 av, 16x99.11, 4-sty bk dwg; Percival Wilds, ref, to Francis C Huntington, 143 E 38 as TRSTE for Alexa C Bowden; FORECLOS, June 27; July 3; July 6'12; A \$7,000-9,500. 10,000

146TH st, 246-56 W (7:2031-56-59), ss, 100 e 8 av, 147.6x99.11, 3-6sty bk tnts & str; Hopkins Holding Co to Cooper Realty Co, 26 Exch pl; mtg \$135,000; June 19; July 10'12; A\$51,000-168,000. O C & 100

146TH st, 246-56 W; Cooper Realty Co to Hopkins Holding Co, 26 Exch pl; mtg \$135,000; June 19; July 10'12. O C & 100

146TH st, 214-6 W (7:2031-43), ss, 220 w x av, 40x99.11, 6-sty bk tnt & str; Hopkins Holding Co to Cooper Realty Co, 26 Ex-change pl; mtg \$37,000; June 19; July 10'12; A\$13,500-45,000. O C & 100

146TH st, 214-6 W; Cooper Realty Co to Hopkins Holding Co, 26 Exch pl; mtg \$37-000; June 19; July 10'12. O C & 100

157TH st, 544-8 W (8:2115-14), ss, 125 e Bway, 75x99.11, 8-sty bk tnt; Thos J Mc-Bride to Cambridge Realty Co, Sea Cliff, LI; mtg \$150,000; July 6; July 9'12; A\$50-000-125,000. nom

158TH st, 611 W (8:2136-7), ns, 150 v Bway, runs n158xw75x897.7 to Riverside dr (No 810), xs23.3 to st, xc59.7 to beg, 9-sty bk tnt; Security Bank of N Y to As-sets Liquidation Co, 14 Wall; B&S & AL; July 8; July 11'12; A\$46,000-266,000. O C & 100

159TH st, 532 W (8:2117-20), ss, 350 e Bway, 25x99.11, 5-sty bk tnt; Clara Wei-nacht to Jno T F Brassill, 53 W 114; mtg \$18,000; July 10; July 11'12; A\$10,000-25,000. O C & 100

160TH st, 518 W (8:2118-29), ss, 225 v Ams av, 25x99.11, 3-sty & b fr dwg; Mary Howe wid to Wm F Howe, 475 W 159 & Anthony L Howe, 581 W 161; B&S; June 29; July 9'12; A\$9,500-10,500. nom

165TH st W, nve Colonial pkway, see Colonial pkway, nwc 165th.

165TH st W, sve Colonial pkway, see Colonial pkway, swe 165th.

167TH st W (8:2111-92-94-95), ss, 119 e Ams av, 119.7x66.9x100x131.10; all R E which party 1st pt is now seized & the owner except such prop as is or was used in mfg artificial ice; American Ice Co to Knickerbocker Ice Co, a corp, 15 Exch pl, Jersey City, NJ; AL; May 5'11; re-re-corded from May 5'11 & June 6'12; July 5'12. A\$36,300-36,300. nom

171ST st, 515 W (8:2128-57-58), ns, 100 e Audubon av, 57.6x95, 2-sty bk dwg & vacant; Seth S Terry to Jas E Barry, 1218 St Nicholas av; ¾ pt; AT; B&S & C a G; mtg \$17,000; June 25; July 5'12; A\$17-500-19,300. nom

176TH st W, nve Ams av, see Ams av, ws, blk front bet 176th & 177th.

177TH st W, sve Ams av, see Ams av, ws, blk front bet 176th & 177th.

185TH st, 641 W (8:2167-79), ns, 95 v Wadsworth av, 25x61.9x25x61.5, 2-sty fr dwg; Robt H Parker to Eliz Drennan, 4919 Bway; mtg \$997.50; July 8; July 9'12; A\$4,100-7,000. O C & 100

204TH late Hawthorne st, (8:2238-21-22), ws, 100 n Bway, 50x100, 2-sty bk dwg & vacant; Wm Drennan to Mary A Drennan, 4919 Bway; July 3; July 5'12; A \$6,000-8,000. O C & 100

204TH st (late Hawthorne) (8:2235-1-4), sec Bway (Nos 4880-2), 120.6x100x119.3x 100, 2 1-sty fr str; Security Bank of N Y to Assets Liquidation Co, 14 Wall; B&S & AL; July 8; July 11'12; A\$29,000-29,500. O C & 100

215TH st W, nec Bway, see Bway, nec 215th.

215TH st W, nve 10 av, see Bway, nec 215th.

216TH st W, see Bway, see Bway, nec 215th.

216TH st W, sve 10 av, see Bway, nec 215th.

Av A, 1743, see Av A, 1741.

Av A, 1741 (5:1570-26), ws, 50.10 s 91st, 25x94, 5-sty bk tnt & str; Ida Coble to Jno Volz, 131 E 86; AL; July 3; July 9'12; A \$9,000-18,000. O C & 100

Av A, 1741 (5:1570-26), ws, 50.10 s 91st, 25x94, 5-sty bk tnt & str; A\$9,000-18,000; also AV A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94, 5-sty bk tnt & str; Thos W Seele to Anna wife Thos W Seele, 557 W 185; correction deed; AL; July 8; July 9'12; A\$9,000-18,500. nom

Av A, 1743 (5:1570-27), ws, 25.10 s 91st, 25x94, 5-sty bk tnt & str; Ida Coble to Jno F Wagner, 319 Danforth av, Jersey City, NJ; AL; July 3; July 10'12; A\$9,000-18,500. O C & 100

Av A, 270 (3:974-60), es, 46 s 17th, 24.6 x95.6, 5-sty bk tnt & str; Wm Klein, ref, to Henriette M Picabia, 126 E 57; FORECLOS, June 27; July 1; July 6'12; A \$11,750-18,000. 17,000

Amsterdam av (8:2152-48), ws, 50 s 180th, 50x100, vacant; Monroe L Simon to Elsie J Simon, 1186 Mad av; mtg \$18-500 & sub to dower of Julia K Simon; Jan 25; July 6'12; A\$26,000-26,000. gift

Amsterdam av (8:2132), ws, blk front bet 176th & 177th, —x—; satisfaction of asn of rents recorded Apr 6'12; Chas M Rosenthal to G'ngold Realty Co, 2344 Ams av; May 28; July 5'12.

Amsterdam av, 2143 (8:2111-81), es, 50 n 166th, 37.6x100, 5-sty bk tnt & str; Jos B O'Neill to Michl Tiernan, 1420 Shakespear av; mtg \$39,000; June 28; July 11'12; A\$21,000-46,000. nom

Amsterdam av, 2143; Michl Tiernan to Edwd A Maass, 509 Bainbridge, Bklyn; mtg \$39,000; June 28; July 11'12. O C & 100

Broadway (7:1978-61), sec 124th (No 546), 100.11x100, 6-sty bk tnt & str; Lombardy Realty Co to Grace H Howell, Bellport, LI, & Mary A G L Hutchinson at Union Hill, NJ; mtg \$187,500; July 9; July 10'12; A\$115,000-210,000. O C & 100
Broadway, see 216th, see Bway, nec 215.
Broadway (8:2232-18), nec 215th, 207 to ss 216th x43.3 to 10 av x199.10 to 215th x 97.9, vacant; re dower; Mary Goodwin to Owen Realty Co, 100 Bway; July 8; July 9 '12; A\$48,000-48,000. nom
Broadway (8:2232), same prop; Mary Goodwin et al TRSTES Bernard Goodwin to same; July 8; July 9'12. 48,600
Broadway, 4880-2, see 204th, late Hawthorne, sec Bway.
Broadway, 2860 (7:1883); agmt as to sale of liquors, &c, on above premises; Standard Pure Food Store Inc, with Isadore Cohen; June 29; July 11'12. nom
Central Park W, swc 91st, see Central Park W, 300-2.
Central Park W, 300-2 (4:1204-29 & 36), nwc 90th (No 1), 201.5 to 91st (No 2) x100, 2-8 & 9-sty bk tnts; CONTRACT to exch above for prop in BKlyn; Audley Realty Co with Eldorado Realty Co; July 5; July 10'12; A\$350,000-940,000. nom
Central Park W, 224 (4:1196-31), ws, 48.2 n 82d, 20.8x100, 5-sty bk tnt; Jno G Hanrahan, Jr, to Fredk W Jockel, 265 Central Park W; 1-10 pt; mtg \$31,000; May 11; July 6'12; A\$25,000-35,000. O C & 100
Colonial pkwy, nwc 165th, see Colonial pkwy, swc 165th.
Columbus av, 671-9 (4:1206-64), see 93d, (No 72), 100.8x25.10, 5-sty stn tnt & str; Ann J Rutledge et al to Jno Bergin, 171 W 23; June 3; July 11'12; A\$65,000-90,000. O C & 100
Colonial pkwy (Edgecombe av) (8:2111-pt lt 23), ws, 50 s 165th, a strip, runs s abt 42, nw abt 10 xn41.8x10.1 to beg, vacant; Seth M Milliken to Geo F Gantz, 230 W 54, 2-3 pts; July 3; July 6'12; A\$—\$. O C & 100
Colonial pkwy (Edgecombe av) (8x2111), same prop; Richd P Messiter et al EXRS, &c, Nathan Hobart to same; 1-3 pt; Apr 12; July 5'12. 750
Colonial pkwy (Edgecombe av) (8:2111-23), swc 165th, abt 92.4x abt 10x92.4x 10.1; also COLONIAL PKWAY (Edgecombe av), (8:2111-pt lt 64), nwc 165th, abt 45x abt 10; pt bk tnt; Eben Sutton to Seth M Milliken, 990 Mad av; 1-27 pt; B&S; Apr 10; July 5'12; A\$—\$. nom
Lenox av, 433-5 (7:1916-33), ws, 50 s 132d, 50x75, 6-sty bk tnt & str; Carl Schroeder to Louis Block, 78 E 96; mtg \$50,000; July 1; July 5'12; A\$37,000-65,000. nom
Lenox av, 433-5 (7:1916-33), ws, 50 s 132d, 50x75, 6-sty bk tnt & str; Louis Block to Abr A Silberberg, 63 E 93; mtg \$50,000; July 1; July 9'12; A\$37,000-65,000. nom
Lenox av, 433-5 (7:1916-33), ws, 50 s 132d, 50x75, 6-sty bk tnt & str; Louis Block to Abr A Silberberg, 63 E 93; 1/2 pt; AL; July 9; July 10'12; A\$37,000-65,000. nom
Lenox av, 433-5; Abr A Silberberg to Star Mtg Co, 258 Bway; AL; July 9; July 10'12. nom
Lexington av, 1657 (6:1632-20), es, 58.4 n 104th, 16.8x70, 5-sty stn tnt & str; Essex Delancey Co to Grand-Delancey Co, 113 Delancey; mtg \$23,000; July 9; July 11'12; A\$6,500-12,000. O C & 100
Lexington av, 1653-5 (6:1632-20 1/2-21), e s, 25 n 104th, 33.4x70, 2-5-sty stn tnts & str; Essex Delancey Co to Grand-Delancey Co, 113 Delancey; mtg \$35,000; July 9; July 11'12; A\$13,000-24,000. O C & 100
Madison av, 112-6 (3:859-70-72), swc 30th (No 24), 74.1x95, 3-4-sty & b bk & stn dwgs; Lee Holstein to Lee Holstein Construction Co, 1133 Bway; mtg \$306,000; July 9; July 10'12; A\$232,000-302,000. O C & 100
Madison av, 2040 (6:1754-16 1/2), ws, 132.7 s 130th, 16.5x75, 3-sty & b stn dwg; Jno H Rogan ref to Irving Smith at Ashburn la, Mass; FORECLOS; June 24; July 10'12; A\$8,000-11,000. 7,000
Madison av 1897 (6:1748-33), es, 40.11 s 123d, 20x100, 3-sty & b stn dwg; Jane E Britton to Amanda B Manee, 1897 Mad av; B&S; June 20; July 5'12; A\$13,500-17,500. O C & 100
Madison av, 347-55, see Mad av, 341.
Madison av, 341 (5:1279), nec 44th (Nos 43-5), 25.5x100; also 44TH ST, 47 E (5:1279), ns, 100 e Mad av, 25x100.5; also 44TH ST, 49-53 E (5:1279), ns, 125 e Mad av, 50x200.10 to 45th (Nos 32-4); also 44TH ST, 55 E (5:1279), ns, 175 e Mad av, 40.8 to Vanderbilt av xs200.10 to 45th; also MADISON AV, 347-55 (5:1279), sec 45th (Nos 28-30), 125.5x125; re covenants as to restrictions; Chas A Dards, NY, State Realty & Terminal Co, NY, C & H R R Co & Tiffany Studios, a corp, each with the other; June 25; July 11'12. nom
Morningside av W, 100-2 (7:1963-55), sws, 200 e Ams av, runs s91.1x146.9 to sws Morningside av W x nw179.2 to beg, 6-sty bk tnt; L & A Realty Co to Sperry & Hutchinson Co, 2 W 45; mtg \$125,000; June 14; July 9'12; A\$95,000-170,000. O C & 100
Northern av (8:2479), es, 556.2 n 181st, —x—; also NORTHERN AV, es, adj above party wall agmt; Paterno Constn Co with Henry G Autenreith, 2025 Bway; July 9; July 11'12. nom
Northern av (8:2179-142), es, 556.2 n 181st, 201.8x201.6x205.4x224.2, vacant; Henry G Autenreith to Robt B Dula, Tarrytown, NY; July 10; July 11'12; A\$24,000-24,000. O C & 100

Park av (6:1606-40), swc 101st (No 76), 25.11x80, 5-sty bk tnt; Eliz Ludwig et al legatees Kath Knab to Esther Seide, 24 E 99; QC; June 3; July 11'12; A\$14,000-25,000. nom
Park av, (6:1606); same prop; Christina Stephan wid and devisee Danl Stephan to same; mtg \$16,000; June 29; July 11'12. O C & 100
Park av, 947 (5:1510-3), es, 62.2 n 81st, 20x80, 4-sty stn tnt & str; Mary A McLaughlin to Annie V McLaughlin, 60 E 83; mtg \$21,000; June 25; July 11'12; A\$21,000-25,000. nom
Riverside dr, es, 132.3, sw 135th, see Riverside dr, sec 135th.
Riverside dr, 810, see 158th, 611 W.
Riverside dr, 575 (7:2001-pt lt 60), sec 135th, runs e24.5x149.11xw44.4x27xw59.7 xn18 to dr, xne132.3 to beg; also RIVERSIDE DR (7:2001-pt lt 60), es, 132.3 sw 135th, 18x59.7x18x—; AT 6-sty bk tnt; Security Bank of NY to Assets Liquidation Co, 14 Wall; B&S & AT; July 8; July 11'12; A\$90,000-230,000. O C & 100
Sherman av (8:2227-23), nws, 100 sw Isham, 75x150, vacant; Sterling Realty Co to Sherman Av Constn Co, 2163 Crotona av; mtg \$15,000; June 24; July 9'12; A\$16,500-16,500. O C & 100
St Nicholas av, 670-6 (7:2051-39), es, 308.9 s 145th, 100x100, 6-sty bk tnt; Wm Guggolz Constn Co to Julia Keelan, West Hoboken, NJ; mtg \$166,000; July 10; July 11'12; A\$45,000-150,000. O C & 100
Vanderbilt av, nwc 44th, see Mad av, 341.
Vanderbilt av, swc 45th, see Mad av, 341.
Wadsworth av (8:2170-281), ws, 90 n 190th, runs w98x— to s l land City R E Co x—xn along av to beg; also INTERIOR LOT (8:2170), 98 w Wadsworth av & 90 n 190th, runs w98x37.11 to sl land of City R E Co x—to pt 98 w of av xn 32.5 to beg, vacant; Monroe L Simon to Elsie J Simon, 1186 Mad av; B&S & C A G & sub to dower of Julia K Simon; Jan 25; July 6'12; A\$7,500-7,500. gift
1ST av, 886-94, see 50th, 401-3 E.
1ST av, 1271 (5:1443-26), ws, 74.1 n 68th, 24.7x75, 5-sty bk tnt & str; Eliza Moses to Estelle Moses, 19 E 89; mtg \$15,000; June 18; July 6'12; A\$9,500-19,500. nom
1ST av, 1207 (5:1440-24), ws, 25.5 n 65th, 25x92, 5-sty bk tnt & str; Eliza Moses to Estelle Moses, 19 E 89; mtg \$24,000; June 18; July 6'12; A\$12,000-24,000. nom
1ST av, 2159 (6:1683-27), ws, 75.10 s 112th, 25x100, 6-sty bk tnt & str; Jno Focarile to Fred Florio, 5906 New Utrecht av, BKlyn; 1/2 pt; AL; July 1; July 9'12; A\$13,000-30,000. nom
1ST av, 2380 (6:1810-1), nec, 122d (Nos 401-401 1/2), 20.11x77.11, 4-sty bk tnt & str & 1-sty bk str in st; Leo Oppenheimer to Louis Strauss, 1 Convent av; mtg \$15,000; June 28; July 9'12; A\$10,500-17,000. O C & 100
2D av, 961 (5:1324-29), swc 51st (No 252), 20.5x80, 4-sty stn tnt & str; Cora Goldstein to Jos Anastasio, 671 2 av; mtg \$16,500; June 14; July 5'12; A\$13,500-21,000. O C & 100
3D av, 1803 (6:1650-2), es, 25.3 n 100th, 25.3x100, 5-sty stn tnt & str; Gottlieb Marks to Elias Rogow, 505 8 av, BKlyn; 1/2 pt of AT; mtg \$25,500; June 29; July 5'12; A\$15,000-25,000. nom
6TH av, 755 (4:995-36), swc 43d (No 100), 21.5x61, leasehold, 4-sty bk tnt & str; Burt L Rich ref to Jas Everards Breweries, 12 E 133; FORECLOS, June 2; July 8; July 9'12; A\$90,000-98,000. 5,000
7TH av, 1801 (7:1820-2 & 4), nec Cathedral pkwy, 70.11x100, 3-sty bk hotel & 2 1-sty fr str; Louis Jacobs, 119 W 111 to Julius Schattman, 1833 7 av; mtg \$84,600; July 1; July 9'12; A\$92,000-97,500. O C & 100
8TH av (3:753), ws, 70.9 n 29th, strip, 0.2 1/2x45.3x0.4x45.3; re mtg; Lawyers Mtg Co to Frances L G Stewart at Nyack, N Y; QC; July 3; July 5'12. nom
8TH av (3:753), same prop; Mary E O'Farrell TRSTE Mary Halpin to same; June 13; July 5'12. 25
8TH av (3:753), ws, 105.9 s 30th, strip, 0.6x45.3x0.4x45.3; Abt G Weed & ano EXRS Jno P Hamilton to Frances L G Stewart at Nyack, NY; June 30; July 5'12. 25
8TH av, 391 (3:753-39), ws, 105.9 s 30th, 21x70, 4-sty bk tnt & str, 1-sty ext; Frances L G Stewart to Devonshire Realty Co, a corp, 1038 5 av; AL; July 3; July 5'12; A\$20,000-24,500. O C & 100
8TH av (3:753), ws, 105.7 s 30th, a strip, 0.2x45.3x0.3 1/2x45.3; same to same; QC; July 3; July 5'12. nom
9TH av, 275 (3:724-33), ws, 43.3 n 26th, 18.6x70, 4-sty stn tnt & str; deed of trust; Eliz Wilson of Plainfield, NJ, to Farmers Loan & Trust Co, a corp, 22 Wm, as TRSTE; AT; B&S; AL; June 19; July 6'12; A\$8,500-11,000. nom
9TH av, 275; deed of trust; Mary Wilson of Atlantic City, NJ, to same; AT; B & S; AL; June 28; July 6'12. nom
10TH av, nwc 215th, see Bway, nec 215.
10TH av, swc 216th, see Bway, nec 215.

Receipt (misc) for \$5,643.15, being legacy awarded by will Jno A McManus; Ella A Svenson to Jas V McManus EXR Jno A McManus; Nov 22'04; July 8'12. —
WILLS
Borough of Manhattan.
Bank st, 56 (2:623-36), ss, 40 w 4th, 20x42, 3-sty bk dwg; Jacob C Wickes Est, Mary E Wickes EXTRX, 56 Bank; atty, Dennis Quinn, 271 Bway; A\$4,500-6,000; Will filed June 29'12.
Canal st, 35-7, see Stanton, 304.
Lewis st, nec Stanton, see Stanton, 304.
Ludlow st, nec Canal, see Stanton, 304.
Ridge st, 117, see Stanton, 304.
Stanton st, 293-5, see Stanton, 304.
Stanton st, 304 (2:330-77), nec Lewis (No 100), 25x75, 6-sty bk tnt; A\$22,000-42,000; also CANAL ST, 35-7 (1:297; 36-37), nec Ludlow (No 6), 43.10x57.4, 2-5-sty bk tnts; A\$38,500-52,000; also RIDGE ST, 117 (2:344-25), ws, 175 n Rivington, 25x 100, 5-sty bk tnt; A\$19,000-35,000; also STANTON ST, 293-5 (2:329-15), ss, 60 w Lewis, 40x50, 2-5-sty bk tnts; A\$20,000-28,000; Bernard Cohen Est, Mark Rosenthal EXR, 701 W 177; atty, Arnold Lichtig, 141 Bway; Will filed May 6'12.
31ST st, 358 W (3:754-72), ss, 200 e 9 av, 20x98.9, 3 1/2-sty bk tnt; Nathan L Williamson Est, Isabella S Williamson EXTRX, 358 W 38; atty, Philip R Cook, 50 Church; A\$16,000-18,000; Will filed June 11'12.
43D st, 327 W (4:1034-18), ns, 350 w 8 av, 25x100.5, 4-sty bk tnt; A\$17,000-19,000; also 7TH AV, 387 (3:807-3), es, 25 n 31st, 20x60, 5-sty bk tnt; A\$75,000-78,000; Michl Swick Est, Jos M A Swick EXR, 19th st nr Bway, Flushing, LI; atty, Alfred Talley, 165 Bway; Will filed June 11'12.
67TH st, 60 E (5:1381-38 1/2), ss, 20 w Park av, 20x80, 4-sty bk tnt (1/2 int); A \$40,000-46,000; also 2D AV, 1756 (5:1554-52), es, 75.4 s 92d, 25.2x80, 5-sty bk tnt; A\$12,000-22,000; Julia Oppenheimer Est, Isaac Oppenheimer EXR, 60 E 67; atty, Emanuel M Kaiser, 206 Bway; Will filed June 27'12.
113TH st, 246 W (7:1828-47 1/2), ss, 351 w 7 av, 16x100.11, 3-sty bk dwg (1/2 int); Max Hess Est, Jacob Hess EXR, 236 W 112; attys, Van Wyck & Strauss, 1328 Bway; A\$8,900-13,000; Will filed June 27'12.
Madison av, 67 (3:857-22), es, 49.1 n 27th, 24.8x100, 3-sty bk dwg (pt int); Sarah L Butler Est, Kath L Butler EXTRX 116 W 88; atty, Geo W Olivanny, 55 Liberty; A\$79,000-82,000; Will filed June 11'12.
Morningside av E, 32 (7:1944-2), es, 25 n 117th, 25x100, 5-sty bk tnt; Saml P Prager Est, Martha Prager ADMTRX, 862 Kelly; atty, I S Lambert, 132 Nassau; A \$19,000-22,000; Will filed June 24'12.
2D av, 1756, see 67th, 60 E.
7TH av, 387, see 43d, 327 W.
CONVEYANCES.
Borough of the Bronx.
Birch st, nwc Kingston av, see Kingstontown av, nwc Birch.
Clarence st, swc Town Dock rd, see Town Dock rd, sec Wilcox.
Dock st (*), nes, 100 se Thomas, runs n e100xse50xne50xnw150 to Thomas xsw70x se50xsw80 to Dock xse50 to beg; Jno Crozier to Baisley & Watson, Inc, 2614 Aqueduct av; May 25; July 10'12. O C & 100
Elm st, sec S Oak dr, see S Oak dr, sec Elm.
Fairmount pl, 869 (11:2960), ns, 303.5 w Southern blvd, 25x100; Wm H Peck, ref, to Jas P Bissell, 505 W 147; FORECLOS; June 28; July 5; July 6'12. 6,625
Fulton st (*), ws, 350 n 21st, 50x100, Washingtonville; Sadie Journey to Clarence A Sparks, 930 West End av; AL; Feb 6; July 5'12. nom
Glover st, nec Westchester av, see Westchester av, nec Glover.
Jennings st, 829 (11:2964), ns, 83.4 w Stebbins av, 16.8x100, 2-sty fr dwg; Junius J Pittman to Ida Buschman, 829 Jennings; mtg \$3,250; July 5; July 6'12. O C & 100
Jennings st, 831 (11:2964), ns, 66.7 w Stebbins av, 16.8x100, 2-sty fr dwg; Junius J Pittman to Rebecca R Harris, 1061 Trinity av; mtg \$3,250; July 5; July 6'12. O C & 100
Kelly st, 1021, see 165th E, nwc Kelly.
Loring pl (11:3225), es, 520.6 s Fordham rd, 50x82.3x irreg x102.3, vacant; also PLOT begins 570.6 s Fordham rd, & 82.3 e Loring pl, runs e16.10xn6.4xw18.4 to beg; Kath C Kasser to Onawin Constn Co, 2322 Creston av; mtg \$5,000; July 5; July 10'12. nom
Manida st, 720 (10:2768), ws, 200 s Spofford av, 25x100, 2-sty bk dwg; Ida Hillmann to Patk J Callanan, 1181 Union av; mtg \$6,000; July 5; July 8'12. O C & 100
Manana st (*), nwc Brown av, 25.6x81.11 x25x66.2; Jas A Allen to Wm H Sweny, 37 Park av, Yonkers, NY; Mar 17'09; July 8'12. O C & 100
Oak Tree pl, sec Arthur av, see Arthur av, sec Oak Tree pl.

MISCELLANEOUS CONVEYANCES. Borough of Manhattan.

Power of atty; Tronquillo Zambetti et al to Frank Zambetti, 721 E 218; May 13; July 8'12.

Taylor st (*), ws, 250 s Morris Park av, 25x100, except part for st; Jos Pascoello, ref, to Mary Plunkett, — Tyndal av, 100 s 261; FORECLOS; June11; June25; July 5'12. **3,600**

Thomas st, es, abt 150 n Dock, see Dock, nes, 100 se Thomas.

Tiffany st, 1044 (10:2717), es, 250 n 165th 25x100, 2-sty fr dwg; Jas V Palladino to Jos Clemens, 1078 Tiffany; mtg \$2,100; July8; July9'12. **O C & 100**

Wilcox st, see Town Dock rd, see Town Dock rd, see Wilcox.

William st (9:2382); gore, begins abt 57 n 160th, & 100 e Elton av, runs e33.6 to sws William (closed), xne20 to cl said st, xnw98.7x88.5, to beg with all title to gore lying in bed of William bounded s by prolongation of said lot 2 & to cl of said st, on ne by cl said st & nw by above lot, vacant; Dora D Schiffer & ano to Young Mens Christian Assn, 215 W 23; B & S; June18; July5'12. **nom**

133D st, 695 E (10:2562), ns, 268 e Cypress or Trinity av, 18x103.8, 2-sty & b fr dwg; Mary Stehlik to Mary Warschauer, 695 E 133; mtg \$2,250; July6; July8'12. **nom**

136TH st, 671-5 E (10:2565), ns, 199.4 w Southern blvd, 68 to Cypress av, (No 190), x200 to 137th (No 670), vacant; Wm A Martin & ano EXRS Wm A Martin to Wm A Martin, Hopewell Junction, E Fishkill, NY; July9; July10'12. **18,000**

137TH st, 670 E, see 136th, 671-5 E.

138TH st, 594 E (10:2550), ss, 900 w Home av, also abt 275 e St Anns av, 37.6x 100 Diederich Muller to Bella Klein, 728 E 156; mtg \$28,000; July8; July9'12. **O C & 100**

141ST st E (9:2303), ss, old line, 281.6 e Alex av, runs e50xn0.4 to ss 141st, as legally opened xw50x0.5 to beg, strip; Emily A Scott wid et al to Ellen Drury wid 339 E 141; QC; Apr25; July9'12. **nom**

142D st, 307 (547) E (9:2323), ns, 154 w 3 av, 21x100x21.5x100, 3-sty & b fr dwg; Katie wife of & Thos Donnelly to Hans W Goetze, 320 E 144; July6; July8'12. **nom**

142D st, 307 (547) E; Hans W Goetze to Katie Donnelly, 305 E 142; mtg \$—; July6; July8'12. **O C & 100**

152D st, 803 E, see Wales av, 658.

152D st, 803 E, see Bergen av, 610-2.

153D st, 406-8 E (9:2374), ss, 70 e Melrose av, 50x100, 6-sty bk tint; Sol Klein to Joachim Burfeindt, 5588 Bway; mtg \$45,000; June24; July11'12. **nom**

154TH st E, swc Morris av, see Morris av, 647.

155TH st, 319-21 E (9:2415), ns, 350 w Courtlandt av, 50x100, with strip 50x0.11 in front bet above & old ns of 50y, 3-sty & b bk dwg & 2-sty & b fr dwg; Geo Glenz to Wm Rosch & Barbara his wife, joint tenants at Winthrop av & Lawrence, Astoria, LI; mtg \$12,000 & AL; July2; July6'12. **O C & 100**

156TH st, 834-6 E (10:2675), ss, 25 e Union av, 50x91, 6-sty bk tint & str; Harry Buchalter to Celia Schwartz, at 20th av & 83d, Bklyn; mtg \$38,000; May 28; July11'12. **O C & 100**

159TH st, 380 E (9:2405), ss, 375 e Courtlandt av, 25x100, except part for st, vacant; Jacob Cohen to Wm F Proctor, 386 E 159; mtg \$4,000; July2; July6'12. **O C & 100**

161ST st E (9:2382), ss, a gore, bounded sw by cl old William, n by ss 161st & e by line 100 e Elton av, vacant; Young Men's Christian Assn to Dora D Schiffer, 12 E 76, & Amelia G Friedman, 8 E 80; B&S; June17; July5'12. **nom**

161ST st, 796 E (10:2667), ss, 120 w Union av, 19.10x101.1, 3-sty fr tint & str; Balbina Rinck to Swiss Realty Co, 4265 Digney av; mtg \$3,000; June27; July8'12. **nom**

163D st, 195 E (9:2461 & 2455), nwc Sheridan av (No 941), 69.3x30.8x68.7x30.8, 4-sty bk tint; Franklin Bien to Herman D Junge, 951 Grant av; mtg \$15,000 & AL; June28; July6'12. **20,000**

164TH st, 450 (716) E (9:2385), ss, 148.5 w Wash av, 25x100, 2-sty fr dwg & str; Anna Kolman to Philippine Piederlein, 425 E 164; AL; July3; July5'12. **O C & 100**

164TH st, 450 E (9:2385), ss, 148.6 w Washington av, 25x100, 2-sty fr dwg & str; Jos Kolman et al to Philippine Piederlein, 425 E 164; QC; July5; July10'12. **nom**

165TH st (10:2705), ns, 48 w Kelly, runs n83.8xw56.9x85x62.6 to st, xe52.6 to beg, vacant; Benj M Gruenstein to Simón Machiz, 751 E 150; mtg \$—; July2; July 11'12. **O C & 100**

165TH st E (10:2705), nwc Kelly (No 1021), 48x83.8x47.11x80.3, vacant; Benj M Gruenstein to Simón Machiz, 751 E 150; mtg \$—; July2; July11'12. **O C & 100**

166TH st, 530 E, see 3 av, 3400-6.

166TH st E, nwc Findlay av, see Teller av, swc 167th.

166TH st E, nwc Teller av, see Teller av, swc 167th.

167TH st E, see Findlay av, see Teller av, swc 167th.

167TH st E, swc Teller av, see Teller av, swc 167th.

167TH st W, nes, at ns 168, see 168th W, ns, at nes 167.

168TH st W (9:2530), ns, at nes 167th, runs e88.6xn46.8xnw25xsw100 to 167th xse 21 to beg, vacant; Chas Warner to Geo F Bache, 1258 Shakespeare av; July8; July9'12. **50**

170TH st 426 E (11:2894), ss, at ws NY & Harlem RR Co, runs s24.6xw100 to es Brook av (No 1378) x24.6 to st xe100 to beg being part lot 166 map Morrisania, 6-sty bk tint & str; Abr L Jacobs ref to Empire City Savgs Bank, 231 W 125; FORECLOS; July1; July9'12. **30,000**

172D st E, swc Hoe av, see Hoe av, swc 172.

175TH st E (11:2957), ss, 96 w Crotona Park N, except part for st, vacant; Patk J Fanning to Ver Planck Est, 331 Mad av; mtg \$5,500; July10; July11'12. **O C & 100**

175TH st E (11:2957), ss, lot 3 map (383) 41 lots on Southern blvd & Fairmount av, except part for 175th, vacant; Arthur D Ferguson to Patk J Fanning, 1441 Bryant av; July10; July11'12. **O C & 100**

175TH st E (11:2957), ss, 96 w Crotona Park N, 24x94.6, vacant; Clara E Brown to Patk J Fanning, 1441 Bryant av; July 10; July11'12. **O C & 100**

175TH st E (11:2957), ss, 96 w Crotona Park N, 24x94.6, vacant; Clara E Brown to Patk J Fanning, 1441 Bryant av; July 10; July11'12. **O C & 100**

175TH st E (11:2957), ss, 96 w Crotona Park N, 24x94.6, vacant; Arletta E Ferguson to Arthur D Ferguson, 244 Parkhill av, Yonkers, NY; CaG; mtg \$645; May28; July11'12. **O C & 100**

175TH st E (11:2957), ss, 120 w Crotona Park N, 20x94.6, vacant; Arletta E Ferguson to Arthur D Ferguson, 244 Parkhill av, Yonkers, NY; CaG; mtg \$645; May28; July11'12. **O C & 100**

176TH st, 400-2 E, see Webster av, sec 176.

177TH st E (*), es, 200 s Ludlow av, 50 x100; Matthew W Del Gaudio to Emilia Lucchine, 672 E 180; June26; July9'12. **O C & 100**

177TH st E (*), ws, 200 s Ludlow av, 50 x100; Matthew W Del Gaudio to Nicola Palermo, 4722 New Utrecht av, Bklyn; June26; July9'12. **nom**

178TH st E (11:3035), ns, a strip, bet n s Marble, old line & new line of 178th, in front of lot 61, map Upper Morrisania, — x—; Chas E Barndollar to Fannie A Boyd at Boonton, NJ; AT; QC & correction deed; July2; July5'12. **nom**

179TH st, 816-30 E, see Marmion av, 2017.

179TH st, 660 E, see Belmont av, 1994.

179TH st E, nwc Grand blvd & concourse, see Grand blvd & concourse, nwc 179.

181ST st, 640 E, see Hughes av, 2120.

182D st, 401 E, see Webster av, 2236.

186TH st, 462 E (11:3039), ss, 220 e Park av, 20x100, 4-sty bk tint; Etta Novak to Saml Zeitlin, 164 Lockwood av, New Rochelle, NY; mtg \$9,500; July1; July10'12. **O C & 100**

187TH st E, swc Ryer av, see Grand blvd & concourse, sec 187th.

187TH st E, see Grand blvd & concourse, see Grand blvd & concourse, sec 187th.

188TH st, 518 E, see Bathgate av, 2423, on map 2425.

197TH st E nwc Webster av, see Webster av, 2753.

208TH st E (12:3326), es, 44.9 s Kossuth pl, 26x82.10x25x91.4; Patk J Callanan to Ida Hillmann, 665 Coster; July1; July8'12. **nom**

214TH st E, ss, 169 e White Plains rd, see 214th E, ss, 94 e White Plains rd.

214TH st E (*), ss, 94 e White Plains rd, 25x100; also 214TH ST E (*), ss, 169 e White Plains rd, 75x100; Antonio Papan-tonio to Filomena Papanantonio his wife, 720 E 214; QC; AL; July3; July6'12. **gift**

220TH st E (*), ss, 130 w White Plains rd, 25x114, Wakefield; Arrowdale Co to Jas L Arrowsmith, 634 W 7, Plainfield, NJ; B&S; June26; July9'12. **O C & 100**

220TH st E (*), same prop; Jas L Arrowsmith to Jos H Bross, Nutley, NJ; June26; July9'12. **nom**

224TH st E (*), ss, 341.7 e Paulding av, 75x109.6; Guiseppa Bevacqua et al to Buonaventura De Leo, 1034 E 224; AL; June12; July10'12. **nom**

225TH st E (*), ss, 180 e White Plains rd, 50x114, Wakefield; Wm J Fitzgerald to Annie J Fitzgerald, 893 Morris av; mtg \$3,500; July8; July9'12. **O C & 100**

235TH st E (12:3376), ns, 335 w Katonah av, 50x100, vacant; Jacob Lewis to Mary E Champoll, 116 W 190; mtg \$1,000; July 8; July10'12. **O C & 100**

236TH st E, see 2 av, see 2 av, sec 236.

241ST st E, nwc Katonah av, see Katonah av, 4390.

Anthony av (11:2889), es, 107 s 174th, 75.1x81.11 to ws Carter av x75.1x88.9, vacant; Henry Allen to Boscobel Bldg Co, a corpn, 45 Bway; June28; July5'12. **O C & 100**

Arnov av (*), ss, 227 e Pelham rd, 50x 92x52.8x110; Henry Siemers, Jr, to Herman & Anna Doering, 1742 Melville, joint tenants; June20; July9'12. **O C & 100**

Arthur av (11:3070), sec Oak Tree pl, 25x100, except pt for av, vacant; Patk McGuirl to Clarence C Rogers, 4346 Park av; June21; July5'12. **nom**

Bailey av (12:3261), es, 225 n Albany rd or Boston av, 75x87.8x75x82.5, except pt for Bailey av, 2-4-sty bk tnts; Benj Patterson ref to Peter A Peterson, Perth Amboy, NJ; FORECLOS May2'12; May20; July8'12. **\$23,000 over incumbrances**

Baisley av (*), sec Fairfax av, 100x100; Louis Becker to Annie Malcolm, 1223 River av; July3; July5'12. **O C & 100**

Bainbridge av, 2593 (12:3293), ws, 220.3 s 194th, 22.10x90.4x22.8x89.6, 3-sty fr dwg; Marie Bonhag to Flanagan Inc, 669 Eagle av; mtg \$6,000; July10; July11'12. **O C & 100**

Bathgate av, 1657 (11:2914), ws, 100.2 s 173d, 50x114.5, 5-sty bk tint; Newport Realty Co to Max J Klein, 22 Mt Morris Park W & Ignatz Roth, 102 W 121; mtg \$50,000 & AL; July3; July5'12. **O C & 100**

Bathgate av, 2423, on map 2425 (11:3057), swc 188th (No 518), 89.4x32, 5-sty bk tint; Clarence A Sahler to Agnes M Pragnell, 819 Ritter pl; AL; July6; July10'12. **nom**

Beach av, 1352 (*), es, 25.8x101.5x25x 95.9, ss; Jno or Jno A Sonnet to Charlotte F Halsey, 856 E 156; mtg \$2,500; July3; July10'12. **O C & 100**

Beach av (*), ws, 175 n Patterson av, 100x100; re mtg; Willard P Beach to Isabella Beach, at Clasons pt; July10; July 11'12. **nom**

Beach av (*), ws, 175 n Patterson av, 100x100; Clarence W Beach to Isabella wife Clarence W Beach, at Clasons pt, NY; July8; July9'12. **nom**

Belmont av, 2377 (11:3074), ws, abt 75 n 186th, 25x87.6, 4-sty bk tint; Alphonse Coppola to Walter J Egan, 58 Morton; mtg \$12,000; Apr10; July8'12. **nom**

Belmont av, 1994 (11:3079), sec 197th (No 660), 100x20.4x96.4x31.11; 5-sty bk tint & str; Thos D Malcolm Constr Co to Louis Becker, 1968 Daly av; mtg \$29,000; July3; July5'12. **O C & 100**

Bergen av, 610-2 (9:2361), sec 152d (No 500) 51.4x100, 1 & 2-sty fr dwg & stable; Cath Katzenstein to S & B Bldg Co, 601 Bergen av; June26; July11'12. **nom**

Birchell av (*), see, at ws White Plains rd, — x—; also WHITE PLAINS RD (*), es, 230 n Sagamore, — x—, being lots 294-37 also 107 & 174 map partition sale Lott G Hunt Estate; Eugenie Gangloff to Wm H Sweny, 37 Park av, Yonkers, NY; Apr 27; July8'12. **nom**

Bohart av (*), es, 400 n Brady av; Morris Park Estates to Alfred V Johansen, 5520 15 av, Bklyn; AL; July2; July6'12. **nom**

Bosobel av, 1424 (11:2874), es, 72.11 s Plympton av, runs n26xe95.6xsl.3x again s27.8xw83.7 to beg, 2-sty fr dwg; H Wm Smith, ref, to Henry Lipps, Jr, & Julia Lipps, TRSTES of Henry Lipps, decd, both at Mt Vernon, NY; FORECLOS; July 3; July5; July6'12. **4,000**

Bosobel av, 1422 (11:2874), es, 72.11 s Plympton av, 25x71.7x27.8x83.7, 2-sty fr dwg; H Wm Smith, ref, to Julia Lipps, 52 Cray av, Mt Vernon, NY; FORECLOS & drawn July5; July6'12. **4,000**

Boston Post rd (*), ns, at swc prop now or formerly David Smith, runs sw364.2 & 206.3 & 89.10 & 306.6 xnw746.7xne697.2xse 27.1 & 143 & 47.8 & 25 & 24.3 & 23.9 & 20.5 & 29.11 & 7.7 & 31 & 40.3 & 52.1 & 18 & 40.1 & 29.1 & 60.5 to beg, contains 10 862-1000 acres, Westchester; Eliz J Stancliff wid et al to Henry W Somers, Ft Edward, NY; mtg \$53,500; July3; July8'12. **O C & 100**

Boston rd (11:2978), sec 137.9 s Southern blvd, runs se64.10 to ws Southern blvd x863xnw50x84xse5.2xsl1xw100 to rd xne150 to beg, vacant; re mtg; Brevoort Real Est Co to Kellywood Realty Co, 805 Hunts Point av; July10'12. **20,000**

Brook av, 1474 (11:2895), es, 209.2 n St Paul's pl, 25x100.7 to N Y & H R R, 4-sty bk tint & str; Jos Cohen et al to Michl Gardner, 135 W 116; mtg \$13,000; June 29; July5'12. **O C & 100**

Brook av, 1378, see 170th, 426 E.

Bruner av (*), es, 350 s Nereid av, 50x 97.6; also BRUNER av (*), es, 575 s Nereid av, 6X.9x90.3x60.5, gore; Julia G King to Timothy Regan, 513 W 145; AL; July 3; July5'12. **O C & 100**

Bruner av, es, 575 s Nereid av, see Bruner av, es, 350 s Nereid av.

Bryant av, 649-57 (10:2764), ws, 450 n Randall av, 100x100, 4 2-sty bk dwgs; Brown-Weiss Realities, a corp, to Emma A Westfeling at N Y State Hospital, Central Islip, LI; mtg \$29,200; July1; July10'12. **O C & 100**

Bryant av, 649-57 (10:2764), ws, 450 n Randall av, 100x100, 4 2-sty bk dwgs; re mtg; Hunts Point Estates, a corp, to Brown-Weiss Realities, a corp; June26; July10'12. **nom**

Bronxdale av (*), ws, 77 s 187th, 50x 85x—x71; Katherine Amberg to Henry H Amberg, 741 E 4, Bklyn; Apr10; July6'12. **nom**

Brown av, nwc Mianna, see Mianna, nwc Brown av.

Carter av, ws, 107 s 174, see Anthony av, es, 107 s 174.

Clinton av, 2008 (11:3094), es, 91.8 n 179th, 16.8x100, 2-sty fr dwg; Harry Cahn et al to Mary E Champoll, 116 W 190; mtg \$3,500; July8; July10'12. **O C & 100**

College av (11:2783), es, 152.3 n 169th, 50x100; also COLLEGE AV (11:2785), ws, 765.3 n 169th, 25x92.6; also COLLEGE AV, ws, 315.3 n 169th, 400x92.6; also COLLEGE AV, ws, 190.3 n 169th, 50x92.6, vacant; Robt L McElroy et al to Wm T Evans at Montclair, NJ; mtg \$28,150 & AL; July3; July5'12. **O C & 100**

College av, es & ws (11:2783 & 2784), same prop; Alice M Crooker to Robt L McElroy at Whitestone Landing, LI; July3; July5'12. **O C & 100**

College av, ws, 315.3 n 169th, see College av, es, 152.3 n 169.

College av, ws, 765.3 n 169, see College av, es, 152.3 n 169.

College av, ws, 190.3 n 169, see College av, es, 152.3 n 169.

Crotona av, 2154-S (11:3098), es, 336.8 n 181st, 81.6x97.9x71.7x105.1, 2-5-sty bk tnts; Edwin P Kilroe ref to Manhattan Mtg Co, 200 Bway; FORECLOS, July 1; July 9 '12. 54,000

Cypress av, 190, see 136th, 671 E.

Delavelle av (*), ws, 125 n Hollers av, 25x100; Hudson P Rose Co to Addolorato Pizzutti, 17 Trinity, Boston, Mass; July 5; July 9 '12. nom

Eastern blvd (*), es, 250 n Baisley av, 160x100; Henry Gundlach to Jos Schaeffler cor Cambreling av & Grote; mtg \$2,000; July 8; July 9 '12. nom

Eagle av, S20-2 (10:2626), ses, 400 sw 161st, 50x100, except part conveyed by Fredk W C Schmueser to Henry Koch by deed dated Jan 3 '07, 2 & 3-sty fr dwgs; Fredk W C Schmueser to Fredk W C Sanford, 822 Eagle av; June 28; July 9 '12. O C & 100

Eagle av (10:2617), ws, 553.2 s 156th, 50x95x49.4x95, vacant; Flanagan Inc to Wilhelmina M Bonhag, 2593 Bainbridge av; mtg \$36,000; July 10; July 11 '12. O C & 100

Elton av, S97 (9:2383), ns, 95.6 w 162d, 31.10x86x25x105.4, 2-sty fr dwg; Oscar Hoerig to Chas T Streeter Constn Co, a corp, 432 E 158; mtg \$5,950 & AL; July 5 '12. O C & 100

Fairfax av, see Baisley av, see Baisley av, see Fairfax av.

Findlay av, see 167th, see Teller av, s w 167th.

Findlay av, see 166th, see Teller av, s w 167th.

Franklin av, 1392-4 (11:2935), es, 75.6 n Jefferson pl, 75x100, 2 5-sty bk tnts; Jas T Barry to Clarence P Whitman, East Orange, NJ; mtg \$26,000; July 8; July 11 '12. O C & 100

Frisby av (*), ns, 75 e Overington av, 25x100.1; Mary F Purdy to Florence Zimmerman, 2980 Valentine av; mtg \$6,200; July 11 '12. 200

Ft Schuyler rd (*), ws, abt 165 s Pelham rd, 25x—; Annie O'Reilly to Rosa A wife Frank Carraher, 1412 Edwards av; July 9; July 10 '12. nom

Grand blvd & concourse (11:2812), nec 179th, 88.8x15.6x85.2x46.6, vacant; Jas Reilly to Wm L Phelan, 2049 Ryer av; July 8; July 9 '12. O C & 100

Grand blvd & concourse (11:3158), es, 147 n 182d, —x—x—x—; also RYER AV (11:3158), ws, 97.8 n 182d, —x98, vacant; Security Bank of NY to Assets Liquidation Co, 14 Wall; B&S & AT; July 8; July 11 '12. O C & 100

Grand blvd & concourse (11:3158), es, 150 n 182d, runs n100x178.6 to ws Ryer av, xs150xw90xns50x— to beg; Security Bank of NY to Assets Liquidation Co, 14 Wall; B&S & AL; July 8; July 11 '12. O C & 100

Grand blvd & concourse (11:3160), see 187th, runs e49.9 to Ryer av, xs18.8xw51.1 to Grand blvd & concourse, xn14.1 to beg, vacant; Ida A Holland to Eliz L Holland, 2450 Tiebout av; July 10; July 11 '12. O C & 100

Grant av, 964 (9:2446), es, 275.6 n 163d, 20x95, 3-sty bk dwg; May R Sheeley to Rudolph Holde, 964 Grant av; AT; AL; Mar 2 '11; July 5 '12. nom

Heath av, 2905, see Heath av, 2907.

Heath av, 2907 (12:3260), ws, 78.7 s 230th, 17.10x90, 2-sty fr dwg; also HEATH av, 2905 (12:3260), ws, 96.5 s 230th, 17.10x90, 2-sty fr dwg; Mary E Champoli to Adeline Cahn, 2540 Grand av; mtg \$16,000 on this & other property; July 8; July 10 '12. O C & 100

Heath av, 2903 (12:3260), ws, 114.3 s 230th, 17.10x90, 2-sty fr dwg; Mary E Champoli to Junius J Pittman, 1888 Bathgate av, & Harry Cahn, 2540 Grand av; mtg \$16,000; July 8; July 10 '12. O C & 100

Heath av (12:3257), ses, 280 ne Summit av, & being lot 140 map (1057) prop Maria Shradly, runs sw156.8xns53 to es Heath av, xne on curve 770.3 to beg; also LOTS 15 to 18 (12:3257), map (468) prop Geo Richardson Joachim Burfeindt to Sol Klein, 1467 5 av; June 12; July 11 '12. O C & 100

Heath av, 2901 (12:3260), ws, 132.1 s 230th, 17.11x90, 2-sty fr dwg; Mary E Champoli to Curtiss P Byron, 2224 Ams av; mtg \$16,000 on this and other premises; July 8; July 11 '12. O C & 100

Hoe av (10:2743), ws, 330 s 165th, 25x150, vacant; American Real Estate Co to Mercury Realty Co, 600 Prospect av; AL; July 1; July 6 '12. O C & 100

Hoe av (11:2981), swc 172d, 25x100, vacant; Adela M Harrington to Fredk Stief, 1624 3 av; mtg \$25,000; July 8; July 9 '12. O C & 100

Hughes av, 2120 (11:3081), sec 181st (No 640), 127.9x50x115x51.7, 5-sty bk tnt & str; Emma A Westfehling to Brown-Weiss Realities, 63 Park Row; July 1; July 10 '12. omitted

Hughes av, 2130 (11:3082), es, 86.2 n 181st, 16.5x85.5x16.5x85.3, 2-sty fr dwg; A Welles Stump, ref, to Jno M & Louise Susser, 547 E 183; mtg \$4,000; FORECLOS, July 2; July 9; July 10 '12. 1,000

Hunt av (*), ws, 200 n Sagamore, 50x100; Jno Kunkel et al to Mary A Howley, 421 W 34; QNC & C a G; July 8; July 9 '12. O C & 100

Intervale av (10:2692), nws, 155.7 ne 167th, 50x121.3x52.9x123.7, vacant; U S Realty & Mtg Co to Chas F Enderly at Westwood, NJ; mtg \$8,000; Apr 16; July 11 '12. nom

Intervale av (10:2692); same prop; Chas F Enderly to Jas T Barry, 1149 Boston rd; mtg \$8,000; July 9; July 11 '12. O C & 100

Jerome av, 3122-6 (12:3322), es, 75 n Potter pl or 204th, 50x100, 3 3-sty fr tnts & str; Jno F Couch to Mary A Towne, 661 W 180; AT; QC; June 28; July 5 '12. nom

Jerome av, 3122-6; Mary A Towne to Leonie Scruton, 279 Leland av, Netherwood, NJ; B&S; June 29; July 5 '12. nom

Jones av (*), es, 220.10 s Kingsbridge rd, 50x100, Edenwald; Eugene Lichtenberg & ano to Silvia & Lena Chavenuto, 860 E 221; July 1; July 5 '12. O C & 100

Katonah av, 4390 (12:3390), nec 241st, 100x100, vacant; re judgt; Tronquillo Zambetti et al to NY City Church Extension Soc of Methodist Epis Church, 150 5 av; Apr 4; July 8 '12. 50

Kingston av (*), nwc Birch, 196 to rd to Westchester x100x198 to Birchx100; Geo E Morgan, ref to Josephine B Hamlin, 750 St Nich av; FORECLOS, May 29; July 5; July 6 '12. 5,300

Longfellow av (10:2756), ws, 150.5 n Garrison av, 50x100, vacant; Benenson Realty Co to Wm Ringelstein, 356 S 10, Mt Vernon, NY; mtg \$4,000; July 3; July 5 '12. nom

Longfellow av, ws, 150.5 n Garrison av, see Town Dock rd, nec Valentine av.

Mapes av, 2063 on map 2061-3 (11:3109), ws, 472.5 s 180th, 44x145, 5-sty bk tnt; Morrisdale Realty Co to Isaac Goodstein, 36 W 119; mtg \$41,000; July 3; July 5 '12. O C & 100

Mapes av (11:3111), es, 113.3 n 181st, 41 x145.2, vacant; Jno W Seeger to Leonardo de Lorenzo, 155 E 93; mtg \$2,500 & AL; July 3; July 5 '12. O C & 100

Marmion av, 2017 (11:3107), swc 179th (Nos 816-30), 75x150x75.3x150; 4 4-sty bk tnts; Caroline Keil to Chas L Keil, 2061 Ryer av; AL; June 21; July 5 '12. nom

Middletown rd (*) adj lot 4 map Fredk Baxter, runs n158.9xe42.8xs157.6 to rd xw44.7 to beg, being lot 5, same map, Westchester; Richd W Shaw to Jas J McDonough, 2216 5 av; Nov 15 '11; July 8 '12. O C & 100

Middletown rd (*), ns, 209.7 w Eastern blvd, 44.7x155x42.8x155; Richd W Shaw to Jas J McDonough, 2216 5 av; Nov 22 '11; July 8 '12. O C & 100

Middletown rd (*), ss, 100 w Mapes av, 50x118x50x122; Emil N Sorgenfrei to Henry Von Hadeln 2021 Boston rd; July 5; July 9 '12. O C & 100

Monaghan av (*), es, 300 n Jefferson av 25x100, Edenwald; Saml Fishbein to Abr Levine, 1531 Fulton av & Saml Siegel, 3862 3 av; July 8; July 11 '12. 400

Morris av, 2264-70 (11:3171), es, 100 s 183d, old line, 100x115, 3-sty fr tnt & str, 2-sty fr dwg & str & 1 & 2-sty fr rear bldg; Maria A Scerbo to Geraldine Realty Co, 2018 Ams av; mtg \$22,750; July 6; July 8 '12. nom

Morris av, 687 (9:2442), swc 154th, 43.6 x100, 6-sty bk tnt & str; Michl Santangelo et al to Julius H Reiter TRSTE, 9 E 97; mtg \$43,000; July 9; July 11 '12. nom

Overing av (Washington) (*), sws, 273.6 se Frisby av (2d), runs sw100xse50 xsw32.4xnw6.7xsw171.3xnw226.6xne77.1lxn w100 to 2d, xne50xse100xne25xse20.3xne 46.9xse124.1lxne100 to av, xse25 to beg, except part taken by N Y City; Baxter Howell Bldg Co to Richd H Arnold, 1615 Plymouth; mtg \$11,000; July 1; July 11 '12. nom

Palisade av (13:3418), es, —s 247th, deed reads plot begins at stone monument marked J D & No 15, runs nw300 to cl Palisade av xse335xne185.2 to beg; Eugene L Delafield to Margaret W Delafield, es Palisade av, 1500 s 246th; June 1; July 10 '12. O C & 100

Park av, 4464 (11:3037), es, 150 s 182d, 25x141, except pt for av, 4-sty bk tnt; David Lion to Wm Guggolz Constn Co, 2740 Creston av; mtg \$19,750; July 5; July 8 '12. O C & 100

Perry av, 3276 (12:3347), es, 250 s 209th, 25x100, 2-sty fr dwg; Margt E Weindell to Jno C Hoenninger, 244 E 86; mtg \$5,500; May 18; July 10 '12. O C & 100

Pilgrim av (*), ws, 125 s Tremont rd, 25x100; Jack P Baust to Geo Huy, 433 E 161; July 9; July 11 '12. O C & 100

Pilgrim av (*); same prop; Frank S Beavis to Jack P Baust, 2118 Bryant av; Jan 23; July 11 '12. O C & 100

Prospect av, 1388 (11:2971), es, 126.9 s Jennings, 40x104.9x40.5x98.9, 5-sty bk tnt; Jas T Barry to Stack Realty Co, 406 Lafayette; mtg \$28,000; July 2; July 9 '12. O C & 100

Prospect av, 981 (10:2678), ws, 217.3 s 165th, 65x160, 2-sty & a fr dwg, & 1-sty fr rear garage; Geo A Bage Constn Co to Wolf Burland, 801 Cauldwell; mtg \$20,000; July 10; July 11 '12. O C & 100

Quimby av (*), ss, 249 w Castle Hill av, 24.9x103, Unionport; Adam Mink to Robt C Baehr, 891 E 175; mtg \$4,000; July 3; July 6 '12. O C & 100

Quimby av, 2242 (*), ss, 341.1 w Havermeier av, 25x103.1; Glebe Constn Co to Wm Soffel, 1241 St Lawrence; mtg \$3,000; July 10; July 11 '12. O C & 100

Road to Westchester, swc Kingston av, see Kingston av, nwc Birch.

Ryer av, 2061 (11:3149 & 3156), ws, 445.1 n Burnside av, 25x132.8x25.4x137.1, 3-sty fr tnt; Caroline Keil to Chas L Keil, 2061 Ryer av; ½ pt; AT; mtg \$7,500 & AL; June 21; July 5 '12. nom

Ryer av, ws, 97.8 n 182d, see Grand blvd & concourse, es, 147 n 182d.

Ryer av, ws, abt 150 n 182d, see Grand blvd & concourse, es, 150 n 182d.

Ryer av, swc 187th, see Grand blvd & concourse, see 187th.

Ryer av (11:3158), ws, 97.8 n 182d, —x 98, vacant; Security Bank of N Y to Assets Liquidation Co, 14 Wall; B&S & AL; July 8; July 11 '12. O C & 100

Sedgwick av, 3141 (12:3254), nws, 392.1 ne Perot, 24.6x92.10x21.11x100.2, 2-sty fr dwg; Jno J Conlon to Mary A Simington, 3141 Sedgwick av; mtg \$4,900; July 10; July 11 '12. O C & 100

Sheridan av, 941, see 163d, 195 E.

Southern blvd, ws, abt 140 s Boston rd, see Boston rd, see, 137.9 s Southern blvd.

St Ann's av, 111 (9:2260), ws, 75 n 132d, 25x75, 5-sty bk tnt; S Howard Cohen, ref, to Stephen J O'Neill, 595 Henderson, Jersey City, NJ; FORECLOS, July 9; July 10 '12. 10,000

S Oak dr (*), see Elm, 150x64.9x181x—; Martha E Mortensen to Vinnie M Shirmer, 2468 Webb av; AL; Jan 9 '11; July 10 '12. O C & 100

S Oak dr (*); same prop; Vinnie M Shirmer to Bela D Eisler, 104 W 70; mtg \$5,800; July 5; July 10 '12. nom

Teller av, nwc 166th, see Teller av, sw c 167th.

Teller av (9:2434 & 2439), swc 167th, 425 to ns 166th, x200 to es Findlay av, the blk, vacant; Frederic A de Peyster et al to Abt J Schwarzler, 2990 Perry av; AL; May 8; July 5 '12. nom

Tinton av, 717 (10:2655), ws, 126.4 s 158th, 26.4x135, 2-sty & b fr dwg; Cath A Waters widow & DEVISEE Benj Waters to Nathan Kravitz, 539 Jackson av; mtg \$6,500; July 3; July 5 '12. nom

Tinton av, 918 (10:2668), es, 127.9 s 163d, 26.6x135, 2-sty & b fr & bk dwg; Annie wife Louis Fidler to Patk K McCauley, 960 Rogers pl; mtg \$5,900 & AL; July 1; July 5 '12. nom

Topping av, 1775 (11:2798), ws, 175 s 175th, 25x100, except pt for Topping av, 2-sty fr dwg; Robt McWilliam Jr to Theo H Friend, 1807 Mt Hope av; mtg \$4,000; July 9 '12. nom

Town Dock rd, swc Clarence, see Town Dock rd, see Wilcox.

Town Dock rd (*), see Wilcox, 200 to Clarence x100; Emma Kingsman to Jacob Cohen, 1893 Vyse av; July 6; July 8 '12. O C & 100

Town Dock rd (*), nec Valentine av, 50 x100; also WATERBURY AV (*), ss, 75 e Wilcox av, 25x100; mtg \$2,150; also LONGFELLOW AV (10:2755), ws, 150.5 n Garrison av, 50x100, vacant; mtg \$4,000; Henry Gundlach to Benenson Realty Co, a corp, 407 E 153; July 3; July 6 '12. O C & 100

Townsend av (11:2849), ws, 240 s 175th, 50x100, vacant; Arthur D V Lyons to Jno C Wallace Co, 45 Bway; mtg \$4,000; July 10; July 11 '12. O C & 100

Trinity av, 921-3 (10:2631), ws, 100 s 163d, 50x125, 5-sty bk tnt; Higgins & Co to Anna K Mitchell, 246 E 33; mtg \$54,000; July 5; July 8 '12. nom

Valentine av, see Town Dock rd, see Town Dock rd, nec Valentine av.

Waterbury av, ss, 75 e Wilcox av, see Town Dock rd, nec Valentine av.

Walton av, 2401 (11:3188), ws, 249 n 184th, 19.10x95.5, 3-sty bk dwg; Jno F Kaiser to Annie Waters, 2324 Andrews av; mtg \$6,400; July 1; July 5 '12. O C & 100

Wales av, 658 (10:2654), nec 152d (803), 36.6x85.9x74.8x50.5, 5-sty bk tnt & str; 152d St Constn Co to Adolph Granat, 65 E 2; mtg \$38,800; July 10; July 11 '12. O C & 100

Washington av (*), sws, 277 se 2d, 25x 100.10x25x101.1, except part for Tratman & Overing av; Jas Giblin to Mary wife said Jas Giblin, 995 E 167; mtg \$3,500; Apr 13; July 10 '12. nom

Webster av, 2245 on map 2241 (11:3143), ws, 115.5 s Ford, 34.6x100, 4-sty bk tnt; Chas H Brush, ref, to Jerry M Carey, 235 E 198; FORECLOS; Apr 17; May 17; July 6 '12. 18,500

Webster av, 2245; Jerry M Carey to Jno H Carey, 235 E 198; ½ pt; mtg \$15,000; July 5; July 6 '12. O C & 100

Webster av, 2753 (12:3278), nwc 197th, 98.2x126.11x116x104.6, 2-2-sty fr dwgs; Evelyn H wife Jos J White to Evelyn Bldg Co, 1199 Boston rd; mtg \$19,500; July 6; July 8 '12. O C & 100

Webster av, 3552 (12:3260), es, 621.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; Caroline Keil to Chas L Keil, 2061 Ryer av; mtg \$5,000; June 21; July 8 '12. nom

Webster av (11:2900), see 176th (Nos 400-2), 106.10x57.6x107x57.7, except pt for st & av, 2-2-sty fr dwgs; Jos Schaeffler to Boscobel Bldg Co, 45 Bway; July 8; July 9 '12. O C & 100

Webster av, 2659-61 (12:3277), ws, 100 s 195th, 51x98.4x51x99.10, 1 & 2-sty bk garage; Lillie Whitton to Fredk P Fox, North, White Plains, NY; B&S & correction deed; June 20; July 10 '12. O C & 100

Webster av, 2236 (11:3030), nec 182d, (No 401) 100.1x—x100x179 to Park av (No 4485), vacant; Clarence P Whitman to Jas T Berry, 1149 Boston rd; July 9; July 11 '12. O C & 100

Westchester av (*), nec Glover, 130x67, except part for Westchester av & Glover; Glover Constn Co to Patk J Heaney, 1030 Faile; AL; June 25; July 11 '12. nom

Westchester av (*), ss, 541 w Olmstead av, 65x157x65x158, except part for av; Robt B Jordan et al to Jas V Ganly, 1445 Doris; ¼ pt; AT; June 12; July 6 '12. O C & 100

Westchester av (*), same prop; Jas B Crosby to same; AT; QC; re tax Ls &c; June 11; July 6'12. O C & 100

Westchester av (*), same prop; Florence S Crosby to same; 3-4 pt; AT; June 11; July 6'12. O C & 100

Whitlock av, es. — s Tiffany, see Whitlock av, es, 431 s Tiffany.

Whitlock av (10:2761), es, 431 s Tiffany, 156x90 (owned by party 2d pt); also WHITLOCK AV (10:2761), es, adj above on s owned by party first pt; party wall agmt; Fredk Johnson with Lockwhit Co, 630 Faile; June 26; July 8'12. nom

Whitlock av (10:2731), es, 431 s Tiffany, 156x90, vacant; Fredk Johnson to Lockwhit Co, 630 Faile; B&S & CaG; June 21; July 8'12. O C & 100

Whitlock av, 973-7 (10:2735), ws, 325 n Barretto, 75x100, 2 4-sty bk tnts; Wolf Burland to Geo A Bagge Constn Co, 217 W 125; mtg \$48,000; July 2; July 10'12. O C & 100

White Plains rd, ws, at ses Birchall av, see Birchall av, ses, at ws White Plains rd.

Wilkins av, 1416 (11:2977 & 2966), es, 156 7 n Jennings, 25x100, vacant; Kate F Kellaher to Saml Greenfield, 352 E 79; July 5'12. nom

2d av (*), see 236th, 105x114, Wakefield; Frank McGarry & ano to Chas F King, 49 Prospect, Bklyn; QC; May 31; July 5'12. nom

3d av, 3400-6 (10:2608), sec 166th (No 530), 75x70, 3 3-sty fr tnts & str; Chas L Brooke to Adelia A Linnell, 171 Bway, Norwich, Conn; 1/2 pt; FORECLOS; June 25; July 1; July 6'12. 3,000

Lots (*), 52, 53, 64, 68, 82, 109, 83, 84, 85 & 86 & 120, amended map Bronxwood Park; also LOTS 19, 33, 34 & 35, 36 to 39, supplementary map (1039) Bronxwood Park; Bronxwood Realty Co to Bela D Eisler, 104 W 70; AL; July 5; July 10'12. nom

Lots (*), 958 & 959, map Gleason prop, dated June 24 '97; Matthew W Del Gaudio to D'Auria Constn Co, 670 E 180; July 5; July 10'12. O C & 100

Lots 107 & 174 map L G Hunt Est, see Birchall av, ses, at ws White Plains rd.

Lots 40, 41, 46, 50, 99, 150 & 157 (*), revised map Seneca Park; also W 1/2 plot 489; also E 1/2 plot 490; also ne 1/4 plot 7; also E 1/2 plot, 493; also E 1/2 of n 1/2 of plot 8; also W 1/2 of S 1/4 plot 8; also N 1/2 of S 1/2 plot 9; also Plot 20; also S 1/2 plot 22; also N 1/2 plot 26; also W 1/4 plot 27; also Plot 28; also W 1/2 plot 40; also E 1/4 plot 41; also S 1/4 plot 48; also N 1/4 plot 68; also E 1/2 of N 1/4 plot 22; also Plot 54; also Plot 55 also Plot 56; also gores 478, 479 & 480; also Plot 313; also E 1/2 plot 493; also E 1/2 plot 490; also W 1/2 plot 489 all on map (1106) West Co Arden prop; also s 1/4 plot 9; also N 1/2 of S 1/2 plot 48; also Plot 491; also E 1/2 plot 492 same map; also Lots 12 & 20-23 blk 19; also Lots 21-30 blk 24 map Pelham Park; also Plot 198 map (1106 West Co) Arden prop; also Lots 1-8 blk 39 map Pelham Park; also Plots 199, 213, 232, 239, 240, 520 & 521 map (1106 West Co) Arden prop; Geo P Shirmer et al to Walter W Taylor, at Winterhaven, Fla; QC; June 1; July 9'12. nom

Plot (*) begins at swc lot 1, runs n14x e50xsl4xw50 to beg, being s pt of lots 1 & 2 map prop Jos S Wood at Wmsbridge; Jos S Wood to Rose M Brockway, 633 E 226; B&S & CaG; June 27; July 8'12. nom

Plots (*), 126, 150, 161, 184, 243, 292, 293, 523 & 524, map Arden property; Martha E Mortensen to Bela D Eisler, 104 W 70; A L; July 5; July 10'12. nom

Part of lots on Arden prop, see Lots 40-41, 46-50, 99, 150 & 157 map Seneca Park.

Plot begins 570.6 s Fordham rd, & S2.3 e Loring pl, see Loring pl, es, 520.6 s Fordham mrd.

Plot (11:3158), begins 97.8 n 182d & 104 e Grand blyd & concourse, runs n-xw- to c l of blk, xs-xe- to beg; Security Bank of NY to Assets Liquidation Co, 14 Wall; B&S; AL; July 8; July 11'12. O C & 100

LEASES

Borough of Manhattan.

JULY 5, 6, 8, 9, 10 & 11.

Bedford st, 31-7 (2:528); all; Michele B Di Santi & ano to Pietro Di Masi, 68 Macdougall; 5yf July 11; July 5'12. 13,290

Catherine st, 92 (2:252); asn Ls; Jas Rostal & ano to Catherine Liquor Co, 92 Cath; Junell; July 1'12. nom

Chrystie st, 180 (2:421); str & c; Henrietta Sandler to Saml Mayerovitz, 102 Canon; 2yf May 1; July 10'12. 360

Chrystie st, 180; asn Ls; Saml Mayerovitz to H Kessler & Co; June 24; July 10'12. nom

Delancey st, 206 (2:343); all; Leon Hirsch to Isidore Roifer, 206 Delancey & ano; 3yf July 1; July 6'12. 4,079

East Broadway, 70 (1:281); first loft; Saml Kaufman to Harry Zentzelsky, 128 Mad av, 3-3-12yf Feb 1; July 10'12. 600

Houston st, 210 E (2:428), nws, 251.11 from nwc Av A, runs ne67.8 to 1st (No 193), xse25xsw64.6 to Houston, xnw25.2 to beg; also HOUSTON ST, 208 E (2:428), nes, 277.1 nw Av A, runs ne70.10 to 1st (No 101) xse25xsw67.8 to st, xnw25 to beg, all; Eliz W Stevens & ano to Louis Minsky, 93 2 av; 21yf May 1 (10 yr ren); July 11'12 taxes, &c, & \$1,950 & 3,000

Houston st, 208 E, see Houston, 210 E.

Ludlow st, 126 (2:410), 2 str; Esther Riedler to Jos Jacobs, 56 Monroe; 5yf May 1; July 8'12. 1,320

Ludlow st, 126; asn Ls; Jos Jacobs to Fanny Degen, 126 Ludlow; June 29; July 8'12. nom

Monroe st, 16 (1:253); str, &c; Chas B Van Valen agent to Epifanio Gangi, 16 Monroe; 2 10-12yf July 1; July 11'12. 720

Orchard st, 146 (2:411); asn Ls; Sol Federbush to Sam Gluckman, 62 Av B; June 28; July 10'12. nom

Pearl st, 515-7 (1:155), asn Ls; Helen Hillebrand & ano exrs Henry Hillebrand to Henry Hillebrand, 515 Pearl; June 18; July 8'12. nom

Pitt st, 24-6 (2:337); asn Ls; Jno D Haase to Israel Mandelbaum, 354 E 51; July 9'12. nom

Spring st, 170-6 (2:488), str; Alessandro Delli Paoli to Paolo Petracca, 188 Spring; 5yf June 11; privilege 5y ren; July 11'12. 600

1ST st, 101-3 E, see Houston, 210 E.

3TH st, 109 E (2:555); upper pt of bldg; Annie Greenberg to Geo Ackerler, 109 E 9; 3y1 1/2 mos f Mar 15 (3y ren); July 6'12. 900

18TH st, 215 E (3:899), ns, 395 nw 2 av, 23x92; asn Ls; Charlotte Geissler to Ida Fleischhauer, 5 E 8; July 1; July 9'12. nom

22d st, 478 W (3:719); consent to asn Ls; Eliza S Kernochan to Ida L Kron; June 28; July 9'12. —

22d st, 478 W; asn Ls; Ida L Kron to Wm H Archibald, 433 W 23; June 27; July 9'12. nom

23d st, 445 W (3:721), nes, abt 295 e 10 av, 23x117.6; asn Ls with consent of Margt V C MacNutt; Franklin Couch et al EXRS & Jas D Sherwood to Agnes D Cloud, 449 W 23; June 17; July 5'12. O C & 1,500

27TH st W, nwc 10 av, see 10 av, nwc 27th.

34TH st, 11 W (3:836), 1st loft above str; Kusch Co to La Resistia Corset Co, Bridgeport, Conn; 5 4-12yf June 1; July 8'12. 6,000

34TH st, 42 W (3:835); all; Wm F Newkirk to Sultzbach Clothing Co Inc a corp, 44 W 34; from Mar 20'12 to Apr 30'24; July 5'12. Taxes & 15,000 to 18,800

38TH st, 2-4 W, see 5 av, 416.

38TH st, 252-4 W (3:797), all; Mary C McCaffrey to Saml H Krauss, 252 W 38; 3yf July 1; July 8'12. 8,400 & 9,000

49TH st, 32-4 W (5:1264); consent to asn two Ls; The Trsts Columbia College in City N Y to Mamie F wife Chas Steele, Westbury, LI; June 28; July 11'12. nom

56TH st W, ns, 100 e 11 av, see 11 av, nec 56.

56TH st W, ns, 100 e 11 av, see 11 av, sec 57.

56TH st W, nec 11 av, see 11 av, nec 56.

57TH st W, see 11 av, see 11 av, sec 57.

80TH st W, see Ams av, see Ams av, sec 80th.

101ST st 203-7 W (7:1873), ns, 154.9 e Bway, 75 to former cl old Bloomingdale rd, closed, x100.11; all; Zadah H Reakirt to Susie O Burnham, 203-7 W 101; 10.9-12 yf Jan 1; July 6'12. 13,000

110TH st, 117-9 E (6:1638), all; Saml Milstein et al to Fannie Berkelhammer, 35 E 110; 3yf July 1 (2y ren); July 5'12. 4,000

113TH st, 76 E (6:1618); sur Ls; Morris Jacob to Paul Gross, 145 E 92; July 8; July 11'12. nom

117TH st E, nwc 2 av, see 2 av, 2283.

119TH st E, nec Park av, see Park av, nec 119th.

121ST st W (7:1976), ns, 170 e Bway, 30 x100; sur Ls; Carlos R Duque to Corpus Christi Roman Catholic Church, 535 W 121; June 17; July 10'12. nom

124TH st, 151 W (7:1909), 1st to 5th fls; Jas M Horton et al to Ludwig Baumann & Co, Harlem, a corp; 5yf May 1; July 9'12. 2,400

Amsterdam av, 955 (7:1861), asn Ls; Wm R Glennon to David Geraghty, 955 Ams av; July 2; July 10'12. nom

Amsterdam av (4:1210), see 80th, 27.2x 85, all; Henry C Nidenstein to Cushman Globe Co, 415 Ams av; 10yf Dec 1; July 8'12. taxes, &c, & 4,260

Amsterdam av, 1889 (7:2068), es, all; Homer R Gillies to Alex Farber, 1889 Ams av; 2yf May 1; July 11'12. 1,000

Broadway, 1626 (4:1021), es, 50 s 50th, 25.1x53.6x25.1x54.8, all; Walter D Clark et al individ & as EXRS Cyrus Clark to Mark Aron, 242 E 50; 9 2-12yf Dec 11; July 8'12. taxes, &c, & 5,200 & 6,200

Broadway, 1365 (3:812); all; Sweeney-Tierney Hotel Co to Crosstown Realty Co a corp, 45 Wall; 15 11-12yf May 28; July 5'12. taxes &c & 9,000

Columbus av, 65 (4:1115), str; Louis Jacobs to Giovanni Pancrazi, 224 8 av; 5yf May 1; July 8'12. 675

Columbus av, 65; asn Ls; Arthur Ugs to Louis Jacobs, 211 W 69; June 30; July 8'12. nom

Lenox av, 47 (7:1822), str; Novel Holding Co to Morris Fogenson, 26 W 112 & ano; 2 10-12yf July 1; July 9'12. 1,500 & 1,600

Park av (6:1768), nec 119th; asn Ls; Gustave H Meyer to Henry Polonsky, 1679 Park av; Feb 16; July 8'12. nom

1ST av, 1509 (5:1453); str & b; Lester Feigenblatt & ano to Theo Economakes, 402 E 7; 2 10-12yf July 1; July 5'12. 468

2D av 2283 (6:1667), nwc 117th; all; Geo H Werfelman to Jno Helmke, 743 Fairmount pl; 5yf July 1; July 5'12. per month 166.67

2D av, 1532 (5:1542); asn Ls; Davies J Marshall to Morris M Blumenstock, 538 Willoughby av, Bklyn; July 8; July 9'12. nom

3D av, 975 (5:1332); str; Jno A Summers (as agent) to Christos Capelianes, 378 E 138 et al; 3yf Nov 1'11; July 10'12. 1,200 to 1,320

3D av, 975; asn Ls; Christos Capelianes et al to Harry Capelianes & ano; July 3; July 10'12. nom

3D av, 1120 (5:1400); asn Ls; Mary Barrett individ & EXTRX Jas Barrett to Michl Barrett, 490 St Nich av & ano; Nov 5'10; July 6'12. nom

3D av, 1120; asn Ls; Michl Barrett & ano to Minnie Hoffman, 217 W 125; Dec 22'11; July 6'12. nom

3D av, 1516 1/2 (5:1514); asn Ls; Wallace Minneman to M Marcus Inc, 269 E Houston; July 10; July 11'12. nom

5TH av, 375 (3:865), 6th or top loft; Nathan Sobel to Jeno & Morris Schwartz; 3yf July 1'10; July 5'12. 2,566.67

5TH av, 416 (3:839), ws, 38 s 38th, 28.3x 133; all; also 38TH ST, 2-4 W (3:839), ss, 108 w 5 av, 37x38; all; with all title to alley in rear; 416 5th Av Co to Hermann A Flurschheim, 131 W 77 & Franklin Simon, 95 Riverside dr, firm Franklin Simon & Co; 21 1-12yf Apr 1 (21 yrs ren); July 6'12. taxes &c & 65,000

10TH av (3:699), nwc 27th; asn Ls; Saml Rostal to Westhal Hotel Co, on premises; June 11; July 11'12. nom

11TH av, sec 57, see 11 av, nec 56.

11TH av (4:1085), nec 56th, 33.2x—x20.11 x100, the land; also 11TH AV, sec 57th, runs s200.10to ns 56th xw100x20.11xnw 100.8 to av xn167.8 to beg (with option to purchase above within 1 year from July 1'12 for \$325,000); Annis M Sloane to Wm C Durant, at Flint, Mich; 6 10-12yf July 1; July 6'12. taxes &c & net 1,260

11TH av (4:1085), sec 57th, runs 200x s200.10 to 56th xw100x20.11xnw100.8 to av xn167.8 to beg; consent to asn Ls; Annis M Sloane to W H Mendel of Mt Vernon, NY; June 10; July 6'12. —

11TH av (4:1085), same prop; asn Ls; Wm H Mendel to Wm C Durant, Detroit, Mich; July 3; July 6'12. O C & 100

LEASES

Borough of the Bronx.

Hoffman st (11:3056), swc 188th; sobrn of Ls to mtg; Vincenzo Grosso with Ignazio Collica; July 5; July 10'12. nom

Kelly st, 984 (10:2713), str No 23; Winnie Co to Leo Prosnitz, 274 Sumner av, Bklyn; 5yf Dec 1'11; July 8'12. 420 to 540

134TH st, 758 E (10:2562), swc Willow av; all; J H C Johansmeyer to Emil Genenger, 758 E 134; 5yf June 1; July 6'12. 1,500

137TH st E, see Willis av, see Willis av, nec 137th.

149TH st E, swc Brook av, see Brook av, 531.

156TH st E, nwc Union av, see Union av, nwc 156th.

156TH st, 834-6 E (10:2675); sur Ls; Salvatore Sciuto to Harry Buchalter, 63 Lenox av; July 11'12. 150

161ST st, 657 E (10:2631), str fl & pt b o c; Wm Messner & ano to Ferd L Reihman, 657 E 161; 3yf Nov 1'11; July 6'12. 540

169TH st, 800-2 E (10:2682), ext of Ls for 3yf May 1'16 at \$1,980 per yr; Edw Liebertz to Albt Ehrling, 957 6 av; July 8; July 10'12. nom

169TH st, 800-802 E (10:2682); asn Ls; Anton Eiskant to Albt Ehrling, 957 6 av; July 8; July 10'12. O C & 100

169TH st, 899 E (11:2973), cor str; Samuels Pharmacy, a corp, to Leon Tartak, 899 E 169; 4 3-12yf Dec 15'11; July 9'12. 720 to 840

178TH st E, nwc 3 av, see 3 av, nwc 178.

188TH st E, swc Belmont av, see Belmont av, swc 188.

188TH st E, swc Hoffman, see Hoffman, swc 188th.

Belmont av (11:3076), swc 188th; str & b & 3 rooms on ground fl front n in bldg adj the cor on av; Garlin Realty Co to Vincenzo Luongo, 2458 Belmont av; 5yf Aug 1; July 6'12. 600

Brook av, 531 (9:2293), swc 149th; s str; Mary S White to Giuseppe & Michl Porcello, 531 Brook av; 3 11-12yf June 1; July 9'12. 297 to 420

Cypress av, 232 (10:2566); asn Ls; Max Ferber to Isidor Jaffey, 518 E 139; July 5; July 8'12. nom

Lincoln av, 159 (9:2317); str; Otto Goetzel to Tony Faicchio, 159 Lincoln av; 10 mos f July 1; July 6'12. per mo 30

Lincoln av, 159 (9:2317); sur Ls; Salvatore Sasso to Otto & Fannie Goetzel, 431 E 138; July 5; July 6'12. nom

Olinville av 3338 (*), being lot 979 map Wakefield; City of NY to Peter H Short, on premises; Jan 3'09; tax Ls 1,000 yrs from Dec 7'06; July 5'12. 185.50

Prospect av, 1405 (11:2962); cor str; Julius A Schulze to Benj B Goldenberg on premises; 5yf July 1; July 10'12. 1,200 to 1,380

Prospect av, 1405 (11:2962); sur Ls; Julius A Schulze to Benj B Goldenberg, 1405 Prospect av; June 15; July 10'12. nom
Union av (10:2676), nwc 156th, cor str; Thos Schneider to Emil Kuehn, 576 Fox; 5yf Sept; July 9'12. 300
Union av, 753 1/2 (10:2676), str; Saml Feit to Robt Rommelbacher, 753 1/2 Union av; 3yf May 1; July 11'12. 780
Van Courtlandt av, 506 (12:3322), swc Villa av, 2-sty fr bldg; Adolph Steiner to Dominico Russo; 3yf Apr 13; July 6'12. 300
Villa av, swc Van Courtlandt av, see Van Courtlandt av, 596.
Willis av (9:2281), sec 137th, str, &c; Heinrich Kramer & ano to Jas O'Toole, 220 Willis av; 5yf May 1; July 9'12. 1,500
Willow av, swc 134, see 134th, 758 E.
3D av (11:3044), nwc 178th; asn Ls; Philip J Harvey to Jas T Martin, 2239 Bathgate av; July 9; July 10'12; nom

MORTGAGES.

Borough of Manhattan.

JULY 5, 6, 8, 9, 10 & 11.

Arden st, nec Nagle av, see Nagle av, nec Arden.
Bleecker st, 253 (2:589), es, 20.11 s Cornelia, 15.8x66; July 3; July 5'12; 5y5%; Henrietta Wyre, Nyaek, NY to Emigrant Industrial Savgs Bank. 5,000
Bleecker st, 131 (2:524), ss, 75 e West Bway, 25x100; pr mtg \$37,750; July 8; July 10'12; due, Oct 10'12, 6%; Nathan Harrison Realities, a corp, to Hugo E Distelhurst, 336 Church, Richmond Hill, NY. 2,000
Bleecker st, 131; certf as to above mtg; July 8; July 10'12; same to same.
Canal st, 400-2 (1:220), at ns Laight, (Nos 8-10), 50.7 on Canal & 41.7 on Laight July 11'12; 3y5%; Henry Scheuber to Wm L Condit, Hoboken, NJ. 2,000
Catherine sl, 13 (1:250), sec Water (Nos 393-5), 18.2x51.6x19.2x53.9; also CATHERINE SL, 15 (1:250), es, 18.2 s Water, 17.8x49.7x17.1x51.6; pr mtg \$—; June 20; July 6'12; 3y5%; Geo Ricard, 317 W 139 to State Bank, 378 Grand. 10,000
Catherine sl, 13 (1:250), sec Water (Nos 393-5), 18.2x51.6x19.2x53.9; also CATHERINE SL, 15 (1:250), es, 18.2 s Water, 17.8x49.7x17.1x51.6; pr mtg \$10,000; June 20; July 8'12; 3y6%; Geo Ricard, 317 W 139, to State Bank, 398 Grand. 4,000
Catherine sl, 15, see Catherine sl, 13.
Catherine sl, 15, see Catherine sl, 13.
Cherry st, 130 (1:253), ns, 164.3 e Cath, 25x103.6x25.9x103.6; July 9'12; 3y5%; Jacob Froelich to Jno C Gulick, Town of Carmel, NY. 17,500
Delancey st, swc Essex, see Essex, 85-9.
Division st, 247, see East Bway, 258.
East Broadway, 258 (1:286), nwc Montgomery (Nos 2-6), 23x105, to Division (No 247); pr mtg \$45,000; July 8; July 9'12; 3y6%; Julius H Gross, 31 E 62, to Abr J Dworsky, 53 E 93. 10,000
East Broadway, 274 (1:287), ns, 149 e Montgomery, 20.6x60; PM; June 28; July 5'12; 5y5%; Harriet E Dixon, 27 Hollywood, East Orange, NJ, to Ellen C McManus, 965 Mad av. 12,500
East Broadway, 276 (1:287), ns, 169.6 e Montgomery, 20.5x59.7; PM; June 28; July 5'12; 5y5%; Harriet E Dixon, 27 Hollywood, East Orange, NJ, to Ellen C McManus, 965 Mad av. 12,500
East Broadway, 276 (1:287), ns, 169.6 e Montgomery, 20.5x59.7; PM; pr mtg \$—; July 3; July 5'12; due Jan 13; 6%; Sophia Tillman to Harriet E Dixon, 27 Hollywood, East Orange, NJ. 1,500
Elizabeth st, 295-7 (2:521); ext of \$27,000 mtg to June 29'17, at 5%; June 26; July 11'12; Lawyers Mtg Co with Maud B Barclay. nom
Elizabeth st, 293 (2:521); ext of \$2,700 mtg to June 29'17, at 5%; June 26; July 11'12; Lawyers Mtg Co with Maud B Barclay. nom
Essex st, 85-9 (2:409), swc Delancey, 75x 1/2 blk; PM; July 9; July 11'12, due as per bond, 6%; Grand-Delancey Co to the State Bank, 378 Grand. 44,000
Gansevoort st, 84 (2:643), ss, 81 w Wash runs w21.8x85.3x11.9x14.5x10x72.2; also all title to plot begins 69 w Wash, & 95.11 n Horatio, runs w9.6x14.5x9.6x14.5; July 10; July 11'12; due &c as per bond; Carey Realty Co to Title Ins Co of NY. 4,345
Gansevoort st, 84; certf as to above mtg July 10; July 11'12; same to same.
Henry st, 152 (1:271); ext of \$20,000 mtg to July 17, at 5%; May 31; July 11'12; Lawyers Mtg Co with Barnet Lefkowitz trste. nom
Horatio st, 114-8 (2:642), sec West (Nos 509-17), 125x109.5x131x109.7; PM; July 9; July 10'12; due Nov 13, 5%; Mary A Page to Broadway Savgs Instn of City NY, 5-W Park pl. 90,000
Houston st, 121 E (2:422), ss, 27 e Christie, 27x74.3; pr mtg \$—; July 2; July 6'12; 5y6%; Elise Ruckert & Valentine Dittmar exrs & Wm J Dittmar; Aurelia E Dittmar, 1188 Park av; Sina Dittmar at Prattville, NY & Elsie Ruckert, 1188 Park av, indiv & as trstes Wendelin Ruckert to Karl Hildenbrand, 569 Mad av, Elizabeth, NJ. 6,000
Houston st, 53-7 E (2:509); ext of \$80,000 mtg to June 11'17 at 5%; July 5; July 6'12; NY Life Ins Co with Rocco M Marasco, 293 Mott. nom

Houston st, 53-7 E, see Mott, 291 1/2-3
Lewis st, 93 (2:329), ws, 74.1 s Stanton, 24.1x100; pr mtg \$22,000; July 10; July 11'12, 2y6%; Sol Komito to Ella Daniels, 164 Mad. 1,300
Ludlow st, 126 (2:410); asn Ls by way of mtg to secure \$2,300; June 29; July 8'12; Fanny Degen to North American Brewing Co, 1306 Greene av, Bklyn. 2,300
Ludlow st, 86 (2:409); ext of \$12,500 mtg to July 16, at 6%; June 3; July 11'12; Fannie Frankel with Moris Blumenfeld, 20 Delancey. nom
Ludlow st, 86 (2:409), es, 25x87.6; ext of \$24,000 mtg to June 12'14, at —%; May 19; July 11'12; Max Lancet to Carolyn F Stickney. nom
Manhattan st, 35-7 (7:1966), ext of mtg for \$6,250 to June 21'16; 6%; June 20; July 5'12; Herman Strauss, 194 E 76 with Kath D Storer, 30 Edgecombe av. nom
Manhattan st, 31-3 (7:1966); ext of mtg for \$6,250 to June 21'16; 6%; June 20; July 5'12; Herman Strauss, 194 E 76 with Kath D Storer, 30 Edgecombe av. nom
Monroe st, 16 (1:253); sal Ls; July 10; July 11'12, demand, 6%; Epifanio Gangi to Kips Bay Brew & Malting Co, 650 1 av. 1,379.45
Montgomery st, 2-6, see East Bway, 258.
Mott st, 291 1/2-3 (2:509), swc Houston (Nos 53-7), 76x64.4x82x63.4; pr mtg \$—; June 25; July 6'12; 3y6%; Rocco M Marasco to Thos Rosson, 278 Mott. 15,000
Orchard st, 146 (2:411); leasehold; June 28; July 10'12; demand, 6%; Sam Glickman to Lion Brewery of NY City, 104 W 108. 400
Pearl st, 119-21 (1:28); ext of \$85,000 mtg to Aug 17 at 4 1/2%; June 14; July 6'12; Chas E Rushmore with Bowery Savgs Bank, 128 Bowery. nom
Sullivan st, 134 (2:518), ws, 78 n Prince, 22x75; July 9; July 10'12; due, &c, as per bond; Rosa Rubino & Anna M Leone to Title Guar & Trust Co. 9,000
Water st, 393-5, see Catherine sl, 13.
Water st, 393-5, see Cath sl, 13.
West st, 509-17, see Horatio, 114-8.
Worth st, 89-91, see Bway, 335-7.
4TH st, 79 E (2:460), ns, 175 w 2 av, 25x96; July 8; July 10'12; 3y6%; Jos & Herman Bauman, 79 E 4 to Anna Broderick, exr Jno Broderick, 30 Ams av, 4,000
5TH st, 604 E (2:387), sws, 100 se Av B, 17.11x96.2; ext of \$12,000 mtg to July 9'17 at 4 1/2%; July 9'12; Trstes of The Fund for Aged & Infirm Clergmen of Protestant Episcopal Church in Dioceses of NY. nom
10TH st, 327 E (2:404); ext of \$20,000 mtg to Apr 29'17, at 5%; Mar 18; July 9'12; Paul M Warburg et al exrs Lewis S Wolff with Hermine Berger. nom
13TH st, 329-31 E (2:455), ext of \$50,000 mtg to Apr 15'17, at 4 1/2%; Apr 5; July 11'12; New York Life Ins Co with Moritz Muldberg, 44 St Marks pl. nom
14TH st, 245 E, see 2 av, 231-3.
21ST st, 335 E (3:927), nes, 150 nw 1 av, 25x100, leasehold; July 2; July 6'12; due June 14; 6%; Anna Ackerler to Elise Strub, 37 3 av. 600
15TH st, 617 E (3:983), ns, 413 w Av C, 25x103.3; July 1; July 9'12; 5y5%; Ignatz Weisberger to Henry Stemme, 45 W 96. 6,000
22D st, 459 W (3:720), nes, 275 se 10 av, 16.8x98.8; pr mtg \$8,000; July 8; July 9'12; due, &c, as per bond; Annie Campbell to Cath Golding, 84 Bay 23d, Bath Beach, NY. 3,000
22D st, 3-5 E, see Bway, 940-8.
23D st, 445 W (3:721), nes, abt 295 e 10 av, 23x117.6, leasehold; PM; July 3; July 5'12; 4y6%; Agnes D Cloud to Aug Collet, 199 E 58. 4,500
24TH st, 236 E (3:904), ss, 122.8 w 2 av, 24.2x98.9x24x98.9; pr mtg \$17,300; July 1; July 5'12; due Aug 13; 6%; Pietrina Battaglini, 321 E 14 to Marion C Faraci, 110 E 106. 1,200
25TH st W, nwc 11av, see 26th, W, swc 11 av.
25TH st, 424-6 W (3:722), ss, 425 e 10 av, 29.8x125; bldg loan; July 5'12; due Oct 5'12; 6%; McKeon Realty Co to Emily M Roemer, 494 Greene av, Bklyn. 20,000
25TH st, 424-6 W; certf as to above mtg; July 5'12; same to same.
25TH st, 250-2 W (3:774), ss, 300 e 8 av, 50x98.9; ext of \$20,000 mtg to June 30'13 at 4 1/2%; June 29; July 10'12; Emigrant Ind Savgs Bank with Sarah Schlosser, 158 E 95 et al. nom
26TH st W, see 13 av, see 26th W, swc 11 av.
26TH st W (3:671), swc 11 av, runs w 593.3 to es 13 av xs202.8 to ns25th xs648 to ws 11 av xn197.6 to beg; certf as to mtg for \$500,000; June 29; July 5'12; Real Estate & Impt Co of Baltimore City to U S Trust Co.
26TH st, 147-9 E (3:882), ns, 170 w 3 av, 50x98.9; July 9; July 10'12; due, &c, as per bond; Henry J Heinmens to Philomena Koempel, 816 E 156. 40,000
29TH st, 217 E (3:910), ns, 210.3 e 3 av, 24.9x98.9; sobrn agmt; July 2; July 10'12; Henry De F Weekes with Wm H Rolston & ano exrs & trstes Rosewell G Rolston, 47 W 48. nom
29TH st, 336-8 W (3:752), ss, 356.3 e 9 av, 43.9x98.9; pr mtg \$15,000; July 3; July 5'12; due &c as per bond; Devonshire Realty Co to Wm D J McCarthey, at Keansburg, NJ. 2,000
29TH st, 336-8 W; certf as to above mtg; July 3; July 5'12; same to same.

30TH st, 115-25 W (3:806), ns, 188.6 w 6 av, runs w161.5x60.6xne145.9xs91.6; July 8; July 9'12; due Oct 17, 6%, until bldg 1s completed & 5 1/2% thereafter; F & L Bldg Co, 45 W 34, to Metropolitan Life Ins Co, 1 Mad av. 475,000
30TH st, 115-25 W; certf as to above mtg; July 8; July 9'12; same to same.
30TH st, 115-25 W; sobrn agmt; July 8; July 9'12; same & David Steiner with same.
30TH st, 115-25 W, same prop; pr mtg \$475,000; July 8; July 9'12; 3y6%; same to Realty Holding Co, 907 Bway. 25,000
30TH st, 124 E (3:885), ss, 135.8 w Lex av, 17.10x98.9; July 8; July 9'12; 2y6%; Friend Hoar to Jno Ingle, Jr, 176 Berkeley av, Bloomfield, NJ. 4,000
30TH st, 124 E; PM; June 28; July 9'12; 5 y 1/2%; Friend Hoar, 347 W 51, to New Netherland Bond & Mtg Co, 49 Wall, 25,000
30TH st, 24 E, see Mad av, 112-6.
30TH st, 115-31 W (3:806), ns, 188.6 w 6 av, 239.5x43.2x238.2x91.6; ext of \$125,000 mtg to July 8'15; 6%; July 8; July 9'12; David Steiner with F & L Building Co. nom
31ST st, 101-5 E, see 4 av, 461-3.
31ST st, 2 W, see 5 av, 298.
32D st, 128 E (3:887), ss, 80 w Lex av, 20x89.8; pr mtg \$24,000; July 3; July 6'12; 2y6%; Yosta Rosenberg to Bertha Isenberg, 557 W 124. 2,000
35TH st, 352 W (3:758), ss, 300 e 9 av, 25x98.9; pr mtg \$12,000; July 11'10; July 11'12, due, &c, as per bond; St Paul Colored Baptist Church to Albt I Scharps (re-recorded from Nov 11'10). 3,600
36TH st, 36 W (3:837), ss, 435. w 5 av, 20x98.9; PM; June 25; July 11'12, 5y4 1/2%; Leopold Haas to Isabel C Smith, 1 W 81. 56,000
39TH st, 40 W (3:840); ext of \$50,000 mtg to May 12'15 at 4 1/2%; July 5; July 8'12; Eliz K Lorillard with U S Trust Co of N Y, 45 Wall. nom
39TH st, 147 E (3:895), ns, 190 w 3 av, 17.8x98.9; PM; July 9'12; 1y5%; Robt M Fulton to Luz Diaz Govin, 58 Washington, Hartford, Conn. 30,000
39TH st, 545 W (3:711); certf as to reduction of mtg; July 6; July 10'12; Kate Fanning to Isabelle Realty Co.
41ST st, 9 E (5:1276), ns, 166 e 5 av, 22x98.9; PM; pr mtg \$—; July 5; July 6'12; 3y5%; Edw Fagan, 949 Ams av to Frederic Coudert, 124 E 56 & ano. 60,000
44TH st, 245 E (5:1318), ns, 497.6 e 3 av, 17.6x76.11x19.11x86.5; pr mtg \$8,000; July 8; July 9'12; 3y6%; Jos Sonntag to Wm Weinberg, 891 2 av. 3,000
46TH st, 535 W (4:1075), ns, 275 e 11 av, 25x100.4; July 11'12; 5y5%; Chas Kass to Emigrant Ind Savings Bank. 10,000
48TH st, 9 E (5:1284), ns, 175 e 5 av, 25x100.5; July 5; July 8'12; 5y5%; Jos Keen of Bronxville, NY, to Union Trust Co, 80 Bway. 115,000
50TH st, 419 E (5:1362); ext of \$8,500 mtg to May 25'15 at 5%; June 12; July 9'12; Henry Necarsulmer & ano trstes Sarah Heinemann with Kath Schnabel, 419 E 50. nom
50TH st, 437 W (4:1060), ns, 325 e 10 av, 25x100.5; July 3; July 6'12; due Jan 17 at 5%; Frederika Jeckel wid Annie J Loux; Frank Jeckel, Katie J Schulz, Barbara J Auer, Louisa J Gomm, Fredk Jeckel, Eliz J Ammermuller & Jno F Jeckel heirs Louis Jeckel to Jno Ewald, 404 W 51 et al. 2,000
51ST st, 252 E, see 2 av, 961.
52D st, 245 W (4:1024); ext of mtg for \$7,000 to July 8'15; 4 1/2%; June 20; July 5'12; Hudson City Savgs Instn with Ida M Drake. nom
52D st, 233 E (5:1326), ns, 340 e 3 av, 20.6x100.5; July 11'12, 5y4 1/2%; Sol Dobriner to German Savings Bank in the City NY, 157 4 av. 7,500
52D st, 539 W (4:1081), ns, 275 e 11 av, 25x100.5; collateral security for mtg \$10,000; July 8; July 11'12, 1y6%; Donald Mitchell to Ferd Alexander, 643 Macon, Bklyn. 10,000
53D st, 302-6 W (4:1043), ss, 80 w 8 av, 53.4x100.5; pr mtg \$35,000; July 10'11; 3y6%; Donald Mitchell to Jas Sheridan, 539 W 52. 10,000
54TH st, 112 E (5:1308), ss, 240 w Lex av, 25x100.5; July 5; July 6'12; 3y5%; Katie Lehmann & Amalia Hopper to Emigrant Industrial Savgs Bank. 22,000
55TH st, 506 E (5:1371), ns, 130 e Av A, 25x80; July 3; July 5'12; 3y6%; Valentine Ubl, 215 E 69 to Amelia S Mueller, 525 Lafayette av, Bklyn. 1,000
57TH st, 434 E (5:1368), ss, 251.3 w Sutton pl or Av A, 22.1x116.7x22.1x118.1; PM; July 3; July 5'12; due &c as per bond; Cath V Caulfield to Title Guar & Trust Co. 9,500
57TH st, 447 E (5:1369), ns, 163.5 w Av A, 18.6x100.4; pr mtg \$9,550; July 9; July 10'12; due as per bond; Marie S Haas to Thos Carmichael at Kent, England. 712.52
57TH st, 447 E; pr mtg \$9,000; July 9; July 10'12; due as per bond; Marie S Haas to Kath Hogan, 487 E 175. 1,000
59TH st, 126-30 W (4:1011), ss, 300 w 6 av, runs w76.6x15xe0.4xs85.5xe76.2xn100.5; pr mtg \$—; July 9; July 9'12; due, &c, as per bond; Hawthorne Apartment Ass'n to Mutual Life Ins Co of N Y, 34 Nassau. 10,000
59TH st, 126-30 W; certf as to above mtg; July 8; July 9'12; same to same.
60TH st, 25 W, see 61st, 16-24 W.

61ST st, 16-24 W (4:1113), ss, 250 e Col av, 100x100.5; also 60TH st, 25 W (4:1113), ns, 284 e Col av, 18x100.5; also land in Bridgeport, Conn; pr mtg \$350,000; June1; July10'12; due, June12, 6%; Locomobile Co of America to Bankers Trust Co, 14 Wall, trste. 1,500,000

63D st 105 E (5:1398); ext of \$25,000 mtg to Aug1'15 at 4½%; June15; July6'12; Emma B Lyman with Bowery Savgs Bank, 128 Bowery. nom

64TH st, 241-5 W (4:1156), ns, 250 e West End av, 75x100.5; PM; pr mtg \$—; July3; July5'12; due Dec3'12; 6%; Bournonville Realty Co to Henrietta Geier, 241 W 64. 15,000

66TH st, 53 E (5:1381), ns, 210 w Park av, 20x100.5; July9; July10'12; 3y4½%; Ella A Cooper to Title Ins Co of N Y. 40,000

66TH st, 321 E (5:1441); ext of \$15,000 mtg to July2'15, at 4½%; July1; July11'12; Chas Braun with Florence Rauh, 40 Wash sq. nom

69TH st, 131 E (5:1404), ns, 328.4 w 3 av, 16.8x100.5; pr mtg \$10,000; July5; July6'12; due &c as per bond; Virginia O Sanger to Jno S Murphy, 16 E 130. 8,000

70TH st, 11 E (5:1385), ns, 148 w Mad av, —; ext of \$110,000 mtg to Sept30 '17 at 4½%; June29; July9'12; Wm T Hyde with N Y Public Library, Astor, Lenox & Tilden Foundations, 476 5 av. nom

71ST st, 436 E, see Av A, 1327.

71ST st E (5:1385), ss, 275 e 5 av, —; ext of \$75,000 mtg to July19'14, 4½%; June20; July11'12; Wm W Cook with N Y Public Library Astor, Lenox & Tilden Foundations, 476 5 av. nom

71ST st, 317 W (4:1183), ns, 208 w West End av, 17x102.2; July9; July10'12; due, &c, as per bond; Louise Kellogg to Mary C Russel, 234 W 21. 5,000

72D st, 208 E (5:1426), ext of mtg for \$11,000 to June30'15; 5%; Apr24; July5'12; Lawyers Mtg Co with Josephine L Kellogg. nom

74TH st, 104 E (5:1408), ss, 36 e Park av, 18x74; July3; July5'12; 3y5%; Louis Werner to Edmund J Levine, 404 Riverside dr & ano trstes Julius Levine, 25,000

74TH st, 19 E (5:1389); ext of \$40,000 mtg to Aug1'17 at 4½%; July3; July8'12; Gustavus A Goldsmith to U S Trust Co, 45 Wall. nom

74TH st, 21 E (5:1389), ns, 100 w Mad av, 20x102.2; PM; July1; July9'12; due, &c, as per bond; Eleanor H wife Gerald M Livingston to Title Guar & Trust Co. 40,000

75TH st, 442 E (5:1469), ss, 100 w Av A, 25x102.2; pr mtg \$20,000; July1; July5'12; due &c as per bond; Aug & Wm Keller to Alice Dress, 1436 Lex av. 4,000

76TH st, 29 W (4:1129), ns, 327.6 e Col av, 20x100; PM; July9; July10'12; 5y5%; Jas Kempster to Lawyers Title Ins & T Co, 160 Bway. 30,000

86TH st, 106 E (5:1514), ss, 89.1 e Park av, runs s62.3xe8.7xs39.10xe10.1xnl02.2 to st xw18.8 to beg; June20; July5'12; due &c as per bond; Methodist Episcopal Church in Yorkville to NY Savgs Bank, 81 8 av. 7,500

86TH st, 157-61 E (5:1515); sobrn agmt; July1; July11'12; Geo S Hall et al with Title G & T Co. nom

87TH st, 137 W (4:1218), ns, 303.6 w Col av, 14x100.8; July9; July10'12; due, &c, as per bond; Edith E Benet to Title Guar & Trust Co. 2,500

88TH st, 505 E (5:1585), ns, 100 e Av A, 25x100.8; July9'12; 5y6%; Bertha Eisenkramer to Henry Gardner, 341 E 86. 1,000

88TH st, 107 E (5:1517), ns, 133.4 e Park av, 25.6x100.8; pr mtg \$19,000; July2; July5'12; 3y6%; Jacob L Manheimer to Minnie Glauber, 1222 Mad av. 3,000

91ST st, 301 W, see West End av, 641.

91ST st, 406-16 E (5:1570), ss, 94 e 1 av, 125x100.8; June1; July10'12; 10y6%; Ballston Investing Co to Frances L McLean, Ballston Spa, NY. 20,000

92D st, 103-5 E (5:1521), ns, 88.6 e Park av, 38x100.8; pr mtg \$32,000; July8; July10'12; due &c as per bond; Wm A Kaufman & Abr Wolff to Max Benjamin, 51 E 88. 6,000

92D st, 14 E (5:1503); ext of \$40,000 mtg to July3'17 at 5%; June6; July9'12; Lawyers Mtg Co with Sanders B Altmayer & ano exrs & trstes Henry Erdman. nom

93D st, 66 W (4:1206), ss, 80.10 e Col av, 19.2x100.8; pr mtg \$—; July8; July9'12; due, &c, as per bond; Anna A Byrne to Ida Van Wert, Bay Shore, LI. 1,000

93D st, 129 E (5:1522), ns, 305 e Park av, 20x100.8; July8; July9'12; 3y5%; Chas E Popp to Title Ins Co of N Y, 135 Bway. 10,000

93D st, 133 E (5:1522), ns, 345 e Park av, 20x100.8; July8; July9'12; 3y5%; Chas E Popp to Title Ins Co of N Y. 10,000

93D st, 72 W, see Col av, 671-9.

94TH st, 48 W (4:1207), ext of \$25,000 mtg to May1'15 at 5%; Apr29; July6'12; Alice, Grace S & Frederic H Floy & Jeanie F Mather to Sophia A Sherman, Newport, RI. nom

97TH st, 65 W (7:1833), ns, 151.6 e Col av, 16x100.11; PM; July8; July9'12; due, &c, as per bond; Benj F Romaine to Germania Life Ins Co, 50 Union sq. 12,000

97TH st, 65 W; sobrn agmt; July8; July9'12; same & Betty McMahon with same. nom

98TH st, 1 E see 3 av, 1770.

99TH st W, nec Riverside dr, see Riverside dr, 270.

99TH st W, nec Riverside dr, see Riverside dr, 270.

101ST st, 123 E (6:1629), ext of \$16,500 mtg to July3'17 at 5%; July3; July5'12; Stanley W Dexter with David Knopp, 438 W 57. nom

101ST st, 148 W (7:1855), ss, 353.6 e Ams av, runs45.8xe0.6xs45.3xw23.4xn100.11 to st xe25.6 to beg; July5'12; due &c as per bond; Amalia Rulle of Weehawken, NJ, to Title Guar & Trust Co. 13,000

101ST st, 139 W (7:1856), ns, 350 w Col av, 50x100.11; July5; July9'12; due, July8 '17, 4½%; Wm J Rodenbach & Cath Wiggand to Archibald Henry Macdonald Sinclair at Regents Park Barracks, London, England. 36,000

107TH st, 122 E (6:1634), ss, 141.8 w Lex av, 16.8x100.11; pr mtg \$5,000; July1; July8'12, due July1'16, 5%; Amalie Schuster, 122 E 107 to Morris J Schuster, 244 West End av. 1,000

107TH st, 68 W (7:1842); ext of \$60,000 mtg to Mar23'16 at 5%; June14; July9'12; Frances Hays Hanford, committee of Mary E Hays with Patk H McElroy, 1096 Myrtle av, Bklyn. nom

107TH st, 334 E (6:1678); sal Ls; July10; July11'12, demand, 6%; Guiseppa Reale to Kips Bay Brew & Malting Co, 650 1 av. 250

108TH st, 218 E (6:1657); ext of \$3,600 mtg to July1'16 at 6%; July1; July9'12; David Wright with Salvatore Castello. nom

108TH st W, swc Manhattan av, see Manhattan av, swc 108th.

113TH st, 241-3 W (7:1829), ns, 325 w 7 av, 50x100.11; June20; July6'12; 5y5%; Max Beck to Lawyers Mtg Co, 59 Liberty. 60,000

113TH st, 241-3 W; sobrn agmt; May25; July6'12; same & Jno Healey with same. nom

114TH st, 304 W (7:1847), ss, 121 w 8 av, 26x100.11; ext of \$18,000 mtg to June28'17 at 4½%; June28; July9'12; Matthew J McNamara with Florence Rittwagen, 530 Riverside dr. nom

114TH st, 53 W (6:1598), ns, 695 w 5 av, 25x100.11; July10; July11'12, due Aug '17, 5%; Ellen F Allen to Equitable Life Assur Soc of US, 165 Bway. 17,000

115TH st, 16 W (6:1598), ss, 245 w 5 av, 20x100.11; pr mtg \$7,000; July3; July9'12; due Feb1'13, 6%; Lazarus Levy, 18 W 115 to Pincus Lowenfeld, 106 E 64 & ano, 4,000

115TH st, 422 W (7:1867); ext of \$75,000 mtg to July2'17 at 5%; May28; July11'12; Lawyers Mtg Co with Jeanette Untermyer. nom

117TH st E, nwc 2 av, see 2 av, 2283.

118TH st, 10 E (6:1623); ext of \$20,000 mtg to July17'15 at 5%; June19; July10'12; Equitable Trust Co of NY with Jos Lieblich. nom

118TH st, 56 E; consent to ext of mtg; July9; July10'12; Nancy Krakower & ano with Harry Bierhoff et al. nom

118TH st, 235-7 E (6:1783), ns, 195 w 2 av, 36x100.10; July8; July9'12; 1y4½%; Wm M Reed to German Savgs Bank in the City of N Y, 157 4 av. 18,000

119TH st, 111-3 E (6:1768); ext of two mtgs for \$14,000 ea to June28'17 at 5%; June28; July9'12; Lawyers Title Ins & Trust Co with Clara Fischer. nom

119TH st, 20 E (6:1745), ss, 184.5 w Mad av, 15.8x100.11; PM; pr mtg \$8,000; June26; July6'12; 2y6%; Rose Block to Israel I Wolf, 1126 Union av. 700

119TH st, 21 E (6:1746); ext of \$42,000 mtg to Aug1'16, at 5%; Aug2'11; July11'12; Richd M Bent with Sol Goldenkranz. nom

122D st, 64 E (6:1747), ss, 160 w Park av; ext of \$15,000 mtg to Oct14'17 at 5%; May17; July10'12; Nich C Benziger & ano exrs & trstes Louis Benziger with Gussie Harris, 64 E 122. nom

124TH st, 546 W, see Bway, sec 124.

124TH st, 546 W, see Bway, sec 124th.

126TH st, 502 W (7:1980), ss, 100 w Ams av, 25x99.11; pr mtg \$15,000; July2; July5'12; 3y6%; Geo Ronsee to Peter P Miniotti, 10 Wyckoff, Bklyn. 6,000

126TH st, 502 W; sobrn agmt; July5'12; same & Albt Hochard with same. nom

129TH st, 166-8 E, see Lenox av, 441-3.

130TH st, 25 W (6:1728), ns, 320 w 3 av, 20x99.11; July9; July10'12; 1y5%; Kath C McElroy to Emigrant Indust Savgs Bk. 5,000

132D st, 101 W, see Lenox av, 441-3.

136TH st, 221 W (7:1942); ext of \$11,000 mtg to July2'16 at 5%; Aug1'17; July8'12; Philharmonic Society of N Y with Caroline A Wilbur, 221 W 136. nom

141ST st, 464 W (7:2057), ext of \$15,000 mtg to June30'17 at 5%; June29; July6'12; Jacob Mohr to Seamen's Bank for Savgs, 76 Wall. 15,000

159TH st W, swc St Nich av, see Ams av, 2001-3.

159TH st, 475-51 W, see Ams av, 2001-3.

176TH st, 502 W (8:2132), ss, 100 w Ams av, 44x99.11; participation agmt; July1'09; July5'12; Title Ins Co of NY with Leo Cerf. nom

215TH st W, nwc 10 av, see Bway, nec 215th.

215TH st W, nec Bway, see Bway, nec 215th.

216TH st W, swc 10 av, see Bway, nec 215th.

Av A, 1327 (5:1465), swc 71st (No 436), 20.4x87; pr mtg \$16,000; July9'12; installs; 6%; Frankfort Realty Co to Pauline Shapiro at Tarrytown, NY. 2,000

Amsterdam av, 1101-3 (7:1867); ext of \$75,000 mtg to July2'17 at 5%; June3; July11'12; Lawyers Mtg Co with Fredk H Ehlen. nom

Amsterdam av, 2001-3 (8:2109), nec 159th (Nos 475-81), 50x126.5 to St Nich av, x50x135.9; agmt as to share ownership in mtg; July2; July6'12; Amundsen Realty Co with Lawyers Title Ins & Trust Co. nom

Amsterdam av, 2001-3; ext of \$110,000 mtg to July2'17 at 5%; July2; July6'12; Lawyers Title Ins & Trust Co with Sellwell Realty Co. nom

Amsterdam av, 2143 (8:2111), es, 50 n 166th, 37.6x100; PM; July10; July11'12; due, &c, as per bond; Edw A Maass to Michl Tiernan, 1420 Shakespeare av. 800

Broadway, 1435 (4:993), ws, 47.5 n 40th, 20x47.8x20.9x53.6 July3; July5'12; due May '17; 4½%; Mary M E Deane indiv & as trste Michl Deane, Zoe O, Louise A & Cyprian L Deane & Camille C Power to Edith H Lounsbury at Bedford, NY, et al exrs & Richd P Lounsbury. 47,000

Broadway (7:1978), sec 124th (No 546), 100.11x100; PM; pr mtg \$187,500; June1; July10'12; due July9'14; 6%; Grace H Howell & Mary A G L Hutchinson to Jno R Davidson, 312 W 109. 4,500

Broadway, 335-7 (1:173), nwc Worth (Nos 89-91), runs n55.5xw179.1xn44.1xw 24.4xs100.8 to Worth xe203.2; also LINCOLN AV. (9:2310), es, 50 s 135th, 25x100; also 134TH st E (10:2563), nec Southern Blvd, runs n107.8xn122.3 to 135th xe89xs 200 to 134th xw169, all ½ pt; pr mtg \$424,000; June17; July9'12; due as per bond; Cora M Bramwell to Jno H Henshaw trste, 2030 Bway. 4,500

Broadway, sec 216th, see Bway, nec 215.

Broadway (8:2232), nec 215th, runs n207 to 216th xe43.3 to 10 av xs199.10 to 215th xw97.9; PM; July8; July9'12; 3y5%; Owen Realty Co to Mary Goodwin, 256 W 22 et al exrs & trstes Bernard Goodwin, 34,000

Broadway, 3161 (7:1993); ext of \$45,000 mtg to June25'15 at 5%; July1; July8'12; Auburn Savgs Bank with Florence N Silverman, 166 W 72. nom

Broadway (7:1978), sec 124th (No 546), 100.11x100; ext of \$27,500 mtg to June1 '17, 6%; July8; July10'12; Freybell Realty Co with Grace H Howell at Bellport, NY, & ano. nom

Broadway, 940-8 (3:851), nes 22d (Nos 3-5), 102.6x90.3x98.9x62.7; May7; May9'12; due, &c, as per bond; Jno W Kearny of University Virginia to Title Guarantee & Trust Co; corrects error in issue May 11, when property was Bway, 3580-8, nec 147th. 60,000

Columbus av, 671-9 (4:1206), sec 93d (No 72), 100.8x25.10; PM; July10; July11'12; due, &c, as per bond; Jno Bergin to Title Guar & Trust Co, 176 Bway. 65,000

Columbus av, 671-9; pr mtg \$65,000; July10; July11'12; due, &c, as per bond; same to City Real Estate Co, 176 Bway. 5,000

Lenox av, 441-3 (7:1917), nwc 132d (No 101), 33.3x74; also 3D AV, 2378 (6:1777), ws, 24.11 s 129th, 25x100; also 3D AV, 2376 (6:1777), ws, 49.11 s 129th, 25x110; also 129TH ST, 166-8 E (6:1777), ss, 100 w 3 av, runs s49.11xw10xs50xw25xw99.11 to st xe35 to beg; July3; July5'12; due &c as per bond; Walter A Almy, White Plains, NY, to Julia B Shurtleff, 118 W 123 & ano. 5,000

Lenox av, 448 (6:1730), ext of \$20,000 mtg to July1'15 at 5%; June26; July5'12; Josephine Eisenhauer extrx Wm Eisenhauer with Wheeler K Doty. nom

Madison av, 112-6 (3:859), swc 30th (No 24), 74.1x95; bldg loan; pr mtg \$306,000; July9; July10'12; 1y6%; Lee Holstein Construction Co to Albt Jarmulowsky, 16 E 93 et al exrs &c Sender Jarmulowsky. 150,000

Madison av, 112-6; certf as to above mtg; July9; July10'12; same to same.

Manhattan av (7:1843), swc 108th; ext of \$60,000 mtg to July1'17 at 5½%; June 10; July11'12; Lawyers Mtg Co with Manhattan Holding Co. nom

Manhattan av, 157-9 (7:1843); ext of \$43,000 mtg to July1'17 at 5½%; June10; July11'12; Lawyers Mtg Co with Manhattan Ave Holding Co. nom

Nagle av (8:2174), nec Arden, 110x134; July5'12; demand; 6%; Hensle Constn Co to City Mtg Co, 15 Wall. 160,000

Nagle av (8:2174), same prop; certf as to above mtg; July5'12; same to same.

Riverside dr, 270 (7:1888), nec 99th, 105 x140.8x100.11x112.1; pr mtg \$600,000; June 24; July10'12; due Apr19; 6%; Norwood Park Co of NJ to Jacob Rossbach, 1 W 86 & ano. 73,309

Riverside dr, 270 (7:1888), nec 99th, 105 x140.8x100.11x112.1; certf as to mtg for \$73,309; June24; July11'12; Norwood Park Co to Jacob Rossbach & ano. —

Sherman av (8:2227), nws, 100 sw Isham 75x150; PM; pr mtg \$75,000; June24; July 9'12; due &c as per bond; Sherman Ave Constn Co, 2163 Crotona av, to Sterling Realty Co, 203 Bway. 15,000

St Nicholas av, nwc 159 see Ams av, 2001-3.

West End av, 641 (4:1251), nwc 91st, (No 301), runs w100xw57.6 to private la x se— to av xs53.3; also WEST END AV. (4:1251), ws, 53.3 n 91st, runs w— to pt 100 w fr West End av xw to centre line of private la xe— to West End av xs— to beg; June28; July9'12; due July1'17; 4½%; Jas Butler, Beatrice C Butler & Genevieve F Butler & Columbia-Knickbocker Trust Co as special gdn of Jas Butler Jr, Wm M Butler & Pierce H Butler to German Savgs Bank in the City of NY, 100 E 14. 125,000

178TH st, 517 E see 3 av, nwc 178.
 179TH st E nec Grand blvd & concourse, see Grand blvd & concourse, nec 179.
 183D st, 784 E (11:3113); ext of \$4,000 mtg to June 30'17; 5%; June 14; July 10'12; Equitable Trust Co of NY & ano trstes with Richd Cordes. nom
 183D st, E (11:3052), ns, 102.11 w 3 av, runs n25xe3xn75xw23xs100 to 183d xe20; July 10'12; due as per bond; Bingle Realty Co to Title Guar & T Co. 6,000
 183D st E (11:3052), same prop; certf as to above mtg; July 8; July 10'12; same to same.
 184TH st E, sec Wash av, see Wash av, sec 184.
 188TH st E, swc Hoffman, see Hoffman, swc 188.
 197TH st E, nwc Webster av, see Webster av, 2753.
 208TH st E (12:3326), es, 44.9 s Kossuth pl, 26x92.10x25x91.4; also land in Queens Co; July 5; July 8'12; 1y6%; Ida Hillmann, 665 Coester, to Henry Hahnenfeld, 433 E 143. 2,500
 215TH st, 932 E (*), ss, 325 e Bronxwood av, 25x100; bldg loan; June 27; July 6'12; due, &c, as per bond; Alessio Monaco & Angelo Guazzo to Barbato Andriola, 183 York, Bklyn. 2,000
 216TH st E (*), ns, 175 e Paulding av, 50x109.4; July 2; July 5'12; 3y6%; Sarah J Withers to Fredk P Ballard, 3706 White Plains rd. 1,000
 221ST st E (*), ss, 155 w Bronxwood av, 25x114.5, Wakefield; July 5; July 6'12; 3y6%; Lena Guidano to Jacob Janss, 795 Crotona Park N. 4,000
 225TH st E (*), ss, 236.3 w Paulding av, 50x109.6; two mtgs, ea \$750; June 28; July 6'12; due, &c, as per bond; Wm Ringelstein, Mt Vernon, NY, to Benj Bensen-son, 407 E 155. 1,500
 229TH st E (*), sec White Plains rd, 52.6x114, except part for White Plains rd, Wakefield; July 5; July 6'12; due, &c, as per bond; Teresina Dursie, Mt Vernon, NY, to Thos Cheyne, 123 W 44, & ano, exrs, &c, Hugh Cheyne. 9,000
 229TH st E (*), same prop; sobrn agmt; July 3; July 6'12; Cath C Hill with same. nom
 236TH st E (12:3366), ss, 125 w Oneida av, 3 lots, ea 25x100; 3 mtgs, ea \$3,500; July 5; July 6'12; due, &c, as per bond; Dennis Farrell, 82 E 236, to Union Dime Savgs Bank, 701 E av. 10,500
 238TH st W, ss, 108.11 w Spuyten Duyvil rd, see Spuyten Duyvil rd, ws, as proposed, 150.3 s 238th.
 239TH st E (12:3393), ns, 125 e Martha av, 25x100; June 12; July 11'12; due Decl'15; 5y6%; Leslie E McClure & Saml Robin-son to Eliza Livingston, 152 W 75. 4,500
 Anthony av (11:2889), es, 102.4 s 174th, 75.1x81.1x75.1x89.8; PM; June 8; July 5'12; 3y5y6%; Boscobel Bldg Co, 2689 Heath av, to B Meredith Arnold, 529 Scotland rd, Orange, NJ. 6,000
 Anthony av (11:2889), same prop; certf as to above mtg; June 28; July 5'12; same to same.
 Anthony av (11:3157), es, 100 ne 181st, 50x100; July 11'12; 3y6%; Wm L Phelan to Frank Cavanagh, 2090 Ams av. 4,000
 Aqueduct av (11:3214), es, 815 n 190th, 50x232x72.5x232.8; July 3; July 5'12; due, &c, as per bond; Wm Kaufmann, 2604 Aqueduct av, to North Side Savgs Bank, 3230 3 av. 8,500
 Aqueduct av (9:2534), es, 250 s Merriam av, 25x139.9; to Merriam av x25x 133.2; July 8'12; 2y6%; Homer R Gillies to Jennie E Thomas, 453 W 155. 1,500
 Aqueduct av (11:2878), ws, abt 130 n Tremont av, 50x106.6x45x106.5; ext of \$5,-390 mtg to July 12'14 at 5%; July 9'12; NY Life Ins & Trust Co trste with Jno Dreyer, 149 W 103. nom
 Aqueduct av (11:2876), es, abt 118.6 s Macombs rd, 50x92.3x50x95.9; July 9; July 10'12; due, &c, as per bond; Margt M Fitzpatrick & Mary M McDonald to Anthony Smyth, 153 W 122 & ano. 4,500
 Arnov av (*) ss, 227 e Pelham rd, 50x 92x52.8x110; PM; June 20; July 9'12; 3y6%; Herman Doering to Martin Antes, 601 Baker av. 1,000
 Arthur av (11:3070), sec Oak Tree pl, 25x100, except part for av; PM; June 21; July 5'12; 1y6%; Clarence C Rogers to Andw J Dalton, 267 Kingsbridge rd E. 3,000
 Bainbridge av (12:3296), ns, 296.7 ne 198th, 25.10x155.8x25x149; July 1; July 10'12; 3y6%; Jno W Carroll to Frank J Mc-Donald, 152 E 43. 1,500
 Bainbridge av, 2942 (12:3292), es, 124.8 n Bedford Park blvd, 24.2x118; July 5; July 6'12; 3y6%; Robt Classens of Long Branch, NJ, to Richd D Thomas at Lans-ford, Pa. 1,000
 Barnes av (*), es, 89 s 229th, 25x105; July 1; July 5'12; 3y5y6%; Henrietta Stadie to Jno A & Lena Bruckner, 406 E 161. 2,000
 Bathgate av, 1990 (11:3044), es, 168.1 s 179th, 18x83.4x18x82.8; July 8; July 9'12; due &c as per bond; Harry L De Vall, 1990 Bathgate av to Jno J Fox, 448 E 178. 4,000
 Bathgate av, 1990 (11:3044), es, 168.1 s 179th, 18x83.3x18x82.8; pr mtg \$4,000; July 8; July 11'12; due &c as per bond; Harry L De Vall, 1990 Bathgate av to Eliz L Fox, 448 E 178. 900
 Beach av, 1352 (*), es, 25.8x101.5x25x95.9 ss; PM; July 3; July 10'12; 1y6%; Charlotte F Halsey to Jno A Sonnet, 1552 Parker av. 600

Bergen av (9:2361), sec 152d; 51.5x100; pr mtg \$—; July 3; July 11'12; due &c as per bond; S & E Bldg Co to Manhattan Mtg Co, 200 Bway. 52,000
 Bergen av (9:2361), same prop; certf as to above mtg; July 3; July 11'12; same to same.
 Bergen av (9:2361), sec 152d, —; sobrn agmt; July 3; July 11'12; Jos Stern & Sons Inc with Manhattan Mtg Co. nom
 Bronxdale av (*), ss, 240.3 w Cruger, 35.10x124.6x4.11x116.9; July 1; July 9'12; 5y 5y6%; Thos J McDonough to Pauline Eberhardt, 1067 Forest av, gdn of Pauline Eberhardt et al. 4,100
 Bronxdale av (*), same prop; pr mtg \$4,100; July 1; July 9'12; 5y5y6%; same to Edw A Acker, 776 Forest av. 400
 Bryant av, 649-57 (10:2764), ws, 450 n Randall av, 100x100; PM; pr mtg \$—; July 1; July 10'12; 2y6%; Emma A West-fehling to Brown-Weiss Realities, 63 Park row. 1,200
 Castle Hill av (*), es, 38 n Powell av, 45x100, Unionport; June 15; July 9'12; 3y 5y6%; Mary wife of Jacob Entenmann to Leo Seitz, 421 E 78. 4,000
 Clay av, 1369 (11:2782), ws, 789.1 n 169th 25x91.2x25.1x89; July 8; July 9'12; 5y5y6% to July 1'15 & 5% thereafter; Thos Coffey to Louis Riemenschneider, 438 E 144. 5,500
 Clay av, 1369; pr mtg \$5,500; July 8; July 9'12; due Jan 8'13; 6%; same to Fran-cis W Elder, Far Rockaway, LI. 760
 Clinton av (11:2933), ws, 349.4 s Jeffers-son pl, 50x137.11x50x137.9; ext of \$40,000 mtg to Sept 17'17 at —; July 9; July 10'12; David Mackay with Wm H Erskine, 2998 Perry av. 5,000
 College av (11:2785), ws, 140.5 n 169th, 16.8x92.6; July 9; July 10'12; 5y5y6%; Jno Fin-ley to Franz Aulbach, 1618 3 av. 3,500
 College av, ws, 190.3 n 169th, see 170th E, ss, 50 e College av.
 College av, ws, 315.3 n 169th, see 170th E, ss, 50 e College av.
 College av, ws, 765.3 n 169th, see 170th E, ss, 50 e College av.
 College av, es, 152.3 n 169th, see 170th E, ss, 50 e College av.
 Eagle av, 705 (10:2617), ws, 221.6 s 156th, 19x99.3; July 3; July 5'12; due, &c, as per bond; Sophie Goodnow to Magda-lena Lambrecht, 1094 E 31, Flatbush, Bklyn & ano. 4,000
 Eastchester rd, 1507 (*), ns, 42.7 e Walker av, runs e25xn156.1xw9.6xs34.10xs 126.9; July 2; July 11'12; due &c as per bond; Jno Brennan to Title Guar & T Co. 3,000
 Eastburn av, swc 174th, see 174th E, sw c Eastburn av.
 Edison av (*), ws, 25 s Mildred pl, 25x 100; pr mtg \$2,000; July 9; July 10'12; due, as per bond; Edw T Jenkins, 1977 Edison av, to Jacob O Pedersen, 829 Freeman. 656
 Elton av, 897 (9:2383), ns, 95.6 w 162d, 31.10x86x25x105.4; PM; July 5'12; due, Oct 5'12, 6%; Chas T Streeter Constn Co to Oscar Hoerig, 897 Elton av. 3,450
 Fieldston rd (13:3406), es, 500 s 238th, 50x100; July 8; July 9'12; 5y5y6%; Chas Pet-rol to Herman Schulze, 1461 Ams av. 2,800
 Forest av (10:2661), es, 162 n 166th, runs n26xe102.9xn37xe42.8xs75xw40xn12xw105.4 to beg; ext of \$3,000 mtg to May 10'15 at % as per bond; May 1; July 8'12; Mary Gil-man with Magdalena Huber extrx Herman Huber, at Liberty, NY. nom
 Forest av, 875 (10:2648), ws, 28 n 161st, 21x89.11; July 6; July 9'12; due June 25'17; 5%; Aug H Daum, 1108 Wash av to Fredk F Kortlucke, 1307 Ams av. 5,000
 Franklin av, 1392 (11:2935), es, 75.5 s 170th, 37.6x100; July 9; July 11'12; 2y6%; Clarence P Whitman to Jno B Faunce, 1086 Ams av. 4,000
 Franklin av, 1394 (11:2935), es, 37.11 s 170th, 37.6x100; July 9; July 11'12; 2y6%; Clarence P Whitman to Jno B Faunce, 1086 Ams av. 4,000
 Fulton av (10:2611), sec 168th, 51.4x 84.2x56x81.11; July 3; July 5'12; 5y5y6%; Mary A Kingston to Lawyers Mtg Co, 59 Lib-erty. 11,000
 Gleason av (*), ns, 142.6 w Havemeyer av, 37.6x108; July 3; July 9'12; 3y5y6%; Jas F Smith to Julius F Scholz, 324 E 144. 4,000
 Grand blvd & concourse (11:2812), nec 179th, 88.8x15.6x85.2x46.6; PM; pr mtg \$4,-000; July 8; July 9'12; due as per bond; Wm L Phelan, 2049 Ryer av to Jas Reilly, 4093 3 av. 7,750
 Grand av (11:3206), ws, 270 s 180th, 40 x100; July 9; July 10'12; 2y6%; Chas M Rosenthal to Cath S Bayles, 404 Main, Orange, NJ. 2,500
 Grand av (11:3214), ws, 312.8 n 190th, 75x106 to old Croton Aqueduct; July 3; July 6'12; due, &c, as per bond; Jos L En-nis, 2529 Grand av, to Clarence De W Rogers, Larchmont, NY, & ano exrs Roger Lamson. 10,000
 Heath av, 2905-7 (12:3260), ws, 78.7 s 230th, 2 lots, ea 17.10x90; 2 mtgs, \$3,500 ea; July 8; July 10'12; due, as per bond; Adeline Cahn to Title Guar. & Trust Co, 176 Bway. 7,000
 Heath av, 2903 (12:3260), ws, 114.3 s 230th, 17.10x90; July 8; July 10'12; due, as per bond; Harry Cahn & Junius J Pitt-man to Title Guar & Trust Co, 176 Bway. 3,500

Heath av, 2907 (12:3260), ws, 78.7 s 230th, 17.10x90; pr mtg \$3,500; July 8; July 10'12; due, as per bond; Adeline Cahn to Jacob Lewis, 447 Wendover av. 1,200
 Heath av (12:3257), ses, 280 ne Summit pl, & being lot 140 map 1057 land Maria Shady; lots 15-18 map 468 land Benj Richardson; July 10; July 11'12; due, &c, as per bond; Sol Klein to Jno Finck, 3095 Heath av. 7,000
 Heath av (12:3260), ws, 132.1 s 230th, 17.11x90; July 8; July 11'12; due &c as per bond; Curtiss P Byron to Jacob Marx, 2102 Bway. 3,850
 Hoe av (10:2743), ws, 330 s 165th, 25x 150; PM; July 1; July 6'12; due, May 1'14, 6%; Mercury Realty Co to American Real Estate Co, 527 5 av. 6,200
 Hoe av (11:2980), swc Jennings, 25x100; July 11'12; 3y5y6%; Honora Constn Co to Title Guar & Trust Co. 22,000
 Hoe av (11:2980), same prop; certf as to above mtg; July 11'12; same to same.
 Hunt av (*), es, abt 822 s Bronxdale av; agmt as to purchase of mtg for \$1,-000; July 3; July 8'12; Standard Plumbing Supply Co with Kitchen Impt Co. nom
 Intervale av, 1116 (10:2706), es, 160.8 s w Kelly, runs e58.3xs17.5xw64.10xnw66.1 to av xn20 to beg; pr mtg \$—; July 9; July 10'12; due, &c, as per bond; Anna Biele to Manhattan Mtg Co, 200 Bway. 5,000
 Jerome av, 3122-6 (12:3322), es, 75 n 204th, 50x100; July 3; July 5'12; 3y6%; Leonie Scruton of Netherwood, NJ, to Laura C Crane, at Scarsdale, NY. 6,300
 Jones av (*), es, 220.10 s Kingsbridge rd, 50x100; PM; July 3; July 5'12; 3y6%; Silvia & Lena Chlavenuto to Eugene Lichtenberg at St Remy, NY. 550
 Kingsbridge rd, 1028 (11:3100); ext of \$3,000 mtg to June 21'14 at 5y6%; June 24; July 10'12; Bernard Fox with Catherine O'Rorke. nom
 Longfellow av (10:2755), ws, 150.5 n Garrison av, 50x100; pr mtg \$4,000; June 28; July 6'12; due, &c, as per bond; Wm Ringelstein at Mt Vernon to Benj Ben-nenson, 407 E 153. 1,000
 Lincoln av, es, 50 s 135th, see Bway, 335-7, Manhattan.
 Ludlow av (*), ss, 205 e Castle Hill av, 50x150; July 10; July 11'12; 3y5y6%; Edw A Schill & Chas Brohmer to Auguste Helmstetter, 2253 Watson av. 4,000
 Magenta av (*), ns, 75 w Pine av, 25x 95.0; July 3; July 11'12; demand, 5y6%; Ger-ardo Palese to Donato Pizzatiello, 370 Cruger av. 4,000
 Mapes av (11:3111), es, 113.3 n 181st, 41x145.2; PM; July 3; July 5'12; 5y5y6%; Leonard de Lorenzo to Jno W Seeger, 2330 Prospect av. 2,500
 Marion av (12:3282), es, 139 n 194th, 50x 171.4x50x174.4; ext of \$4,500 mtg to July 2'15 at 5y6%; July 2; July 8'12; Robt A Joyce with Anna S Pertsch, 2642 Marion av. nom
 Matilda av (*), nws, plot 72 map South Washingtonville, 50x100; July 10; July 11'12; due, &c, as per bond; Frank Schwartz & Mathias Potuzak to Jos Ptacek, 1736 Taylor av. 3,000
 Merriam av, ws, abt 250 s Aqueduct av, see Aqueduct av, es, 250 s Merriam av.
 Middletown rd (*), ss, 100 w Mapes av, 50x118x50x122; PM; July 5; July 9'12; 3y 6%; Henry Von Hadeln to Wm Peters, 2607 Sedgwick av. 2,000
 Mohegan av (11:3124), es, 184.3 n 180th, 33x145.2; July 10'12; due, as per bond; Chas Cramer to Dollar Savgs Bank of City N Y, 2808 3 av. 4,000
 Morris Park av, 662 (*), ss, 70 w Victor, 25x100; July 9; July 10'12; 3y5y6%; JohannaH W Krienberg widow & devisee Friede-rich W Krienberg; Johanna E Walter, Sophie F Krienberg & Elfrida H Mc-Bride to Frank E Andrus, 40 W 93. 6,500
 Nelson av (11:2874), ws, 183.4 e from n s Boscobel av & ws Nelson av, 16.8x95.6x 17.5x87.7; pr mtg \$3,500; July 8; July 10'12; due, &c, as per bond; Regina Heineck, 326 E 87 to Wm J Broderick, 309 Bedford Park blvd. 500
 Nelson av (11:2874), ws, 445.4 s Feath-erbed la, 75x96.5; July 9; July 10'12; 2y6%; Chas M Rosenthal to Catha S Bayles, 404 Main, Orange, NJ. 3,100
 Nelson av (11:2876), ws, 475 s Brandt pl, 50x120x50x116.7; July 5'12; 3y6%; Margt Flynn to Title Ins Co of N Y, 2,000
 Nelson av (11:2874), ws, 183.4 n Boscob-el av, 18.8x95.11x18.5x87.7; ext of \$3,500 mtg to Sept 24'15 at 5y6%; July 8; July 10'12; Agnes G W Bertieri with Regina Heineck, 326 E 87. nom
 Ogden av (9:2514), es, 75 s 167th, 25x 115; ext of \$1,000 mtg to July 5'14 at 5%; July 5; July 6'12; Harry Reich with Max Goldwasser, 1152 Ogden av. nom
 Old rd, ws, at ss Tremont av, see Tremont av, ss, at ws Old rd.
 Park av (9:2420), swc 160th, 134.10x34.11 x120x96.6; July 5; July 6'12; due, &c, as per bond; Mathilda White to Title Guar & Trust Co. 7,500
 Park av (11:2900), nwc 176th, 44.1x150.6 x44.8x150.6; July 3; July 6'12; 3y5y6%; Lawrence F Lockridge at Hempstead, LI, to Alex A Roos, 176 Prospect pl, Bklyn. 6,000
 Pilgrim av (*), ws, 125 s Tremont rd, 25x100; PM; pr mtg \$1,000; July 9; July 11'12; 2y6%; Geo Huy to Jack P Baust, 2118 Bryant av. 400
 Pilgrim av (*), same prop; PM; July 9; July 11'12; due, &c, as per bond; Geo Huy to Anna Rose, 338 E 87. 1,900

Powell av (*), ss, 405 e Castle Hill av, 125x108, except part for av; July3; July5 '12; 3y5%; Katharina Gass to Jos Schmeiser on City Island rd, near Pelham Bridge rd, Bartow, NY. 6,000

Powell av (*), ns, 105 e Pugsley av, except part for Powell av, Unionport; July3; July9'12; 3y5½%; Anna wife Andw Mensch to Wm & Anna Seitz, 1063 Clay av, as tenants by the entirety. 4,800

Quimby av, 2242 (*), ss, 341.1 w Have-meyer av, 25x103.1; PM; July10; July11 '12; 1y6%; Wm Soffel to Glebe Constn Co, 140 Nassau. 600

Sedgwick av (12:3254), nws, 392.1 ne Perot, 24.6x92.10x21.11x100.2; pr mtg \$4,900; July10; July11'12; due, &c, Jan10'17, no int; Mary A Simington, 3141 Sedgwick av to Jno J Conlan, 34 Chaple, Kingston, NY. 800

Sedgwick av (12:3254), nws, 392.1 ne Piro, 24.6x92.6x21.11x100.2; ext of \$5,250 mtg to Aug24'17 at 5%; July10; July11'12; Mary A Simington with Grace D Webster, 76 Martin, West Haven, Conn. nom

Southern Blvd, see 135th, see Bway, 335-7, Manhattan.

Southern Blvd, see 134th, see Bway, 335-7, Manhattan.

Spuytten Duyvil rd (13:3414), ws, as proposed, 150.3 s 238th, 50.8x152.3x50.4x150.4; also 238TH ST W (13:3414), ss, 108.11 w Spuytten Duyvil rd, 100x100; July8'12; 3y5½%; Bernat Zicherman to Mary A Davis, 26 W 97. 3,000

Tiebout av, 2474 (11:3023), ext of \$12,000 mtg to July15 at 5%; July5; July9'12; Jas R Roosevelt & ano trstes Helen Roosevelt with Hugo J Mischo. nom

Tiebout av, 2470 (11:3023); ext of \$12,000 mtg to July15 at 5%; May15; July9'12; Jas R Roosevelt & ano trstes Helen Roosevelt with Chas Muller. nom

Tinton av, 717 (10:2655), ws, 126.4 s 158th, 26.4x135; PM; pr mtg \$4,000; July3; July5'12; due, &c, as per bond; Nathan Kravitz to Cath A Waters, 2814 Morris av. 2,500

Tinton av (10:2668), es, 237.6 n 161st, 22.7x100; July2; July9'12; due July8'17; 5%; Chas R Bietsch to Lawyers Mtg Co, 59 Liberty. 6,000

Town Dock rd, swc Clarence, see Town Dock rd, sec Wilcox.

Town Dock rd (*), sec Wilcox, 200 to Clarence x100.11; PM; July6; July8'12; 3y5%; Jacob Cohen to Emma Kingsman, 263 So 1 av, Mt Vernon, NY. 5,000

Townsend av (11:2848), ws, 40 s Clifford pl, 100x100; July5; July6'12; 3y6%; Mt Vernon Mtg Co to Lillie M Bopp, 110 W 84. 7,000

Townsend av (11:2848), same prop; certf as to above mtg; June29; July6'12; same to same.

Tremont av (*), ss at ws Old rd, 30x122.4x—, except part taken by City of N Y; July5; July6'12; 5y5%; Jno Knobloch to Mamie Unlandherin, 210 E 53. 4,000

Union av, 539 (10:2582), ws, 100 s 149th, 18.9x100; July9'12; due &c as per bond; Emma A Winters to Title Guar & T Co, 176 Bway. 3,500

Unionport rd (*), ws, 195 s Morris Park av, 25x—; pr mtg \$4,500; July3; July6'12; 3y6%; Marie Wittekind to Emil Quehl, 454 Lincoln av, Bklyn & ano. 3,500

Valentine av (11:3144), ws, 291 s 180th, 16.8x98.10x16.8x99; July11'12; 3y5%; Otto Nauss to Lawyers Mtg Co, 59 Liberty. 2,500

Van Courtlandt av, 596 (12:3322); sal Ls; July3; July6'12; demand, 6%; Dominico Russo to Henry Elias Brewing Co, 403 E 54. 1,000

Van Nest av (*), ns, 50 w Barnes av, 25x100; July3; July10'12; installs, due Jan5'13, —%; Kath & Carl L Rieger to Julie A Cahn, 96 Hamilton, Yonkers, NY. 300

Vyse av (11:2992), ws, 130.10 n Boston rd, 55.9x142.9x50x143.4; pr mtg \$39,000; July10'12; 3y6%; Jacob Cohen Constn Co to Emma Kingsman, 263 E 1 av, Mt Vernon, NY. 8,400

Vyse av (11:2992), same prop; certf as to above mtg; July10'12; same to same.

Vyse av, 1161 (10:2752), ws, 400 n 167th, 20x100; July5; July6'12; 1y6%; Fredk M Kahle, Bklyn, to Rollin M Morgan, 44 E 76. 500

Vyse av (11:2989), swc 173d, 35x100; July10; July11'12; 5y5%; Sherpe Bldg Co to Oscar R Meyer, comm Linda Meyer, Hotel Wellington, 7 av & 55th. 35,000

Vyse av (11:2989), same prop; certf as to above mtg; July10; July11'12; same to same.

Vyse av (11:2989), ws, 35 s 173d, 40x100; July10; July11'12; 5y5%; same to same. 30,000

Vyse av (11:2989), same prop; certf as to above mtg; July10; July11'12; same to same.

Walker av (*), ws, 124.6 nw Frisby av, 25x104x25.10x110.9, except part for av; July5; July6'12; 3y5½%; Albt Freyer to Maria L Seifert, 678 King av, City Island. 8,000

Walton av (11:2829), es, 102.11 n Tremont av, 100x100; ext of \$10,000 mtg to July9'15 at 6%; July9; July10'12; Aug Schumacher with Thos Lenane. nom

Wales av, see 152d, see 152d, 803 E.

Washington av (11:3039), ws, 50.2 s 185th, 50x87.6x50x92; 1-6 pt; June28; July8'12; due, &c, as per bond; Jas J Dennerlein to Anna A M Dennerlein et al trstes Jno F Dennerlein, Mt Kisco, NY. 1,000

Washington av (11:2910), es, 376.5 n 169th, 25x115.5x25x115.4; July10'12; 5y5%; Thos F Lancer to Lawyers Mtg Co, 59 Liberty. 8,500

Washington av (11:3053), sec 184th, 22.3 x135.1x34.1x135.7; July8; July9'12; 3y5½%; Value Realty Co, 170 Bowery to Emily T Fairchild, 65 E 56th. 7,500

Washington av (11:3053), same prop; certf as to above mtg; July3; July9'12; same to same.

Washington av (9:2387), nwc 165th; ext of \$44,500 mtg to Mar25'17 at 5%; Apr29; July11'12; Isabella D Fowler with May R Mullin. nom

Webster av, 2245 on map 2241 (11:3143), ws, 115.5 s Ford, 34.6x100; PM; July5; July6'12; due, &c, as per bond; Jerry M Carey to Henry W Wisch, 1876 Park av. 15,000

Webster av (11:2900), sec 176th (Nos 400-2), runs e57.7xns107.7xw57.6 to av xn 106.10; PM; July8; July9'12; 1y6%; Bos-cobel Bldg Co to Jos Schaeffler cor Cambridge av & Grote. 12,500

Webster av, 2753 (12:3278), nwc 197th, 98.2x126.11x116x104.6; pr mtg \$19,500; July6; July8'12; 1y6%; Evelyn Bldg Co to Greenwich Mtg Co, 391 E 149. 30,000

Webster av, 2753; certf as to above mtg; July6; July8'12; same to same.

Webster av, 1326 (11:2893), es, 158.3 n 169th, runs e65.9xne2.8xe23.8xn— to pt 195.7 n 169th xw90 to av xs37.4 to beg; Mumford W Lyon to City Real Estate Co, 176 Bway; mtg \$25,500; Jan18; July9'12. nom

Westchester av (*), ss, abt 541 w Olmstead av, 65x157x65x158, except part for Westchester av; PM; July2; July6'12; 3y5½%; Jas V Ganly to Herman A Baumann, 2260 Bathgate av. 5,000

White Plains rd, see 229th, see 229th E, sec White Plains rd.

Whitlock av (10:2731), es, 431 s Tiffany, 156x90; pr mtg \$80,000; July8'12; 1y6%; Lockwhit Co to Fredk Johnson, Oyster Bay, NY. 11,600

Whitlock av (10:2731), same prop; July5; July8'12; due, as per bond; 6%; same to City Mtg Co, 15 Wall. 92,000

Whitlock av (10:2731), same prop; certf as to above mtg; July8'12; same to same.

Wickham av (*), es, 750 s Nereid av, 23.11x98.2x35.6x97.6; July1; July10'12; due, &c, as per bond; Fridolin Weber to Maria Gebhardt, 63 Old Bway. 550

Wilkins av, 1416 (11:2977 & 2966), es, 156.7 n Jennings, 25x100; PM; pr mtg \$—; July5'12; 1y4%; Saml Greenfeld to Kate F Kellaher at Elizabeth, NJ. 6,250

3D av (11:3044), nwc 178th (No 517), leasehold; July9; July10'12; demand; 6%; Jas T Martin to Beadleston & Woerz, corpn, 291 W 10. 2,000

3D av (11:2910), nwc 169th, 25x112, except part for av; pr mtg \$12,000; July3; July5'12; 3y5%; Wm Zimmermann to Jno C Heintz, 1925 7 av. 8,000

3D av (11:2910), nwc 168th, 25x112, except part for av; July3; July5'12; due, &c, as per bond; Wm Zimmermann to Caroline Volkel, 3621 3 av. 12,000

Lots 52, 53, 64, 68, 82, 109, 83, 84, 85, 86 & 120, amended map Bronxwood Park; also LOTS 19, 33, 34 & 35, except rear 25 ft of lot 35; also LOTS 36-39, supplementary map Bronxwood Park; Damage Nos 24-28, 34-36 in matter of acquiring title by City NY for opening of Rosewood st (not yet named) from Bronx Boulevard to White Plains rd & from White Plains rd to Cruger av in 24th Ward; June1; July9 '12; due Sept1'13; 6%; Bronxwood Realty Co to Walter W Taylor at Winterhaven, Fla. 2,009.93

Same prop (*), certf as to above mtg; July5; July9'12; same to same.

Lot 273 (*) map (No 1274) 567 lots part Trask Estate at Clason's Point; July6; July11'12; 2y6%; Patk J McMahon to Otto E Rumpf, 1178 Pugsley av. 200

Lot 39 (*) map Clasons Point; filed Westchester Co; June30'68; May1; July9 '12; due June1'13, 6%; Caroline Huerstel, 653 E 29, to Kate C Roberts, Hempstead, LI. 750