

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, FEBRUARY 8, 1913

EFFICIENCY IN APPRAISING VALUES

How to Go About It—Factors That Affect the Operation—Analyzing the Factors—Unit Values—The Mathematical Operation.*

By E. W. DOTY.

MUCH is being said in the magazines and upon the platform about the lack of efficiency. This lack of efficiency, as I view it, is largely traceable to the lack of analysis. We are all of us prone to attempt performance without knowing exactly what the task is, what parts make up its whole. In other words, we lack analysis. Especially is this lack of analysis noticeable in the task that we call appraising land values, or assessing the value when the land is taken in connection with the tax department.

You are engaged in the real estate business. Many of you are called upon from time to time to express opinions as to the value of sites, and your clients always, or nearly always, depend upon you for your judgment of value. You are accustomed to give these opinions with perhaps little thought as to just what factors you base your judgment upon. And yet you never give an opinion but that you consciously or unconsciously analyze the factors that cause you to form your opinion.

The great trouble is that generally speaking you will not consider all of the factors, or you will consider them out of proportion with each other, without a specific analysis of what you are attempting to do. The result is that you are much more liable to form your opinion based upon prices actually demanded or paid for that or similar property; and then it is more difficult for you to substantiate your opinions even to yourself.

If we will all of us analyze the task of appraising before we attempt to perform it, we will be able to give our clients safer opinions of the values of city real estate.

Forming an Opinion.

Upon examination and reflection we find that the expression of the judgment of value of a site is but the forming and uttering of an opinion. But we find that there are two elements in the forming of that opinion. In other words, there are two things done to express an opinion of value of a city site: One is mental, the other is mathematical. The mental operation, of course, cannot be done by machinery or by a system. Any number of reasons may affect the mind of a person about to express an opinion. His mind will sort out all of those that appeal to him, weigh them and consider them. The simpler the conditions for considering all of the factors, the easier the mind operates, the more certain is the result of its operation. An expert in cotton cloth considers many facts in appraising a case of such merchandise, but

he does not express his opinion of more than a unit of that cloth, a yard; nor does he examine every piece of goods in the case, nor all of one piece, but rather a very small part of one piece will answer his purpose. Having exercised his judgment of the value of that kind of cloth in that market, the expression of value is made in the price of one unit.

Next comes the mathematical side of the operation, which the same expert may perform or which may be performed by others. A clerk can ascertain the number of units of cloth in the case and multiply and set down the result, which is really the judgment of the expert as to all of the cloth in the case. This operation is just as divisible in judging site values as it is cloth values, or ought to be.

First, a Unit of Quantity.

When we come to judge site value we find further analysis necessary; that is, analysis of the factors that affect it. To perform the mental side of the task easily we ought to have a unit of quantity. Land in cities is the only commodity—if we may call it a commodity—that is bought and sold, for which we have no unit of quantity. If you tell me that land on the next street is worth \$500 a front foot, there are four reasons why I don't know exactly what you mean.

First, I don't know how deep the lot is over there, I don't know whether the side lines of the lot are parallel or not, I don't know whether there is an alley at the rear or not, and I don't know whether you mean a frontage at or near or far away from the corner. You have to explain each of these items to me before you have conveyed to me all that you mean by \$500 a front foot.

If you and I had 100 of these operations to go through, you would have to make 400 explanations to me just to convey your opinions to me. Would it not be better for us to agree upon some unit, say a foot wide, 100 feet deep, with no alley, and the location in the middle of the block? With such a unit of quantity you can convey to me definite and certain information or opinion which I can criticize and converse about.

A Mathematical Operation.

If we should do this, we would be able to perform the mental side of our task much easier, because we could talk with more people and absorb more reasons for our final opinion. Having expressed our opinion as to the value of a unit foot, the other part of the task could be performed by anyone who has mathematical knowledge of the relation which size and shape bears to size and shape. Such work is comparable to the work of the clerk who ascertains the value of the

case of cotton cloth after the expert has judged the value of a unit of that cloth; namely, a yard.

Let us analyze the possibilities under this method. When you say that land on a street is worth \$500 a unit foot and on another street it is worth \$1,000 a unit foot, you really mean that the second street at that point is worth twice as much as the first street. This leads us to see that it is the usefulness of our city streets that we must estimate before we can come to a real judgment of the value of the sites abutting thereon. It is not really site value that we assess or appraise, but really street value.

What we commonly call site value or lot value is that part of the usefulness of the street that a particular piece of ground absorbs, and that absorption is based upon the amount of ground there is, its shape, and the relation of both to the street. This latter is mathematical and may be ascertained by mathematics; valuing the street—or the unit value, which is but another expression of the value of the street—is the mental side of the problem.

Analyzing the Factors.

When we come to analyze the factors that enter into or affect the value of a single lot, we find that there are not less than three such factors. These three are size, shape and location. Sometimes there are two location factors, as in the case of a corner lot, and sometimes there is an alley factor; but we will consider only the three that are in every city lot. When you say to me that a lot over on the main street any city is worth \$50,000 you mean that a lot of a certain size, of a certain shape and in a particular place in that city is worth \$50,000. If you change any one of these three factors, you change the value to a sum greater or less than \$50,000 probably.

It is difficult for the human mind to make comparisons of things in combination. The natural way is to separate each kind by itself and make comparisons in that way. It is easy for the human mind to compare a square lot with a triangular lot; that is, shape with shape; it is easy to compare a lot containing 10,000 square feet of area with a lot containing 5,000 square feet; that is, size with size; and it is easy to compare location with location, a comparison that more people in a city make from day to day than any other.

So we see that it is necessary to separate size, shape and location and consider each separately. The unit foot makes this possible, because the unit foot is always the same size and the same shape, and it is located in the middle of each block, thus leaving the varia-

(Continued on page 293.)

*Synopsis of an address by E. W. Doty, representing the Manufacturers' Appraisal Company and the Somers Unit System of Realty Valuation, before the New York State Real Estate Association at Binghamton.



THE METROPOLITAN LIFE INSURANCE COMPANY AIDED IN THE ERECTION OF THESE HOMES, AS DESCRIBED BELOW.

FINANCING THE SMALL HOUSE

Some of the Difficulties in the Way—How a Big Insurance Company Is Helping Ambitious Men to Get Homes of Their Own.

By DR. LEE K. FRANKEL.*

THE problem of financing ownership in his house is one that constantly confronts the homeseeker. The difficulties which lie in the way of such ownership have frequently forced wage-earners to continue paying monthly rent rather than to assume responsibilities of ownership which they may not be able to control.

Financing the small house has in the past been possible in many sections of the country and particularly in Philadelphia through the so-called building and loan associations. These associations have served a useful purpose and have no doubt aided and assisted many a wage-earner to own his own home who without the aid of the association could not have accomplished this result. Where such associations are carefully supervised and where the laws under which they come into being safeguard the interests of the members, the building and loan association offers an excellent opportunity for the wage-earner to invest his savings.

A few of the objections that have been raised to this form of home financing are inherent in the system. As a rule, the shares of the association mature in from ten to eleven years. The mortgage which is paid off in this time is frequently only a second mortgage, the first mortgage being left intact. This means that (1) the owner at the expiration of the period must himself look after the renewal of the mortgage from time to time; (2) where there is a considerable demand for money on the part of borrowers, the latter may be required to pay a premium which increases the interest rate the borrower must pay; and (3) since the association is mutual, there is no guarantee that the investments of the association will earn a sufficient interest to equalize the interest paid by the borrower.

It should be said that as a rule these associations have been well conducted at a comparatively low expense and with the interest of the members constantly in mind. There are instances, however, on record, of associations in which the demand for loans on the part

of members has been comparatively limited, and as a result the associations have been compelled to seek outside investments. At times the funds of these associations have been loaned to builders and contractors on second mortgage and on building operations which could hardly be considered conservative.

Elements to be Considered.

In considering the question of financing ownership in the home from the standpoint of the small wage-earner, the following elements enter into consideration:

1. The ability of the purchaser to make a small initial payment.
2. Freedom from worry in the renewal of mortgages and the payment of fees, etc., for such renewal.
3. The possibility of obtaining the mortgages for longer periods than those commonly current.
4. The protection of the home for his family in case of his death before the mortgage is paid off.
5. The interest rate on mortgages comparable to that paid on conservative investments for larger real estate holdings.
6. The absence of a speculative profit in the cost of the property.

A Natural Aspiration.

Ownership of his home is an ideal to which nearly every man aspires, irrespective of his station in life. It is probably true that the small wage-earner has this ideal even more strongly developed than the individual better circumstanced. The difficulties which lie in his way, however, are inexperience and ignorance of real estate methods. His fear that he will not be able to renew mortgages when they fall due, a suspicion that he is paying more for his home than it is really worth—all tend to make him believe that he is safer in renting a house or an apartment than he would be in attempting to become an owner.

Insurance Companies as an Aid.

The question has frequently been raised whether it is not possible for insurance companies in the United States to lend funds for building purposes. On its face, this would appear a perfectly simple problem. As a practical proposition, difficulties at once arise. Under the laws of many States, insurance companies are limited as to the character of the investments they may make and are held strictly accountable for the

trust funds in their hands. If the insurance companies were to lend funds on mortgages to individual borrowers, the probability is that the cost of conducting such a business would cut sharply into the interest rate.

Furthermore, it is possible for the average insurance company to obtain conservative investments for large amounts in well-known sections of large cities at favorable interest rates and under conditions which require comparatively little supervision on their part. In the belief, however, that the building of small homes should be fostered, the Metropolitan Life Insurance Company, a little over a year ago, agreed to advance approximately \$650,000 for the building of small homes in the Borough of Brooklyn. The real estate company which took this loan contracted that the building plan should be submitted to the insurance company for supervision and that the cost of the houses to the purchaser should include only a fair profit over the actual cost of the land and the construction of the building. This condition which the insurance company imposed made it plain at the outset that the purchaser of such a home would obtain a well-built house and that the price he would pay for it would not include any exorbitant or extravagant profit for a speculative purpose.

Well-Built Houses.

The houses which have been built under this plan can hardly be called workingmen's houses, since they are sold at \$5,500 each. The Metropolitan, however, believes that if houses of this kind can be sold, that is, if demand were shown for them under the conditions of the sale, smaller houses at lower cost could similarly be built in other sections of the city and in other parts of the United States.

The land values in most parts of the Borough of Brooklyn make it prohibitive to build a house at a lower cost than the one above given. The particular value to the purchaser of the houses which are offered for sale in Brooklyn depends upon the fact that he is not required to renew his mortgage at the end of five years. It is indicated from the experience gained at the time of the depression in 1907 that many small owners were unable to renew second mortgages and in some instances even first mortgages. It furthermore appeared that in certain instances, where such

*Dr. Lee K. Frankel was recently elected sixth vice-president of the Metropolitan Life Insurance Co., in charge of the welfare work of the company. He was formerly manager of the United Hebrew Charities and later associated in the work of the Russell Sage Foundation. The paper here partly reproduced was read at the National Conference on Housing, Philadelphia, Dec. 4.

mortgages were renewals, a very considerable premium had been paid. Under the plan, the Metropolitan takes a first mortgage of \$3,250. The said mortgage is payable in semi-annual installments in twenty years. After the first mortgage, the building company takes the second mortgage, which is payable semi-annually in twelve years. A payment of \$750 is asked from the purchaser, but this need not all be paid at one time. As the plan was finally evolved, payments are made as follows:

What It Costs.

Price of Home	\$5,500.00
Initial payment which need not all be made at one time.....	750.00

Balance consists of the two fully insured mortgages:	
the 1st runs 20 years. \$3,250.00	
the 2nd runs 12 years. 1,500.00	
Balance.....	\$4,750.00

FIRST TWELVE YEARS.

	Per annum.
Interest and principal on 20-year 1st mortgage payable semi-annually, Feb. 1st and Aug. 1st....	\$281.20
Interest and principal on 12-year 2nd mortgage, payable quarterly, Jan. 1st, Apr. 1st, July 1st, Oct. 1st	176.28
Taxes and water (about).....	60.00
Fire insurance	5.50

Total per annum for first twelve years..... \$522.98
which is equal to an average of \$43.58 per month for the first twelve years.

LAST EIGHT YEARS.

The second mortgage being now paid up, payments during the remaining eight years are \$176.24 less per annum, as follows:

	Per annum.
Interest and principal on 20-year 1st mortgage	\$281.20
Interest and principal on 12-year 2nd mortgage, which is now fully paid up and cancelled.....	000.00
Taxes and water (about).....	60.00
Fire insurance	5.50

Total per annum for last 8 years \$346.70 or an average of \$29 per month for the last eight years, making the total average for the entire twenty years only \$37 per month.

A Novel Insurance Policy.

It is the impression of real estate men that houses similar to these in the Borough of Brooklyn ordinarily bring from six to seven thousand dollars. The character of the construction has been carefully supervised by the insurance company and it is safe to say that these houses are well built. It should be added that the cost of \$5,500 includes the single premium on a life insurance policy under which if the owner dies before the mortgage is paid up, the property reverts free and clear of all encumbrances to his estate. This form of policy is novel in that a single premium is asked and the amount of insurance from year to year exactly covers the amount of mortgage still outstanding. Under this scheme the lowest possible premium necessary to protect the property is secured. For a purchaser at the age of thirty, it may for our purpose be assumed that the premium for the mortgage of \$3,250 approximates \$300. This as stated above is included in the original cost of the house. The insurance, however, is not compulsory. If the purchaser does not desire this protection, the house is sold to him for \$5,500, less the cost of the single premium.

Two Hundred Houses Planned.

Under the original arrangement with the building company, it was planned to build 200 houses, on each of which the company was to place a mortgage of \$3,250, if desired. As an indication of one of the difficulties which lie in the way of an enterprise of this kind, it might be stated here that during the time that the first houses were being erected, the building company, as well as the trust company which guaranteed completion of the buildings, both failed. Later, another building company furnished a guarantee satisfactory to the company and the building operations were resumed. Twenty-seven houses have been completed and sold. On ten

of these a loan of \$3,250 has been made. The latter sum included an insurance policy. On three additional, loans of \$2,900 have been made, as the purchasers did not desire insurance. Fourteen houses are ready for sale and twenty-seven are in course of completion. The interest on both the first and second mortgages of these houses is 6 per cent.

Freedom From Worry.

From the standpoint of the owner, the particular merit of the plan inaugurated with the Metropolitan is the freedom from worry regarding renewal of mortgages. While it is understood that an initial payment of \$750 should be made, this is a rule not adhered to and if the prospective purchaser is not in a position to pay this amount, a smaller initial payment is taken. After the deed has once been placed in his hands, he has no further concern than to meet the principal and interest payments as they mature. These have been so calculated that the borrower pays a similar amount at each payment period during the term of twenty years. If, in addition, he desires it, he can have the satisfaction of knowing that, should he die before the installments are fully paid, the property, owing to the insurance policy which covers it, will revert to his estate free and clear of all encumbrances.

Similar Propositions in the Future.

Assuming that the houses in Brooklyn will be sold advantageously, it is pertinent to consider the prospective attitude of the Metropolitan or other insurance companies to similar propositions in the future. Under the laws of the State of New York and of many other States, there are definite restrictions in the investment of insurance funds.

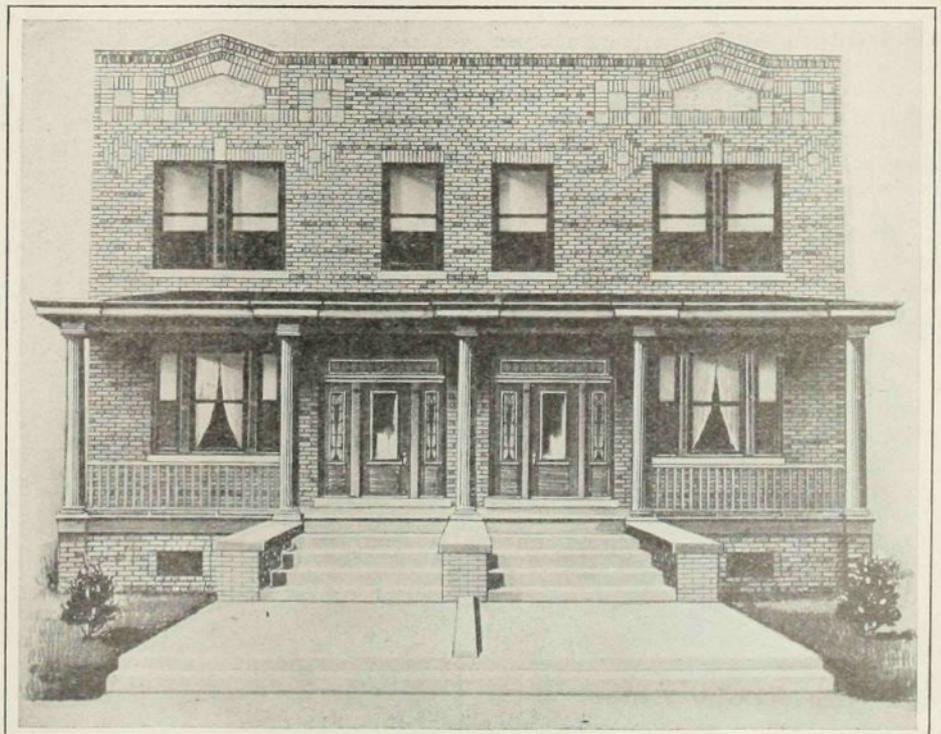
On the assumption that the reserves of an insurance company which constitute the largest percentage of its assets are trustees' funds and that they are invested for the benefit of the policyholder, it is required of the insurance company that these funds be invested to obtain the largest possible return consistent with the restrictions imposed by law. There can be no doubt that insurance departments would view with disfavor the attempt on the part of an insurance company to lend money at a lower rate of interest, for the purpose of facilitating or encouraging the erection of workmen's homes, than could be obtained in the open market on mortgage investments.

The Metropolitan Life Insurance Company has been carefully considering the advisability of making loans similar to those above at an interest rate of 5½ per cent. Whether it would be permitted to do so is problematic. It is evident that the cost for examination, appraisal, supervision of the architect, and the other incidental expenses in lending a million dollars on several hundreds of small mortgages would be considerably larger than to place one such mortgage on a large office building in the heart of New York City, or any other large city, whose present value and whose future value during the period of the mortgage can be definitely determined.

The Mortgage Term.

The practice of having a mortgage fall due at the end of three or five years is generally a necessary protection to the lender. Under the principle of amortized mortgages adopted in Brooklyn, only 15 per cent. of the principal has been paid off at the end of five years. Real estate men generally are of the impression that this is too little. It is not at all unlikely that properties of this kind may not be well kept up and that owing to the changes in the character of the neighborhood, the values of such property may materially decrease.

These are some of the difficulties which are mentioned here, which must be considered by any insurance company, which is primarily responsible to its policyholders for the careful and sane investment of their funds. The officers of the Metropolitan are, however, strongly of the impression that since these funds come to a greater or lesser extent from policyholders who wish to own their own homes, every legitimate opportunity should be fostered to enable them to become such owners. The attitude of the insurance company would be very much simplified if it were possible in the United States to develop building associations similar to those in Belgium. Such an association would act as the intermediary between the company and the borrower. The association would look after the collection of interests, make the necessary arrangements with the purchaser for the erection or sale of his house, and through its capital stock as a security would practically be able to guarantee to the insurance company the repayment of both principal and interest.



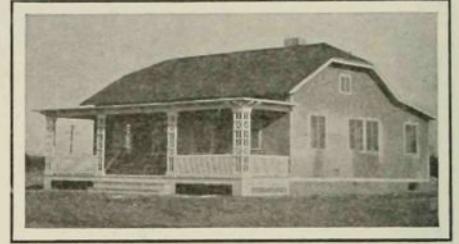
A PAIR OF "ALCO" HOUSES, TYPICAL OF A LARGE NUMBER BEING ERRECTED IN THE MAPLEWOOD SECTION OF BROOKLYN, UNDER THE PATRONAGE OF THE METROPOLITAN INSURANCE CO.

POPULAR TYPES OF SUBURBAN HOUSES

No. 1—THE BUNGALOW

Its Moderate Cost and Attractive Features—Must Be Low in Height, But May Cover Much Ground—An Agreeable Substitute for the Old Type of House.

By WILLIAM HERBERT.



BUNGALOWS COSTING FROM \$1,800 TO \$3,500 MAKE LONG ISLAND AVAILABLE TO THE MAN OF MODERATE MEANS AS WELL AS THE MILLIONAIRE.

IN the preceding numbers of this series I have been discussing suburban houses from the point of view of a number of common, economic, practical and architectural characteristics. It is now necessary to make certain distinctions among the different classes of suburban houses. Manifestly they differ one from another in quite as many respects as they agree with one another.

The suburban house may vary in cost anywhere from \$1,700 to \$50,000. It may not be surrounded by very much more land than an ordinary city dwelling; or its site may include an acre or two of valuable property. It may be a one-story or a three-story building. It may be built of wood, brick, hollow tile, or concrete. Its design may be reminiscent of any of a half-dozen historic architectural styles, and the merit of the design may be considerable, or it may be nothing at all.

Three Types.

For the purpose of these articles, however, suburban houses may be roughly grouped into three types. There is, in the first place, the house which costs between \$1,700 and \$6,000 to construct, and which of late years has been coming to assume more and more the type of a bungalow. Then there is the house which costs from \$7,000 to \$30,000 to construct, and which deserves to be called the ordinary or average type of suburban dwelling. Finally, there are the houses which cost more than \$30,000, and which are comparatively rare. This last type is, indeed, so unusual that it may be dismissed from consideration in this series of articles. These houses are not determined to the same extent as the others by definite commercial consideration. Their owners generally purchase a spacious piece of property, employ the services of a skilled architect, and are at liberty to gratify special personal peculiarities in the design and arrangement of the building.

Dwellings of Moderate Cost.

The cheaper type of houses, which we have discussed as bungalows, are, of

course, built for people of limited means. Such families rarely, if ever, employ more than one servant, and frequently do not employ any at all. Their size is limited, consequently, not merely by the amount of space the family can afford to pay for, but also by the amount of space which the housewife can find time and energy to keep clean. These dwellings have to be economical in every respect. They are almost always built of wood, because if any less inflammable material were used, the space which could be obtained within the limit of cost would be very small. The number of rooms cannot be large, and the plan and the design vary within comparatively small limits. In spite, how-

with merely an alleyway between it and its neighbor; it had a small porch on the front of the building, a yard in the rear and a grass plot separating the house from the street. Dwellings of this kind were built by tens of thousands in and around New York without differing one from another any more than one old brownstone house on a street in Manhattan differed from its neighbor.

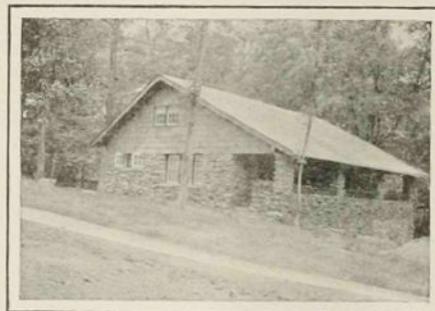
Of course many thousands of these houses are still being erected, but of late years the more enterprising companies engaged in selling the cheaper classes of suburban property have had the good sense to substitute for this old type of house a new one which first became popular in this country on the Pacific coast.

The So-Called Bungalow.

The bungalow is, properly speaking, a one-story residence consisting of large rooms with large openings between them, intended to make life tolerable in a tropical country. In California the bungalow proved popular, because, being light, it could be erected in a frostless country on wooden stilts, and so dispense with the cost of foundations. Furthermore it usually contained only one comparatively spacious living-room, which served as a dining-room as well, and which suited the informal way in which Californians lived. Some of these characteristics could not be transferred to a house built in the vicinity of New York and intended for occupation throughout the whole year; but other characteristics were preserved, and the conditions which enabled them to be preserved are interesting.

What a Bungalow Must Be.

Whatever else a bungalow is or is not, it must be a low building with plenty of roof. It cannot be more than one story or one story and attic in height, and it must occupy a very considerable area—considering its cubical contents. But a building which is limited to one story or one story and a half has at least three drawbacks. Covering as it does a comparatively large



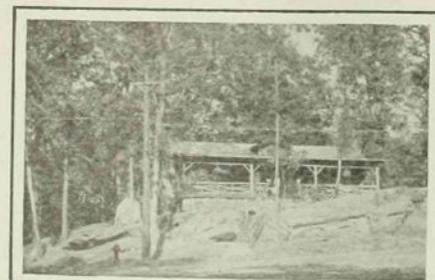
AT LARCHMONT GARDENS.

ever, of the rigid restrictions which conditions impose upon the builders of these houses, it is surprising how much of an improvement has been made in their appearance and convenience by the employment on their plans of a little more care and of a little more taste. Certain of the so-called bungalow suburbs which have been built up of recent years contain many very attractive homes and are exceedingly pleasant places in which to live.

Time was when the suburban residence of this class was, in spite of certain superficial differences, absolutely stereotyped. It consisted of a two-story or two-story and attic frame building of the so-called Queen Anne style of architecture. It was built on a narrow lot,



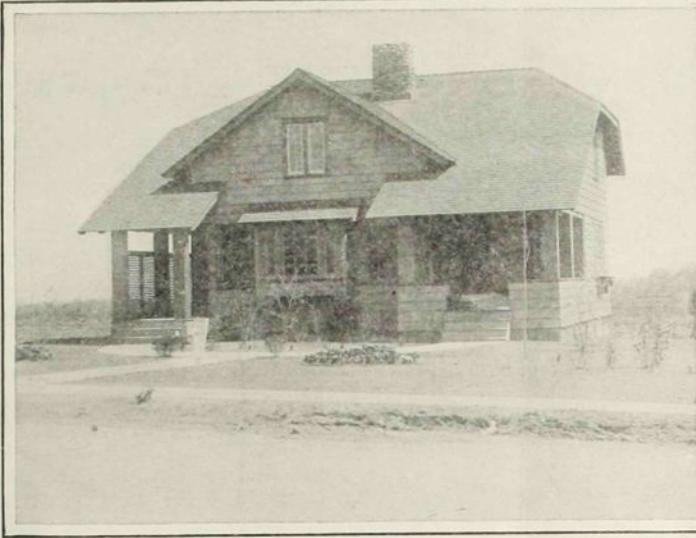
A BUNGALOW IN THE WOODS.



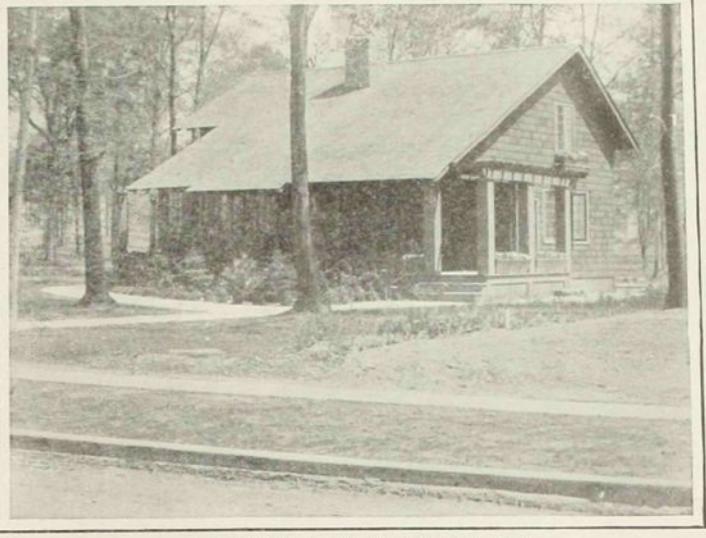
AT LARCHMONT GARDENS.



ANOTHER LARCHMONT BUNGALOW.



A SEMI-BUNGALOW WITH DOUBLE PORCHES AT LITTLE FARMS, S. I.



BUNGALOW AT ANNADALE, S. I.

area, it demands a great deal of foundation work; it is difficult and expensive to heat with a furnace; and it can hardly be occupied by a large family, because a large family would need too many rooms. These drawbacks would some years ago have been fatal to the popularity of any such type of building; and if they are less fatal now the reason seems to be that the Manhattan apartment house has modified the requirements of many of the newer suburban residents.

Suitable for Small Families.

The newer inhabitants of the suburbs tend to be drawn, as we have seen, from families now occupying flats in Manhattan. Such families are rarely burdened with very many children, but they usually have some. They could hardly live in a bungalow in case children were numerous; but if the children are kept down to what may be called the apartment house limit, a one-story and a half building becomes possible. Furthermore, apartment house residents are accustomed to live all on one floor. They do not like to run up and down stairs; and this fact has contributed to the popularity of bungalows among people who are moving from Manhattan into the suburbs. Finally, this same class of people are accustomed to steam heat, and usually demand it. A steam-heated bungalow is much better heated than is one which depends upon a hot-air furnace, because much of the furnace heat is lost whenever the pipes are carried for long distances on one level from the source of the heat.

It is undoubtedly the case also that

the bungalow appeals to the former resident of an apartment house not merely because it fits into certain of his needs and habits, but because it satisfies his taste. Bungalows are picturesque little buildings and are much more rural in appearance than are two-story and attic frame cottages of the old type. They fill a family, which is moving into the semi-country, with sentimental illusions about the real country. They are, consequently really attractive to the people for whom they are built. They add to the self-esteem and to the domestic pride of their inhabitants; and there is every reason why they should.

A Pleasantest Type of Cheap Residence.

These bungalows are assuredly the best-looking and pleasantest type of cheap residence that has ever been erected in considerable numbers in this country. In their simplicity and propriety they are comparable to the old one-story or one-story and attic New England farmhouse—a type of building which, indeed, they would resemble were it not for the fact that the bungalow is usually shingled. It differs from the early farmhouse of New England also in having a spacious porch, and in the better utilization of the opportunities for architectural effect afforded by the roof. But it is the worthy successor to a worthy type, and its increasing popularity is a matter for congratulation. Its adoption by suburban development companies as a kind of residence which would tempt urban residents into the suburbs has proved to be an emphatic success and is a salient indication of the beneficial results which have followed from the en-

trance of the development companies into the building business.

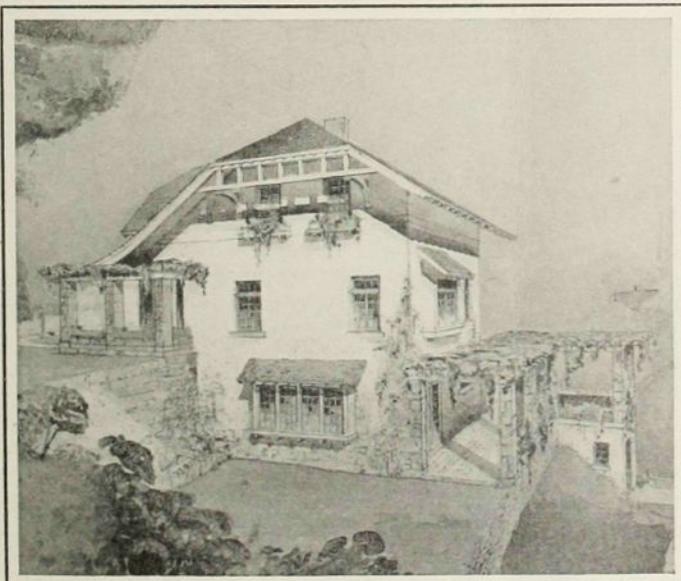
NORTH SHORE OPTIMISM.

Rapid Transit Situation Attracting Bronx Builders—A Big Year Expected.

The same optimism that characterized the beginning of the year 1912 is noted at the opening of 1913, and in contrast with last year, this year already shows prospects for the betterment of conditions that were lacking in the twelve months that have passed into history. This is particularly true regarding the North Shore of Long Island, which should be the centre of steady activity during the coming year.

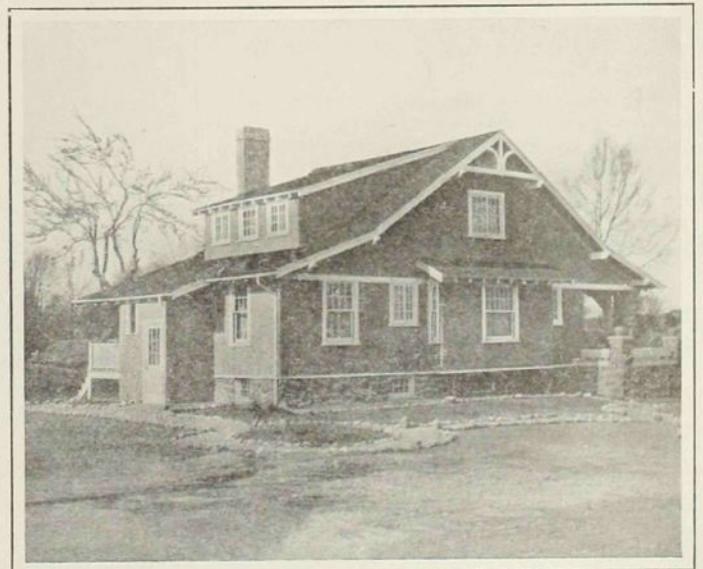
There were no dealings of a sensational nature along the North Shore of Long Island during the year of 1912, but in the past few months builders who heretofore have been operating in The Bronx, Brooklyn and in Westchester County, have been attracted to the North Shore of Long Island by the fact of the Dual Subway System coming into that borough and the near completion of the through electrification of the North Shore Division of the Long Island Ry. as far as Port Washington.

The rapid transit situation is nearly cleared up after months of negotiation between the operating companies and the city, and the people of Queens now have the assurance that further delay in the building of Corona and Astoria extension of the Dual Subway System is not to be feared, and that by the middle of April the contracts will have been let and construction work begun.



HOW A BUNGALOW WAS BUILT UPON A TERRACE.

Price, \$13,000. Location, Hastings, N. Y. Feature: Garage in basement, kitchen and dining room with pergola on second floor.



A CLEVER IDEA IN BUNGALOW DESIGN.

Price, \$6,000. Location, Bronxville. Feature: Harmony with landscape and upstairs sleeping rooms.

THE REAL ESTATE BOARD OF BROKERS' DINNER

Addresses by Borough President McAneny, Public Service Commissioner Willcox and Prof. McAndrew Greeted With Enthusiasm by Some 600 Diners.

CELEBRATING its seventeenth birthday, the New York Real Estate Board of Brokers held its annual banquet last Saturday night at the Waldorf-Astoria Hotel. More than 600 persons attended, and the enthusiasm of the occasion did not lag a minute. E. A. Tredwell, the president of the Board, presided, and he was flanked on either side by a line of prominent guests, among them Borough President George McAneny, Public Service Commissioner William R. Willcox, Elbridge Gerry Snow, Prof. William McAndrew, of Columbia University, and Clinton R. James, of the New York Title Insurance Company.

Borough President McAneny was the first speaker introduced by Mr. Tredwell. He said that he hesitated to speak about subways, but he got his courage up to the subway point.

The Borough President, before taking up the subway contracts, reviewed briefly the work of his office in eliminating encroachments on the highways, and declared that while real estate men might not like his action in this regard, nevertheless he was sure he had done property interests a good service and that he had helped to solve the problem of congestion of traffic on important streets.

Mr. McAneny on Subways.

Regarding subways, President McAneny said in part: "Our carefully laid scheme for an immense and thorough transportation system has suddenly been attacked in the eleventh hour; what the motive is behind the attack remains to be seen. There is not one argument out of the abundant stock of arguments against the dual plan that is new. They have all been threshed over again and again. There is no argument within reason that can prevail.

"We have made the very best deal possible in the name of the city of New York, and it is a good, clean, profitable business deal. In planning this large system of city railways the committee of the Board of Estimate, of which I happen to be the chairman, recognized that this city of five millions is still in its infancy; that it is going to grow far beyond its present limits.

"We must therefore have a city plan, laid on proper lines of transit, which have nothing to do with private interests or individual requirement—lines that will relieve the growing congestion when operated in conjunction with the existing lines, all of which are operated under long time franchises. It is first necessary to acquire the use of these lines as the nucleus of the great system which we wish to build up.

About Competing Lines.

"We have discouraged the idea that the greatest usefulness is to be found in competing lines and in building up the present system we have given the companies the lowest terms to which we could beat them down. I want to say right here that the companies have not yielded willingly, even to the terms which were finally agreed upon.

"It is plain at the start that the city can not finance this great system which we have proposed. Two years ago the

proposal had only to do with the richest lines, but it is a far cry from that day to this. We have produced a system with treble the mileage of the existing lines.

"Such a system would be impossible without carrying the losses of the outside lines. It stands to reason that many of these lines could not pay for themselves for some time to come and we must guard them through the earnings from the richer districts.

"I predict that there will come through the building of these lines an increase in values netting eight or ten millions of dollars a year more in taxes to the city treasury. Furthermore when the new system goes into operation there will be sixty million double fares which will become single, and this benefit will go into the pockets of the people each year, aside from all tax increases. That alone will justify every dollar we spend on these contracts with the Interborough system.

"Remember, the city would never be able to build these lines on its own credit. The system will cost, in round numbers, \$300,000,000; we have available about \$140,000,000. If we were to stop suddenly because the financial situation would not allow us to go farther at least one-half of this great system would fall to the ground.

He Prods His Critics.

"And right here I would like to ask the critics of the proposed contracts which of the lines they would prefer to withdraw. It would mean the taking out of the lower West Side lines, the 7th avenue line, the William street line, the tunnel under the East River and the line through the eastern section to the sea, the Bronxville system, the entire Steinway tunnel system and doubtless many other branches. The connection

which we propose with the Broadway lines, the connection at Union square, with the vast territory across the East River—all would be lost. And in the name of what?

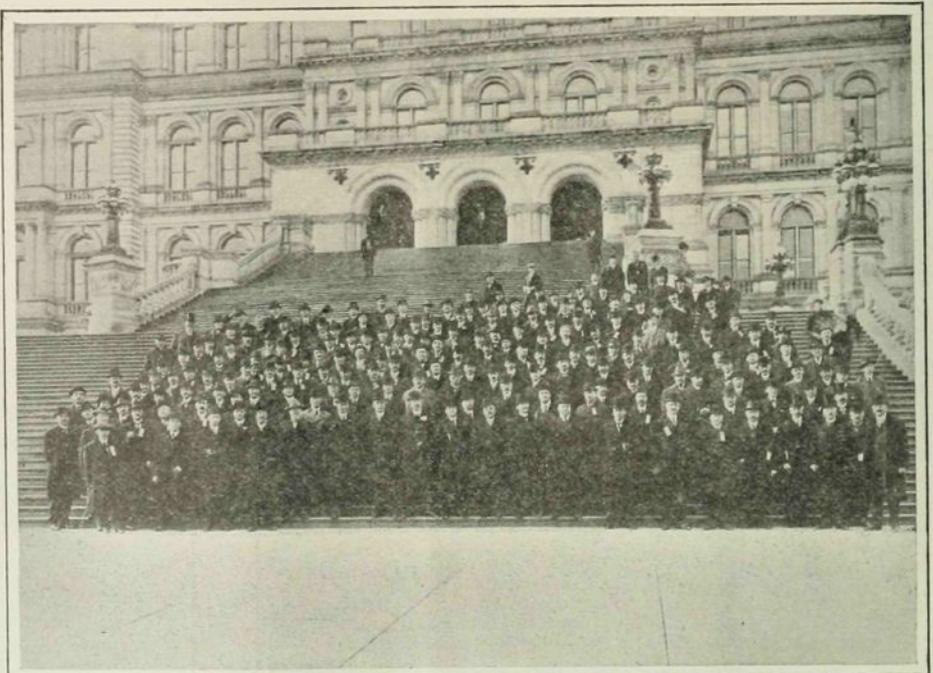
"The payments to be made to the operating companies are the result of the best business deal New York could possibly make. They will result in the carrying of passengers over a mileage three times as great as that covered by the existing system. These companies have our system; we can't deny that. We can't take it away from them now, even by legislation. They have grown rich, it is true, but the property is theirs. If we want it we must pay for it.

"Now we are asked to give up all the advantages of this great connecting system because certain critics hold that a so-called preference should not be given—because someone is receiving one-half of one per cent. more for underwriting the bonds than they should. I repeat we have made the best bargain we possibly could, and we will stand by it. As a matter of fact, there were two bids for the underwriting of these bonds. One was 93.5 and the other 94.2."

Mr. Willcox Speaks.

Public Service Commissioner Willcox concluded his exposition of the dual system of transit by stating that the contracts would in all probability be signed this week, and that interested the diners most. The commissioner evidently did not anticipate the action of the Supreme Court last Tuesday, when it granted a temporary injunction against the signing of the contracts.

Great credit is due to Elisha Sniffin, who, as chairman of the dinner committee, made the banquet such a great success.



BROOKLYN AND QUEENS DELEGATION AT ALBANY.

The accompanying picture illustrates the delegation from the boroughs of Brooklyn and Queens that went to Albany on January 31 to urge Governor Sulzer not to do anything that would in any way interfere with the adoption of the dual system of rapid transit for the entire city of New York. Among the delegation were Borough President Connolly, of Queens and Commissioner of Public Works Pounds, of Brooklyn. The picture shows the entire delegation from those boroughs standing at the bottom of the steps to the capitol.

A CALL TO TAXPAYERS.

Mass Meeting at the Real Estate Exchange Next Monday Afternoon Will Discuss Subways.

A mass meeting of property owners has been called for next Monday afternoon at 2 o'clock, at the Real Estate Exchange, 14 Vesey street, to consider the crisis in the subway negotiations and measures for the protection of real estate interests in connection with the pending subway contracts. Only brief remarks will be invited, and these must be directly to the point. No speaker will be permitted to monopolize the time of another or to introduce extraneous subjects. James L. Wells, president of the Auctioneers' Association, will preside.

A large number of signatures representing the principal men and interests concerned with real estate affairs have been signed to a petition to the governors of the exchange to permit of the assembly hall being opened to citizens for the discussion of municipal matters affecting property rights. This request having been granted, the call for the first meeting has been issued and the subject announced.

Among the new signatures to the petition are Walter Stabler, Comptroller of the Metropolitan Life Insurance Company; J. Romaine Brown & Co., Walter Lindner, solicitor to the Title Guarantee & Trust Company; Ranald H. McDonald & Co., F. B. Wood-W. H. Dolson Company, Douglas L. Elliman & Co., De Selding Bros., Clarence H. Kelsey, president, and J. Wray Cleveland, secretary of the Title Guarantee & Trust Company, Folsom Bros., the New York Title Insurance Company, C. M. Silverman & Son, N. A. Berwin & Co., Frank Kiernan & Co., John B. Hibbard, Dubois & Taylor, William S. Patten, Robert E. Simon, James B. Stewart, George F. Moody, Wilber C. Goodale, Leonard Weill, James R. Murphy, W. D. Morgan, Herald Square Realty Company, Julius Bachrach, Fenton T. Newbury, Meyer Auerbach, David Wallace, Roosevelt & Kobbe, John Bidle Clark, William J. Hamilton, Cambridge Construction Company, William P. Rooney, J. Allen Townsend, Charles H. Bliss, Albert Erdman, John A. Evans, Duff & Conger, Gibbs & Kirby, J. Edgar Leaycraft & Co., Bing & Bing, Frederick Zittel & Sons, L. Tanenbaum, Strauss & Co., Edward B. Boynton, Frederick Johnson, David Stewart.

CERTIFIED BUILDERS.

Bill Will be Introduced to License Architects and General Contractors.

The Superintendent of Buildings in Brooklyn, Mr. P. J. Carlin, has prepared a bill for introduction in the Legislature which has for its object the licensing of architects, architectural engineers, and builders, and, by this means, the regulating to some extent of the building business. Superintendent Carlin, who is a member of the Building Trades Employers' Association, has long been an advocate of some measure which would restrict the supervision of building operations to competent men. The bill, which was introduced at Albany by Senator Wagner, provides for a Board of Master Builders' Examiners, which shall examine the qualifications of all who wish to engage in the building business, except duly qualified architects and architectural engineers. On and after the first of next year, if the bill becomes a law, nobody will be allowed to enter the building business without a certificate from the board.

According to the superintendent's bill, the board will be composed of two mason builders, one structural steel

builder, one reinforced concrete builder, and one carpenter builder of not less than ten years' experience, appointed by the Mayor, and the Superintendents of Buildings in the five boroughs. The five specially appointed members are to receive \$10 a day for their services, the superintendents serving without extra compensation.

The bill further provides that every employing or master builder carrying on his trade, business or calling in any city of the first class in this State shall register his name and address at the office of the superintendent of buildings, or other official having general supervision of the construction and alteration of buildings in said city, or a borough thereof, under such rules as such officer shall prescribe, and, thereupon, he shall be entitled to receive a certificate of such registration; provided, however, that such employing or master builder, unless he shall be an architect or an architectural engineer, shall, at the time of applying for such registration, hold a certificate of competency from a board of master builders' examiners issued in the city in which such board shall be organized. It shall not be lawful for any person to engage in or carry on the trade, business or calling of employing or master builder in any city of the first class unless his name and address shall have been registered in the city or borough thereof in which he carries on or conducts such business, pursuant to the provisions of this section.

All certificates of registration issued under the provisions of this section shall expire on the 31st day of December of the year in which they shall be issued. Such certificates may be renewed within thirty days preceding such expiration, the renewal to be for one year from the 1st day of January in each year.

Other Legislative Measures.

Assemblyman Eisner has introduced a bill to amend the real property law in relation to registering titles to real property, providing that "the final judgment and decree of registration vesting a fee simple absolute in the plaintiff or in any person claiming with, by or through such plaintiff, shall be conclusive evidence that the title to said real property is good and marketable; and said judgment and decree of registration shall be binding not only upon subsequent grantees, but also upon all persons or corporations making mortgage loans upon real property; and upon all corporations organized and incorporated for the purpose of searching titles to real property and issuing their policies of guaranty or insurance thereon. It shall be the duty of the Attorney General of the State of New York to take proceedings in behalf of and in the name of the People of the State of New York to procure the forfeiture of the charter of any corporation violating the provisions of this Act."

ARCHITECTURAL EXHIBITION.

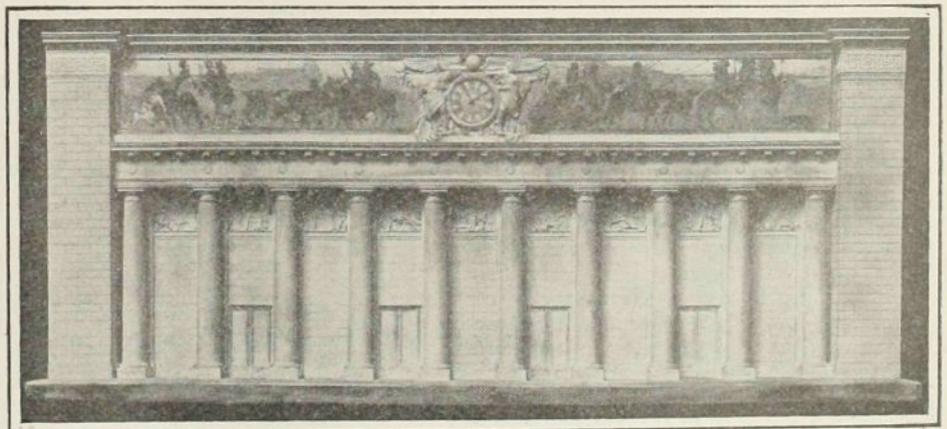
Cram, Goodhue & Ferguson Win the Annual Prize for Architecture.

While the architectural end of the exhibition of the Architectural League, now open at the Fine Arts Building, in West 57th street, may not be as noteworthy as in some previous years, the exhibition as a whole is interesting and attractive. The past year or two has not been as fruitful in architectural works of great distinction as was the period immediately preceding. This has been particularly true in New York City, and the consequence is that metropolitan examples are not so numerous in the galleries.

The opening of the exhibition was celebrated by a banquet on Friday evening, Jan. 31, at which the annual prizes were awarded. The firm of Cram, Goodhue & Ferguson, of Boston and New York, received the architectural prize, A. A. Weinman the prize for sculpture, and Colonel Goethals, of Panama Canal fame, was awarded the only prize ever given by the league for engineering. The collaborative competition was won by Kenneth M. Murchison, architect; Charles Sarka, painter, and Leo Lentelli, sculptor.

"Castlegould," at Port Washington, L. I., is possibly the most prominent architectural work in the exhibition. It has the "finish" that belongs to all dwellings designed by our foremost architects. The Black, Starr & Frost Building, by Carrere & Hastings, will stand for the best sort of store building along 5th avenue—perfect in every detail. Willauer, Shape & Bready's Building, "Fifty Broad Street," now in course of erection, stands for the latest work in office buildings. Donn Barber's office is represented by a perspective of the proposed New York Cotton Exchange, a photograph of Dr. Stone's unique house at Flushing, and by a drawing of the new Y. W. C. A. Building on Lexington avenue. Cram, Goodhue & Ferguson are represented by sketches and photographs of churches and details. Delano & Aldrich have on view a drawing of Mrs. C. B. Alexander's house at Bernardsville, N. J.; Aymar Embury II. shows a number of country houses, and among the other architects who have exhibits on the walls are J. H. Friedlander, Alfred Hopkins, E. D. Litchfield, McKenzie, Voorhees & Gmelin, McKim, Mead & White, Kenneth M. Murchison, Arthur T. Remick, Rouse & Goldstone, E. K. Rossiter, Boyd & Satterlee, School of Architecture, Columbia University; Society of Beaux Arts Architects, Tracy & Swartwout, Trowbridge & Ackerman, Upjohn & Connable, D. Everett Waid, Walker & Gillette, Wallis & Goodwille, and York & Sawyer.

Lack of sufficient space is, perhaps, one reason for the smallness of the architectural exhibit. At any rate, the painters and sculptors predominate.



Kenneth M. Murchison, Architect; Charles Sarka, Painter; Leo Lentelli, Sculptor.
COLLABORATIVE PRIZE AT THE ARCHITECTURAL LEAGUE EXHIBITION.

FAILURES AMONG CONTRACTORS

Due to Rising Building Material Prices and the Growing Practice of "Bunching" Jobs—Credit Situation Sound and Construction Outlook Good.

RECENT failures in close sequence among building and engineering contractors of more or less prominence have inspired surmises among building material interests as to what factors could possibly be existent at this time sufficiently potent to precipitate such firms as George Vassar's Son & Co., Charles H. Peckworth, and Weatherlow & Korn, among others. Current queries betray some anxiety as to whether basic conditions are really as sound as building interests have been led to believe.

The primary factors in the troubles of firms suffering business embarrassment at this time are three: First, failure on the part of those figuring jobs to discount the steadily rising prices of building materials; second, under-estimating, and, third, taking business beyond the capacity of their resources through the process of "bunching." An attempt has been made to attribute some of these failures to slowness of steel deliveries, but those who are in close touch with the credit market say that this factor, instead of being potent, is only mildly contributive.

Basic construction conditions are excellent. The real estate market is more active than it has been in almost six months. Building money is comparatively easy, especially for gilt-edged propositions; and the building material market is firm, with mill supplies conservatively low, prices stiffening, and the distributing market well stocked. Dodge reports show a healthy tone in the matter of prospective building operations throughout the entire metropolitan district, and architects as a rule report full boards. Such being the case, delay in deliveries of structural material, while possibly temporarily embarrassing to contracting firms by reason of withholding of progress payments, should not precipitate a sound building firm. The real causes of failures, therefore, must be looked for in other quarters.

"The Unwritten Law."

Competition among building contractors and engineering companies in recent years has been very keen. So many new concerns with limited resources have entered the building field that established houses have had to depend largely upon old customers and upon their reputations for reliability for new contracts. The result has been a partial recognition, at least, of what has come to be the "unwritten law" among contractors.

This code of ethics sharply defines three important classifications of building contractors: the "big" firm, the "small" contractor, and the speculative builder. The first classification embraces those firms which have good connections, whose stability is founded upon prestige, reputation and earned dividends, while the second class refers to that army of builders, the majority of whom are financially sound, but whose resources and capacity are limited, and the last is made up by speculators who do construction work and leave a large part of their money in the finished structure.

The small contractor, pushed hard to

keep enough business in hand to hold his organization together, is sometimes tempted to ape the big firms and "bunch" a number of operations simultaneously. He figures that by averaging his profits on all his jobs he can afford to accept a smaller profit on each building because his aggregate will, in a measure at least, compensate him.

Suddenly some branch of the building material market reports an advance in price between the time his bid went in and the time he specifies on his contract, or when the building is actually ready for the superstructure steel or some other commodity is delayed in delivery and his payments are held up. The material man reneges, and the result is he cannot promptly meet his obligations.

But building material and contracting interests were not inclined seriously to consider this phase of the matter at this time. They flatly put it down to a combination of circumstances that may be classified as plain bad business luck, superinduced by inevitable results of price-cutting competition and failure to

take into the matter the increased cost of building materials and construction.

Building contractors are going into bids on an unprecedented material market. During the last five years, during which time no less than two hundred and twenty new construction concerns of one kind or another have come into existence, the average cost of building construction and building materials has advanced between fifteen and eighteen per cent., most of which has occurred within the last nine months.

Building Costs Advanced 15 Per Cent.

During the last two years common brick has moved up from \$5.75 a thousand, wholesale, to \$6.75 and \$7 (summer quotations). Portland cement two years ago this spring was as low as 70 cents a barrel, Lehigh Valley, while the prospects are that it will be considerably over a dollar a barrel before the spring building season actually starts. Structural steel, two years ago, was considered high at \$27, while today it is stiff at \$31. Lumber, in all departments, has advanced at least five per cent. since 1909, and this week's reports show that practically all lines will move to even higher levels than have heretofore existed when the spring season opens. Stone, sand, roofing, equipment and labor all cost more today, and the increasing demand for fireproof construction only tends to make the cost of construction move higher.

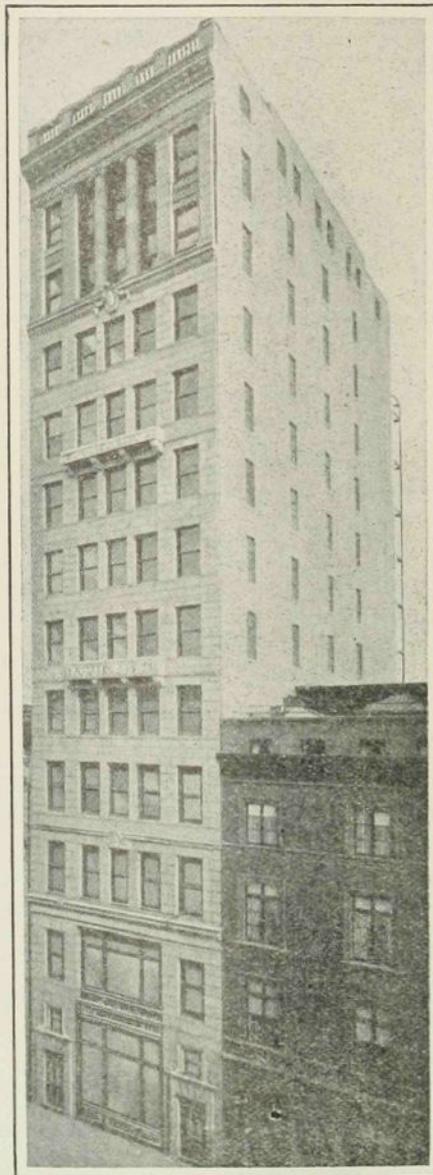
In the face of this sharp rise in material prices, competition has been such as to force construction prices down, and the inevitable consequence has been smaller profits, if not actual losses.

There are three elements to every building operation, whether it be large or small: cost, quality, speed. If one of these factors is crowded out of the equation or even cramped, one of the remaining two, or both, must suffer. Slowly, but surely, this fact is coming to be realized by owners. But until it becomes universally recognized as the only sound working basis for constructing buildings, contractors are going to be caught short, owners are going to have their buildings tied up, and building material interests are going to suffer great inconvenience, if not actual loss, when inequality of building conditions and uneasiness of commodity prices undermine heavily loaded firms whose resources are not sufficient to tide them over a tight place.

Fifth Avenue's Latest Building.

The twelve-story business building which Hon. Levi P. Morton, of 120 Nassau street, has just completed at 681 Fifth avenue, between 53d and 54th streets in the center of Fifth avenue's most fashionable shopping district, contains store and showrooms, with open lofts above. The equipment includes two electric passenger elevators, one large electric freight elevator and one sidewalk lift. Ample facilities have been provided for receiving and shipping merchandise. The floors have a heavier live load carrying capacity per square foot than is usual in other buildings on Fifth avenue. The upper six floors have side windows, affording excellent light and ventilation.

Another feature of importance is a concealed sprinkler system, only the sprinkler-heads showing in the ceilings, all pipes being invisible. This arrangement renders each floor especially available and attractive for show purposes, and effectually reduces the insurance on the structure and its contents. The first three stories will be occupied by E. P. Dutton & Company, publishers, booksellers and stationers Pease & Elliman are the agents.



MORTON BUILDING.
681 Fifth Avenue.

McKim, Mead & White, Architects.

THE FLUSHING-JAMAICA CANAL.

A Legislative Bill Appropriates \$40,000,000 For Its Construction.

In the bill introduced in the Assembly a few days ago providing for an issue of \$40,000,000 worth of bonds for the improvements of State waterways there is an item of much interest to residents of Long Island and to those who are interested in its development; and that is the provision for the construction of a canal from Flushing Bay on the north shore to Jamaica Bay on the south. Flushing Creek in the south part of Flushing, flows due north into Flushing Bay. It is proposed to deepen and widen the creek and extend it due south past Maple Grove Cemetery through Richmond Hill to about Remsen's Creek at Jamaica Bay and thus make it an adjunct of the Jamaica Bay improvement. This canal was proposed once before in the Legislature, but that was before the Jamaica Bay improvement took concrete form. This proposed cross island canal, while it would penetrate Queens Borough, would redound to the benefit of all Long Island even beyond Queens.

The Federal government plans to build a deep water course through the bays skirting the Long Island coast east of Jamaica Bay; and, in order to join this waterway with the Jamaica Bay improvement, the government proposes to cut a waterway from Middle Bay and Hewlett Bay—south of Oceanside and East Rockaway—across the Rockaway Peninsula into Beach Channel, Jamaica Bay. Thus the south side waterway would be linked not only to Jamaica Bay but to the waterways of the country.

Benefits Expected.

The effect of the canal across Queens Borough would be to make inland shipments between the north and south shores of Long Island easy; and, it would tend to give the villages of the south side a commercial prestige by water that they otherwise can not possess. The benefit of a deep waterway to the south shore of Long Island is amply illustrated at East Rockaway where the Windsor Land and Improvement Company of its own initiative has built a waterway nearly a mile long with a depth of six feet of water at low tide. This canal connects with Hewlett Bay, which is directly back of Long Beach and adjacent to the proposed cut across Rockaway Peninsula. The important waterways of the south side of Nassau County that flow into the bay and are susceptible of development for commercial and pleasure navigation are Mott Creek, at Rosedale, Bedell Creek, at Oceanside, and Mill Creek, at Rockville Centre.

Real estate men point out that inasmuch as the great level section of Nassau County, extending from Hempstead south to the bays, is growing rapidly in population on account of its contiguity to New York City, that the state would find it a good investment to improve these waterways the same as the Federal government has discovered the utility of creating an inside waterway from Jamaica Bay east to Shinnecock Canal; and, these village waterways, if improved, would connect directly with the Federal waterway mentioned. It is pointed out that the expenditure of money on these south side creeks is of more advantage to the State than the improvement of small streams in remote parts of the commonwealth.

Large Theatre Buildings Projected.

The past two years have been years of unusual progress for theatre building in Manhattan. The marked success of Marcus Loew and William Fox is leading other managers into the field, and theatre construction cannot therefore be said to have reached its limit. Since the first of January this year there has been renewed activity to a marked degree by individuals and syndicates to assemble properties in the midtown theatre zone at desirable locations for playhouses.

The vaudeville theatre which the Mitchell H. Mark Corporation is about to

pared by Gaetano Ajello, of 1 West 34th street, and show several unique features in theatre designing. A chief factor in the scheme is the interior fire-escape arrangement enclosed in brick walls within the building.

This condition is a new departure for the most modern structures of this type now building, it being the architect's purpose to render an artistic facade unobstructed by iron stairs and landings. A full detailed announcement will soon be made giving the building site and the names of those interested. Felix Isman, of Philadelphia, who contemplates the erection of a theatre in 42d and 43d streets, between Broadway and Sixth avenue, 129 West 42d street, and 126-130 West 43d street, will take possession of the property on March 1.

A Good Business to Pursue.

"Real estate is a good business to pursue and the chance to succeed in it above the average, because it is a business of stability," said W. W. Hannan, of Detroit, in an address before the Cleveland Real Estate Board. "As a commodity, its extent is fixed. There is just so much of it and there never will be any more to serve the needs of the entire human race. If a real estate operator exercises only ordinarily good judgment in buying, or as a broker, in advising his clients to buy, he cannot fail to profit by the increase in values bound to prevail as population becomes more dense and industrial activities expand. Not only are original values bound to increase, but I believe the time is not far distant when securities supported by real estate will find a quicker market than stock and bonds."

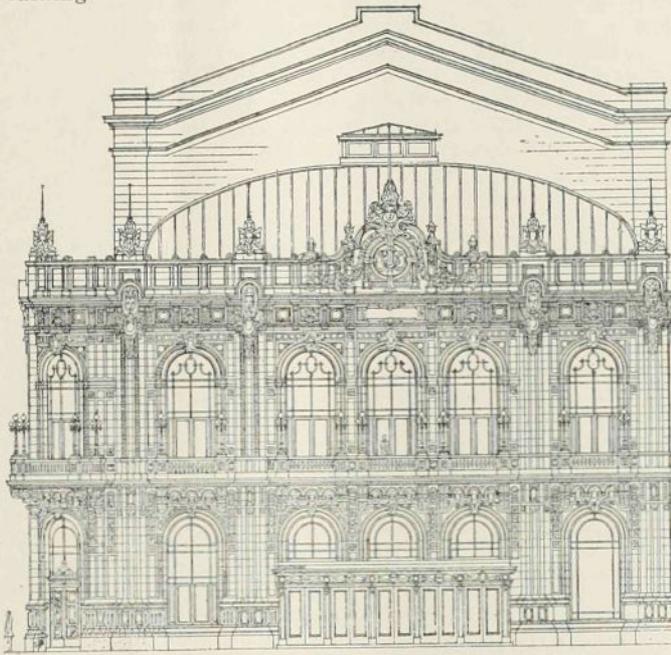
Efficiency in Appraising Values

(Continued from first page).

tions of opinion entirely for the differing locations. Thus we can express our judgment—the mental side—as to the differing qualities of location without being compelled to take into consideration any reference to size and shape. When a merchant says a certain kind of cloth is worth fifty cents a yard, he is expressing the value to him of a certain definite quantity well understood by him and his customer. He is not mixing in anything with regard to quantity. Cloth at a dollar a yard is understood to be worth twice as much for the same quantity, whatever it may be.

We see, therefore, that it is more effective to know just what our task consists of before we attempt to perform it. I have only attempted in these remarks to convey to you the necessity for more study of factors and greater appreciation of what enters into a conclusion of opinion on your part or what ought to. I have not the time nor, perhaps, is this the occasion to go into the details of the mathematical side of the question. It is just as easy to compute mathematically the value of varying sizes and shapes as compared with the value of a unit foot as it is to compute the value of 10 yards of cloth when we know that one yard is worth 50 cents; that is, it is just as easy when you have all of the formulae worked out.

—The Borough of Queens during the year 1912 installed 20,505 lineal feet of concrete sewer, 39,102 lineal feet of pipe sewer and 16,650 feet of 6-inch pipe for house connection drain. Ninety receiving basins and 356 manholes have also been built. The work cost \$404,891.46.

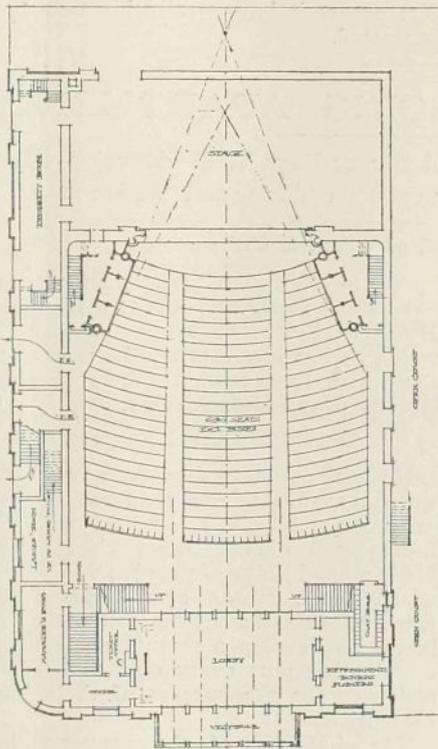


Gaetano Ajello, Architect.

UNIQUE THEATRE FOR THE MIDTOWN DISTRICT.

erect on the Brewster factory site at Broadway and 47th street, from plans by Thomas W. Lamb, will cost half a million dollars. It will have a Broadway frontage of about 155 feet, will be of white terra cotta and have a seating capacity of 2,936. The roof garden will be, it is said, the largest in the world.

Another of the latest amusement enterprises was made known last week by a syndicate which is now forming for the purpose of erecting a modern theatre (a sketch of which is shown herewith) in the central theatre district to cost not less than \$500,000. The plans for the latter have been tentatively pre-



ORCHESTRA FLOOR.

BUILDING MANAGEMENT

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

THE laws and ordinances affecting the management of buildings in this town are so numerous and scattered that it is virtually impossible to know whether or not they are being complied with in the case of any particular building. They frequently come to the attention of a manager only through some notice from a public official that such and such a provision is being violated, and that the owner is subject to a penalty; or an order may be received to make some structural alteration. Most managers are willing enough to comply with the law. There is no money in taking charge of property that is run down or antiquated, unless the manager is permitted by the owner to put it in good shape as soon as he accepts the agency. Repeated violation notices from city or State departments involve too much waste of time, as the most trivial matter, when once it becomes enmeshed in official red tape, calls for an endless series of visits, conferences, negotiations and correspondence.

To avoid loss of time, if for no other reason, managers are anxious to have as little to do with violation orders as possible. But, even with the best of intentions, it is not always possible to keep clear of them. One can't possibly be informed on the City Charter, the Building Code, the Tenement House Act, the ordinances of the Board of Aldermen and the health, fire prevention, factory, and other laws, not to speak of regulations adopted by public officials having discretionary or "legislative" power. It would be a great help both to responsible public officials and to real estate agents if all the provisions of law falling within the province of building management were brought together in a single codification. It would not be necessary, perhaps, to make such a code an official statute. It might with propriety be compiled by, for example, the Board of Estimate as a means to-

ward economy in the city administration. Such a code, if sold at cost, would be in the hands of all real estate men, with the result that the number of unintentional violations would be reduced to practically nothing. Probably a third or even more of the clerical work of city departments connected with violation orders would fall away, so that quite a staff of tax-eating clerks could be dispensed with.

Such a code would have another important effect. It would expose the present duplications of inspection work on the part of city and State departments and, what is more, would bring into juxtaposition the many legal contradictions in the existing hodgepodge of statutes. At present a manager may, for example, be told by the Building Department to swing doors leading to halls one way, only to be informed later by the factory inspector or Fire Prevention Bureau to swing them the other way. If the Board of Estimate were to set about such a codification as the one in question, its attention would of necessity be drawn to the present legal inconsistencies in a way that might induce it to seek remedial legislation.

If the city authorities really care to have the cooperation of real estate agents and owners in obtaining sanitary and fire protective conditions, they must see to it that the desired sanitary and fire protective conditions are clearly set forth in legislation, that the responsibilities of owners and tenants are equally clearly defined, and that the knowledge of what the law requires is accessible to all concerned. With this knowledge at hand, the building manager would virtually become a public inspector. It is to his advantage that neither owner nor tenant should unintentionally come in conflict with the law, for when such conflict occurs it is generally his time that is wasted.

of the manager. Unfortunately, much tenement property has been produced in New York so poorly constructed or so ill adapted to its locality as to make success impossible. There are hundreds of tenement houses, and they are not all on the East Side, that have never had a successful year, and cannot be made to pay upon any basis approaching their cost.

If buyers and loaning concerns were sufficiently discriminating, the difficulty of marketing such property would be an effectual bar to its making. Happily, under the present operation of our Tenement House Law, the higher requirements of the Building Department and the conditions wisely insisted upon by the makers of building loans, a much better product is being furnished by professional builders.

A much smaller amount of it is permanently destined for the foreclosure market than was the case a decade ago. With most of this property a skillful manager has a chance to produce a satisfactory income.

Owners Want To Be Shown.

The owner has much to do with the success of an investment in tenement property. Few investors in real estate are willing to accept the returns without question, as they do their dividends on their railroad stock. They want to be shown, and they want their own ideas carried out.

The wise manager will keep close to his owner. It is the owner's right to have his property managed to suit him. The skilful agent will patiently strive to get his owner's confidence and then never to abuse it. He will endeavor to show to his owner the wisest measures and methods, but he will go no faster and no farther than he can carry the owner with him.

The best success is often achieved by the two working together with open minds. Many an owner by wise suggestion, timely encouragement and patient confidence has been rewarded by returns which he had not dared to anticipate.

Working Together.

The agent himself is, of course, the largest element in the question of his success. He must believe in the dignity and value of the business he is conducting. It is no light thing to be the means of making real estate investments safe and profitable. Millions of dollars have been put into real property in the belief that the sum so invested will be at all times secure, and that a stable income will result.

The manager of such property is in a position of trust. His industry and skill are challenged to the end that such funds shall not be wasted and such efforts to secure permanent income shall not fail. And this consideration is in force in small operations as well as in large.

The man or woman who has put a few hard-earned thousands into a small flat house is as well entitled to the best labor and skill of the manager as is the man who has invested millions. The income from trust funds by which women and children are supported, and by which

BEST WAY OF MANAGING APARTMENTS

Co-operation Between Manager and Owner Pays Well—Developing Mutual Respect—Heavy Demands on Time and Patience.

By RANSOM E. WILCOX, of Wilcox & Shelton.

ANY dwelling in New York City that contains more than two families is a tenement house. The term includes the plainest three or four-room cold-water flat that rents for eight or ten dollars, and the spacious elegantly appointed houses where the monthly rent runs into hundreds. It is clear that a very large majority of the people of Manhattan and The Bronx are apartment house dwellers. The care of such property is the larger part of the business of most offices that give attention to the collection of rents. Its magnitude demonstrates its importance and proves it worthy of discussion and study.

A successful manager is an expert in rental values. He perceives, moreover, the natural level of style and appearance to be maintained, and the class of people that will be best served by what

he has to offer. He knows when to pour out money freely and when to withhold. He is a student of every locality in which he has interests and he is ever on the watch to see what others in similar conditions are achieving.

Develops Mutual Respect.

He is the first to discover new conditions that necessitate changes in his property and he is acquainted with the best means of effecting such changes. He is a good judge of people and chooses wisely his servants and helpers, and when relations have been established he labors to develop a mutual respect and esteem that puts every man to his best endeavor for the success of their joint enterprise.

The character of the property has much to do in determining the success

benevolent institutions are maintained in a large degree dependent upon his efforts.

Good Management Pays.

The importance of the business of managing real property is further demonstrated by the fact that it pays. It provides the means by which an office can be supported and a staff of workers maintained for an all-around real estate business. In dull periods when selling is slow and there is little doing in other lines, it furnishes a steady income. Moreover, the knowledge it gives of property is a valuable asset. In the last analysis, property is valuable in proportion to the income it will produce.

The experienced manager should be the very best appraiser of real estate values, and the wisest counselor to those who are making purchases or placing loans. It gives a valuable acquaintance among real estate owners. An office that has had a successful period of real estate managing, comes to have clients who will not purchase or sell or loan but upon its advice.

The business of managing tenement property makes heavy demands upon one's time and patience. There is a mass of detail that must have effective attention. Often trifles call for an expenditure of effort that seems out of all proportion to their value. There must be system and division of labor, but the successful manager must pervade it all. There should exist between principal and assistants a mutual respect and liking. And this should extend to the owner on one side and to the tenant upon the other. Only by such co-operation in persistent effort can the best results be achieved.

Abating the Smoke Nuisance.

The city of Chicago has a "Smoke Department," which has adopted a policy of educating the public in the methods of preventing smoke. Plant owners, engineers and firemen are shown the proper method of constructing furnaces for various kinds of service and are also instructed in the best manner of handling the equipment they have. For this educational work the department has a number of engineers whose duty it is to work with the owners and operators of plants, investigating and advising means which from the experience of the department teaches them to be best under the circumstances.

The problem in each plant is carefully investigated and thoroughly considered by the engineers, after which recommendations and suggestions are made to the owner as to the method of handling his plant or as to the reconstruction work necessary in order to operate within the smoke ordinance.

Sometimes entire boiler plants are rebuilt in order to stop smoke, and very often furnaces are reconstructed throughout. It sometimes happens that after a new plant is put in operation it smokes, and the operating crew finds it difficult to run without making objectionable smoke. The department gives such a plant special attention and stays on the job until the cause of the trouble is definitely known and changes have been made that will rectify matters.

Construction Work Supervised.

There are no certain makes or styles of furnaces that cover every case; in fact, the largest number of furnaces installed in the city since the organization of the present Smoke Department have been designed especially for the plant in which they are used.

It is the aim of the department to get automatic stokers in all plants that are large enough to warrant the expenditure. As long as furnaces are hand-fired there will be trouble in keeping the smoke down.

NEW THINGS

Uninfluenced by advertising considerations, this information is offered on its merits for the benefit of building managers.

Anti-Window Sweating Sash.

The Detroit Show Case Company, of Detroit, Mich., has recently placed on the market a copper sash that may be used in store fronts and other windows. The moulding is fitted with ventilation ducts to prevent the glass from either frosting or sweating. Shopkeepers, generally, are demanding that their windows be installed so as to overcome frosting and sweating in the winter months. Particulars concerning this new sash may be obtained by writing the home office of the company at 491 West Fort street, Detroit, Mich.

Safeguards Elevator Passengers.

Managers of buildings are constantly liable to civil actions for damages for injuries to frequenters of their buildings resulting from falls due to the failure of the elevator operator to bring his car flush with the corridor floor. The Elevator Automatic Signal Company, of 28 Elm street, this city, is putting on the market a lighting device which throws a strong direct light on the threshold when the elevator door is open, thus permitting occupants to make sure of their footing when stepping from the elevator car to the floor at which they are alighting. The contrivance is a simple one. Each device is complete, so that any competent mechanic can install it at minimum charge.

A New Translucent Ware.

Something new in the way of illuminating glass ware is being introduced by the Gill Brothers Company, of Steubenville, Ohio. This glass has the appearance of an alabaster globe, but it is claimed for it that it has a still higher translucency. It takes its name from the celebrated Parian marble, which it resembles in appearance. This glass possesses great reflecting power, accompanied by perfect diffusion and minimum absorption of light, producing a soft effective white ray with an absence of glare. The new material is being made up into globes and shades for all purposes, including classic bowls for semi-direct lighting.

QUESTIONS and ANSWERS

Finding the Level of an Engine.

We have an engine that does not seem to be set properly when placed on head or crank centers. With the valve stem and piston rod packing removed and all working parts connected, the crank pin rotates to the bottom of the crank case. How can I determine if the engine is out of balance?

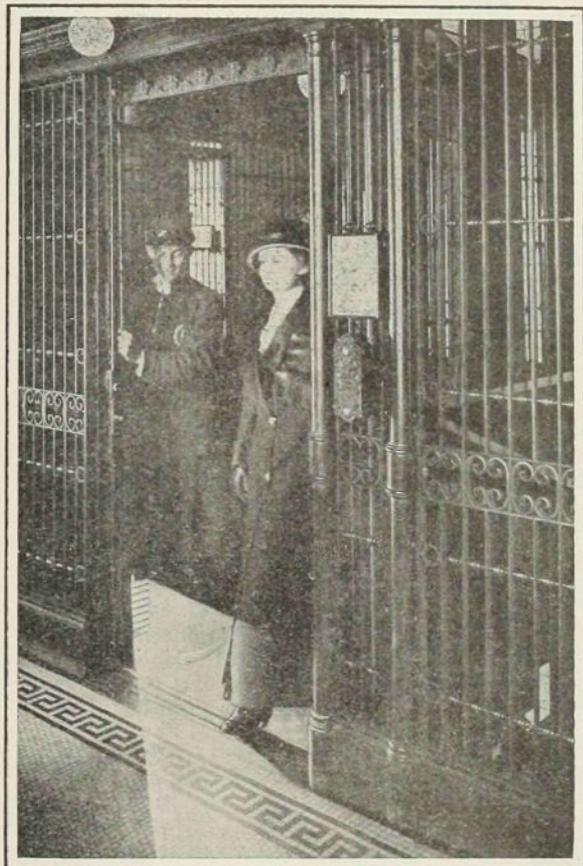
Answer.—To determine whether the crank settles in standing balance of the engine on account of the weight of the connecting rod, detach the crank end of

the connecting rod and vibrate the fly-wheel by hammer strokes square against the side of the wheel. If the wheel stands balanced in every position the crank is in standing balance. The lack of balance when the rod is connected up is due to the weight of the connecting rod not being balanced in standing balance. The engine may not be in standing balance, but may be in running balance. Running balance can only be adjusted by placing different weights in different positions on the flywheel when the engine is running at its proper speed. The weighting thus required is not generally suitable for standing balance.

Finishing Cypress.

We have a painter in our employ who finishes cypress by first burning the wood and then rubbing it down with a steel brush. Is this a good method?

Answer.—Cypress is like cedar, very tough, but on account of its long fibre it is very troublesome to finish. This



THIS ELEVATOR STOPS FLUSH WITH THE FLOOR.

may be the reason for his process for staining it by fuming because the grain is not raised in the fuming process. Rubbing down with steel wool and waxing produces the best finish on cypress.

Water Heaters.

Will you please tell me through your Questions and Answers Column the difference between open and closed feed water heaters?

Answer.—In an open feed water heater the water to be heated comes in direct contact with the steam, while in a closed heater the water is pumped through a pipe which passes through the steam.

Protecting Structural Steel.

The foreman in charge of our painters has asked if there is any book published dealing with corrosion and preservation of iron and steel. Can you supply this information?

Answer.—There is a book published by Allerton S. Cushman, A. M., Ph. D., of Harvard, and Henry A. Gardner, that very fully covers this matter. It may be obtained from the Painters Magazine Publishing Co., 100 William street. Price \$4.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management
in the Metropolitan District

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At the annual banquet of the South Brooklyn Board of Trade last Tuesday, Mayor Gaynor, in a spirited defence of the dual subway contracts, made this interesting statement: "It is the first time in my life that any railroad operation has gone through without the issue of bonds and stocks as a bonus for those in the enterprise." The fact is that the contracts mark a new and cleaner era in the financing of public service enterprises, and a very high degree, indeed, of astigmatism is required to see the "steal" of city money we hear so much about.

An excellent account of the public markets of the United States, the British Isles, Germany, France, Austria-Hungary, Holland and Belgium is given in a pamphlet, entitled "A Terminal Market System: New York's Most Urgent Need," by Mrs. Elmer Black, of the Advisory Board of the New York Terminal Market Commission. The publication has reached us through the courtesy of Borough President Miller, chairman of the commission appointed by the Mayor to suggest a proper market system for New York.

The Bijou Theatre, which is to be sold by auction from Mr. Day's stand in the Vesey street exchange next week, is one of the few remaining landmarks of the old Broadway Rialto. Built in 1876 as the Brighton Theatre, and later known successively as Wood's Theatre, the Bijou Opera House, and the Bijou Theatre, it will have a lasting place in the history of the New York stage as the scene of such notable "runs" as the 600 performances of "Adonis," brought out by Henry Dixey, and the still longer continuance of David Belasco's "Music Master," with Warfield in the title role.

What Does It All Mean?

The hopes entertained by the people of New York that sometime early during the past week the contracts legalizing the new subway system would be signed have proved to be illusory. The prospect of immediate and favorable action appears at this writing to be worse than at any time since the current crisis began. After holding off for some days until it looked as if he would refuse to take any action about Mr. Wilcox's successor which would complicate the subway situation, Governor Sulzer at the last moment sent in the name of Justice McCall, which was confirmed by the Senate with the utmost expedition. He accompanied this action by a public statement, in which he deplored the long delay that had attended the planning of a new subway system and expressed his determination not to interfere with the settlement of the matter by the local authorities. But these fine sentiments did not prevent him from endangering the plan, which had been adopted after a scrupulously careful deliberation by the municipal government and from adding still further to the delay, from which the city was suffering. The consequence has been a lively feeling of resentment and chagrin on the part of thousands of people, who had been looking forward for months to the adoption of the contracts; and these feelings will have more important political consequences than the enemies of the dual system seem to anticipate.

Just what the meaning of the events of the past week is the Record and Guide does not pretend to know. It is apparent that some kind of a political game is being played, the stakes being a more advantageous situation in relation to the municipal election next fall. It is a pity that the Governor has allowed himself to be drawn into such a business, and it is a pity that among the stakes are the inestimable advantages which the people of New York may expect to enjoy from the construction of the dual subway system. The only consolation is that nothing has yet occurred which assumes the final defeat of the official plan. The Governor's own attitude is non-committal. The new chairman of the Public Service Commission has not announced any intention of preventing the eventual signing of the contracts. So far as one can judge the attitude of the local Democratic organization is not unfavorable, because it allowed the legislation necessary to the signing of the contracts to be passed at the last session of the Legislature. It is altogether probable, consequently, the contracts will eventually be legalized, but even if they are legalized public opinion in New York will not soon forgive the unnecessary apprehensions which have been created during the crisis.

The ultimate reason for the conviction of the Record and Guide that the dual system will be authorized and built is that the plan is fundamentally right. The Record and Guide held firmly to this faith even during those dark months when it was apparently impossible to reach an agreement acceptable both to the Board of Estimate and the Interborough Company. At that time there even seemed to be a majority in the Board of Estimate opposed to any such agreement. Fortunately, one influential and open-minded member of the Board, Mr. Prendergast, became convinced of the impossibility of any of the alternatives and with his cooperation the dual system was eventually worked out. The strategic situation of that system is as strong as ever. Its advantages are as overwhelming as ever. The alternatives to it are as impossible as ever. Its popularity is more emphatic and wider-

spread than ever. That it will be legalized and constructed is as certain as anything can be, just as it is certain that if constructed it will accomplish more for the comfort, health and prosperity of the citizens of New York than its most sanguine friends now anticipate.

Engineers and the Public Service Commission.

The American Institute of Engineers recently made a recommendation to Governor Sulzer in respect to the appointment of Public Service Commissioners, which have not received the attention and comment, which on their merits it was entitled. The Institute advised the Governor to appoint on each of the service commissions a man of some engineering training and experience, on the ground of the extreme importance of the engineering problems connected with the work of the commission. The recommendation was ignored, but it should not have been ignored. It should have been not only accepted but enlarged. It is not only desirable that the Public Service Commission should include among its membership one competent engineer but that a majority of the commission should consist of experts, specially qualified to carry on its work. The original appointments of Governor Hughes did not measure up to a proper standard in this respect, and his successors have not improved on his example. In fact, a practice appears to be growing up of making these appointments exclusively on political grounds, and if this practice continues it may well result in the failure of the whole policy of the regulation of service corporations by New York State. That policy has achieved its most emphatic success in States like Wisconsin, whose railroad commissioners have proved to be so well qualified for their work that they have in several instances been transferred to the service of the national government. The decisions of these Wisconsin commissions are contributing substantially to the building up a code of administrative law and public policy which will have a very general application, and they are justifying the practice of regulation in the eyes of the courts, in the opinion of the officers of the corporations. No such results have as yet been obtained in New York State, and no such results can be obtained as long as the commissioners are selected chiefly because of political reasons.

Opening of the Grand Central Station.

The Record and Guide has frequently expressed the feelings of pride which possess the citizens of New York when they contemplate such local monuments of engineering and architectural skill as the Grand Central Terminal. The two railroad corporations with stations in Manhattan have done more to increase the architectural interest of the city than has the municipal government itself during its long period of building activity; and the result of their work has been profoundly to modify the business importance of the districts in which they have built. It might be hoped that other railroads would follow their examples, but so far as can be anticipated at present no other terminal will be erected in Manhattan. After the plans of the Pennsylvania Railroad Company were announced, it was expected that one or more of the other railroad companies which reached Manhattan by ferries across the Hudson river would build into Manhattan. We understand that an attempt was once made to unite the Jersey Central, the Lackawanna, the Erie and some of the minor roads upon some such plan, but it

failed. It is not likely to be repeated. The expense of such a construction is so huge that only railroads with enormous resources and with infinite possibilities in the development of traffic can afford the expense. The Pennsylvania Railroad, for instance, may never get back the interest on the capital cost of the Manhattan terminal out of the pockets of the users of the station.

The decision to underrate the enterprise was probably due chiefly to the consciousness that its prestige would always suffer in the eyes of the American public—in case it allowed the New York Central to possess the only railroad terminal on Manhattan Island. Even then its directors would probably have shrunk from the expense, in case the ownership by the Pennsylvania of the Long Island Railroad had not offered to it an indirect opportunity of meeting some of the outlay by means of the building up of that property. Moreover in 1901 railroad corporations were much more likely to engage in costly projects of development than they are during a period of systematic regulation and increased cost of living.

These terminals are magnificent, but they are an extravagance. They belonged to an epoch when the board of directors of a rich corporation could afford to permit themselves some extravagances in the expectation of reimbursement at the public expense. But now no railroad corporation is so rich or so optimistic about its future income that it can afford to put \$100,000,000 into a terminal. It is too bad that the era of big enterprises could not have continued for a period long enough to allow New York the benefit of another terminal or two, but doubtless the loss to the Borough of Manhattan is more than balanced by the gain to the country.

THE WEEK IN REAL ESTATE.

Probably no week so far this year has produced a better volume of business in the real estate market of this city than did this week. All parts of the borough of Manhattan especially were well represented; and, the Fifth avenue section figured prominently in the total. Property in the part of Fifth avenue from 34th street to 42d street is in pretty good demand just now; and, some of the activity is undoubtedly based on the coming of the firm of Lord & Taylor into Fifth avenue at 38th street and the decision on the part of the Public Service Commission to provide for a station of the Sixth Avenue Elevated Railroad at 38th street, thus making the stretch from 33d street to 42d street more directly accessible from both up and down town. A perusal of our Private Sales column will show a wide scope to the dealing in high class real estate. The purchase by Willard D. Straight of a Fifth avenue corner in the ninety streets, as a site for a fine town house for his own use, is an indication that all of the wealthy men have not abandoned New York for large landed estates in the suburbs as places of residence; and, it also marks another accretion to the improvements contemplated for Fifth avenue north of the Carnegie mansion. The Straight purchase was the banner transaction of the week, but there were other sales practically as interesting. A vacant plot, 35x100 feet, at 9 East 96th street, which adjoins a parcel that is undergoing improvement with a fine residence, changed hands. The indications are that the buyer is a prominent man, as the plot was bought through a third party, and it is even hinted that the plans for a house for this plot are in course of preparation. Three brownstone dwellings at

2 to 6 East 63d street were bought, and they occupy a plot 50x100.5 feet and adjoin the home of Joseph H. Choate. It is very likely that these houses will make way for a costly home to cover the total plot. Sold by the Sinclair and Armstrong estates, the plot was held at \$200,000. Last month it was offered at auction, but the highest offer obtainable then was \$187,500, at which figure it was bid in. Evidently the price at private sale was better. Another sale of interest was the purchase, by Marshall J. Dodge, of the house at 37 East 68th street, a 4-story structure, which the new owner will occupy. Another decade will witness all of Fifth avenue, north of 90th street to 110th street, built up with fine homes with a resultant improvement of tone in the intersecting streets and a consequent expansion of the Fifth avenue district. If the price reported to have been paid by Mr. Straight is correct, then his new home site cost him close to \$7,000 a front foot; and, this is possible for a corner plot, of which there are very few left on Fifth avenue.

A story is rife that a large hotel will be built on the east side of the Times Square block running from 45th to 46th street and that negotiations are under way for the purchase of the 18 parcels necessary for the site. Thomas B. Hidden is owner of 13 of the 18 parcels needed. His representative declares he is not aware of any negotiations in the premises. However, the real estate market is keenly interested in the report.

Most prominent of the many leases made during the week is that of the immense space reserved for restaurant purposes in the new Grand Central Station, which was leased by the John R. Thompson Company, which, while it owns many restaurants throughout the West, makes this its fourth venture in New York City, and it is only within the last year that it has bought business here at all. Its latest lease forms the largest store in the 42d street group of the station.

Probably nothing so strongly indicates the northward growth of New York City and the increment of its real estate values as the announcement made a few days ago that a theatre will be erected on a plot in the Dyckman tract. It is only about five years ago that real estate in this part of the city was beyond the pale of demand and more than one prominent operator was well tied up financially because of his holdings there; and, yet, improvements have followed on an extensive scale and are continuing. Of course, the operation of the subway north to Van Cortlandt Park had much to do with the movement of population to the neighborhood; but, the whole circumstance tends to show the wonderful recuperative power of real estate on Manhattan Island. The new theatre will be built by Gustavus L. Lawrence on a plot in 207th street, between Sherman and Vermilyea avenues. The same builder erected the Wadsworth theatre at 181st street and Wadsworth avenue.

Borough President Cromwell on the Danger of a Further Unearned Increment Tax.

Editor of the RECORD AND GUIDE:

You have asked my views on three very important questions. The first is: "Do you look for a continued heavy increase in the cost of the city government that will make it necessary radically to alter our present tax laws—for example, by the adoption of a surtax on the unearned increment of real estate?" The present laws are not altogether just, and do not wholly place the burden of taxation where it belongs. If a property owner by obstinate refusal does not improve his land, waiting for its

increase in value due to the energy, efforts and expenditures of neighboring owners, it would seem, on some accounts, as if he ought to be compelled to keep pace with others in development; but the general principle upon which this whole country is founded is individual freedom of action; but the courts are rather leaning to the principle that freedom of action is only permissible to the extent that it does not interfere with the paramount interests of the general public. With the advancement of that doctrine, a tax upon the unearned increment of real estate may become a necessity as a measure of justice to other property interests. I should not expect it, however, to be forced by a continued heavy increase in the cost of city government.

The second question reads: "Do you see any reason to believe that the tendency of city expenditure in New York to outrun the growth of population can be checked?" The City of New York has, to some extent, certain political and geographical limitations as to size, not yet fully reached, but reachable. Until its population reasonably covers this natural territory, the tendency will be for an increase of expenditure beyond the growth of population, so as to develop the capabilities of this area for housing the prospective population and give to it the comforts and conveniences which an urban population demands, and which the great wealth and prestige of New York City warrants. The cost of government should, however, not increase in anywhere near the same ratio. New York possesses the governmental machine to care for a population of ten millions as readily as five millions; with, of course, increased expenditures for the necessary technical, clerical and laboring service which population would entail.

As to question No. 3: "Do you consider the growth of population as having a direct bearing upon increment?" There can be but little doubt that in the main an increase in population brings a direct increase in the value of unimproved real estate; not always, however, for the character of the locality may be so changed in the matter of population as to depreciate values rather than increase them.

While real estate is a sound fundamental basis of value for taxing purposes, average values are safer to go upon for taxing purposes than estimates of individual properties. A certain value may be there today and be gone tomorrow, due to some cause entirely beyond the control of the owner; consequently, the whole proposition of assessing upon unearned increment is a dangerous one, unless such large districts are considered as to discount purely local effect.

GEORGE CROMWELL.

St. George, Feb. 4.

Westchester County's Opportunity.

Editor of the RECORD AND GUIDE:

The Grand Central Station is completed and now in readiness to take care of much additional traffic. The immediate vicinity of the station is now undergoing a most wonderful change. In fact, no section of New York has changed so rapidly in a short time as the radius of five blocks about Grand Central Station. The housing facilities for offices and business concerns, either under construction or completed, will take care of more than a quarter of a million more people than could be taken care of in the year 1912.

Forty-second street is destined to be the greatest retail street in New York City. Already some of the largest department stores are building and more are to follow. This is all brought about

by reason of the centralization of traffic facilities to Grand Central Station. The Interborough Subway has a station right in the building. The Lexington Avenue Subway and McAdoo Tube will also have stations inside; the Steinway Tube ends here; the Elevated, and Broadway, Madison avenue, 34th street, 42d street and Lexington avenue cars all pass the door. There is no other spot in New York so easily reached as the Grand Central Station. To reach the trains of any other terminal requires very often a walk of blocks. No tunnels or bridges to contend with puts Westchester County in a class to compete with every suburban district about New York with its home sites.

All of these additional business people centering here today must live somewhere, and it is up to Westchester County to see that they move to Westchester County, because it is reached easier than any other district.

We who know the many advantages of Westchester County know it is the only place for an all year home in the suburbs. Its varied topography, with the Sound on the east and the Hudson on the west, and its myriad of lakes and streams, combine to give one anything in a most beautiful homesite with every adjunct possible.

If we do not let the public know what we have they will naturally be drawn to other sections.

I have suggested to the Board of Supervisors of Westchester County that the county inaugurate a publicity campaign—such as has been so successful in the West—the establishment of a central bureau where full information about Westchester county can be obtained. Broad publicity of facts about the county will thus draw the attention of those contemplating a change of residence to Westchester County, especially if extended in a general manner and not colored to promote private enterprise.

The City of New York grows to the extent of 250,000 every year. There is no reason why for the next few years the population of Westchester County cannot be increased 100,000 a year. The initial investment to draw these new people into our midst would be repaid a thousand fold in the increased assessments placed on your tax rolls. No one individual can do this. Every taxpayer in Westchester County is interested, and any money expended in furthering the growth of population of the county is the best use you can put the money to.

Today is the day to get busy. The moving germ is broadcast to get a business location near the Grand Central. The seed to sow is "Live in Westchester County because you can get there easier than you can get to Upper Manhattan, The Bronx, Long Island or New Jersey, and have a much more desirable home place."

CHAS. L. VAN FOSSEN.

New York, Feb. 4, 1913.

ALLIED REAL ESTATE DINNER.

Governor Sulzer Will Attend and Speak.

The first annual banquet of the Allied Real Estate Interests will be held in the Waldorf-Astoria Hotel on February 28. A notable guest of the event will be Governor Sulzer, who in accepting the invitation, is making an exception to his rule not to attend public dinners. Because the real estate interests of the entire state will be represented on the occasion is the reason for the acceptance. The Governor will probably speak of his efforts to reduce the expenses of the state government.

The dinner committee consists of Joseph P. Day, chairman; Lawrence B. Elliman, Warren Cruikshank, Albert B. Ashforth, Edward B. Boynton, Charles A. Cone, Randolph C. Hurry, ex-officio.

REAL ESTATE STATISTICS OF THE WEEK

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

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

MANHATTAN. Conveyances.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.....	214	178
Assessed value.....	\$14,258,050	\$16,379,700
No. with consideration...	36	17
Consideration.....	\$917,800	\$641,775
Assessed value.....	\$992,800	\$502,500
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.....	860	1,021
Assessed value.....	\$55,482,950	\$82,316,200
No. with consideration...	138	96
Consideration.....	\$4,843,761	\$5,113,306
Assessed value.....	\$4,933,800	\$4,537,300

Mortgages.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.....	130	116
Amount.....	\$3,955,340	\$7,732,616
To Banks & Ins. Cos....	33	34
Amount.....	\$917,900	\$4,387,100
No. at 6%.....	36	41
Amount.....	\$427,407	\$863,266
No. at 5½%.....	2	4
Amount.....	\$140,000	\$49,000
No. at 5%.....	31	37
Amount.....	\$805,333	\$5,806,500
No. at 4½%.....	16	11
Amount.....	\$476,000	\$745,500
No. at 4%.....	1	.....
Amount.....	\$15,000	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	44	23
Amount.....	\$2,091,600	\$268,350
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.....	570	707
Amount.....	\$20,085,425	\$25,904,684
To Banks & Ins. Cos....	152	152
Amount.....	\$10,133,700	\$12,555,890

Mortgage Extensions.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.....	33	67
Amount.....	\$941,800	\$5,005,500
To Banks & Ins. Cos....	8	26
Amount.....	\$331,300	\$3,729,000
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.....	244	349
Amount.....	\$8,105,555	\$15,780,025
To Banks & Ins. Cos....	79	108
Amount.....	\$3,218,800	\$8,518,500

Building Permits.

	1913	1912
	Feb. 1 to 7	Feb. 3 to 9
New buildings.....	8	19
Cost.....	\$878,000	\$1,844,550
Alterations.....	\$143,000	\$120,275
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 9
New buildings.....	46	92
Cost.....	\$4,293,450	\$8,096,825
Alterations.....	\$1,065,560	\$905,675

BRONX. Conveyances.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.....	163	146
No. with consideration...	12	6
Consideration.....	\$59,893	\$149,925
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.....	770	830
No. with consideration...	84	73
Consideration.....	\$931,723	\$828,549

Electrical Engineers.

The February number of the Proceedings of the American Institute of Electrical Engineers, reporting the midwinter convention held in this city on February 26-8, is being distributed, price, \$1.33 West 39th street. The contents follow: "A. I. E. E. Regular February Meeting Omitted"; "A. I. E. E. Midwinter Convention"; "Secretary Hutchinson Convalescent"; "Presentation to Mr. Herbert Adams of Enrolled Resolutions of Thanks"; "A. I. E. E. Lectures on Radioactivity"; "Directors' Meeting January 10, 1913"; "The Forum, Constitution of the Institute, W. D. Weaver"; "Engineering and Efficiency" by H. G. Stott; "A. I. E. E. Meeting in New York, January 10, 1913"; "Recommendation for Transfer to Grade of Members, January 2, 1913"; "Transferred to Grade of Fellow, January 10, 1913"; "Transferred to Grade of Member, January 10, 1913"; "Associates Elected January 10, 1913"; "Applications for Election"; "Students Enrolled January 10, 1913"; "The Myriawatt Recommended as a Power Unit by Joint Committees of the A. S. M. E."; and A. I. E. E.; "Past Section Meetings"; and "Personal." The second section deals with papers, discussions and reports.

Kissena Park Association.

Thirty residents and taxpayers of the Kissena Park section met at the home of H. S. Stoddard, on Oak street, Kissena Park, and organized the Kissena Park Civic Association. President, F. G. Randall; Vice-President, Burdette Phillips; Secretary, H. J. Wilson; Treasurer, H. S. Stoddard.

Mortgages.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.....	98	103
Amount.....	\$882,355	\$868,078
To Banks & Ins. Cos....	13	10
Amount.....	\$277,000	\$256,000
No. at 6%.....	48	42
Amount.....	\$433,210	\$419,512
No. at 5½%.....	13	7
Amount.....	\$57,800	\$38,700
No. at 5%.....	19	17
Amount.....	\$308,025	\$190,410
Unusual rates.....	.....	1
Amount.....	.....	\$2,781
Interest not given.....	18	36
Amount.....	\$83,320	\$216,675
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.....	511	605
Amount.....	\$5,399,611	\$4,826,102
To Banks & Ins. Cos....	59	76
Amount.....	\$1,368,700	\$1,147,626

Mortgage Extensions.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
Total No.....	16	25
Amount.....	\$295,400	\$413,750
To Banks & Ins. Cos....	3	3
Amount.....	\$76,000	\$76,500
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
Total No.....	75	112
Amount.....	\$1,230,400	\$1,829,650
To Banks & Ins. Cos....	8	29
Amount.....	\$250,000	\$730,400

Building Permits.

	1913	1912
	Feb. 1 to 7	Feb. 3 to 9
New Buildings.....	23	17
Cost.....	\$551,700	\$509,900
Alterations.....	\$13,150	\$57,750
	Jan. 1 to Feb. 7	Jan. 1 to Feb. 9
New buildings.....	74	112
Cost.....	\$2,064,156	\$3,847,830
Alterations.....	\$135,485	\$152,025

BROOKLYN. Conveyances.

	1913	1912
	Jan. 30 to Feb. 5	Feb. 1 to 7
Total No.....	513	516
No. with consideration...	34	34
Consideration.....	\$243,680	\$266,591
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 7
Total No.....	2,419	2,539
No. with consideration...	163	155
Consideration.....	\$1,367,375	\$1,455,587

Mortgages.

	1913	1912
	Jan. 30 to Feb. 5	Feb. 1 to 7
Total No.....	335	337
Amount.....	\$1,404,823	\$1,934,541
To Banks & Ins. Cos....	69	68
Amount.....	\$588,855	\$1,072,550
No. at 6%.....	195	169
Amount.....	\$499,127	\$415,848
No. at 5½%.....	34	45
Amount.....	\$139,350	\$190,300
No. at 5%.....	82	95
Amount.....	\$615,885	\$448,063
Unusual rates.....	2	5
Amount.....	\$1,450	\$726,700
Interest not given.....	22	23
Amount.....	\$149,011	\$153,630
	Jan. 1 to Feb. 5	Jan. 1 to Feb. 7
Total No.....	1,767	1,867
Amount.....	\$6,062,077	\$7,636,914
To Banks & Ins. Cos....	398	402
Amount.....	\$2,335,530	\$3,290,603

Building Permits.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 1 to 7
New buildings.....	66	44
Cost.....	\$643,300	\$364,725
Alterations.....	\$62,450	\$37,716
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 6
New buildings.....	304	283
Cost.....	\$2,474,760	\$2,529,165
Alterations.....	\$277,022	\$275,081

QUEENS. Building Permits.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
New buildings.....	68	45
Cost.....	\$192,540	\$158,360
Alterations.....	\$11,315	\$10,400
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
New buildings.....	338	261
Cost.....	\$1,035,912	\$1,046,380
Alterations.....	\$111,785	\$33,945

RICHMOND. Building Permits.

	1913	1912
	Jan. 31 to Feb. 6	Feb. 2 to 8
New buildings.....	16	6
Cost.....	\$32,345	\$7,500
Alterations.....	\$2,650	\$1,833
	Jan. 1 to Feb. 6	Jan. 1 to Feb. 8
New buildings.....	42	70
Cost.....	\$86,510	\$618,825
Alterations.....	\$9,175	\$65,818

BUILDING MATERIALS AND SUPPLIES

Recent Embarrassment of Certain Contracting Firms Fails to Upset Even Tenor of the Building Material Market.

Common Brick Slightly Stiffer as Real Winter Weather Sets in—Steel Situation Improving—Crude Oil Moves Up 3 Cents More—Linseed Oil Advances Another Cent—General Lumber Demand Good With Prices Firming—Portland Cement May Rise.

FAILURES reported by certain contracting firms had a slight tendency to unnerve the building material market this week, mainly because the failures are generally thought to be due to the neglect upon the part of the contractors affected to discount the gradual rise in the price of building materials. Dealers and distributors were inclined, however, to take an optimistic view of the market as a whole, and attributed the difficulty to individual shortcomings rather than a general weakening of the construction market.

Realty and building material interests report generally healthy conditions with competition, both in the matter of construction, contracting, and in supplying building materials exceptionally keen. The big contracting companies aver that the volume of business coming out is only normal for this time of the year, which is contrary to general supposition. Financial engagements, while unusually large, are slow in going into construction work, and an improvement in this line is not expected to develop until after the spring building season starts. At the same time, the building material market is anticipating a heavy inquiry. Practically all grades of lumber are sharply stiffening in the wholesale market, although few direct changes in list quotations are being made at present. Portland cement is being heavily ordered on prospective delivery in New York and New Jersey. Common brick stiffened as the thermometer dropped to a normal winter level. Crude oil at the Pennsylvania wells advanced another three cents. Linseed oil moved up one cent more to 50 and 51 cents for city raw American seed, and there was a stiffening tone in the steel situation.

These conditions could not prevail unless there was an inquiry sufficiently strong to warrant them. In the paint market, for instance, there is an inquiry sufficiently large to more than justify the stiffening trend of prices in certain lines of paint, especially where comparatively little lead is used, but where linseed oil and similar ingredients are important ingredients. In the brick market the stiffening may be attributable to the fact that practically all of the available bottoms are here in the market under load. Front brick is in rather unusual demand for this time of the year, and it may be that quotations will move to slightly higher levels if this inquiry results in annual orders in the next thirty or sixty days.

On the whole there is a stability about the general building material market which should inspire continued confidence, not only among distributors but among dealers.

The week closed with a determined effort on the part of the independent steel wire interests to advance prices and a very optimistic attitude among cement interests regarding the outlook. One distributor went so far as to predict dollar-and-a-quarter cement by April because the demand was growing every day and mill stocks were only moderate. There is a very general impression that Portland cement will be quoted at a dollar a barrel in the near future and that the stability of the industry is assured.

BRICK MARKET STIFFENING. North Rivers Stiffer with Prices Firming—Newark Demand Light.

LITTLE uniformity is found in the common brick market. Here in New York the demand is a little stronger, although sales on the whole are light. In Newark requirements for building material hitherto above winter normal fell off this week, probably because of the marked drop in temperature. Newark yard quotations on common brick are \$8.25 and on Portland cement \$1.35 net. This allows a 40 cent bag rebate per barrel.

Shipments into this market from Hudson River points continued unabated, although with 122 barges arriving since January first and practically all the other bottoms held under load, producers cannot ship very heavily despite the unprecedented fact that the Hudson is open as far north as Whitehall, or seventy-five miles above Troy. For the first time in history, boats arrived from Rondout in February. As far as the local market is concerned brick is moving to jobs slowly, although steel shipments are said to be coming in with more regularity and with better adherence to schedule.

Official transactions for North River common brick during the last week, with records covering the corresponding week last year, follow:

1913.				
	Left over, Jan. 25, 67.	Arrived.	Sold.	Covered.
Monday	2	1	1	0
Tuesday	8	2	2	0
Wednesday	0	3	0	0
Thursday	0	6	0	0
Friday	0	3	0	0
Saturday	3	2	2	0
Total	13	17	17	0

Condition of market, dull to stiffening. Prices, common Hudsons (basic), \$7 to \$7.25. Raritans, \$7. (Wholesale, dock, N. Y. For dealers' prices add profit and cartage.) Newark (yard), \$8.25. Left over, Feb. 1, 63 (open). Total covered, 5. Total covered on reserve, 50.

1912.				
	Left over, Jan. 27, 22.	Arrived.	Sold.	Covered.
Monday	0	0	2	0
Tuesday	0	1	0	0
Wednesday	0	0	2	0
Thursday	0	1	3	0
Friday	0	0	1	0
Saturday	0	0	1	0
Total	0	2	9	0

Condition of market, dull. Hudson, prices \$6.75 to \$7. Raritans, no quotations. Total covered barges, 52. Left over, Feb. 3, 20. Quotations on covered barges, \$7.50.

NOTE.—In last week's report of the Hudson River prices for 1912, the figures were erroneously given as \$5.25 to \$5.50. The prices should have read, \$6.75 to \$7. Quotations on covered cargoes were reported as \$5.50. The correct quotation is \$7.50.

The situation in the Raritan valley is very similar to that in the Hudson. Open weather conditions up to this week have brought in a demand somewhat above normal, but we are informed that the supply of brick is sufficient for all spring needs, both in this market and in Newark. Ice was reported in the South River, a branch of the Raritan, on Thursday, but boats were then still able to get through to the Staten Island sound and to New York. The Passaic and Hackensack rivers are still navigable.

PORTLAND CEMENT FIRMER. Dealers Buying Conservatively—Fair Demand in East Jersey.

THE Portland cement market is firm. Dealers are buying conservatively, at the new price levels, but there is sufficient new construction now going ahead to keep the agents here optimistic regarding the spring building season. Some expect dollar mill prices this year.

In Newark Portland cement is in normal demand for this season, but there is a prospective inquiry that probably will materialize in large business early next month. Dealers are stocked moderately in the belief that what early demand materializes, they will put squarely up to the distributors to deliver.

This is exactly what the lumber dealers have been doing with the result that lumber mills are finding themselves short and prices are advancing. Whether this also will be the case with the Portland cement mills is problematical, but the probabilities are that the producer will be able to take care of the market's requirements. Such a policy is not always safe for the dealer to maintain, because it gives the manufacturer no idea of the probable requirements of the market, and when the producer is caught short, prices are almost sure to rise.

The dealer, however, argues that prices have advanced sharply within the recent past, and that he has had experience before with over-

stocks; in fact, he does not have to stretch his money more than twelve months to pick up mementos of costly overstocks. He is therefore assuming the position of letting the market show him, first. This is the sort of conservatism that prevails throughout the district today; not because there is any doubt regarding the volume of building that is going to come out next spring, but he does not want to tie up money unnecessarily.

CRUDE OIL GOES STILL HIGHER. Touches \$2.50 at Pennsylvania Wells—May Affect Floor Oils and Lubricants.

CRUDE oil advanced three cents at Pennsylvania wells this week making the current price \$2.50 for second sand and Tiona, thus establishing a new high level exceeded only by the \$2.69 price ruling in April, 1895. The market for refined petroleum continued strong, but no change has so far been reported in prices, although there is a good consuming movement reported in prospect. This week's quotations (Thursday) are as follows:

Pennsylvania, \$2.50 per bbl.; second sand, \$2.50; Tiona, \$2.50; Mercer, black, \$2; Corning, \$2; New Castle, \$2; Cabbell, \$2.07; North Lima, \$1.31; South Lima, \$1.26; Indiana, \$1.26; Princeton, \$1.14; Illinois, above 20 gravity, \$1.14; Kansas and Oklahoma, 30 gravity and over, \$.88; Cado, La., light, \$.91; Caddo, La., heavy, \$.89; Canada, \$1.65; Somerset, 32 gravity and above, \$1.35; Ragland, for 22 and 28 gravity, \$.70.

The market in linseed oil advanced another cent this week, the current prices ranging now at 50 and 51 cents for city raw, American seed. The local demand was stronger and while no change in card quotations has been made, an advance in the schedule is believed to be impending. There is still available in this market oil at 48 to 49 cents and a moderate business was reported, but there is no question that a rise is due.

A firmer tone has prevailed in the lubricant market all week. This was thought to reflect the advance in the price of crude oil at the wells but increased demand was more generally attributed as the cause. Building managers, painting contractors and fabricators using petroleum products in large quantities will do well to get into the market early.

China wood oil is now quoted at 7½ and 8 cents.

BUILDING METALS EASY. Structural Demand Somewhat Lighter—Steel Boiler Tubes Advance \$2.

STRUCTURAL steel was in demand principally by car interests this week. Fabricators are reporting a slight falling off in construction tonnage, but inasmuch as they are figuring on a fair quantity of prospective operations that will come out after the spring building season starts, they are not worrying over the temporary lull.

The fact that the United States Steel Corporation is buying from 8,000 to 10,000 tons of billets is looked upon by fabricators as a favorable sign that the stability of the heavy construction market is not a matter of concern. Shipments are being made closer to schedule and, in fact, store deliveries cannot be used much longer as a contributing cause of delay in building construction. New mill capacity has been added and the unfilled tonnage is being rapidly reduced.

Contractors are preparing bids for the third section of the Queens elevated road extension, but it is a matter of considerable gratitude among building interests that the steel companies are more cautious in giving options on large tonnages without a guarantee that the prices they quote will be used in the bidding and that in the event of the general contract being awarded to the contractors thus favored, they shall secure the steel tonnage at the prices quoted prior to the submitting of bids.

Steel boiler tubes are up another \$2 per ton, but iron boiler tubes have not followed the upward trend.

LUMBER PRICES STIFFENING. Most of the Mill Supplies Low—Maine Logging Hampered by Lack of Snow.

THE general lumber market is exceedingly active. Prices show an upward tendency in all departments. Mills are filling heavy spring orders, but early deliveries are hard to get. Local and suburban lumber dealers' stocks are being seriously depleted, because of open building weather, and wholesalers are looking forward to an active spring market despite promised higher prices.

Eastern spruce is firm. West Virginia mills have ample sawing in hand, inquiries and orders are plentiful and prices show a slight advance over those prevailing thirty days ago. Short spruce is in good call at 50 cents to \$1.50 increase over the previous list. Supplies are only nominal. The lack of snow is hindering Maine logging operations.

Yellow pine is in good demand, and inquiries continue to increase. Twelve-inch and up show a slight advance with the strong conditions prevailing at manufacturing points. Prices are moving upward. Yellow pine flooring is firm. Grades in "A" sap and lower show an advance of fifty cents to one dollar over prices quoted thirty days ago. Hemlock is firm on a \$23.50 base for both Pennsylvania and West Virginia stock. Higher prices are predicted with the opening of the spring trade.

Hardwoods continue to hold their own in all departments. Good lumber is not over plentiful and is bringing its price. Low-grade stock is enjoying its full share of trade. Cypress is moving fairly active and the spring market will be strong. There is no change in prices.

White pine stocks at wholesale points are fair, but the demand at mill points already warrants higher prices.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Leases
and Public Auctions

Fifth Avenue and Its Neighborhood the Scene of Many Sales This Week.

The dealing in real property throughout the greater city this week was good, while in Manhattan it quite surpassed expectations. The Fifth avenue district was prolific in transactions. Some good dwellings in the Upper West Side changed hands. Selling was by no means slow in Brooklyn, while a valuable commercial plot in Long Island City was bought. This column shows the activity that prevails in the suburban districts beyond the city limits, and there appears to be strength there, much of which may be attributed to the open winter.

The Manhattan sales totaled 45, against 37 last week and 48 a year ago.

The number below 59th street was 15, against 14 last week and 18 a year ago.

The sales north of 59th street aggregated 30, compared with 23 last week and 13 a year ago.

From the Bronx 14 sales at private contract were reported, against 21 last week and 17 a year ago.

The amount involved in the Manhattan and Bronx auction sales this week was \$759,887, compared with \$638,108 last week, making a total since January 1 of \$5,190,129. The figure for the corresponding week last year was \$788,160, making the total from Jan. 1, 1912, \$4,570,416.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BANK ST.—The Winters estate sold 33 and 35 Bank st, two 3-sty buildings, on a plot 50x95.

BLEECKER ST.—Pepe & Bro. have sold for Sarah Lowenstein 118 Bleecker st, old buildings, on a lot 25x75, located 50 ft. east of Wooster st, to Charles Garibaldi. The property will be improved with a 4-sty building.

COMMERCE ST.—John J. Bogart sold to Leonard Schultz, of the firm of William H. Mathews & Co., 9 Commerce st, a 3-sty and basement house on a lot 21x40. This property will be the corner of 7th av and Commerce st when 7th av is cut through and extended.

PIKE ST.—Douglas Robinson, Chas. S. Brown & Co. sold for the Children's Aid Society to the Congregation Chevra Adas Wolkowisk the 3-sty building, on a lot 25x85, at 28 Pike st. The new owners will alter the structure into a school.

LITTLE WEST 12TH ST.—Fleming & Peters sold through the Duroos Co. to P. Lawless & Sons, provision dealers, 53 Little West 12th st, a 3-sty mercantile building, on a lot 25x103.3. It is on the north side of the open market space and is an Astor leasehold which has 15 years yet to run with a privilege of a 21 year renewal.

19TH ST.—A. H. Laudeker resold to Sholita Bros. 37 West 19th st, a 7-sty loft building, on a lot 25x92. In payment the buyer gave 1810 to 1828 Clinton av, Bronx, ten frame dwellings, including the northeast corner of 175th st.

25TH ST.—E. Riebstein sold to A. Davis & Son 235 and 237 East 25th st, a 6-sty tenement house, on a plot 40x100.

34TH ST.—Jas. McCutcheon & Co. bought from the Improved Property Holding Co. (Henry Corn, president), 2 to 6 East 34th st, 100 ft. east of 5th av, a 5-sty building, on a plot 53.7x 98.9. It is an Astor leasehold. The McCutcheons occupy the building.

44TH ST.—Mrs. C. T. Canfield sold through John J. Hoeckh to a builder, for improvement, 404 West 44th st, a 3-sty frame building, on a lot 25x100. A 6-sty apartment house will be erected on the site.

44TH ST.—John J. Hoeckh sold for a client 404 and 406 West 44th st, two 3-sty dwellings, on a plot 50x100. The buyer will reimprove the plot with a 6-sty apartment house.

45TH ST.—John N. Golding sold for Rose Binner Scognamillo to Edward Fagan 18 East 45th st, a 4-sty and basement dwelling, on lot 18x100.5, located 113 ft. west of Madison av, and opposite the Home Club.

47TH ST.—Pease & Elliman sold for the estate of Harriet Hayden to Amos R. E. Pinchot 3 East 47th st, a 4-sty and basement dwelling, on a lot 25x100.5. The buyer will remodel the structure into a business building.

MADISON AV.—Douglass L. Elliman & Co. sold for the estate of Jas. E. Janvrin to Mrs. Sarah C. Goodhue 191 Madison av, a 4-sty

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brownstone dwelling, on a lot 24.8x100, between 34th and 35th sts. For many years the dwelling was the home of Dr. Jas. E. Janvrin. Mrs. Goodhue owns the property on either side of her latest purchase. When the Cameron building, at the northeast corner of 34th st and Madison av, was built a few years ago, Mrs. Goodhue sought to restrain its erection on the ground that the site was restricted against business uses. Many other property owners on Madison av sympathized with the suit; but the courts declared that because the restrictions covered less than one-third of the lot in question the future of the whole could not be affected thereby. Therefore the Murray Hill restrictions did not apply to the 34th st corner. Beside the Madison av frontage mentioned, Mrs. Goodhue also owns 43 East 34th st and 20 East 35th st.

5TH AV.—Maria H. Dehon sold 310 5th av, a 4-sty and basement dwelling, on a lot 24.8x100. It is understood that the buyer is Jacques Krakauer, a linen dealer at 308 5th av. The buyer now owns a combined plot of 49.4x100.

5TH AV.—The trustees of Columbia University sold through Taylor Bros. to Klein & Jackson the plot 100.5x250 at the northwest corner of 5th av and 47th st. The land is covered now with 580 5th av, occupied by the Windsor Trust Co.; 582 5th av, occupied by Dreyfus & Co.; 584 5th av, a new building in course of construction, which has been leased to Lichtenstein & Co. for a term of years; 586 5th av, occupied by Lowebein & Co.; 1 West 47th st, occupied by Mrs. Rionda; 3 West 47th st, occupied by J. W. Sterling; 5 West 47th st, occupied by Harvey Durand; 7 West 47th st, occupied by Mrs. Secombe; 9 West 47th st, occupied by a daughter of Isaac Brokaw; and 11 West 47th st, occupied by Mrs. Edwards. The university has owned the property since 1814 when it was bequeathed to it by the State of New York. There will be no renewal of present leases to the property.

Manhattan—North of 59th Street.

61ST ST.—Gustavus W. Rader sold through B. Flanagan & Son 157 West 61st st, a 4-sty and basement dwelling, on a lot 20x100.5. It is the first sale of the property since it was built 40 years ago.

70TH ST.—Wm. S. Coe sold to David W. Bucklin 50 West 70th st, a 4-sty and basement dwelling, on a lot 23x100.5. The buyer will occupy the dwelling.

60TH ST.—The New Amsterdam Realty Co. sold through John T. Wall and John K. Moors 143 West 60th st, a 5-sty cold water tenement house.

72D ST.—Elizabeth B. Griscom sold 111 East 72d st, a 4-sty and basement dwelling, on a lot 25x102.2, located 100 ft. east of Park av. The buyer is Marshall J. Dodge, the present tenant.

72D ST.—Lloyd C. Griscom sold to Marshall J. Dodge, who was the tenant, 111 East 72d st, a 4-sty dwelling, on a lot 25x102.2.

74TH ST.—Slawson & Hobbs sold for Theresa A. Ellinger 33 West 74th st, a 4-sty and basement dwelling, on a lot 20x102.2, between Central Park West and Columbus av. The buyer will occupy the house.

84TH ST.—Pease & Elliman, in conjunction with J. J. Kavanagh, sold for Anson W. Hard, of the firm of Hard & Rand, the 3-sty private garage at 51 East 84th st, on a lot 25x100.8½.

85TH ST.—Esther W. Dryfoos bought through N. A. Berwin & Co. 108 and 110 East 85th st, two 3-sty dwellings, on a plot 36.2x102.2. The buyer also owns 106 adjoining, and she now controls a plot 59.4x102.2.

85TH ST.—John J. Meenan sold for L. J. Anger to a buyer, for occupancy, 118 East 85th st, a 3-sty and basement dwelling, on a lot 18.9x102.2.

88TH ST.—Wm. Rosenberg sold to E. S. Levy 14 West 88th st, a 4-sty and basement dwelling, on a lot 17.6x100.8.

92D ST.—Philip L. Liebmann bought from M. L. Blumberg 129 East 92d st, a 3-sty and basement dwelling, on a lot 17x100.8.

92D ST.—Frank S. Bond sold to a buyer, for occupancy, 52 West 92d st, a 4-sty dwelling, on a lot 18x100.8.

95TH ST.—Casriel Benjamin sold through Paul A. McGoldrick to Jos. B. Peck 220 East 95th st, a 5-sty flat, on a lot 25x100.

100TH ST.—Chas. F. Noyes Co. resold for Ennis & Sinnott, 233 West 100th st, adjoining the northwest corner of Broadway, a 3-sty and basement dwelling, on a lot 25x100.11. The buyer will remodel the building for business purposes.

108TH ST.—John Cullen sold through M. W. Del Gaudio the 1-sty market, on a plot 50x100, in the south side of East 108th st, 125 ft. west of 1st av.

111TH ST.—Dr. Samuel Schneider resold to Wm. Wolff 63 to 67 East 111th st, a 6-sty tenement house, on a plot 46.9x100.11.

120TH ST.—Max Kurzrok sold 235 and 237 East 120th st, a 5-sty tenement house, on a plot 37.6x100.11. Mr. Kurzrok recently transferred this property together with other holdings to the Columbus Holding Co.

AUDUBON AV.—Washington Heights Development & Construction Co. sold the four large apartment houses covering the two block fronts on the west side of Audubon av, from 176th to 178th sts. Each building is 6 stories in height and on a plot 99.11x100.

CLAREMONT AV.—John R. Davidson, in conjunction with the McVickar-Galliard Realty Co., sold for Mrs. Rebecca Goldsmith, of Baltimore, to the New York Real Estate Security Co. 182 Claremont av, a 5-sty apartment house, on a plot 40x100. The buyer owns the adjoining northeast corner.

FORT WASHINGTON AV.—The Fort Washington Construction Co. sold to the Brown-Weiss Realities the 6-sty elevator apartment house known as the Nathan Hale, on a plot

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Private Realty Sales—Manhattan.

173.9x140.6, at the southeast corner of Fort Washington av and 181st st. In payment the buyers gave the 2-sty concrete "taxpayer" at 176 to 182 Montague st, Brooklyn, on a plot 100x100, which stands on part of the site of the old Brooklyn Academy of Music. It is understood that the Fort Washington Construction Co. will reimprove the Montague st site with a 12-sty office building. L. M. Strunsky was the broker.

LEXINGTON AV.—Simon Dreler sold through Douglas Robinson, Chas. S. Brown & Co., to Lowenfeld & Prager 1738 Lexington av, a 5-sty tenement house with stores, on a lot 25x100.

MADISON AV.—Jos. L. E. Meyer sold to Friedman & Feinberg, 1471 Madison av, at the northeast corner of 101st st, a 5-sty flat with store, on a lot 25.5x73.7x irregular. The buyers gave in payment the northwest corner of Stebbins av and 170th st, a plot 200x100.

NORTHERN AV.—M. I. Strunsky & Co. sold for the Kirby Construction Co. to Philip and Isador Baer 61 Northern av, a 5-sty apartment house, on a plot 50x110.

ST. NICHOLAS AV.—Albion Construction Co. (Isaac Krulewitch and Reuben Weinstein) bought through H. H. Uhlfelder from the Chas. Buek Construction Co. the northwest corner of St. Nicholas av and 164th st, a plot of 7½ lots. The plots front 133.5 ft on the avenue and 171.5 ft. in the street and 125 ft. on its west and 99 ft. on its north line. The buyers will improve the plot with a 6-sty elevator apartment house.

5TH AV.—Emanuel Blumensteil and Al Hayman sold through Douglas Robinson, Chas. S. Brown & Co. to Willard D. Straight the north corner of 5th av and 94th st, a vacant plot 35x102. The buyer will improve the purchase with a house for his own occupancy. He is a member of the firm of J. P. Morgan & Co. and a son-in-law of the late Wm. C. Whitney.

8TH AV.—The Duross Co. resold for a client to Jos. Burke 2794 8th av, a 6-sty tenement house, on a plot 50x80.

8TH AV.—Jennie F. Levey sold 2731 8th av, a 5-sty flat with stores, on a lot 25x100.

8TH AV.—Herman F. Bindsell sold to Bernard Schlegel the northwest corner of 8th av and 150th st, a 7-sty apartment house, on a plot 100x112.6. The buyer gave in part payment the Greater New York Casino and Park, at Glendale, Queens Borough, and two 3-sty flats with stores, on a plot 70x85, at Jamaica, Queens Borough, and a theatre at Vernon av and 8th st, Long Island City.

INWOOD HILL.—J. B. English sold for the Burns Realty Co. the 60 lots known as the Talcott estate on Inwood Hill overlooking the Hudson River, just north of the Dyckman tract. J. J. Hayden is the buyer. The reported price is \$5,000 a lot, subject to a mortgage of \$110,000 which was on the property. The city's plan for the improvement of Riverside Drive will cause 22 of these lots to front on that thoroughfare. The upper end of the property is at the north end of the proposed Fulton viaduct, above Dyckman street. It is understood that negotiations are pending for the sale of the remainder of the Burns holdings in the vicinity consisting of 120 lots.

INWOOD HILL.—Mitchell A. C. Levy sold through J. B. English to Jesse R. Grant, a son of the late Gen. Ulysses S. Grant, the tract of 113 lots on Inwood Hill, east of Riverside Drive. The buyer will improve the tract with a fine residence for his own occupancy.

Bronx.

KELLY ST.—H. Hornstein sold for the Longville Construction Co. to Jacob Grossman, the 4-sty new-law apartment house at 879 Kelly st, on a plot 33.4x100. The purchaser bought for investment.

OAK TREE PL.—Matthew W. Del Gaudio sold for the Rogers-Gallagher Construction Co. the southeast corner of Oak Tree pl and Arthur av, a 5-sty brick flat with stores, on a lot 25x90.

145TH ST.—Kurz & Uren, Inc., sold for Herman D. Judge the lot, 25x99, in the south side of 145th st, 150 ft west of St. Ann's av, to a builder.

149TH ST.—Smith & Phelps, real estate brokers, bought from the Teller estate the vacant lot, 25x98xirregular, at 437 East 149th st, adjoining their office at 435. They will reimprove the combined plot with an office building for their own use.

161ST ST.—Louis Reiss, in conjunction with Adam Dennerlein sold for a client to Richard Rauscher, 402 East 161st st, a 3-family frame house, on a lot 25x65. The buyer also recently acquired the adjoining southeast corner of Melrose av and 161st st, 25x65; and he now has a plot 50x65.

223D ST.—G. Varanelli sold through Matthew W. Del Gaudio the 3-sty brick and stone dwelling, on a lot 21x100, on the north side of 223d st, west of Laconia av.

BAILEY AV.—Isador Sacks resold through Kurz & Uren, Inc., to a builder for improvement, the vacant plot of 5 lots on the west side of Bailey av, 75 ft south of 231st st. Five story flat will be built on the plot.

BEAUMONT AV.—Matthew W. Del Gaudio sold for E. Parago the 5-sty brick and stone flat, on a plot 50x irregular, on the west side of Beaumont av, 125 ft. north of 187th st.

BELMONT AV.—Frank Barber sold through Matthew W. Del Gaudio the 4-sty brick and stone flat on a plot 25x75, on the west side of Belmont av, 75 ft. south of 187th st.

EVERGREEN AV.—The Pew Realty Co. sold through Nathan Wilson to investors 1218, 1222 and 1226 Evergreen av, on the Watson estate, three 5-sty apartment houses, each on a plot 40x100.

STERLING AV.—Obark Realty Co. sold through John A. Steinmatz 90 Sterling av, a 2-sty brick 2-family house, on a lot 25x100.

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VYSE AV.—Chas. P. Hallock sold to a builder, for improvement, the southeast corner of Vyse av and 179th st, a plot 180x118x irregular.

WASHINGTON AV.—Heller & Sussman sold for Meisel & Druzin 1718 Washington av, a 5-sty tenement house, on a plot 41x109.

WASHINGTON AV.—Schwab & Co. resold for Mary Garrecht the northeast corner of Washington av and 169th st, a 3-sty flat with stores, on lot 26x70.

Brooklyn.

CARROLL ST.—Thos. Rosecrans sold for Chas. E. Sangren to a buyer, for occupancy, 742 Carroll st, a 3-sty and basement brownstone dwelling.

5TH ST.—L. L. Waldorf Co. sold for a client to John D. Books 504 5th st, a 3-sty American basement dwelling.

EAST 15TH ST.—Oswald Gueth sold to the Orient Development & Construction Co., 608 and 620 East 15th st, two 4-sty apartment houses, each on a lot 20x100. In part payment the buyer gave 92 lots at Rutherford, N. J.

EAST 15TH ST.—Mrs. T. Unger sold to L. Dober 626 East 15th st, a 4-sty flat, on a lot 20x100.

53D ST.—Percy L. Fox sold for Mrs. H. Comber 466 and 470 53d st, two 3-sty single flats.

53D ST.—Tutino & Cerny sold for Wm. Shanahan, 469 53d st, a 2-sty and basement frame dwelling, on a lot 20x100. The buyer will remodel the structure for business purposes.

56TH ST.—Percy L. Fox sold for Wm. A. Ferren 321 56th st, a brick, 3-family house.

FLATBUSH AV.—McInerney-Klineck Realty Co. sold for Pauline Schmickel the 2-sty brick flat with store on the west side of Flatbush av, 97.11 north of Dorchester rd, Flatbush.

GATES AV.—De Poix & Von Glahn sold for D. S. Yeoman to a buyer, for occupancy, 898 Gates av, a 3-sty and basement dwelling, on a lot 20x100.

GRAND AV.—Bulkley & Horton Co. sold for John J. Brumley the vacant plot, 50x100, on the east side of Grand av, 215 ft south of Park av.

GREENE AV.—J. D. H. Bergen & Son sold for Mrs. Frederika Keller to Jas. C. Danzilo the 4-sty brick and stone double apartment house, on a plot 42x74, at 90 and 92 Greene av, southwest corner of Vanderbilt av. This property is on the crest of the Hill.

ROCKAWAY AV.—Meyer Levenson sold for Adolph Fedleblom 894 Rockaway av, a 3-sty brick building, on a lot 20x100.

3D AV.—Francesco Le Cropane sold through Percy L. Fox 5722 3d av, a business building.

6TH AV.—Samuel Galitzka Co. sold for Lutz & Schwartz to E. Schilling, of Manhattan, the 2-sty and cellar 2-family house, on a lot 20x100, at 7314 6th av.

6TH AV.—Loutz & Schwartz sold through Samuel Galitzka Co. to E. Shilling 7314 6th av, a 2-sty brick 2-family house.

8TH AV.—Herbert A. Sherman sold for the estate of Elizabeth T. Gardner to the Kings & Westchester Land Co. the northwest corner of 8th av and 3d st, a plot 90x98, on which the company will erect four duplex houses.

9TH AV.—The Greenwood Cemetery Corporation bought from Miss Josephine Malone the plot 100x150, at 9th av and 20th st, which the buyer will use as a site for a new entrance to the cemetery. It has been seeking to buy this parcel for ten years. A florist has a lease on the land which the cemetery corporation will have to buy also.

Queens.

BELLEROSE.—C. D. Hoagland, vice-president of the New York Dock Co., bought at Belle-rose a semi-bungalow with a large plot on the corner of Superior and Delaware rds; Anna M. Hill, of Richmond Hill, bought a plot on Ontario rd, upon which she is erecting a Colonial tile stucco house; Virginia Rogers, of Manhattan, bought a plot 60x130 on Pennsylvania boulevard; Arthur W. Jondrey bought a plot on Michigan rd, upon which he is erecting a dwelling, and Edward Schmand is building a Dutch Colonial house upon a plot just purchased from the United Holding Co. on Michigan rd.

LONG ISLAND CITY.—Charles A. Christman & Son, lumber dealers, purchased through the Cross & Brown Co. from various owners a plot of ten lots at the southwest corner of William and Henry sts, Long Island City. The property, which fronts 200 ft. on William st and 125 ft. on Henry st. is within 300 ft. of the bridge plaza, about four blocks west of Jackson av. The purchasers will erect an office structure to meet their own requirements. Mr. Christman recently sold the property now occupied by the firm on West 57th st, Manhattan, to the Sheffield Farms-Slawson-Decker Co.

LONG ISLAND CITY.—The Cross & Brown Co., in conjunction with M. C. Beringer, sold for Dr. Nelson Smith, Jr., and George Ripperger a plot, 50x200, on Academy and Radde sts, 75 ft. south of Freeman av, to John and Alexander List, builders and contractors.

Richmond.

BULLSHEAD.—H. Klage, Jr., bought a plot 50x200 on the east side of Richmond av, near the Richmond turnpike, Bullshead, Staten Island. Cornelius G. Kolff was the broker.

BULLS HEAD.—Charles Ahrend has increased his holdings at Bullshead by the purchase of a plot of six lots, having a frontage of 150 ft and a depth of 200 ft on the Old Stone rd, from Miss Isabel W. Bonner. The buyer will use the property for farming purposes. Cornelius G. Kolff was the broker.

CONCORD.—Cuozza & Gagliano Co. sold for the St. George Realty & Construction Co. to Peter Nastasi and Vincent Valenti, builders, lots 4 and 5, block 1; lots 13 and 14, block 3, Fingerboard Terrace, Concord, Staten Island.

NEW SPRINGVILLE.—Cornelius G. Kolff sold for Miss Isabel W. Bonner to Henry Meyer a plot 25x200 on the Old Stone rd, New Springville. The buyer is a well known market gardener of Staten Island.

TOMPKINSVILLE.—Cornelius G. Kolff sold for Walter H. De Nike to Mrs. Nellie May a plot of 4 lots, on the east side of 1st av, near Westervelt av, Tompkinsville.

Near-By Cities.

BAYONNE, N. J.—Philip Turshman bought from Adolph Newman Co. 81 to 95 West 13th st, Bayonne, eight 1-family houses, on a plot 250x100.

BAYONNE, N. J.—Robert Rollston sold to Lyons & Sons Brewing Co. 766 and 768 Broadway, corner of East 34th st, Bayonne, two store buildings, on a plot 50x100.

JERSEY CITY, N. J.—Frank W. Towey Improvement Co. sold to Emma Boehmcke 270 Hancock av, Jersey City, a 6-family brick flat, on a plot 33x100.

JERSEY CITY, N. J.—Abram Gorlin sold to Jacob Fein 165 Jackson av, corner Stegman av, Jersey City, a brick store building, on a lot 20x64.

NEWARK, N. J.—H. C. Reynolds sold for C. T. Shipman to Chas. Hartdegan 2 to 6 Broad st, Newark, brick and stone apartment houses accommodating a total of 16 families.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for Thos. A. Boyle to Chas. Hood and Max Mendl 298 Plane st, at the southeast corner of Campbell st, a business building, on a lot 29x 113. The buyer owns 296, adjoining.

Rural and Suburban.

EAST ORANGE, N. J.—Feist & Feist sold the 4-sty Arsdale Court apartments, 420-424 William st, East Orange, on a plot 70x100, for Roseville Realty Co. to Thomas J. Hicks.

ENGLEWOOD CLIFFS, N. J.—E. E. Slocum sold to Dr. Frederic Mortimer Lawrence, of Philadelphia, a tract of 3 acres at Englewood Cliffs, fronting 250 ft. on the Palisades. Plans have been completed for a house that will have a frontage of 120 ft, and will cost \$50,000. It is to be built of hollow tile and reinforced concrete and a feature, rather novel in house construction, is that all doors will be of fireproof material.

FLORAL PARK.—The Windsor Land & Improvement Co. sold at Floral Park to M. Kelly and K. Sullivan each a plot 40x100 and to M. Schlechter a plot 60x100 in Willow st; to J. F. Linker a plot 50x100 and to P. Kelly a plot 40x100 on Verbena av; to E. F. Schlimeyer a plot 40x100 and C. W. Sells a plot 50x100 on Gladiolus av; to T. Schwartz a plot 40x100 in Belmont st; to John Bunney a plot 60x100 on Tulip av; to A. T. Markey a plot 40x100 in Oak st; to A. Carreras a plot 50x100 on Geranium av; to C. Krauss a plot 40x100 on Violet av.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold at Hempstead, to E. Harris a plot 40x100 on Windsor Parkway.

LAKEWOOD, N. J.—John D. Rockefeller bought a plot of 129 lots at Faywood Park, at Lakewood. The property, which adjoins the Rockefeller place on Ridge av, was purchased from the Rev. J. D. Fay, of Eatontown, N. J. Morehouse & Ford, of Red Bank, were the brokers.

MONTCLAIR, N. J.—F. M. Crawley & Bros. sold for a client to Robt. Bixley the Edward Madison building, at Bloomfield and Glen Ridge avs, Montclair. The property is in the heart of the business district.

OCEANSIDE.—The Windsor Land & Improvement Co. sold, at Oceanside, to F. Meyer and H. Schriever each a plot 80x100 and to E. and A. Sturke a plot 40x100 on Hoke av; to Wm. Broer a plot 80x100 add to T. and E. Cavanagh a plot 40x100 on Ebert av; to A. B. Sunter a plot 40x100 on Merrifield av.

PEEKSKILL, N. Y.—J. V. Alexander sold to James W. Husted 80 acres, known as the Dakin farm, on the state road, for James F. Thompson. The property contains a large dwelling.

PLAINFIELD, N. J.—Edward P. Hamilton & Co. sold for Mrs. Ethelyn Hoyt Parker the dwellings and grounds at 933, 937 and 945 West 7th st, Plainfield.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold, at Rockville Centre, to F. and J. Dieckhoff a plot 40x100, on Columbus av.

SHORT HILLS, N. J.—Roche, Craig & Wiley sold to J. F. Porter Stone a dwelling in Ferncliff Terrace, Short Hills; also in the same development sites to Captain James L. Risk and William H. Shepard.

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Private Sales (Continued).

SCARSDALE, N. Y.—The Scarsdale Estates sold at Scarsdale, to Kenneth Wilbur, of South Bethlehem, Pa., the home of Gerard Fountain, on Greenacre ave, Greenacres. In this same section, a plot on the west side of Walworth av to Frank W. Allen, 100x150 ft.; to George T. Seabury, a plot on the east side of Walworth av, 75x100 ft.; and to Dr. H. T. Kelly, a plot on the east side of Walworth av.

SIMSBURY, CONN.—E. E. Slocum sold the S. W. Eddy farm of 156 acres at Simsbury, Conn., together with portions of the Baldwin and Shepard farms adjoining, making a tract of 200 acres. The tract adjoins the estates of J. B. Thomas and Senator McLean. There are two dwellings on the property. These will be used by the farm help, as the new owner plans to erect a costly dwelling for his own use.

TARRYTOWN, N. Y.—Oscar L. Straus, of New York City, bought the 80 acre tract known as the Horton farm, on Bedford rd, between Tarrytown and Pleasantville. Mr. Straus will erect a substantial but not an over-costly summer home on the property.

TARRYTOWN, N. Y.—Princess Giovanni Del Drago, formerly Mrs. Josephine Schmidt, widow of the proprietor of the Lion brewery, sold her estate of 13 acres facing on Broadway and the Hudson River, at Tarrytown, N. Y., to Jacob Ruppert, Jr. The property was held at \$150,000.

TUXEDO, N. Y.—Henry M. Tilford, of the Standard Oil Co., is reported to have purchased the Julia C. Redmond place at Tuxedo, N. Y. The property is understood to have been held at \$175,000. Mr. Tilford recently purchased the Bayne house at 26 West 52d st, New York.

WOODCLIFFE, N. J.—David Kraus sold for Mrs. Babette Moller the four dwelling houses 229, 233, 235 and 237 33d st, Woodcliff. The dwelling houses were built by Sloane & Moller about a year ago and were held at \$7,500 each.

LEASES.

Manhattan.

DAVID CHENKEN leased the following tenements for a term of years; to Joseph Friedman 58 East 1st st; 64 to 68 East 1st st to C. Siegel and to J. Lehrer 136 Rivington st and 256 and 258 East 10th st.

E. H. & D. B. JANOVER leased the 5th floor in 127 Madison av.

L. TANENBAUM, STRAUSS & CO. leased the store, basement and 4th loft in 46 and 50 Wooster st for a term of years to Leopold Gans Co.; the store and basement in 15 and 17 Mercer st to Daniel Greenwald; the 7th loft in 141 to 145 Wooster st to Jacob Simon; the 5th loft in 610 to 614 Broadway to A. W. Rosen & Co., of 128 Chambers st; the store and basement in 623 Broadway to Abraham C. Rothstein, of 50 Bond st, and the store and basement in 50 Bond st to Charles Feldman & Son, of 52 Bond st.

JAMES N. WELLS' SONS leased two floors in the new fireproof building at 521 and 523 West 23d st to the Garry Iron & Steel Co., which is the New York representative of the Brier Hill Steel Co., of Warren, Ohio; also the top floor in 521 and 523 West 23d st to the West Virginia Pulp & Paper Co., of 200 5th av, for the use of one of their departments; also for Augustus Meyers the store in 124 11th av to Jacob Altman, to be used as a restaurant.

TUCKER, SPEYERS & CO. leased for Joseph T. Case to William Lang the store and basement in 957 Madison av for 5 years; also in conjunction with Stephen H. Tyng, Jr., co. to Herbert Cockshaw, of 220 4th av, offices in 29 to 33 West 38th st; also in conjunction with the J. C. Einstein Co. to Mark Chambers the 6th loft in 39 and 41 West 38th st.

THE AMERICAN REAL ESTATE CO. leased in the Stockton annex, 11 East 31st st, the 3d floor to Goldman Brothers, the 4th floor to Strauss & Gleitsman and the 5th floor to the Progressive Dress Co.; also from the plans in the Vanderbilt Building, at 42d st and Vanderbilt av, offices to Dr. Henry A. Colson, of 503 5th av, and the Underhill Brick Co.

G. W. BARNEY leased to the National Leather Co. the building 336 to 340 East 38th st; also to Morris & Bendin, of 872 Broadway, the 1st loft in 872 Broadway, and to G. E. Davis the 2d loft in 68 Murray st.

HARVEY BLOOMER leased for Wendolin J. Nauss to Henry Lankenau, of 207 West 125th st, the stores in 207 and 209 West 125th st, and also including the 2d and 3d floors, 100x125, in the Nauss Building, comprising 25,000 sq. ft. There will be extensive alterations. The lease runs for a term of years.

MYER BONDY leased the eighth loft in 55 West 16th st to Adolph Deutsch; also the 8th loft in 28 and 30 East 10th st to Litzky & Scholsberg, of 54 East 8th st; also the 1st loft in 137 Grand st to Milady Underwear Co.; also the 4th loft in 65 and 67 East 8th st to A. Goldberg; also the 4th loft in 179 to 183 Wooster st to J. Cohn & Son; also the 2d loft in 461 Broome st to the International Agency; also the 2d loft in 18 East 17th st to Republic Manufacturing Co., of 491 Broadway, and the 8th loft in 29 East 17th st to P. Goldberg.

THE CROSS & BROWN CO. leased the basement store in 72 West 48th st to Abraham Wimmer and the building at 15 East 52d st to Sidonie Thurn, of 426 5th av, and Carolyn T. Windmuller, of 426 5th av, for a term of years.

DU BOIS & TAYLOR leased for a term of years for Fred L. Martin to the Robert Griffin Wall Paper Co. store and basement, or about 5,000 sq. ft., in the Martin Building, at 545 West 145th st.

THE DUROSS CO. leased the 11th loft at the southeast corner of 14th st and 7th av to the Hygeia Antiseptic Tooth Pick Co.; also the store and basement in 253 West 13th st to Henry Schwartz.

DOUGLAS L. ELLIMAN & CO., INC., leased an apartment in 840 Park av, in conjunction with Payson McL. Merrill, to Franklin S. Richardson; apartments in 930 Madison av to Seth

H. Sheldon and W. B. Lawrence; also an apartment in 696 Madison av to Mrs. Raymond Belmont.

CAROLYN S. FAHNESTOCK leased the residence 30 East 51st st, a 4-sty building, on a plot 30x65x64.8, through the Douglas Robinson, Charles S. Brown Co., to D. Rait Richardson, of 31 West 31st st, for 5 years. The house is an English basement structure 30x55x64.8.

B. FLANAGAN & SON leased 230 and 232 West 39th st for Kate I. Kelly to H. M. Laloy for 3 years; also 141 West 53d st for 3 years to Lymas Williams.

FOLEY & HUGHES leased 230 and 232 West 39th st for Kate I. Kelly to H. M. Laloy for 3 years; also 141 West 53d st for 3 years to Lymas Williams.

GOODWIN & GOODWIN leased for a term of 5 years the dwelling at 56 West 120th st for Bertha Tannenbaum Helman to Dr. John P. Ogden.

PEASE & ELLIMAN leased for Lawrence Atterbury, executor for the estate of Charlotte Pearsall Walker, deceased, 142 East 37th st, a 4-sty high stoop brownstone dwelling to Mrs. Caroline M. de S-Verdi; also an apartment in 56 West 11th st to Edwin J. Pierce.

PEASE & ELLIMAN leased to the Josephson Rubber Co., of 84 5th av, the store in 168 and 170 Fulton st.

PEASE & ELLIMAN leased offices in 501 5th av to M. Fisher; also an apartment in 58 West 58th st to Miss Emma S. Turpin.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the Clarke estate the 4-sty dwelling 36 East 35th st to John Wallace Brett.

THE M. ROSENTHAL CO. leased to Z. Garfain the 2d loft in 20 West 29th st and to Karp & Kass, of 55 West 28th st, the 3d loft; also to Joseph Autler Co., of 114 5th av the 11th loft in 133 to 139 West 27th st.

LOUIS C. SCHLIEP leased the store in 14 East 13th st to the Vending Machine Co. of America, of 32 Union Sq East.

H. C. SENIOR & CO. leased the 2d floor at the southeast corner of 64th st and Broadway to Heriberto Barron, representing the Mexican government, to be used for the display of Mexican products; also for the Ballantine Brewing Co. 494 Amsterdam av to James Haggerty; stores in 106 West 63d st to Henry Mehrtens and James Fein; for Charles SooySmith the vacant plot, 40x200, 100 ft. west of West End av, running through from 66th to 67th st, to the O'Brien Express Co., and for Alice F. Ward the 4-sty dwelling 118 West 64th st to Sarah J. Hart.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased to "Pierre," a hairdresser, of 14 West 33d st, the store and basement in 18 East 46th st. The lease is for a long term of years at an average yearly rental of \$6,500. They have also leased the 3d loft in this building to Otto Beck, ladies' tailor, of 29 West 33d st.

VAN NORDEN & WILSON leased for I. S. & M. S. Korn, of 505 5th av, 8 East 42d st, 22x 100, to the Hallet & Davis Piano Co. for a term of 21 years on a net basis. The lessees will take possession on May 1 and will demolish the present 5-sty building and erect a new 6-sty building having a white marble facade. The adjoining property, 4 and 6 East 42d st, running through to 3 and 5 East 41st st, a plot 44x200, is also owned by the Messrs. Korn.

LEONARD J. MUHLFELDER leased for the Sailor's Snug Harbor 5,000 ft. in 5 and 7 University pl to J. Dvorkin, of 95 Bleecker st; for Max A. Singer 5,000 ft. in 130 to 134 West 17th st to S. Gelb; for Carstein & Linnekin, as agents, 5,000 ft. in 465 and 467 Broome st to Philip Florin, of 71 Mercer st; for J. Hallerion 5,000 ft. in 33 to 37 Bleecker st to Morris E. Friedlander, of 160 Mercer st; for E. W. Gray 2,500 ft. in 28 West 15th st to A. Rinzler; for Moore & Wyckoff 2,500 ft. in 93 Crosby st to Spivack Bros.

THE BROAD EXCHANGE CO. leased the 4th and 5th floors in 41 Broad st to the Industrial Supply Co., of 25 Broad st, a subsidiary of the banking firm of Ladenburg, Thalmann & Co. The lease is for 3 years.

DOUGLAS L. ELLIMAN & CO., INC., leased for the house of Philip Oriol, the store in the building opposite the Ritz Carlton, at 366 Madison av, to Louis Altman, tailor. The house of Philip Oriol recently leased through Douglas L. Elliman & Co., a store in the Carlton Chambers, northwest corner of 47th st and Madison av.

HORACE S. ELY & CO. leased the store in 330 4th av to Bulmers, Ltd., stationers, of 323 Canal st.

J. B. ENGLISH leased for the Wessex Realty Co. to Mrs. Mary Donnegan the 3-sty dwelling at 234 West 48th st.

JOHN N. GOLDING leased the entire 9th floor in 27 and 29 Pine st to Robert C. Morris, of 135 Broadway; the 13th floor in the Continental Insurance Building at 44 and 46 Cedar st to Charles A. Brodeur, of 220 Broadway; the store and basement in 687 Madison av to Dicks & Co., and the store, basement, and 1st floor in 5 East 35th st to the Metcalf Co., of 2 West 39th st.

EDWARD J. HOGAN leased to the Parker Pen Co., of 11 Park Row, for a term of years the store known as 234 and 235 Broadway, in the Woolworth Building, directly adjoining the main entrance. The annual rental is approximately \$14,000.

PEPE & BRO. rented for A. W. Thompson, 46 Barrow st, a 4-sty building for a term of years to Delia McEntee. The premises will be used by the tenant as private dwelling. The same firm also leased for D. E. Knott the 3d loft in 50 South Washington sq.

H. C. SENIOR & CO. leased the 4-sty building 412 West 48th st to Percy Greeley, and the store 426 West 125th st to the Riley Hogan Co., a newly formed furniture concern.

FRED'K SOUTHACK & ALWYN BALL, JR., leased 398 to 402 4th av and 48 and 50 East 28th st for Robert Walton Goelet to United Cigar Stores Co. for a long term of years. The property has a frontage of 65 ft. 3 ins. on 4th av and 85 ft. on East 28th st, and is now covered with three old 4-sty buildings. Upon the expiration of the existing leases, the United Cigar Stores Co. will remodel and modernize the present structures for business purposes and will occupy one of the stores as a branch store of their company. This lease gives the United Cigar Stores Co. control of this prominent corner with its subway station, this corner being one of the most valuable on 4th av, and is the only corner in this vicinity which is adapted for retail trade. Messrs. Southack & Ball have leases pending for store space on 4th av to several prominent retail concerns.

GUSTAVE BRITT leased for Washington Smith Estate the 2d and 3d floors in 161 8th av to Charles Roebeck for business purposes for Mrs. C. M. Benson; the 3-sty dwelling at 265 West 11th st to Francis M. McGee.

EDWARD RUBIN & CO. leased the 2d, 3d and 4th lofts in the Edward Rubin Building at 36 and 38 West 25th st.

G. W. BARNEY leased the store, basement and sub-basement in 57 Reade st to the Sonora Phonograph Corporation, of 78 Reade st; also for the Douglas Robinson, Charles S. Brown Co. the 1st, 2d and 3d lofts in 827 and 829 Broadway to J. Altenberg, of 35 Murray st; also to Erich Keinle the 4th loft in 33 Park pl, and to Blimblum & Greenberg the 5th loft in 35 West 21st st.

THE CROSS & BROWN CO. leased the basement store in 72 West 48th st to Abraham Wimmer, and office space on the 10th floor in 20 to 24 West 37th st to Julia A. Murphy for a term of years.

THE CROSS & BROWN CO. leased the store, basement, 1st and 2d lofts in the Sternfeld Building, 20, 22 and 24 West 37th st, to Whitcomb McGeachin & Co. for a term of 15 years at an aggregate rental of about \$300,000. The lessees for a number of years have been located at 874 Broadway.

E. H. & D. B. JANOVER, mourning gowns, now located at 43 East 21st st, have leased the entire 5th floor in 127 Madison av.

THE MCVICKAR, GAILLARD REALTY CO. leased part of the 4th floor in the Motor Mart Building at Broadway and 62d st to the Lip-pard-Stewart Motor Sales Co., of 1700 Broadway, for a term of 3 years.

PEASE & ELLIMAN leased a store in 601 and 603 Madison av to Frank H. Hamlin, doing business under the firm name of D. B. Butler & Co., now located at 398 4th av.

PEASE & ELLIMAN leased an apartment in 969 Park av to Mrs. Daniel Bacon; also an apartment to Mrs. Marshall Bacon; also in the new Grand Central Palace 4,100 ft. of floor space to the Permanent Census Board of the City of New York, now located at 59th st and Park av.

THE REALTY HOLDING CO. leased the entire 10th floor in 424 to 432 4th av to the Metropolitan Magazine, of 286 5th av, and "Town & Country," of 389 5th av, for a term of years. The owners also report space leased to the following firms: Corn Exchange Bank; Walter Emmerich & Co., ribbons, of 81 Greene st; Martin L. Cohen & Co., silks; Taylor-Friedsam Co., ribbons; Puritan Publishing Co., of 3 East 14th st; William Salomon, commission merchant, of 241 5th av; Henry M. Gallen, advertising agent, of 286 5th av; the E. T. Howard Advertising Agency, of 154 Nassau st; the New England Art Co.; "Rider & Driver," of 1123 Broadway. With the consummation of the lease to the Metropolitan Magazine, the owners, although the building is not yet completed, have leased more than 50 per cent. of the floor area.

H. C. SENIOR & CO. leased for Eliza J. Arkenburgh the corner store and basement at the northwest corner of 67th st and Broadway; for Walter Dickinson the 4-sty building at 412 48th st to Percy Greeley, and for Susie Scott Hall the store at 426 West 125th st to the Riley-Hogan Co., a newly formed corporation for the sale of furniture.

VAN VLIET & PLACE rented for Conron Bros. Co. space in 402 to 408 West 14th st.

MILTON WEBER leased from the estate of William Wheeler Smith, represented by the United States Trust Co. the basement in 7 Wall st. The building was formerly the home of the Bankers Trust Co. and the lease covers an unexpired term of the trust company's lease and carries with it an extension of 10 years.

THE JULIUS FRIEND-EDWARD M. LEWI CO. leased for the Selkirk Realty Co., the 8th floor in 29 and 31 East 22d st, to Chicago Society of Art Needlework, for a term of years.

GOODWIN & GOODWIN leased for Melbie Williams to Bertha Winkler, the 3-sty private dwelling at 7 West 119th st.

THE CROSS & BROWN CO. leased the sub-basement in 1876 Broadway to Chas. C. Tough, of 511 East 72d st, and the 1st basement in the same building to the Pacific Motor Car Exchange Co., of 244 West 49th st.

HARVEY BLOOMER leased for Wendolin J. Nauss, to Henry Lankenau, the stores 207 and 209 West 125th st, and also including the 2d and 3d floors, 100x125, in the Nauss Building, comprising 25,000 sq. ft. There will be extensive alterations. The lease runs for a term of years.

JOHN N. GOLDING leased for the Fire Companies Building Corporation in 80 Maiden lane and 27 Cedar st offices on the 18th floor to the Burglary Insurance Underwriters Association, of 1 Liberty st, on the 17th floor to Fred Kaufman, A. A. Peterson and Thomas F. Peterson, on the 4th floor to Charles F. Smilie, of 64 Wall st, on the 20th floor to Walter D. Edmonds, of 31 Nassau st, on the 6th floor to John S. Braude, on the 20th floor to the Charles F. Garfigues Co., on the 14th floor to Fuller & Swinton, on the 13th floor to Wing &

Wing, of 27 Cedar st, and Pitcher & Stern, of 56 Pine st, on the 11th floor to the Rax Sales Co., of 90 West st, the Hooper-Holmes Information Bureau, of 87 Nassau st, and Frank & Du Bois, of 45 William st, and on the 16th floor to Strauss & Singer, of 160 Broadway, Henry P. Mansfield, the Financial Graphic Co., of 80 Maiden lane, the Faulkner & Wagner.

JOHN N. GOLDING leased the entire 9th floor in 27 and 29 Pine st to Robert C. Morris, of 135 Broadway; also the 13th floor in the Continental Insurance Building, at 44 and 46 Cedar st to Charles A. Brodek; the store and basement in 687 Madison av to Dicks & Co., and the store, basement and 1st floor in 5 East 35th st to the Metcalf Co., of 2 West 39th st.

R. M. HAAN leased the 1st loft in 590 5th av to Scott & Fowles, art dealers, who are now the tenants of the store in the same building. The lease is for a term of eight years. Miss E. R. Rice, who at present is the tenant of the 1st loft in No. 590, has leased for a term of eight years the 1st and 2d lofts in 574 5th av.

THE HAMERSLEY ESTATE leased the store in 57 Murray st to the David Killoch Co., of 193 Greenwich st.

LOWENFELD & PFEIFFER leased for Solomon Lowenfeld the store and basement in 1077 3d av.

THE McVICKAR, GAILLARD REALTY CO. leased the corner store in the Borchard apartment house, at the southeast corner of Broadway and 98th st, to which they will remove their branch office now located in the Hotel Endicott, Columbus av and 81st st.

MOOYER & MARSTON sold for the Mrs. Osborn Company the unexpired term of their lease on 24-26 East 46th st to Ella M. Johnson, owner of the property.

THE RULAND & WHITING CO. leased the store in 69 Cortlandt st to the Mill End Tailors; the store in 2204 7th av to Davin & Gabriel; the 2d loft in 143 Bleecker st to Philip J. Gaudio, of 580 Broadway; the 2d loft in 177 Pearl st to O. S. Dickson & Son, of 181 Pearl st, and the 3d loft in 478 Pearl st to Silber, Pinkowitz & Ackerson, of 29 Bleecker st.

THE LOTON H. SLAWSON CO. leased space in the Cuyler Building at 116 to 120 West 32d st to the following: P. D. Dumont, of 22 Exchange pl, E. J. Wessels, of 200 5th av, M. P. Gould, of 31 East 22d st, Max A. Conrad, of Winona, Mich; Technical Literature Co., of 90 West st, and the American Dry Goods Co., of 70 Franklin st; also space in the same building to Alfred Fantl through Stephen H. Tyng, Jr., & Co. and to Jacobs & Young through Horace S. Ely & Co.

THE F. R. WOOD-W. H. DOLSON CO. leased the dwelling at 165 West 71st st for Dr. E. Cudlipp.

THE CROSS & BROWN CO. leased office space in 1876 Broadway to Funke Demountable Rim Co., and the store in 49 West 64th st to Establishment Bergougau.

Brooklyn.

HOWARD C. PYLE & CO. leased 208 Schermerhorn st, a 3-sty brownstone 20x100 dwelling house to a client for a term of years; also 21 Hunts alley, a 2-sty garage, 20x50, to a client for a term of years; also the upper part of the building 161 Pierrepont st, a 3-sty brick 20x60, to the Sanitary Mattress Co. for a term of years, and in 40 Myrtle av corner store, 40x100, to a client.

Queens.

THE LEWIS H. MAY CO. leased for Mrs. Jennie S. Simon The Plaza, Alexander av, Arverne, to Miss Rose Sichel for a summer hotel.

REAL ESTATE NOTES.

PAUL A. MCGOLDRICK was the broker in the sale of 220 West 95th st, a 5-sty flat.

DUFF & CONGER have been appointed agents for the building at 169 East 81st st, at 1434 and at 1574 3d av.

JAS. McCUTCHEON & CO. acquired title last Saturday to the 5-sty building which they occupy at 2 to 6 East 34th st, Astor leasehold.

JULIUS KAYSER is the buyer of the dwelling at 18 East 71st st, which was sold recently by C. W. Luyster, Jr.

N. BRIGHAM HALL AND WM. D. BLOODGOOD have been appointed agents for the houses at 67 West 49th st, at 1407 3d av and at 204 East 80th st.

MAURICE WERTHEIM, who, during the last 18 years, was associated with Henry R. Winans & May, has embarked in business for himself at 149 Broadway.

JAMES E. BARRY & CO. have been appointed agents of 557 to 561 West 149th st and the northeast corner of 178th st and St. Nicholas av.

LOWENFELD & PFEIFFER have been appointed agents for 7 to 11 Prince st, also for 531 to 537 West 160th st and 453 and 455 West 166th st.

THE SALE of 70 Riverside drive, which was scheduled to be sold at auction last Tuesday, was adjourned to Feb. 18 and not sold to the plaintiff, as reported.

D. M. GARDINER is the buyer through Pease & Elliman, of the dwelling at 3 East 82d st, the sale of which by Dorothy T. Hager was reported recently.

LOUIS KEMPNER & SON have moved their office from 2598 Broadway to 2443 Broadway, where they will continue to conduct a general real estate and insurance business, making a specialty of property management.

M. & L. ROSENTHAL have dissolved partnership, and the business will be carried on by M. Rosenthal with offices in the Princess Building, Broadway and 29th st, under the firm name of M. Rosenthal Co.

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1354 Broadway, Brooklyn
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Building now in course of thorough overhauling, including two fireproof stairways, electric elevator, new plumbing, etc., etc.

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FULL COMMISSION TO BROKERS

Real Estate Notes (Continued).

FREDERICK SOUTHACK and Alwyn Ball, Jr., negotiated the recently reported lease of the property at the southwest corner of 4th av and 28th st for the Golet estate to the United Cigar Stores Co.

PROPERTIES owned by Adolphus Busch at Broadway and 98th st, 11th av and 36th st and Northern av, north of 181st st, were attached last Wednesday and a lis pendens filed against them to that effect. This is part of an action going on in Rochester against Busch.

THE FIRST MEETING to be held in the Real Estate Salesroom, 14 Vesey st, in accordance with the plan to make that place a sort of forum for the discussion of matters affecting real estate, will be held on Monday afternoon at 2 o'clock. The matter to be discussed will be the present effort to block an early settlement of the subway problem.

THE NEW YORK TITLE INSURANCE CO. is making a building loan of \$300,000 to the Riverside Drive & 150th Street Realty Co. for the purpose of erecting a 10-story fireproof apartment house at the northeast corner of 150th st and Riverside Drive. It is proposed to have the building ready for occupancy the latter part of the coming summer.

TITLE to Durland Farms, located near Warwick, Orange County, N. Y., passed, last Wednesday, to the city of New York for the new Inebriate Home. The property contains nearly 800 acres and includes a part of Wickham Lake. The tract was purchased from Major T. D. Landon, the sale being negotiated by Howard Goldsmith.

THE M. MORGENTHAU, JR., CO. has placed \$80,000 on first mortgage loans on Far Rockaway property, has placed a first mortgage of \$30,000 on the Shelbourne Hotel property on Hudson av, between Fulton av and the Atlantic Ocean at Edgemere, L. I., and \$50,000 on the property of the Stiner Leasing Co. at the northwest corner of Broadway and Oak st, Far Rockaway, a plot about 430 ft. on Broadway by about 350 ft. on Oak st, improved with two dwellings.

MATERIAL DEALERS who supplied the substance of which are made the Fitzgerald Building and Cohan Theatre at the southeast corner of Broadway and 43d st, form the corporation known as the 1482 Broadway Co. which, as was recently reported in these columns, has taken over the property. The original lessees of the land who erected the office and theatre building became involved in financial troubles and to settle them the material dealers formed the new company and assumed ownership of the building.

ELISHA SNIFFIN, secretary of the New York Real Estate Board of Brokers, has received many congratulations both by mail and telegraph on the splendid success of the annual dinner, held at the Waldorf last Saturday night. Many have assured him that it was positively the premier affair of the kind of the season. Mr. Sniffin is making his plans for another trip to Europe this summer. On his last tour, it will be remembered, he carefully studied real estate conditions in Germany and upon his return gave the readers of the Record and Guide a most interesting account of his observations and conclusions.

ON FEB. 1 the firm of A. L. Mordecai & Son was reorganized, and Mr. Edwin Goldsmith was admitted into the corporation. The officers of the corporation now are Mr. B. Mordecai, President; Mr. G. Richard Davis, Treasurer, and Mr. Edwin Goldsmith, Secretary. The company announces its intention of retiring entirely from the real estate brokerage business and devoting its time and capital exclusively to the buying and selling of real estate for its own account, building for its own account and building under contract for others. The firm of A. L. Mordecai & Son is one of the oldest in the real estate business in the city, having been established in the year 1867 by the late Allen L. Mordecai. On May 1 they will remove their offices from 135 Broadway to the 42d Street and Madison Avenue building.

HOGGSON BROS., contracting designers at 7 East 44th st, have taken title to the southwest corner of Lexington av and 40th st, two dwellings covering a plot fronting 39.6 ft. on Lexington av and 85 ft. in 40th st, where they will erect a building for their own use. The improvement is the first of its kind planned in that section and is to be made because the buyers believe that 40th st and Lexington av are to be important thoroughfares; 40th st because the Park av viaduct from the Grand Central Station will end at that street and is likely to cause it to be one of heavy traffic, and Lexington av because of the subway. Details of the proposed building have not been decided. It is likely to be of 12 stories. For the opposite or northeast corner of Lexington av and 40th st, the Women's Cosmopolitan Club is negotiating. They would like to lease it for a clubhouse site. Pease & Elliman negotiated the sale of the southwest corner.

ELISHA SNIFFIN, of No. 135 Broadway, has negotiated the following building and permanent mortgage loans: \$800,000 on the Borchardt 12-story apartment building southeast corner of Broadway and 98th st; \$400,000 on the 9-story apartment building at No. 104 East 40th st for Ferguson Bros. and Forshay; \$170,000 for the Fox Square Building Company on the southeast corner of Hoe av and East 163d st, which is the first fireproof steel constructed 8-story apartment building in the Bronx, and a fine success from the beginning; \$165,000 on the 6-story apartment building on the north side of 157th st, 200 ft. east of Broadway, for the Irving Judis Building and Construction Company; \$375,000 on the National Realty Company's 19-story office building at Tacoma, Washington; \$1,500,000 for the Musgrave Realty Company on the 20-story office building, known as the "Madison Avenue Building," southeast corner of Madison av and 25th st, and also several large second mortgages, each in an amount over \$100,000.

Big Chicago Lease.

ARTHUR TRUSLOW in conjunction with Chandler, Hildreth and Co. of Chicago, leased from the plans to The Hilton Co., men's clothiers and outfitters, the large corner store (33½ x 144) in the 21-story building recently erected by Jacob L. Kesner at the northwest corner of State and Quincy sts, Chicago. The store will be located on one of the busiest thoroughfares in the world and is in the very centre of the retail clothing district of Chicago. The term of the lease is 12 years beginning May 1, 1913.

Climax of the Northward Business Movement.

Herbert A. Sherman believes the craze for moving northward has about reached its top notch mark and that the future will see old established firms remaining where they have been for years and expanding there, in a building sense, to meet their needs. There might have been cause for old firms deserting their old premises some years ago, he says, but the transit facilities of Manhattan are such that one district is almost as well located as another.

Automatic Sprinklers.

Comparatively few local agents now oppose the installation of automatic sprinklers, regardless of the effect upon their income, realizing that they are a highly desirable improvement so far as the public and private interests are concerned, says the Insurance Press. Very frequently, however, the local agent suffers severely. In one case an agent placing a line of \$700,000, with an average rate above 3 per cent., had the rate cut to 65 cents by the installation of sprinklers and other improvements, reducing the premium on that risk \$16,000 a year.

Must Build New Station.

The Public Service Commission adopted a resolution this week calling upon the Interborough Rapid Transit Company to construct an elevated railroad station at 38th street and Sixth avenue, to be ready for use on December 31.

The order directs the company to obtain the consents of abutting property owners or to extinguish such rights by condemnation. If such proceedings are necessary the company is ordered to institute them immediately. Plans for the new station must be submitted to the commission for its approval.

Favor Dual Subway System.

At a meeting of the Chester Taxpayers' Alliance, held in Wagner Hall, at Westchester and Castle Hill avenues, Bronx, last Monday evening, a resolution was adopted favoring the dual system of subways. A lively discussion followed pertaining to the paving of various streets in the Chester section.

J. Vincent Ganley was re-elected president; George Heffer, vice-president; Charles Maier, recording secretary; Thomas Murray, corresponding secretary; Harry A. Cokely, financial secretary, and Leon Losere, treasurer.

An Income Tax Assured.

Ratification of the income tax was announced in the U. S. Senate on Monday. The text of the income tax amendment to the U. S. Constitution is as follows:

"Article XVI—The Congress shall have power to lay and collect taxes on incomes, from whatever source derived, without apportionment among the states, and without regard to any census or enumeration."

It is understood that a bill will be introduced providing for a tax of 1 per cent. on all earned incomes of \$5,000 or more, a tax of 1½ per cent. on unearned incomes above that figure and a still higher but graduated tax on incomes from swollen fortunes and large real estate holdings.

The London, Liverpool and Globe's Statement.

The Liverpool & London & Globe Insurance Co., Ltd., a stock company, has issued the 65th annual statement of its United States Branch for the calendar year 1912. It shows total assets of \$13,739,218, which includes real estate amounting to \$1,401,958; United States Government 4 per cent. bonds, \$229,140; state and city bonds and railroad stocks and bonds, \$5,896,110; bonds and mortgage loans, \$3,244,696; bank balances and all other assets \$2,967,314. The company reports unearned premiums and all other liabilities \$9,723,246.05, leaving a surplus of \$4,015,972.92. The New York directors are: John A. Stewart, chairman; Edmund D. Randolph, Thatcher M. Brown, Walter C. Hubbard and Seymour J. Hyde. Henry W. Eaton is manager; George W. Hoyt, deputy manager; J. B. Kremer, assistant deputy manager, and T. A. Weed, agency superintendent.

The Fire Record of 1912.

A record in the number of fires, but a smaller average loss during 1912, are noted by Fire Commissioner Johnson in his annual report to the Mayor. Another record was set in the number of convictions for arson—forty in all.

The average loss for each fire was reduced from \$855 in 1911 to \$580 in 1912, despite the Equitable building fire. The fire marshals report the estimated actual loss in 1912 as \$9,069,580, as against \$12,470,806 in 1911, a reduction of \$3,401,226. In the entire city 15,633 fires occurred in 1912, while in 1911 there were 14,547 fires. In 1912 there were 7,808 in tenement houses, as against 7,297 in 1911.

The budget for 1913 is \$8,945,945, as against \$8,537,365 for 1912. Of the 1913 appropriation, \$8,156,976 is for salaries and \$788,968 for supplies.

Contracts for the erection of twenty-one new fire houses were let in 1912, and the plans are now being drawn for nine other houses. By Dec. 31, the commissioner says, there should be forty-three new fire houses ready for occupancy.

AUCTION SALES OF THE WEEK.

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

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

Manhattan and Bronx.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Feb. 7, 1913, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av.

JOSEPH P. DAY.

Broome st, 457-9 (), ss, 50 w Mercer, runs s95.9xw24.6xs ½ inch xw25.9xn95.10x e50.8 to beg, 6-sty bk loft & str bldg; due, \$82,892.05; T&C, \$599.04; Adeline I Latham, 85,000

*Cliff st, 27, ws, 60.11 s Fulton, 26.1x164.7 to Ryders al x—x—, 4-sty bk loft bldg with 3-sty bk ext; voluntary; bid in at \$50,000.

*Prince st, 66, ss, 37.11 e Crosby, 20x53.11 x19.6x53.8, 3-sty & b bk bldg with str; voluntary; Geo D Ebermayer, 12,000

Rutherford pl, 1 (), swc 17th (No 226), 20.3x94, 4-sty & b stn dwg, 2-sty ext; due, \$32,139.92; T&C, \$2,177.02; Howard Willets et al trstes, 35,000

*Ryders al, es, abt 60.11 s Fulton, see Cliff, 27.

*Suffolk st, 169, ws, 126 s Houston, 24x 100, 3-sty bk tnt & str & 5-sty bk rear tnt; due \$19,615.99; T&C, \$1,135.74; Pauline K Taylor. (Corrects error in last issue as to purchaser), 20,700

*11TH st, 212 E, ss, 183 e 3 av, 18x95, 4-sty bk & stn dwg; voluntary; Saml H Stone, 13,925

*17TH st, 226 E, see Rutherford pl, 1.

*35TH st, 233-5 W, ns, 361.1 w 7 av, 42x 98.9, 2 4-sty bk tnts with str & 3-sty bk tnt in rear; voluntary bid in at \$9,500.

*68TH st, 12 E, ss, 174.6 w Mad av, 20.6x 100.5, 4-sty & b bk & stn dwg; exrs sale; J H Jones, 70,000

*79TH st W, nec Riverside dr, see Riverside dr, 70.

*87TH st, 341 W, ns, 237 e Riverside dr, 20x100.8, 5-sty & b stn dwg with 3-sty bk ext; exrs sale; August Kastor, 33,000

*96TH st, 328 W, ns, 141.8 e Riverside dr, 41.8x100.8, 6-sty bk tnt; due, \$11,582.90; T & C, \$850; sub to first mtg \$45,000; adj sine die.

100TH st, 307-9 E (), ns, 140 e 2 av, 47 x100.11, 6-sty bk tnt & str; due, \$42,124.96; T&C, \$1,947.76; Clara De Hirsch Home for Working Girls, 40,000

*136TH st, 261 E, see 3 av, 2488.

181ST st, 667-9 E (), ns, 41.2 e Belmont av, 50x80.10, 2 3-sty bk tnts; due, \$2,819.80; T&C, \$1,030.98; sub two mtgs aggregating \$11,000; Tommaso Giordano, 15,200

198TH st, 112 E (), ss, 125 e Creston av, 25x98, 2-sty fr dwg; due, \$1,808.15; T & C, \$83.50; Wm H Birchall, 7,700

215TH st, 741 E (), ns, 352 w Barnes av, runs n164xw108xs94xs60xs66xe43 to beg, Wakefield; due, \$6,578.54; T&C, \$280; Michl Brennan et al, 5,600

*227TH st, 810 E, ss, 105 e Barnes av, 25 x114, Wakefield; due, \$3,343.21; T&C, \$247.82; Geo Kilian, 3,850

Riverside dr, 70 (), nec 79th, 17.4x66.10 x17.2x69.8, 5-sty bk dwg; due, \$16,396.60; T&C, \$1,601.24; David Gutlohn, 40,312

Southern Blvd, 1505 (), ws, 412.6 n Jennings, 37.6x100, 5-sty bk tnt & str; due, \$2,865.40; T&C, \$932.66; sub to 1st mtg of \$35,000; Michl Fauser, 38,000

3D av, 2488 (), nec 136th (No 261), runs n26.5xe121.8 to Lincoln av (No 181), xs25xw130.5 to beg, 5-sty bk tnt & str; due, \$27,301.32; T&C, \$1,894.14; Jno B Harrison et al exrs, 23,000

6TH av, 334 (), es, 40 s 21st, 20x73.9, 4-sty bk str, 2-sty ext; partition; Mary I Hodge et al, 60,000

*8TH av, 286, es, 74 n 24th, 24.8x100, 4-sty & b bk tnt with str & 3-sty bk bldg in rear; receiver's sale; bid in at \$33,000.

L. J. PHILLIPS & CO.

Spring st, 157 (), nec W Bway (Nos 407-9), 25x75.3, 6-sty bk loft & str bldg; due, \$23,494.66; T&C, \$4.60; sub to first mtg \$40,000; Chas B Prettyman, 62,150

*West Broadway, 407-9, see Spring, 157.

7TH av, 365-7 (), es, 46.5 n 30th, 41.11x 75x42.3x75, 4-sty bk tnt & str & 2 & 3-sty bk & fr tnt; due, \$126,083.98; T&C, \$1,200; Edw T Kennard, exr, 100,000

HERBERT A. SHERMAN.

137TH st, 358 E (), ss, 306.6 w Willis av, 25x100, 4-sty bk tnt; due, \$15,324.74; T & C, \$602.40; Jno S Wilson, 16,000

144TH st, 242-4, on map 242 W (), ss, 400 e 8 av, 50x99.11, 6-sty bk tnt; due, \$12,043.21; T&C, \$1,235.03; sub to first mtg \$42,000; Francis H Ross, 43,000

Interior lot (), begins at a point 76.11 n of 116th & 145 e Manhattan av, runs e 26.1xn16.5xw25xs23.11, vacant; due, \$518.81; T&C, \$103.19; Jos Rosenzweig, 50

HENRY BRADY.

112TH st, 47 E (), ns, 95 e Madison av, 25x100.11, 5-sty stn tnt & str; due, \$20,057.96; T&C, \$1,266.71; Theo A Swan, 17,500

112TH st, 49 E (), ns, 120 e Mad av, 25 x100.11, 5-sty stn tnt & str; due, \$20,060.46; T&c, \$1,266.71; Theo A Swan, 17,500
 *120TH st, 110 E, ss, 131.8 e Park av, 20.10x100.10, 4-sty stn tnt; due, \$5,065.70; T&c, \$563.89; Malcolm R Brown, 7,100

SAMUEL MARX.

70TH st, 420 E (), ss, 317 e 1 av, 21x100.5, 5-sty bk tnt; due, \$13,952.20; T&c, \$400; Herman Heinemann, 14,000

Total \$759,887
 Corresponding week, 1912.... 788,160
 Jan. 1st, 1913, to date..... 5,190,129
 Corresponding period, 1912.... 4,570,416

Brooklyn.

The following are the sales that have taken place during the week ending Feb. 5, 1913, at the Brooklyn Sales-rooms, 189 Montague Street:

WM. H. SMITH.

DEAN st, ns, 220 e Nostrand av, 20x100; withdrawn.
 ELLERY st, ss, 225 w Sumner av, 25x100; Jos Bauer, 6,575
 MIDDAGH st, ns, 178 w Henry, 22.6x100.8; withdrawn.
 OSBORN st (*), es, 225.5 s Dumont av, 24.7x100; Michael D Griffin et al, 2,300
 PARK pl, ss, 449.6 w Vanderbilt av, 26x131; adj to Feb 18.
 STERLING pl, nec Brooklyn av, 90x20; Bertha Schwabb, 13,000
 W 6TH (*), es, 620 n Av U, 20x120; Annie M Klock extrx, 1,000
 19TH st (*), es, 141.5 n Vanderbilt, 17.2x80; H Frank Darrow, 2,500
 36TH st, sws, 320 nw 15 av, 20x100.2; Eliza Brundage, 3,050
 48TH st (*), ns, 230 w 3 av, 25x100.2; Wesley W Burden, 12,250
 53D st, nes, 140 nw 8 av, 20x100.2; withdrawn.
 59TH st, sws, 125 se 10 av, 20x100.2; A B Roberts, 2,500
 CONEY ISLAND av, 1083 (*), es, 244 s Av G, 20.5x—; Lawyers Realty Co, 6,500
 GATES av, ns, 425 w Ralph av, 25x100; Augusta Wolski, 2,550
 NOSTRAND av (*), es, 50 s Park av, 25x80; Monash Elsig, 7,250
 OCEAN av (*), es, 364 s Av I, 40x370; Matthew S McNamara, 9,500
 OCEAN pkwy (*), es, 100 n Ditmas av, 30x150; Julius C Drucklieb, 9,200
 WASHINGTON av, ws, 79.11 n Prospect pl, 16.2x64.8; Edgar Improvement Co, 4,275

JAMES L. BRUMLEY.

BERGEN st (*), ss, 424.6 w Rockaway av, 40x127.9; Voletsky & Jarcho, Inc, 12,579
 1ST st (*), sec 5 av, 91.9x23; Mary A McNamara et al, 18,000
 50TH st (*), ns, 301.7 w 6 av, 19.1x100.2; Mary Wallace, 2,500

WM. P. RAE CO.

DUMONT av (*), sec Hendrix, 100x100; State Savgs Bank of the City of N Y, 500

JOSEPH P. DAY.

BENSON av, nes, intersec nws Bay 14th, 108.4x150; Administratrix sale of chattels, &c; Susan Halliby, 6,600
 (At 14-16 Vesey Street, Manhattan.)
 MONROE pl, 11, ws, 125 s Clark, 25x100, 4-sty & b bk & stn dwg; voluntary; bid in at \$16,500.
 ATLANTIC av, 1585-7, nwc Troy av (No 46), 40x99, 3-sty fr tnt with str, 1-sty fr str & 2-sty fr stable; exrs sale; Wm O Wehrenborg, 6,200
 NOSTRAND av, 182 ws, 200 n Willoughby av, 20x100, 2-sty & b fr dwg; voluntary; Jno J Morz, 3,300
 NOSTRAND av, 266, ws, 75.4 s DeKalb av, runs s24.8xw77xn—xw92xn100 to DeKalb av (Nos 602-14) xel51.9xst75.4xe23.3 to beg, 2-sty bk & fr dwg, 2-2-sty fr bldgs with strs, 2-sty bk bldg with str & 1-sty fr ext & vacant; voluntary; bid in at \$21,000.

CHARLES SHONGOOD.

HOPKINS st (*), es, 450 w Throop av, 51.9x29.6; Citizens Trust Co of Bklyn, 5,000
 PARKSIDE ter (*), ws, 95.5 n Parkside av, 20x83.7; Louis Balz, 8,500
 PARKSIDE ter (*), ws, 135.5 n Parkside av, 20x95.4; Merchants Co-operative Mtg Co, 8,500
 38TH st, ss, 280 w 13 av, 24x95.2; W R Roberts, 1,800
 LEFFERTS av, ss, 146.6 e Rogers av, 20x102.2; withdrawn.

Total \$151,929
 Corresponding week 1912.....\$151,707

VOLUNTARY AUCTION SALES.

Manhattan and Bronx.

JOSEPH P. DAY.

FEB. 11.

4TH st, 131-3 E; see 1 av, 67.
 22D st, 47-9 W, ns, 274.5 e 6 av, 48x98.9, 2-4-sty bk loft bldgs.
 25TH st, 132-4 E; see Lex av, 54-8.
 74TH st, 3 W, ns, 100 w Cetnal Park W, 20x102.2, 4-sty & b bk & stn dwg with 3-sty ext.
 120TH st, 509-17 E, ns, 123 e Pleasant av, 103.5x121.10, 3-sty bk & fr bldg with 1 & 2-sty bk exts.

The Liverpool and London and Globe

Insurance Company, Ltd.

A STOCK COMPANY

65 Years in the United States

STATEMENT 31st December, 1912

REAL ESTATE	\$1,401,958.07
U. S. GOVERNMENT 4 PER CENT. BONDS	229,140.00
STATE & CITY BONDS & R. R. STOCKS & BONDS	5,896,110.00
BOND & MORTGAGE LOANS.....	3,244,696.00
BANK BALANCES AND ALL OTHER ASSETS	2,967,314.90

Total Assets (Value as at 31 December, 1912) **\$13,739,218.97**

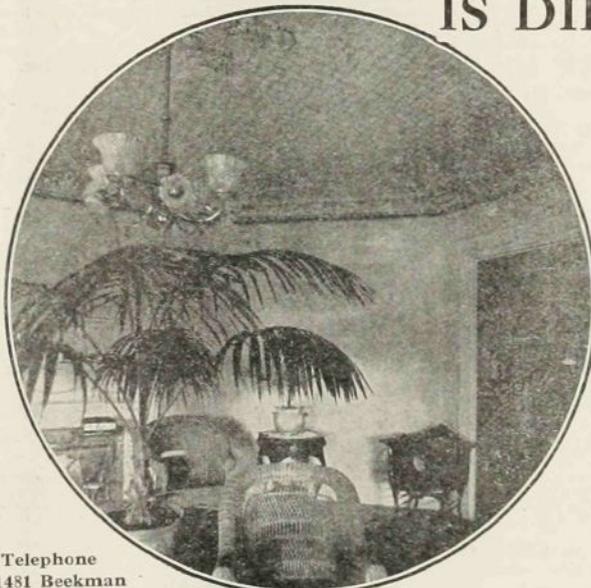
UNEARNED PREMIUMS AND ALL OTHER LIABILITIES 9,723,246.05

Surplus..... **\$4,015,972.92**

DIRECTORS IN NEW YORK:

JOHN A. STEWART.....Chairman.
 EDMUND D. RANDOLPH.....
 THATCHER M. BROWN.....
 HENRY W. EATON, Manager.
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**Voluntary Auction Sales, Manhattan & Bronx
(Continued).**

155TH st, W, nec St Nich av; see St Nich av, 908.
186TH st E, nec Park av; see Park av, nec 186th.
BROADWAY, 1237-9, ws, 63.8 n 30th, 41.1x 234.3 to 6 av (Nos 502-4) x42.2x249.5, 5-sty bk theatre & office bldg & 2-4-sty bk bldgs with str.
LEXINGTON av, 54-S, swc 25th (Nos 132-4), 49.4x53.6, 4-sty bk office & str bldg & 3-sty bk dwg.
ST NICHOLAS av, 908, nec 155th, 23.9x99.11 x51.3x103.7, 2-sty & b bk dwg, with 2-sty ext.
PARK av, nec 186th, 50x100, vacant.
1ST av, 67, nwc 4th (Nos 131-3), 24.5x99.3, 5-sty & b bk tnt with str & 1-sty bk ext.
3D av, 594, ws, 19.3 s 39th, 19.3x76, 4-sty bk tnt with str & 1-sty bk ext.
6TH av, 502-4; see Bway, 1237-9.

ADVERTISED LEGAL SALES.

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

Manhattan and Bronx.

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

FEB. 8 & 10.

No Legal Sales advertised for these days.

FEB. 11.

JUMEL TER, 18, ws, 98 s 162d, 17.6x100, 3-sty & b stn dwg; Jas C Thomson—Mary J Ferrigan et al; Geller, Rolston & Horan (A), 22 Exchange pl; Saml Markewich (R); due, \$12,769.64; T&c, \$876.94; mtg recorded Aug 16 '07; Bryan L Kennelly.

LUDLOW ST, 14, es, 124.3 n Canal, 32.4x87.4 x32.4x86.10, 5-sty bk tnt & str & 5-sty bk rear tnt; Broadway Savings Inst of City N Y—Benj Polansky et al; Richd Kelly (A), 170 Bway; Thos W Butts (R); due, \$47,691.63; T&c, \$1,935; mtg recorded July 12 '06; Joseph P Day.

48TH ST, 235 E, ns, 240 w 2 av, 20x100.5, 3-sty & b stn dwg; Henry Wendt—Philipp L Hubinger et al; Geo M Bode (A); Robt M Richter (A); due, \$5,756.59; T&c, \$11; mtg recorded Apr 5 '73; Joseph P Day.

112TH ST, 241 W, ns, 329 w 7 av, 17x100.11, 3-sty & b bk dwg; Regina Garrigues et al—Fannie A Lewis et al; Blandy, Mooney & Shipman (A), 37 Wall; Jerome H Buck (R); due, \$12,904.45; T&c, \$469.15; mtg recorded Jan 25 '11; Henry Brady.

162D ST, 433 E, ns, 306 e Melrose av, 35x 100, 2-sty fr dwg; Henry Dreyer et al—Jas J Martin et al; Elfers & Abberley (A), 277 Bway; Fredk C Hunter (R); due, \$1,189.20; T&c, \$188.36; sub to a mtg of \$5,500; Joseph P Day.

218TH ST, ss, 255 w Olinville av, 50x114, Wakefield; Louis Halperin et al—Geo S Livingston et al; Sol S Schwartz (A), 4 4Court, Bklyn; Chas A Oberwager (R); due, \$2,308.37; T&c, \$322.25; Jacob H Mayers.

AMUNDSON av, es, 300 s Randall av, 50x 100; MONTICELLO AV, ws, 375 n 233d, 35.1 x100x36.4x100, Eastchester; Aloysius Fellenstein—Nelly Nelson et al; Jos L Zoetzi (A), 68 William; Andw S Hamersley (R); due, \$898.96; T&c, \$259.38; sub to a first mtg of \$3,500; Bryan L Kennelly.

GRAND BLVD & CONCOURSE, 964, es, 34.4 s 164th, 100x188.5x100x191.1, 3-sty & b fr dwg & vacant; N Y Life Ins & Trust Co—Eliz B Ball et al; Emmet & Parish (A), 52 Wall; Rudolph A Seligmann (R); due, \$11,586.53; T&c, \$5,111.03; Joseph P Day.

HULL av, 3077, ns, 150 w 204th, 25x110, 2-sty fr dwg; Chas Doblin—Mary Costello et al; Robt L Turk (A), 115 Bway; Chas P Sanford (R); due, \$2,645.24; T&c, \$16.10 sub to a 1st mtg of \$5,500; mtg recorded May 17 '07; Joseph P Day.

MONTICELLO av, ws, 375 n 233d; see Amundson av, es, 300 s Randall av.

Feb. 12.

No Legal Sales advertised for this day.

FEB. 13.

ASH st, ns, 200 e Syracuse av, 100x100; Jas W McElhinney—Wesley Thorn et al; action 1; Jas W McElhinney (A) 41 Park row; Edw R Finch (R); due, \$578.89; T&c, \$100; Joseph P Day.

ASH st, ns, 400 e Syracuse av, 100x100; same—same; action 3; same (A); same (R); due, \$578.89; T&c, \$100; Joseph P Day.

BURKE st, nec Wallace av, 25x100; Barnett Nelson et al—Madison Constn Co et al; action 1; Lawrence E French (A), 41 Park row; Edw R Rayner (R); due, \$928.21; T&c, \$200; Joseph P Day.

BURKE st, ns, 25 e Wallace av, 25x100; same—same; action 2; same (A); same (R); due, \$818.37; T&c, \$200; Joseph P Day.

OAK st, ns, 300 e Syracuse av, 100x100; Jas W McElhinney—Wesley Thorn et al; action 2; Jas W McElhinney (A); Edw R Finch (R); due, \$578.89; T&c, \$100; Joseph P Day.

47TH st, 107 W, ns, 60 w 6 av, 20x80, 5-sty bk loft & str bldg, 1-sty ext; Bernhard Mittelstaedt—Agnes Wolf et al; Uriah W Tompkins (A), 257 Bway; Marcel Levy (R); due, \$5,946.49; T&c, \$715.50, sub to a 1st mtg of \$30,000; mtg recorded Sept 15 '09; J H Mayers.

82D st, 407 E, ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; Philip A Zoller—Abr Gressman et al; Wm H Sage (A), 156 Bway; Chas J Leslie (R); due, \$5,466.45; T&c, \$171.27; Joseph P Day.

100TH st, 215 E, ns, 250 e 3 av, 25x100.11, 4-sty bk tnt; Harry Hardesty—Saml Epstein et al; action 1; Frank B Colton (A), 52 Wall; Jno C Gulick (R); due, \$11,123.65; T&c, \$274.50; Jas L Wells.

100TH st, 217 E, ns, 275 e 3 av, 25x100.11, 4-sty bk tnt; same—same; action 2; same (A); same (R); due, \$11,127.65; T&c, \$274.50 Joseph P Day.

108TH st, 324-S E, ss, 200 w 1 av, 75x117.10 x—x79.10, 2-1-sty fr bldgs & vacant; Jno Cullen—Sidney H Hersch et al; Stoddard & Mark (A), 128 Bway; Wm Klein (R); due, \$31,999.97; T&c, \$2,878.08; Joseph P Day.

111TH st, 253 W, ns, 92 e 8 av, 36x100.11; 6-sty bk tnt; Henry F Schwarz—Louis Greenblatt et al; Rounsde, Hatch, Dillingham & Debevoise (A), 62 Cedar; Edmund D Hennessy (R); due, \$43,212.47; T&c, \$731.66; Henry Brady.

117TH st, 106 E, ss, 47.6 e Park av, 15.10x 64.11, 3-sty bk dwg; Adelaide O Floyd—Mary McCarthy et al; Jno M Rider (A), 44 Cedar; Edw L Parris (R); due, \$5,695.81; T&c, 239.54; sub to a mtg of \$4,250 Joseph P Day.

132D st, 223 W, ns, 215 w 7 av, 15x99.11, 3-sty & b stn dwg; Christopher Moller et al—Gustava A Saarinen et al; Middleton S Borland (A), 31 Nassau; Phoenix Ingraham (R); due, \$8,694.16; T&c, \$185.55; mtg recorded Oct 12 '85; D Phoenix Ingraham.

188TH st, 512 E, ss, 72 w Bathgate av, 20x 91.2x20x90.9, 3-sty bk tnt Tunis S Bogart—Mountain Constn Co et al; Chas H Lott (A), 206 Bway; Jas F Curnen (R); due, \$8,202.36; T&c, \$357.92; Joseph P Day.

WALLACE av, nec Burke; see Burke, nec Wallace av.

1ST av, 1073, ws, 75.5 s 59th, 25x100, 6-sty bk tnt & str; Max Katz et al—Morriss Weiner et al; Arnstein, Levy & Pfeiffer (A), 128 Bway; Saml S Isaacs (R); due, \$8,717.38; T&c, \$882.39; Joseph P Day.

FEB. 14.

SCHOFELD st, ns, 150 w Long Island Sound, 50x119, City Island; Vivian W Davis admr—Addie S Wood et al; O'Neil & O'Neil (A), 1098 Bway, Bklyn; Adam Wiener (R); partition; Joseph P Day.

121ST st, 261 W, ns, 573 w 7 av, 17x100.11, 3-sty & b stn dwg; General Synod of the Reformed Church in America—Abr Schneider et al; Reed & Pallister (A), 280 Bway; Jno H Rogan (R), due, \$10,693.61; T&c, \$437.29; mtg recorded Oct 27 '03; Joseph P Day.

BATHGATE av, 1637, ws, 155 n 172d, 25x 114.5, 3-sty fr tnt; Jno Lynagh et al—Harry Berend et al; Robt H Bergman (A), 3219 3 av; Leopold W Harburger (R); due, \$6,140.14; T&c, \$1,016.10, sub to a 1st mtg of \$4,500; Jacob H Mayers.

BRACKEN av, ws, 100 n Randall av, 25x 100, Wakefield Henry McCaddin—Neden Realty Co et al; Wm E Slevin (A), 271 Bway; Alex Wolf (R); due, \$732.02; T&c, \$198.39; J H Mayers.

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

6TH st, 540 E, ss, 100 w Av B, 23x97.5x29x 97.1, 6-sty bk tnt & str; Julius Stoloff et al—Henry Machson et al; Abr S Jaffer (A), 198 Bway; Chas Putzel (R); due, \$1,208.73; T&c, \$739.47, sub to 2 mtgs aggregating \$38,000; mtg recorded June 4 '06; Joseph P Day.

82D st, 407 E, ns, 131 e 1 av, 25x102.2, 5-sty bk tnt; Philip A Zoller—Abr Gressman et al; Wm H Sage (A), 156 Bway; Chas J Leslie (R); due, \$5,466.45; T&c, \$171.27, sub to a 1st mtg of \$13,000; Joseph P Day.

206TH st, 168 E, ss, 162 e Grand Blvd & Concourse, 25.6x92.6x25x87.7, 2-sty fr dwg; Fanny Behlen et al—Maria G Del Gaizo et al; Theo Hansen (A), 35 Nassau; Geo W Elkins (R); due, \$6,449.07; T&c, \$1,389.09; mtg recorded Dec 18 '06; J H Mayers.

MACLAY av, nwc Zerega av; see Zerega av, 1700.

ZEREGA av, 1700, nwc Maclay av, 19.11x 78.11x20.3x79.10, Unionport; Fredk A Southworth et al exrs—Zerega Ave Improvement Co et al; Wm R Brinckerhoff (A), 68 William; Albt W Ransom (R); due, \$6,378.67; T&c, \$69.42; Herbert A Sherman.

Brooklyn.

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

FEB. 8.

58TH st, ns, 200 e 1 av, 60x100; Thos F Flinn—Harry A Hanbury; Wm H Good (A), 44 Court; Geo Johnston (R); receiver's sale, on the premises at 12 o'clock noon; George Johnston.

FEB. 10.

No Legal Sales advertised for this day.

FEB. 11.

OSBORNE ST, e s, 150 n Lott av, 200x100; Ida Kass—Benj Moselewsky et al; action 1; Leo Lerner (A), 230 Grand, Manhattan; Wm Watson (R); Wm H Smith.

OSBORNE ST, nec Lott av, 150x100; same—same; action 2; same (A); Frank Obernier (R); Wm H Smith.

E 5TH ST, es, 249.9 n Catoen av, 30.3x100; Hannah Felleman—Wm J McDermott et al; Lou's J Moss (A), 26 Court st; Thos J Evers (R); Chas Shongood.

43D ST, ss, 200 w 4 av, 20x100.2; Emma W Wingate—Evelyn K Stratton et al; I Newton Williams (A), 31 Liberty, Manhattan; Wm T Simpson (R); Wm H Smith.

80TH ST, swc Stilwell av, 129.4x145.7; Edw F Tierney—Thos A Nugent et al; Jno Mulholland (A), 280 Bway, Manhattan; Jos W Middlebrook (R); Chas Shongood.

NOSTRAND AV, es, 125 s Lefferts av, 20x76; Arthur T Sullivan, trste—Rituro Realty Co et al; Chas C Suffern (A), 203 Montague; W Frank Harrington (R); Wm H Smith.

6TH AV, es, 25 n 22d st, 21x72.1; Ellen Ward et al—Edith A Philbrick et al; Albt A Howell (A), 177 Montague; Amy Wren (R); Wm H Smith.

Feb. 12.

No Legal Sales advertised for this day.

FEB. 13.

GRATTAN st, ns, 135.5 w Varick av, 164.6x 100; Realty Associates—Patk J Cosgrove et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm H Smith.

65TH ST, ss, 100 w 6 av, 75x41.11; Alvan R Johnson—Bay Ridge Lumber Co et al; Alvan R Johnson (A), 189 Montague; Thos F Garvey (R); Thos F Garvey.

BEDFORD AV, es, 630 e Clarendon rd, 20x 100; Mtg Securities Co of N Y—Mary E Montague et al; Henry J Davenport (A), 375 Pearl; Jno F Nelson (R); Wm H Smith.

HAMILTON AV, nes, 106.9 se President, 20x 51.10; Welz & Zerwick—Manuel Silva et al; Harry E Lewis (A), 215 Montague st; Cecil C Van Valkenburgh (R); Wm P Rae.

WOODRUFF AV, swc Kenmore pl, 102.9x 20.4; Alice R Sprague—Isabella McNaugh Thompson et al; Foley & Powell and Hacker (A), 206 Bway, Manhattan; Wm W Wingate (R); Jas L Brumley.

FEB. 14.

SILLIMAN PL, ss, 261.10 e 2 av, 40.3x84.2; Arthur L Williams—Neal & Brinker Co et al; Cary & Carroll (A), 59 Wall, Manhattan; Clarence A Spear (R); Wm H Smith.

E 3D ST, es, 175 n Av C, 25x100; Insa R Meisel—Monatn Realty Investing Corp et al; Harry L Thompson (A), 175 Remsen; Jno S Bizel (R); Wm P Rae.

W 27TH ST, ws, 180 s Neptune av, 20x118.10; Orion H Cheney—Gesson Frank et al; Frank M Patterson (A), 27 William, Manhattan; Geo R. Brush (R); Wm H Smith.

50TH ST, sws, 105 se 10 av, 20x100.2; Herbert F Gunnison gdn—Minnie Schmidt et al; Edwin Kempton (A), 175 Remsen; Fredk B Maerke (R); Wm P Rae.

NEPTUNE AV, ns, adj land of Patk McElroy, 48.9x100; Alonzo E De Baun—Herman Hotop et al; Albt W Seaman (A), 16 Exchange pl, Manhattan; Alois J Keogh (R); Jas L Brumley.

OCEAN PARKWAY, ws, 45 n West av, 60x 200; Annie M Bythrow—Fredk Oppikofer et al; Slesby & Wolff (A), 3302 Jamaica av, Queens; Amy Wren (R); Wm P Rae.

FEB. 15.

No Legal Sales advertised for this day.

FEB. 17.

MANSFIELD pl, ws, 100 s Farragut rd, 50x 100; Fredk B Stewart exr—Maria L Moore et al; Leone D Howell (A), 189 Montague; Wm J McArthur (R); Wm H Smith.

New Colony At Steinway.

Operations about to be undertaken by the McKnight Realty Company are the opening of Steinway Park, a tract of 1,000 lots in Long Island City and in Elmhurst; the work of development of 750 lots is now in progress. This development will be known as Elmhurst-South and according to the plans of the dual subway both properties are in close proximity to the elevated structures, and when the rapid transit projects are finished these properties will aid in solving the problem of increasing congestion of population, formerly confined to downtown East side districts, due largely to emigrant settlement.

The problem of housing this class of population, which pays a minimum and is compelled to live within walking distance of the work shop, or an area of the five cent fare, has engaged the attention of charity organizations and municipalities of this country and abroad for the past ten years to a greater degree than ever before, caused by the increasing congestion, and, consequently in increased death rate, more particularly of infants. It is proposed to take a section of the Long Island City or the Elmhurst tracts, construct a central utility plant, which will supply electric lights, heat and hot water to a model tenement, and, as the cost of the lots will be about \$1,500 each (as against \$15,000 in Manhattan) and as the cost of heat, light and hot water will not exceed \$1.50 per week average for the year, a rental rate, it is argued, will be established far below the minimum of the Manhattan rate.

The Foreign-Born Population.

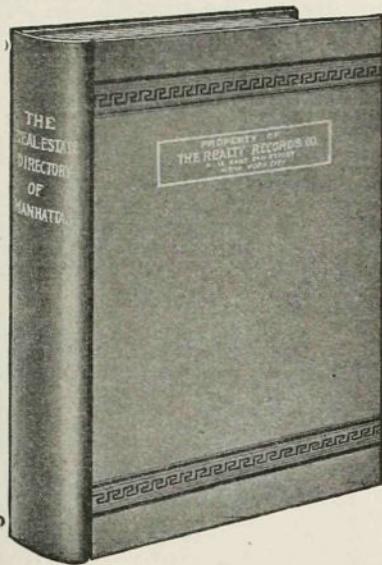
The Population Research Bureau of the New York Federation of Churches finds that in the section bounded by West 62d street, Sixth avenue, West 14th street and the North River, 24,192 immigrants have been added since 1905 to a population of 261,951, based on the census of 1910. The Irish outnumber any other foreign born nationality, with 32,210; the German, 13,181; Italian, 14,107; English, 6,242; Russian, 4,443; Finnish, 158; Austro-Hungarian, 4,531; Swedish, 1,268; Norwegian, 341, and all others, 16,821.

The district bounded by East 6th street, Fifth avenue, East 14th street and the East River has a census population of 239,280, of which 31,828 were immigrants since 1905. The Irish led the foreign born, with 30,868; Italian, 20,564; German, 16,455; Austro-Hungarian, 12,386; Russian, 6,654; Finnish, 671; English, 5,175; Swedish, 4,045; Norwegian, 692, and all others, 12,294. The whites showed a percentage of 45.89 out of 109,804 foreign born.

The percentage of natives born of foreign parentage in the West Side section was 27.65, against 28.29 for the East Side section.

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DEPARTMENTAL RULINGS.

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance, (Sprinklers, etc.)
B-- " Fire Escape.
C-- " Fireproofing and Structural Alteration.
D-- " Fire Alarm and Electrical Installation.
E-- " Obstruction of Exit.
F-- " Exit and Exit Sign.
G-- " Fireproof Receptacles and Rubbish.
H-- " No Smoking.
I-- " Diagrams on Program and Miscellaneous.
J-- " Discontinue use of premises.
K-- " Volatile, Inflammable Oil and Explosive.
L-- " Certificates and Miscellaneous.
M-- " Dangerous condition of heating or power plant.
O-- " Discontinue use of Oil Lamps.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

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

MANHATTAN AND BRONX ORDERS SERVED.

Named Streets.

- Bedford st, 3-5-Alfred & Wm Alectano.....C
Bedford st, 7-5-Nathan Perlman.....C
Broome st, 32-Jos Jacobs.....E-C-F-A-G
Broome st, 32-Drilling & Klots.....C-F-A-G-H
Broome st, 426-Bloomfield & Meyer.....H
Canal st, 368-JZimmerman & Son.....H
Canal st, 368-M Schachter & Co.....H
Canal st, 368-Podbrshy & Golden.....H
Canal st, 368-Silverstein & Ambroseno.....H
Canal st, 368-Thos Humphrey.....H
Canal st, 368-J Zimmerman & Son.....H
Centre st, 204-L Kehlmann.....H
Church st, 253-5-E A Bromund & Co.....H
Church st, 253-5-E Holzman.....H
Classon Point Park-Smith Contr Co.....C
Clinton st, 98-Morris Merker.....C
Clinton st, 204-6-Tobias Krakower.....C
Clinton st, 98-Aaron Rosenberg.....C
Clinton st, 98-Jacob Levine.....C
Duane st, 65-7-J C & W E Powers.....H
East Bway, 100-L Luria & Son.....G
East Bway, 100-Harris Cohen.....G
East Bway, 100-Mendelberg & Shervach.....C
Front st, 139-Harwitz & Son.....C
Grand st, 309-11-Plinner & Friedberg.....C
Grand st, 309-11-Max Holtzer.....C
Grand st, 209-Vincenzo Caropreso.....C
Gerard st, 858-Arrow Realty Co.....C
Greene st, 201-Adolph Well.....H
Greene st, 201-Pearlstein & Strom.....H
Greene st, 125-Colonial Cloak & Suit Co.....H
Greene st, 125-Silver Bros.....H
Greene st, 125-H Alsofrom.....H
Greene st, 125-Supreme Waist Co.....H
Greene st, 127-H & P Horowitz.....H
Greene st, 132-4-M Furman & Co.....H
Greene st, 132-4-Goldstein & Cooper.....H
Greene st, 132-4-M Scher & Co.....H
Greene st, 197-9-Stevens, Wiederman Co.....H
Greene st, 197-9-I Mittelman & Co.....H
Greene st, 197-9-Weinrub Bros.....H
Hudson st, 55-61-Austin, Nicholas & Co.....C
Hudson st, 340-Frank G Boyle.....C
Lafayette st, 54-Bassett & Sutphin.....F
Lafayette st, 54-Merchants Association of N Y.....F
Lafayette st, 54-Consolidated Telegraph & Electric Subway Co.....F
Lafayette st, 54-1st Dist Municipal Ct.....F
Lafayette st, 54-Civic Center Co.....C-F
Lafayette st, 54-Municipal Civil Service Comm.....F-E
Lafayette st, 139-45-National Button Works.....H
Lafayette st, 324-N Y Miniature Lamp Works.....H
Lispensard st, 23-5-L Alter & Bros.....H
Lispensard st, 23-5-N Y Post Card Co.....H
Lispensard st, 44-8-Berg Bros.....H
Leonard st, 61-3-Jos L Porter Co.....H
Maiden lane, 51-3-Sanford & Bennett Co.....H
Mercer st, 71-S J Levy.....H
Mercer st, 71-Leo Wertheimer.....H
Mercer st, 171-H Kaslin & Co.....71
Mercer st, 25-Frank & Bauer.....H
Mercer st, 47-R & C Corset & Waists Mfg Co.....H
Mercer st, 79-Louis Nashley.....H
Mercer st, 79-Goldstein & Kirshner.....H
Mercer st, 85-7-H Zimmerman.....H
Mercer st, 85-7-United Muslin Underwear Co.....H
Mercer st, 85-7-Lowrie & Co.....H
Mercer st, 91-3-Scotland Knitting Mills.....H
Mercer st, 160-Grenfield & Co.....H
Mercer st, 160-King Leather Goods.....H
Mercer st, 153-S & R Frame Co.....H
Mercer st, 193-5-Bernstein Bros.....H
Mercer st, 237-Peritz & Lipman.....H
Mercer st, 237-Harris & Tipograph.....H
Mercer st, 237-Harrison & Co.....H
Mercer st, 237-U S Frame Co.....H
Mercer st, 237-E M Cummings & Co.....H
Roosevelt st, 19-21-Vincent J Slattery.....D
St Marks pl, 6-Carroll Bryce.....G-C
Sullivan st, 5-15-J H Bunnell & Co.....H
Washington pl, 3-5-Harry Luptig.....H
Washington pl, 3-5-Harry S Morris & Co.....H
Washington pl, 3-5-Prushner Bros.....H
Washington pl, 3-5-Porushner Panama Hat Co.....H

- Washington pl, 26-8-Naftale Goldberg.....H
Washington pl, 26-8-Solara & Greenstein.....H
Washington pl, 26-8-Chas P Thill.....H
Waverly pl, 20-Rich & Leeder.....H
Waverly pl, 25-A Wumpfelmer.....H
Waverly pl, 25-J Lowenstein & Bros.....H
Waverly pl, 25-Eastern Mill Paints Co.....H
Waverly pl, 25-Cohen & Block.....H
Water st, 300-Am Steel Frame & Band Iron Co.....H
West Houston st, 184-Albt Worcester.....C
West Houston st, 182-6-Deminica & Joseph Rovigno.....C
West Houston st, 28-30-A Alpi & Co.....H
West Houston st, 28-30-Emil Mayer Baby Cap Co.....H
West Houston st, 28-30-B Waldstein.....H
West Houston st, 28-30-Rothchild & Co.....H
West Houston st, 19-H Weinstein.....H
West Houston st, 19-S S Yarn Co.....H
West Houston st, 21-Flora Mfg Co.....H
West Houston st, 21-Teitelbaum & Demarinis.....H
West Houston st, 25-7-A Shirek & Son Ltd.....H
West Houston st, 25-7-Phoenix Waist Co.....H
West Houston st, 25-7-Baer Bros.....H
William st, 136-Berlin & Jones Envelope Co.....C
William st, 162-Bernhard Schaefer.....C
William st, 165-7-The Gaelic American.....H
Worth st, 83-5-John Downey.....D
Wooster st, 101-3-Elias Schmerler.....H
Wooster st, 101-3-Spindel, Rosenthal & Co.....H
Wooster st, 12-Durbrow & Hearne Mfg Co.....H
Wooster st, 199-A Herman.....H
Wooster st, 212-4-Chas W Williams & Co.....H
Wooster st, 135-P Crotty & Co.....A-C
Wooster st, 135-Universal Shirt Co.F-A-G-E-C
Wooster st, 135-Max Solomon.....F-A-C
Wooster st, 135-International Flouncing Co.....F-A-G-E-C

Numbered Streets.

- 4th st, 48 W-Morris Asinof & Sons.....H
4th st, 48 W-J Eisner.....H
4th st, 48 W-Soapitor Sales Co.....H
4th st, 48 W-Jacob Rabinowitz.....H
4th st, 50 W-Buchstal & Lewis.....H
4th st, 48-50 W-S Brookstone & Sons.....H
10th st, 81 E-Nathan Schwab.....E-C-G
20th st, 25 W-Ethel Jacobs.....C
20th st, 25 W-Wm Hurdon Co.....C
22d st, 306 W-Julia E Shotland.....C
24th st, 30-2 W-A Schwartz & Co.....H
24th st, 30-2 W-Friedberg & Yondelman.....H
24th st, 30-2 W-Stern & Cohen.....H
24th st, 30-2 W-Rotherson Bros.....H
24th st, 30-2 W-Nathan H Jacobson & Co.....H
24th st, 30-2 W-M & H Rentoner.....H
24th st, 30-2 W-Schutzer, Dessau & Lucks.....H
24th st, 148-50 W-Security Mtg Co.E-A-F-C
37th st, 60 W-Victorine Cormody.....C
42d st, 426 W-Harry Shwager.....C
43d st, 26 W-Louise P Davenport.....C
52d st, 230 E-Magdalena Baumann.....C
58th ts, 513-9 W-Wm Zinsser & Co.....H
61st st, 236 W-David Kass, Jr.....C
61st st, 232 W-Chas M Siegel.....G-C
69th st, 221 E-Ida Fishkin.....C
88th st, 13 W-Harry Rosenthal.....C
88th st, 217-9 W-Ludlow Realty Co.....C
114th st, 604 W-Omega Association.....C
116th st, 125-7 E-Helen I Hubbard.....C
116th st, 129 E-Sarah P Valentine.....C
119th st, 12 1/2 E-Eliz Brady.....C

Named Avenues.

- Bway, 375-9-Kuttner & Fibel.....C
Bway, 2834-Wm Fox.....C
Bway, 721-Chas D Jaffee Co.....H
Bway, 428-Selmore Co.....H
Bway, 428-Peerless Garter Mfg Co.....H
Bway, 428-L Baum & Co.....H
Wales av, 687-Christine Ott.....C
7th av, 209-Adolph Kroncke.....C
8th av, 229-Edith A Jackson.....G

BROOKLYN ORDERS SERVED.

Named Streets.

- Bainbridge st, 297-Melvin Smith.....C
Bergen st, 57-9-Soloman Less.....C-M
Eergen st, 616-Jno J Magilligan.....L-K
Bergen st, 651-Frank Westrom.....H-A-G-K
Bergen st, 671-89-Herman & Grace.....A-G-H
Eergen st, 38-Chas A Freed.....K-G-C-L-H
Boerum pl, 27-Boerum Place Garage.....C
Chauncey st, 193-Renault's Garage.D-K-L-C
Clymer st, 49-61-Wm H Baker, Inc.....G-C-M
Crescent st, near Atlantic av-Jos B Markey.....C-G
Dean st, 665-W K Voorhees.....H-A
Freeman st, 135-Frank Schneider.....C
Freeman st, 250-J C Rouse.....A-G-E-H
Fulton st, 304-Cranford Bros.....C
Fulton st, 463-Stephen M Van Allen.....C
Fulton st, 304-Geo Cranford.....M-C
Fulton st, 484-96-F Loeser & Co.....K
Fulton st, 1324-J Bergman.....A-C-K-H
Fulton st, 1239-Carpenter Motor Vehicle Co.....L-K
Gold st, 236-Jos Goldman.....C
Gerry st, 89-Chas Lutz & Sons.....H-A-C
Garfield st, 173-Mandel Gilman.....H-C-A
Halsey st, 668-6-Enterprise Garage Co.....H-C-A-L-G-D-H
Havemeyer st, 99-Jas Cavanagh.....M
Noble & West st-American Mfg Co.C-A-K-H
Pacific st, 1135-Jno H Gelhardt.....C
President st, 632-Jas Solono.....C
Quincy st, 71-A E MacAdam.....A-K-G-H
Rockwell pl, 14-Edison Elec Illuminating Co.....C-K-D-L
St Johns pl, 618-Jos S Cortelyou.....L-G-K-C
Skillman st, 2-Seraphino Media.....M-G
Stanhope st, 394-Nich Dannenhofer.....M-C
Stanhope st, 6-Emiel H Bauer.....L-K
Sterling pl, 296-Levy Bros.....M
Tillary st, 205-Nick Trovey.....A-C-H
Union st, 785-Chas Colber.....C
Van Buren st, 556-8-Jno H Lubben.....K-C-L-H
Vine st, 336-Mrs Opitz.....M
Wither st, 270-Antonio Carrano.....C-A-H

Numbered Streets.

- 7th st, 307 N-C Dalia.....H
7th st, 307 N-C Dalia.....A
8th st W (Coney Island)-W F Mangels Co.....K-A-H
10th st, foot of N-Standard Oil Co.....A-G-C-H

- 13th st, 348-56-So Bklyn Auto Livery & Sales Co.....K-C-L-A-H
16th st, 2811 W-Ralph Melani.....C

Named Avenues.

- Atlantic av, 108-Alex Diker.....C-M
Atlantic av, 108-Alex Diner.....C-M
Atlantic av, 354-B Hurwitz.....A-G-H
Atlantic av, 1023-Jno F Ahern.....A-H
Atlantic av & Schenectady av-Wichert & Gardiner.....A-D-K-C-H
Atlantic av, 414-Jos Waldstein.....C
Bedford av, 1070-C A Breitenstein.....A-G-H
Bedford av, 1104-Bedford Branch Y M C A.....K-L
Bedford av, 1108-Edgar E Chinnock, Jr.....G-C-L-H
Bway, 1216-Herman C Levy.....E-C-G
Bway, 1752-H L Goldberg.....C-G-K-C-H
Church av, ss, 150 w Prospect st-Bklyn Union Gas Co.....A
Clermont av, 175-Munro Est.....D
Driggs av, 178-Frank Beneroluc.....O
DeKalb av, 290-M E Potter, Md.....K-A
Flatbush av, 302-Jno Duryea.....G-K
Franklin av, 688-J Kops.....A-H
Flatbush av, 342-4-A W Blanchard.C-D-G-L-K
Graham av, 330-Jno Blyman.....A-H
Greenpoint av, 38-44-C M English.....A-H
Greenpoint av & Kingsland av-Rockland & Rockport Lime Co.....H
Greenpoint av & Newtown Creek-Chris Cunningham Co.....A-H
Kent av, 230-Thos W Kiby & Co.....A-G-K-D-G-H
Nassau av, 113-Alex Bressler.....A-C-H
Nassau av, 121-Barton Miller.....A-H
Nostrand av, 237-Kalman Klein.A-L-C-K-H
Ocean av, foot of Archie Steinhaus.....K-A-H
Ocean pkway, 1-2-Otto Huber Brewing Co.F-E
Pulaski st, 248-52-Excelsior Bwg Co.....K-H
Putnam av, 72-Hicks & Fuller.....L-K
Reid av, 92-Fredk Schmidt.....G
Rockaway av, 758-Henry Whizin.....C
Rochester av, 264-W B White.....K
Sea Gate av-S B Whitlock.....A-H
Tompkins av, 181-Simon Faerber.....M
Underhill av, 105-13-W Beckers Aniline & Chemical Works.....L-H
Vanderbilt av, 630-2-Chateau Garage.....K-C-J

Named Avenues.

- 4th av, 166-Berger Machine Works.....A-L
7th av, 123A-Sarah Jacobson.....M

QUEENS ORDERS SERVED.

Named Streets.

- Creek st, near Borden av (L I City)-Wm P Collins.....C-M
Main st, 79 (Flushing)-Vollkommer & Co.H-A
Park st, 319 (Richmond Hill)-Martin A Meyer Jr.....A-G-K-H
Vine st, 652-61 (Richmond Hill)-Keiner-Williams Stamping Co.....C-K
Eayside av, 318 (Flushing)-W J Maxwell.L-K
Broadway, 107 (Flushing)-Flushing Auto Garage.....K-C-G-L
Bway, 338 (Flushing)-D L Van Nostrand.....D
Congress av (Flushing)-Gaumont Co.....G-L-C-D-K-A-H
Grand av, 13 (Corona)-Jno Boughay.....A-K-H
Grand av & Mary st (Corona)-H S Johnston.....D-A
Hunter av, 104 (L I City)-Thos R Dalon.....H-L-K-C
Jackson av, 30 (L I City)-Jno H Lurngston Est.....C-M
Jackson av, 324-6 (L I City)-Clarence C Calkins.....A-C-K-L-H
Jackson av, 385 (L I City)-Sampel Dolcort.C
Lefferts av, 227 (L I City)-E C Molby.....A-C-K-H
Lefferts, near Jamaica av (Richmond Hill)-T K Kernochan.....K-C-A-G-L-H
Metropolitan & Lefferts av (Richmond Hill)-Jno Zoellner.....D-A-K-G
Metropolitan av (Richmond Hill)-Geo B Wicke.....C-D-G-H
Nott av, foot of (L I City)-Maurice E Conley.....A
Sanford & Jamaica avs (Flushing)-Dr Wm Stone.....K-G-D-A-H
Vernon av & Flushing av (L I City)-L I R R Co.....A
Vernon av, 401 (L I City)-N Y Architectural Terra Cotta Co.....K
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Virginia av, 119 (Rosebank)-Frank Piehineda.....F-A
Foot of Main st (Tottenville)-Richmond Athletic Club.....F-C-A

S. H. POMEROY CO. (Inc.), manufacturers of metallic window frames and sashes, have removed their offices and plant to their new factory building 292 to 296 East 134th st near Lincoln av, Bronx, where they will have larger and better facilities for the manufacture of the specialties. The sales office and show room will be in the Townsend Building, 1123 Broadway.

NEW YORK CHAPTER of the American Institute of Architects will have its annual dinner on the evening of February 20, at the Plaza Hotel. Mr. Tracy, of Tracy, Swartwout & Litchfield, is chairman of the dinner, and Mr. Swartwout is the secretary of the chapter. On this occasion announcement will be made of the award of prizes for the best designed apartment houses recently completed. These prizes are awarded annually to the owners of the buildings at the time of their erection.

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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 Kips Bay.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.15 A. M.

EAST 14TH ST.—Constructing sewer in EAST 14TH ST, from 1st av to the East River.

EAST 50TH ST.—Fencing vacant property at 235 to 241 EAST 50TH ST.

Local Board of the Bowery.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.25 A. M.

CANAL ST.—Recommending the regulating, grading, curbing and paving of the widened portion of CANAL ST, bet the Bowery and Chrystie st.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.10 A. M.

1ST AV.—Construction of sewers in 1ST AV, bet 95th and 106th sts; and, an outlet sewer in 96TH AND 102D STS, bet Harlem River and 1st av.

MADISON AV AND 108TH ST.—Requesting the erection of a fence at the northeast corner.

EAST 95TH ST.—Requesting the fencing of vacant lots Nos. 304, 306, 308 and 310.

Local Board of Riverside.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11.20 A. M.

129TH ST.—Requests the paving with improved granite blocks, on a concrete foundation of 129TH ST, bet Convent av and Amsterdam av.

Local Board of Washington Heights.

AT CITY HALL, MANHATTAN, ON FEB. 11, AT 11 A. M.

BROADWAY AND 146TH ST.—Erecting fence to enclose property at the southeast corner.

FORT WASHINGTON AV.—Widening and extension of FORT WASHINGTON AV, at its junction with Broadway.

PARK TERRACE WEST.—Regulating and grading PARK TERRACE WEST, through Isham Park, from Isham st to a point about 160 ft. south of the north house line of West 314th st.

WEST 134TH ST.—Reconstructing, bet Broadway and Riverside Drive.

Local Board of the Heights.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, 2.30 P. M.

MIDDAGH ST AND WILLOW ST.—That the lot lying on the northwest corner, known as No. 12; also 4 ft. of LOT NO. 14, located on the north side of MIDDAGH ST, bet Willow st and Columbia st, in block 209, to be enclosed with a board fence 6 ft. high, at the expense of the owners. Estimated cost, \$60; assessed valuation, \$4,500.

HUDSON AV.—Laying cement walks on the east side of HUDSON AV, bet Front st and York st, where not already laid, at the expense of the owner or owners of the lots in front of which the sidewalks are laid. Estimated cost, \$50; assessed valuation, \$4,500.

FLATBUSH AV.—To lay preliminary or permanent granite block pavement in FLATBUSH AV, from Fulton st to Concord st.

Local Board of Bedford.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 2.35 P. M.

HANCOCK ST.—Laying cement walks on the north side of HANCOCK ST, bet Stuyvesant av and Reid av, in the front of LOT 52, block 1656, at the expense of the owner or owners of the said lot. Estimated cost, \$60; assessed valuation, \$4,300.

CHAUNCEY ST.—That the lot lying on the south side of CHAUNCEY ST, bet Howard av and Saratoga av, known as No. 11, block 1514, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lot. Estimated cost, \$10; assessed valuation, \$2,000.

GREENE AV.—That the lot lying on the south side of GREENE AV, bet Patchen av and Broadway, known as No. 6, block 1623, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lot. Estimated cost, \$20; assessed valuation, \$14,650.

Local Board of Bushwick.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 2.40 P. M.

CYPRESS AV.—That the lots lying on the south side of CYPRESS AV, bet Stanhope st and Himrod st, and on the west side of HIMROD ST, bet Cypress av and St. Nicholas av, known as Nos. 31 and 34, block 3272, be enclosed with a board fence 6 ft. high, at the expense of the owner or owners of the said lots. Estimated cost, \$25; assessed valuation, \$7,000.

Local Board of Williamsburgh and Bushwick.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 2.45 P. M.

SCOTT AV.—To regulate, grade, set cement curb and lay cement sidewalks on SCOTT AV, from St. Nicholas av and Troutman st to Johnson av.

Local Board of Williamsburgh.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 2.50 P. M.

GREENE ST.—To construct a sewer in GREENE ST, from Provost st to the end of the existing sewer, about 211 ft. east from Oakland st.

OAKLAND ST.—To construct sewer basins on OAKLAND ST, at the northeast corner of PAIDGE AV, and at the southeast corner of WATER ST, at the expense of the owner or owners of the lots fronting on the portion of the streets draining into the said basins. Estimated cost, \$400; assessed valuation, \$60,000.

SCOTT AV.—To rescind resolution of Nov. 26, 1906, initiating proceedings to regulate, grade, set curb on concrete and lay cement sidewalks on SCOTT AV, bet Flushing av and Metropolitan av.

BENTON ST (NOW JACKSON AV).—To construct a sewer in BENTON ST (NOW JACKSON AV), from Kingsland av to Debevoise av, and an outlet sewer in BENTON ST (NOW JACKSON AV), from Debevoise av to Morgan av.

ANTHONY ST, ETC.—To construct a sewer in ANTHONY ST, bet Morgan av and Porter av, and an outlet sewer in VANDERVOORT AV, bet Anthony st and Lombardy st.

GARDNER AV.—To construct sanitary sewers and storm water sewers in GARDNER AV, from Randolph st to Grand st.

GARDNER AV.—To lay preliminary pavement of second-hand granite blocks on a sand

foundation in GARDNER AV, from Randolph av to Randolph st.

GARDNER AV.—To lay a preliminary pavement of second-hand granite blocks on a sand foundation in GARDNER AV, from Randolph st to Grand st.

PUBLIC PARK OR PLAYGROUND.—Recommending to the Board of Estimate and Apportionment, by locating and laying out as a PUBLIC PARK OR PLAYGROUND the property bounded by McKibben st, Bogart, Siegel st and White st.

PUBLIC PARK OR PLAYGROUND.—To acquire title for a PUBLIC PARK OR PLAYGROUND to the property bounded by McKibben st, Bogart st, Siegel st and White st.

NORTH 15TH ST.—To regulate, grade, set cement curb and lay cement sidewalks on NORTH 15TH ST, from Banker st to Nassau av.

NORTH HENRY ST.—To construct a sewer basin on the southwest corner of NORTH HENRY ST, and NORMAN AV, at the expense of the owner or owners of the lots fronting on the portions of the streets drained into the said basin. Estimated cost, \$250; assessed valuation, \$130,850.

Local Board of Flatbush.

AT BOROUGH HALL, BROOKLYN, ON FEB. 14, AT 3.10 P. M.

BAY 38TH ST.—To open BAY 38TH ST, from 86th st to Harway av, excepting the right of way of the Brooklyn, Bath and West End Railroad.

NEW YORK AV.—To amend resolution of Nov. 14, 1912, initiating proceedings, to lay a permanent granite pavement on NEW YORK AV, from Crown st to Malbone st, and to set stone curb on concrete foundation, from Montgomery st to Malbone st.

NEW YORK AV.—To lay a permanent granite pavement on NEW YORK AV, from Malbone st to Sterling st.

NEPTUNE AV.—To construct storm water sewers in NEPTUNE AV, from West 19th st to West 21st st, and from West 23d st to West 24th st, from West 25th st to West 30th st, and from West 31st st to West 33d st.

59TH ST.—To construct a sewer in 59TH ST, from 18th av to 19th av.

WEST 28TH ST.—To amend resolution of Jan. 24, 1910, initiating proceedings, to lay a preliminary or permanent asphalt pavement on WEST 28TH ST, from Mermaid av to Neptune av.

GRAVESEND AV.—That cement sidewalks be laid where not already laid on GRAVESEND AV, bet Ditmas av and Av E, at the expense of the owner or owners of the lots in front of which sidewalks are to be laid. Estimated cost, \$70; assessed valuation, \$16,000.

CHURCH AV.—To amend resolution of Dec. 15, 1911, initiating proceeding to lay a preliminary or permanent asphalt pavement on CHURCH AV, from Ocean Parkway to Gravesend av.

EAST 14TH ST.—To amend resolution of Dec. 28, 1910, initiating proceeding to regulate, grade, set cement curb and lay cement sidewalks on EAST 14TH ST, bet Sheepshead Bay rd and Emmons av, excluding the right of way of the Brooklyn Rapid Transit and Long Island Railroads.

EAST 18TH ST.—To amend resolution of March 9, 1910, initiating proceedings, to regulate, grade, set cement curb and lay cement sidewalks on EAST 18TH ST, from a line about 100 ft. south of Av K to Av L.

EAST 13TH ST.—To amend resolution of Oct. 14, 1908, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on East 13th st, from Sheepshead Bay rd to Gravesend Neck rd.

EAST 3D ST.—To regulate, grade, set cement curb and lay cement sidewalks on EAST 3D ST, from Fort Hamilton av to Beverly rd.

EAST 3D ST.—To lay a preliminary or permanent asphalt pavement on EAST 3D ST, from Fort Hamilton av to Beverly rd.

WEST 24TH ST.—To construct a sewer in WEST 24TH ST, from Neptune av to Mermaid av.

TEHAMA ST.—To open TEHAMA ST, from 36th st to West st.

TEHAMA ST.—To construct a sewer in TEHAMA ST, from 36th st to West st.

NEWKIRK AV.—Recommending to the Board of Estimate and Apportionment a plan to reduce the width of NEWKIRK AV, from 60 ft. to 50 ft. from Coney Island av to 1st st.

3D ST.—To regulate, grade, set cement curb and lay cement sidewalks on 3D ST, from 18th av to Forster av.

WEST 32D ST.—To regulate, grade, set cement curb and lay cement sidewalks on WEST 32D ST, from Neptune av to a line about 300 ft. south of Surf av, and to construct a timber bulkhead.

AV O.—Recommending to the Board of Estimate and Apportionment, that malls be centrally located on AV O, from Ocean Parkway to East 15th st.

AV O.—To set cement curb and lay a preliminary or permanent asphalt pavement on AV O, from Ocean parkway to East 15th st.

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 Staten Island.

AT BOROUGH HALL, RICHMOND, ON FEB. 4,

PIERCE ST.—To open PIERCE ST, CONCORD, bet Main av and Mosel av, as laid out on the map or plan of the city, and that dedication or private sale be accepted by the city, instead of condemnation proceedings of such land as

may be necessary for the proposed increased width of the street. Laid over until Feb. 18.

FOREST AV.—To widen FOREST AV, from the junction of Manor rd and Cherry la to the present east terminus of the street, and to extend said FOREST AV from its east terminus to Richmond turnpike by either Lake View rd or Barrett boulevard (laid over from January 7, 1913). Laid over until Feb. 18.

CASTLETON BOULEVARD.—To regulate and grade, pave, curb and gutter and sidewalk CASTLETON BOULEVARD, bet Forest av and Castleton av. Adopted, except as to paving.

ST. MARY AV.—Sidewalks on ST. MARY AV, bet Charles st and Reynolds st, ROSEBANK. Laid over until Feb. 18.

WRIGHT ST.—Sidewalk on WRIGHT ST, west of Van Duzer st, STAPLETON. Laid on the table.

SIDEWALKS.—On the following streets: (b) RICHMOND TERRACE, bet Jersey st and Broadway, WEST NEW BRIGHTON (d) BROADWAY, bet Forest av and Clove rd (laid over until the meeting in June) (e) BROOKS AV, bet Columbia st and Clove rd; (f) CLOVE RD, bet Brooks av and Richmond turnpike; (g) OAK ST, bet Clove rd and Richmond rd. (Laid over until the meeting in March.)

SIDEWALKS.—On the following streets: (h) RICHMOND TURNPIKE, bet Eddy st and Clove rd; (i) bet Clove rd and Manor rd; (j) bet Manor rd and Jewett av; (k) CLOVE RD, bet Oak st and Richmond turnpike (all laid over until the meeting in June); (l) NEW DORP LA, bet 10th st and end of street. (Laid over until the meeting in March.)

Local Board of Chester.

AT BOROUGH HALL, BRONX, ON FEB. 4.

TAYLOR AV, ETC.—For constructing sewers and appurtenances in TAYLOR AV, bet Wood av and Walker av; and in ARCHER AV, bet Theriot av and Beach av; and in GUERLAIN PL bet Leland av and Beach av; and in WALKER AV, bet Taylor av and Commonwealth av; and in WALKER AV (both sides), bet Taylor av and Leland av; and in THERIOT AV, bet Walker av and the summit south of Guerlain pl; and in BEACH AV, bet Walker av and Guerlain pl; and in ST. LAWRENCE AV, bet Walker av and the summit south of Walker av, together with all work incidental thereto. Laid over until Feb. 24.

VIRGINIA AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in VIRGINIA AV, from the public place at the intersection of Westchester av and 17th st to Ludlow av, together with all work incidental thereto. Adopted.

POWELL AV, ETC.—Constructing sewers and appurtenances in POWELL AV, bet Pugsley av and Virginia av; and in VIRGINIA AV, bet Powell av and Westchester av; and in GLEASON AV, bet Pugsley av and Virginia av; and in ELLIS AV, bet Pugsley av and Virginia av; and in NEWBOLD AV, bet Tremont av and Virginia av, together with all work incidental thereto. Adopted.

CLASONS POINT RD, ETC.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of CLASONS POINT RD, exclusive of the area bet the outside rails of the tracks of the existing street railway, and with granite blocks on a sand foundation (preliminary pavement) the area within the rails of said railway, from Westchester av to the East River, adjusting curb where necessary, together with all work incidental thereto. Laid over until Feb. 24.

MEAD ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in MEAD ST, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until Feb. 24.

BAKER AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in BAKER AV, from Garfield st to Unionport rd, and all work incidental thereto. Laid over until Feb. 24.

EAST 214TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in EAST 214TH ST, from White Plains to Barnes av, and all work incidental thereto. Laid over until Feb. 24.

Local Board of Van Cortlandt.

AT BOROUGH HALL, BRONX, ON FEB. 4.

VAN CORTLANDT AV, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT AV, bet Albany rd and Sedgwick av; and in SEDGWICK AV, bet Giles pl and Mosholu Parkway South; and in BAILEY AV, bet Van Cortlandt av and Van Cortlandt Park South; and in VAN CORTLANDT PARK SOUTH, bet Van Cortlandt av and Mosholu Parkway South; and in MOSHOLU PARKWAY SOUTH, bet Sedgwick av and Van Cortlandt Park South; and in DICKINSON PL, bet Sedgwick av and Van Cortlandt Park South; and in SAXON AV, bet Van Cortlandt Park South and Sedgwick av; and in GOUVERNEUR AV, bet Van Cortlandt Park South and Sedgwick av; and in BAILEY AV, bet Van Cortlandt av and a point about 220 ft. north of West 238th st; and in CANNON PL, bet Bailey av and the summit south therefrom; and in the DRAINAGE STREET west of Van Cortlandt av, bet Albany rd and Bailey av; and in GALE PL, bet Bailey av and Van Cortlandt Park South; and in STEVENSON PL, bet Sedgwick av and Van Cortlandt av, together with all work incidental thereto. Adopted.

3D AV AND ST. PAUL'S PL.—To repair sidewalk at the northwest corner (No. 3739 3d av). Adopted.

WEST 239TH ST.—Acquiring title to the lands necessary for opening WEST 239TH ST, from Review pl to Putnam Av West. Adopted.

VAN CORTLANDT PARK SOUTH, ETC.—Constructing sewers and appurtenances in VAN CORTLANDT PARK SOUTH, bet Broadway and Albany rd; and in ALBANY RD, bet Van Cortlandt Park South and West 238th st; and in PUTNAM AV EAST, bet Van Cortlandt Park South and West 238th st; and in WEST 238TH ST, bet Putnam Av East and Albany rd, together with all work incidental thereto. Adopted.

WEST 238TH ST, ETC.—Constructing sewers and appurtenances in WEST 238TH ST, bet Broadway and Putnam Av West; and in REVIEW PL, bet West 238th st and Van Cortlandt Park South, together with all work incidental thereto. Adopted.

WEST 239TH ST.—Constructing sewers and appurtenances in WEST 239TH ST, bet Review pl and Putnam Av West; and in PUTNAM AV WEST, bet Van Cortlandt Park South and West 238th st, together with all work incidental thereto. Adopted.

BAILEY AV, ETC.—For constructing sewers and appurtenances in BAILEY AV, bet West 238th st and a point about 220 ft. north therefrom; and in CANNON PL, bet West 238th st and the summit south of Bailey av; and in WEST 238TH ST, bet Cannon pl and Sedgwick av, together with all work incidental thereto. Adopted.

WALTON AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary) the roadway of WALTON AV, from 17th st to Tremont av, adjusting curb where necessary, and all work incidental thereto. Adopted.

SPUYTEN DUYVIL CREEK.—Constructing a temporary crossing at SPUYTEN DUYVIL CREEK, along the proposed roadbed at 225th st prolonged, etc. Laid over until Feb. 24.

ALBANY RD.—Paving with bituminous concrete on a cement concrete foundation (preliminary) the roadways of ALBANY RD, from Van Cortlandt Park South to Bailey av; and BAILEY AV, from Albany rd to Kingsbridge rd, adjusting curb where necessary and all work incidental thereto. Adopted.

NEWTON AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in NEWTON AV (Post rd), from West 253d st to 260th st, together with all work incidental thereto. Laid over until Feb. 24.

WEST 256TH ST.—Laying out a change of grade in WEST 256TH ST, bet Broadway and Fieldston rd; also in SYLVAN AV. Adopted.

SPUYTEN DUYVIL RD, ETC.—Sewer and appurtenances in SPUYTEN DUYVIL RD, bet Riverdale av and West 240th st; in WEST 240TH ST, bet Spuyten Duyvil rd and the east side of Broadway at Van Cortlandt Park. Adopted.

SPUYTEN DUYVIL RD, ETC.—Sewer and appurtenances in SPUYTEN DUYVIL RD, bet West 230th st and West 240th st; in WEST 240TH ST, bet Spuyten Duyvil rd and the east side of Broadway at Van Cortlandt Park. Adopted.

Local Board of Morrisania.

AT BOROUGH HALL, BRONX, ON FEB. 4.

SENECA AV.—Regulating, regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks in and paving with granite blocks on a sand foundation (preliminary pavement) the roadway of SENECA AV, from Hunts Point av to 100 ft. east of Edgewater rd, together with all work incidental thereto. Laid over until Feb. 24.

BECK ST.—Paving with sheet asphalt on a concrete foundation (permanent pavement), the roadway of BECK ST, from a point about 10 ft. north of Leggett av to a point about 35 ft. north of Leggett av, setting curb where necessary, together with all work incidental thereto. Laid over until Feb. 24.

Local Board of Crotona.

AT BOROUGH HALL, BRONX, ON FEB. 4.

ELSMERE PL.—Acquiring title to the lands necessary for ELSMERE PL, from Crotona Parkway to Daly av. Adopted.

VINEYARD PL.—Laying out VINEYARD PL, from 175th st to 176th st. Denied.

Local Board of Jamaica.

AT TOWN HALL, FLUSHING, ON JAN. 24.

FULTON ST, ETC.—For the construction of a sewer and appurtenances in FULTON ST, from Vanderveer av to Ocean View av, and in OCEAN VIEW AV, from Fulton st to Ridgewood av, 4th Ward. Adopted.

HAMILTON AND MYRTLE AVS.—Construction of a receiving basin and appurtenances, on the northeast corner, 4th Ward. Adopted.

LIBERTY AV, ETC.—Construction of receiving basins and appurtenances on LIBERTY AV, at the northeast and southeast corners of Stoothoff av, the southeast corner of Hamilton av, the southeast corner of Walnut st and the southeast corner of Briggs av, 4th Ward. Adopted.

CENTRAL AV.—To legally open CENTRAL AV, from Bayreuth (Beech) st to Bayside av, 3d Ward. Denied.

CUSTER ST.—To legally open CUSTER (15TH) ST, from Sandford av to Bayreuth st, 3d Ward. This street has been dedicated; therefore this resolution is rescinded.

DUTCHESS ST.—To legally open DUTCHESS (16TH) ST, from Lucerne pl to California (Cypress) av, and from Queens av to Oak av, 3d Ward. Laid over.

BEAUFORT AV, ETC.—Construction of a sewer and appurtenances in BEAUFORT

(GRAFTON) AV, from Freedom (Union) AV to Theford (Oakley) av; in THEDFORD AV, from Beaufort av to Chichester av (University pl); in CHICHESTER AV, from Theford av to Vanderveer av; in VANDERVEER AV, from Chichester av to Ridgewood av, and in RIDGEWOOD AV, from Diamond st to Woodhaven av, 4th Ward. Adopted.

JOSLIN ST.—Construction of a sewer and appurtenances in JOSLIN ST, from Jackson av to Mitchell av, and in STATE ST, from Dunsing st to Quaker st, 3d Ward. Adopted subject to the establishing of city's title in the street.

CENTRAL AV.—To legally open CENTRAL AV, from Beach st, 3d Ward, in the former village of FLUSHING, to 7th av, in the former village of WHITESTONE. Adopted.

CENTRAL AV.—To legally open CENTRAL AV, bet Sandford av and Beech st, 3d Ward, to a width of 80 ft., to conform to that part of CENTRAL AV south of Beech st already deeded to the city by the Realty Trust. Denied.

CENTRAL AV.—To lay out CENTRAL AV, at a width of 80 ft., from Broadway to Amity st, and to acquire title to lines necessary for opening CENTRAL AV, from Broadway to Amity st, 3d Ward. Denied.

CENTRAL AV.—To legally open CENTRAL AV, from Broadway to Beech st, FLUSHING, 3d Ward. Denied.

SAYRES ST.—To erect electric lights on SAYRES ST, from Merrick rd to George st, JAMAICA, 4th Ward. Adopted.

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 for such improvement as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate and Apportionment, to be held in the City Hall, Manhattan, on Feb. 13, at 10.30 a. m., the following matters, among other matters, will be considered:

QUEENS.

TERMINAL FACILITIES.—Plans for TERMINAL FACILITIES AND EQUIPMENT thereof, to be located on the lands described as follows: Bounded by Hunters Point av, Van Dam st, Nott av, School st, Thompson av, Meadow st, and the north shore freight connection of the Long Island Railroad, and includes water and car float connections on Dutch Kills Creek at its head near Hunters Point av.

By the Supreme Court.

EXAMINATIONS OF COMMISSIONERS.

CHICAGO ST, ETC., QUEENS.—Acquiring title to the lands, etc., required for opening and extending CHICAGO ST, from Corona av to Queens boulevard; TOLEDO AV, from South Railroad av to Queens boulevard; PARCELL ST, from Gay st to Corona av; MEDINA PL, from Gerry av to Corona av, and to THE PUBLIC PLACE bounded by Chicago st, Justice st and Laconia st, 2d Ward. George E. Blackwell, Patrick J. Mara and Ellis P. Butler, commissioners of estimate in the above proceeding, will attend Special Term, Part 1, of the Supreme Court for the hearing of motions, in the County Court House, Long Island City, on Feb. 17, at the opening of court, to be examined as to their qualifications by anyone interested.

BILLS OF COST.

WEST 138TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending WEST 138TH ST, at its junction with 5th av (unofficial name) 12th Ward. The supplemental and additional bill of costs in the above proceeding will be presented, for taxation, to Special Term, Part 3, of the Supreme Court, for the hearing of motions, in the County Court House, Manhattan, on Feb. 17, at 10.30 a. m.

NEW DIAGONAL ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending a NEW DIAGONAL ST, from Jackson av opposite the approach to the Blackwell's Island Bridge, to the northwest boundary of the Sunnyside Yard, and from the southeast boundary of the Sunnyside Yard to Thomeon av, and of VAN DAM ST, from the new diagonal

Public Hearings (Continued).

st to Greenpoint av, and of GREENPOINT AV, from Review av to Newtown Creek, 1st Ward. The bill of costs in the above proceeding 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 Feb. 21, at 10 a. m.

FINAL REPORTS.

RIVERSIDE DRIVE, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending RIVERSIDE DRIVE, bet West 155th st and West 156th st, 12th Ward. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 13, at 10.30 a. m.

RICHARD ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending RICHARD ST (unofficial name), from Bronx and Pelham Parkway to Morris st, 24th Ward, in reapplications for damages to Lots Nos. 27, 40, 41, 42, 43 and 44 on map of Thwaites estate, caused by the closing and discontinuance of Thwaites pl; in re application for damages to Lots Nos. 1201, 1202 and 1217 on map of property belonging to Peter Lorillard, deceased, caused by the closing and discontinuance of Elliott av. The final report of the commissioners of estimate and assessment in the above proceeding will be presented, for confirmation, to Special Term, Part 3, Supreme Court, Manhattan, on Feb. 13, at 10.30 a. m.

By Comm'r's Estimate and Assessment.

WEST 254TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending WEST 254TH ST, from Broadway to Fieldston rd, 24th Ward. Thomas N. Cuthbert, Mortimer Boyle and Edwin Outwater, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objection, in writing to the commissioners, at 90 West Broadway, Manhattan, on or before Feb. 20; and they will hear all such parties in person, on Feb. 24, at 3 p. m.

Thomas N. Cuthbert, 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 Feb. 20; and he will hear all such parties in person, on Feb. 25, at 3 p. m.

AV I, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending AV I, from Ocean Parkway to the east line of East 15th st, and from the east property line of the lands of the Long Island Railroad, within the lines of East 17th st, to East 34th st, 31st and 32d Wards. R. W. France, Patrick Harte and F. Matthew Saauze, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties in person, on Feb. 25, at 2 p. m.

R. W. France, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and he will hear all such parties, in person, on Feb. 26, at 2 p. m.

66TH ST, ETC., BROOKLYN.—Acquiring title to the land, etc., required for opening and extending 66TH ST, from 4th av to the west line of New Utrecht av, and from the east line of New Utrecht av to 22d av, excluding the land of the New York and Sea Beach Railroad, 13th Ward. John P. Hurley and Richardson Webster, commissioners of estimate in the above proceeding, have completed their estimate of damages; and all persons who are opposed to the same must present their objections, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties, in person, on Feb. 25, at 11 a. m.

John P. Hurley, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and he will hear all such parties, in person, on Feb. 26, at 11 a. m.

81ST ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 81ST ST, from 3d av to 4th av, 30th Ward. Thos. H. Troy, Frank E. Johnson and Richardson Webster, commissioners of estimate in the above proceeding, have completed their estimate of damages; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties, in person, on Feb. 25, at 3 p. m.

Thos. H. Troy, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties, in person, on Feb. 26, at 3 p. m.

FENIMORE ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending FENIMORE ST, from Nostrand av to Kingston av, and from Albany av to Troy av; and RUTLAND RD, from Nostrand av to Canarsie av, 29th Ward. Francis McCloskey and Chas. S. Aronstam, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons who are opposed to the same must present their objections, in writing, to the commis-

sioners, at 166 Montague st, Brooklyn, on or before Feb. 24; and they will hear all such parties, in person, on Feb. 25, at 3.30 p. m.

Chas. S. Aronstam, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons who are opposed to the same must present their objections, in writing, to the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 24; and he will hear all such parties, in person, on Feb. 26, at 3.30 p. m.

Notices to Present Claims.

All persons claiming to have been injured by a change of grade, in regulating and grading the following named streets, must present their claims, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 11, at 11 a. m., when testimony will be taken:

MANHATTAN.

PARK TERRACE EAST.—Bet West 218th st and a point about 100 ft. south of West 215th st, except a triangular area on the west about 40 ft. south of West 218th st. List 3072.

BRONX.

JEROME AV.—Bet Mosholu Parkway North and the north line of the city. List 3047.

MT. VERNON AV.—From East 233d st to the north line of the city. List 3075.

BROOKLYN.

MAPLE ST.—Bet Nostrand av and Albany av. List 2994.

EAST 12TH ST.—Bet Av H and Av I. List 3008.

EAST 18TH ST.—Bet Av S and Neck rd. List 3009.

LIVONIA AV.—Bet Powell st and Junius st. List 3013.

AMES ST.—Bet Sutter av and Dumont av. List 3024.

AV I.—Bet Coney Island av and the Brighton Beach Railway. List 3025.

AV L.—Bet East 35th st and Flatbush av. List 3026.

AV M.—Bet Coney Island av and Ocean parkway. List 3027.

AV V.—Bet Ocean av and Coney Island av. List 3028.

BATTERY AV.—Bet 92d st and Warehouse av. List 3029.

EAST 13TH ST.—Bet Av H and Av I. List 3031.

EAST 15TH ST.—Bet Av H and Av I. List 3032.

EAST 15TH ST.—Bet Av R and a point 320 ft. south. List 3033.

EAST 28TH ST.—Bet Emmons and Voorhies avs. List 3034.

57TH ST.—Bet 15th av and 16th av. List 3037.

61ST ST.—Bet 8th av and 9th av. List 3045.

66TH ST.—Bet 13th av and New Utrecht av. List 3046.

CARROLL ST.—Bet Washington av and Bedford av. List 3051.

EAST 12TH ST.—Bet Kings Highway and Av S. List 3054.

EAST 13TH ST.—Bet Av O and Gravesend Neck rd. List 3055.

48TH ST.—Bet 10th av and Fort Hamilton av. List 3057.

METROPOLITAN AV.—Bet Grand st and the borough line. List 3061.

74TH ST.—Bet 10th av and 11th av. List 3064.

19TH ST.—Bet 3d av and a point 1260 ft. west. List 3066.

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.

RECEIVING BASINS.—At the northwest corner of BOWERY AND KENMARE ST; at the northeast and northwest corners of ELIZABETH ST AND KENMARE ST; at the northwest and southeast corners of MULBERRY ST AND KENMARE ST, 14th Ward. Area of assessment: Blocks 478, 479, 480 and 481. March 27.

166TH ST.—Paving, curbing and recurring 166TH ST, from St. Nicholas av to Broadway, 12th Ward. Area of assessment: Both sides of 166TH ST, from St. Nicholas av to Broadway, and to the extent of half the block at the intersecting streets. March 27.

207TH ST AND POST AV.—Receiving basins at the southeast corner, 12th Ward. Area of assessment: Block 2219. March 27.

CHRISTIE ST.—Restoring asphalt pavement at the southwest corner of Houston st, 17th Ward. Area of assessment: Lot 27, block 427, which is the corner mentioned. March 30.

EAST 28TH ST.—Restoring asphalt pavement in front of 3 and 5 EAST 28TH ST, 21st Ward. Area of assessment: North side of EAST 28TH ST, about 125 ft. east of 5th av, known as Lot 6, Block 858. March 30.

BRONX.

PARK AV WEST.—Paving and setting curb in PARK AV WEST, from Morris av near 156th st to East 162d st, 23d Ward. Area of assessment: Both sides of PARK AV WEST,

from Morris av to East 162d st and to the extent of half the block at the intersecting streets. March 30.

BURKE AV.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches, drain walls and erecting fences on BURKE AV, from White Plains rd to Bronx boulevard, 24th Ward, annexed territory. Area of assessment: Both sides of BURKE AV, from Bronx boulevard to White Plains rd and to the extent of half the block at the intersecting streets. March 30.

BROOKLYN.

53D ST.—Paving 53D ST, bet 7th av and 8th av, 8th Ward. Area of Assessment: Both sides of 53D st, bet 7th av and 8th av, and to the extent of half the block at the intersecting streets. March 27.

RALPH AV.—Regulating, grading, curbing, and nagging RALPH AV, bet Eastern Parkway and East 98th st, 24th and 29th Wards. Area of assessment: Both sides of RALPH AV, from Eastern parkway to East 98th st, and to the extent of half the block at the intersecting streets. March 27.

HENDRIX ST.—Paving HENDRIX ST, bet Dumont av and New Lots rd, 26th Ward. Area of assessment: Both sides of HENDRIX ST, from Dumont av to New Lots rd, and to the extent of half the block at the intersecting streets. March 27.

EAST 8TH ST.—Paving EAST 8TH ST, bet Church av and Av C, 29th Ward. Area of assessment: Both sides of EAST 8TH ST, from Church av to Av C, and to the extent of half the block at the intersecting streets. March 27.

16TH AV.—Regulating, grading, curbing and flagging 16TH AV, bet 44th st and 60th st, 30th Ward. Area of assessment: Both sides of 16TH AV, from 44th st to 60th st, and to the extent of half the block at the intersecting streets. March 27.

64TH ST.—Regulating, grading, curbing and flagging 64TH ST, bet 6th av and Fort Hamilton av, 30th Ward. Area of assessment: Both sides of 64TH ST, from 6th av to Fort Hamilton av, and to the extent of half the block at the intersecting streets. March 27.

81ST ST.—Regulating, grading, curbing and flagging 81ST ST, bet 18th and 19th avs, 30th Ward. Area of assessment: Both sides of 81ST ST, from 18th av to 19th av, and to the extent of half the block at the intersecting streets. March 27.

SEWER BASINS.—At the southeast and southwest corners of AV I and EAST 19TH ST; southwest corner of AV J and OCEAN AV; northeast corner of EAST 18TH ST and AV K, 31st Ward. Area of assessment: Blocks 6711, 6712, 6720 and 6721. March 27.

58TH ST.—Regulating, grading, curbing and flagging 58TH ST, between 7th and 8th avs, 8th Ward. Area of assessment: Both sides of 58TH st, and to the extent of half the block at the intersecting streets. March 30.

LINCOLN PL.—Paving LINCOLN PL, from a point 660 ft. east of Classon av to Franklin av, 9th Ward. Area of assessment: Both sides of LINCOLN PL, from the Brooklyn & Brighton Beach Railroad to Franklin av and to the extent of half the block at the intersecting streets. March 30.

CARROLL ST.—Paving CARROLL ST, from Nostrand av to a point 200 ft. west of New York av, 24th Ward. Area of assessment: Both sides of CARROLL ST, from Nostrand av to New York av. March 30.

DEWEY PL.—Regulating, grading, curbing and flagging DEWEY PL, bet Herkimer st and Atlantic av, 25th Ward. Area of assessment: Both sides of DEWEY PL, from Atlantic av to Herkimer st, and to the extent of half the block at the intersecting street and avenue. March 30.

SUNNYSIDE AV.—Regulating, grading, curbing and flagging SUNNYSIDE AV, bet Vermont st and Miller av, 26th Ward. Area of assessment: Both sides of SUNNYSIDE AV, from Vermont st to Miller av, and to the extent of half the block at the intersecting street and avenue. March 30.

EAST 31ST ST.—Regulating, grading, curbing and flagging EAST 31ST ST, bet Clarendon rd and Church av, 29th Ward. Area of assessment: Both sides of EAST 31ST ST, from Clarendon rd to Church av, and to the extent of half the block at the intersecting streets. March 30.

13TH AV.—Paving 13TH AV, bet 37th st and New Utrecht av, 29th and 30th Wards. Area of assessment: Both sides of 13TH AV, from 37th st to New Utrecht av, and to the extent of half the block at the intersecting streets. March 30.

57TH ST.—Regulating, grading, curbing and flagging 57TH ST, bet 8th and 12th avs, 30th Ward. Area of assessment: Both sides of 57TH ST, from 8th to 12th av, and to the extent of half the block at the intersecting avenues. March 30.

12TH AV.—Regulating, grading, curbing and flagging 12TH AV, bet 65th st and Bay Ridge av, 30th Ward. Area of assessment: Both sides of 12TH AV, bet 65th st and Bay Ridge av, and to the extent of half the block at the intersecting streets. March 30.

14TH AV.—Regulating, grading, curbing and flagging 14TH AV, bet 60th and 69th sts (except that portion of street occupied by the tracks of the Long Island and Sea Beach Railroad). Area of assessment: Both sides of 14TH AV, from 60th to 69th st, and to the extent of half the block at the intersecting streets. March 30.

62D ST.—Regulating, grading, curbing and flagging 62D ST, bet 6th and 7th avs and bet 8th and Fort Hamilton avs, 30th Ward. Area of assessment: Both sides of 62D ST, from 6th to 7th av, and bet 8th and Fort Hamilton avs, and to the extent of half the block at the intersecting avenues. March 30.

CURRENT BUILDING OPERATIONS

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

Cauldwell-Wingate Co.'s Big Contract.

The Cauldwell-Wingate Co., 381 4th avenue, has just signed the general contract to erect the twelve-story office and loft building which the Bradstreet Company, of 346 Broadway will build at the northwest corner of Lafayette and Howard streets, with frontages of 114 feet in Lafayette street and 90 feet in Howard street, containing about 10,500 square feet. The architects, McKenzie, Voorhees & Gmelin, 1123 Broadway, estimate the cost at about \$450,000. Clark MacMullen & Riley, of 80 Maiden lane, will be the steam and electrical engineers. Directors of the Bradstreet company include, Henry E. Dunn, president, Charles L. Beckwith, secretary, and Charles Martin Clark, treasurer. Building operations are to be started at once. There were five 3-story and basement buildings and a frame stable on the property, two of the lots are vacant. Together they were assessed at \$127,000.

Several New Residences Planned.

Willard D. Straight, 22 East 67th street, of the firm of J. Pierpont Morgan & Co., 3 Broad street, contemplates the erection of a fine residence at the northeast corner of 5th avenue and 94th street, on a plot 35x100 feet. No architect has yet been retained. Another residence in this neighborhood is about to be erected at 9 East 96th street, for a client of the Reliance Realty Company, of 149 Broadway, F. De R. Wissman, president. This structure will be either five or six stories in height, and no architect has been selected. Another fine residence to be erected, for which property has just been purchased at 2-6 East 63rd street, a plot 50x100 feet, will be built this spring by a client of Strong & Cadwalader, lawyers, of 40 Wall street. The owner's name for the present is withheld.

Architects for Newark Bank Building.

Crow, Lewis & Wickenhoefer, of 200 Fifth avenue, Manhattan, were commissioned this week to prepare plans for an expensive marble and terra cotta bank building, to be erected at the southwest corner of Springfield avenue and High street, Newark, N. J., for the West Side Trust Company, of 59 Springfield avenue, Newark. The award was made in an open competition, in which several well known architects took part.

Departmental Building Contemplated.

Herman W. Hofer, Capitol Building, Albany, N. Y., has plans in hand for the construction of a departmental building to be erected on Capitol Hill, Albany, for the State of New York, to cost in the neighborhood of \$2,500,000. The matter has already been presented to the State Legislature for approval. Further details of construction cannot be announced at this time.

Empire Hotel for Showrooms.

George & Edward Blum, 505 Fifth avenue, have prepared plans for extensive alterations to the Empire Hotel, at Broadway and 63rd street, to cost approximately \$20,000. The hotel, which is owned by the Marewood Realty

Holding Company, will convert the entire first floor of the building into stores probably for automobile purposes. A dining room will be located in the Columbus avenue corner of the building. The architects are now taking estimates on the general contract.

Cadillac Motor Company to Build.

The Cadillac Motor Car Company, of 1819 Broadway, Manhattan, contemplates the erection of a salesroom building, three or four stories in height, about 75x100 feet in size, at 3-7 Lafayette avenue, Brooklyn, at a cost of about \$36,000. No plans have yet been started, and no architect has been selected.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—The Beth Israel Hospital, 70 Jefferson st, contemplates the erection of a 10-story hospital building, on plot 200x200 ft, to cost \$500,000. No site or architect have been selected.

MANHATTAN.—Henry Hencken, coal dealer, 534 West 27th st, contemplates the erection of a 12-story loft building in the north side of 25th st, between 9th and 10th avs, on a plot measuring 125x200 ft. Taxpayers now occupy the property and it is understood that the erection of a building is dependent upon securing a tenant for a long term lease. No architect has yet been selected.

BROOKLYN.—The Cadillac Motor Car Co., 1819 Broadway, N. Y. C., contemplates the erection of a 3 or 4-story sales building, 75x100 ft., at 3 to 7 Lafayette av, Brooklyn, to cost about \$35,000. No architect has yet been selected.

BRONXVILLE, N. Y.—Frank J. Wilken, Lawrence Park, contemplates the erection of a 2½-story frame residence at West Lawrence Park to cost \$15,000. No architect has been selected.

SCHENECTADY, N. Y.—The Children's Home, Mrs. E. C. Whitmeyer, chairman of the board of trustees, 76 Union st, contemplate the erection of a children's home in this city. The project will probably go ahead in the spring and no architect has been retained.

ARLINGTON, N. J.—The First Presbyterian Church of Arlington, Rev. William Coombe, pastor, have raised funds for the erection of a new edifice at the southeast corner of Mearney and Laurel avs. The building will cost about \$35,000. No architect has yet been selected. It is understood that Olop Johnson, at site, will have the building contract. James Salmond, 526 Elm st, is chairman of the building committee.

CRANFORD, N. J.—The people of Cranford have voted in favor to purchase the site on Alden av between Union and Springfield avs, for \$30,000, on which a \$90,000 school will be built. No architect has yet been selected.

DUNELLEN, N. J.—The Board of Education of Dunellen, Middlesex County, contemplate the erection of a new school, 60x90 ft., 2-stys, fireproof, hollow tile and brick. Theodore W. Day, is chairman of building committee. No architect has yet been selected.

ELIZABETH, N. J.—J. W. Masury & Son, 50 Jay st, Brooklyn, N. Y., who some time ago acquired an extensive tract of land on Middlesex road, will build a paint factory, but have not selected any architect as yet. It is expected however that the operation will go ahead in the spring.

MONTCLAIR, N. J.—The Montclair Lodge 891, Mayor Ernest C. Hinck, Ralph W. Grout, Harold M. Anderson, Upper Montclair, and others, contemplate the erection of an Elks' home on Glenridge av to cost \$40,000. No architect has been selected. The building committee is composed of John Blondel, John Carlson, A. G. Wilson, M. Kirsch and J. W. Van Geisen.

WESTFIELD, N. J.—The Board of Education will vote February 24th on a proposition to authorize the board to buy property at the corner of Elm and Walnut sts as a site for a new high school. Dr. C. M. Egels is president of the Board, but no building committee has been appointed and the selection of an architect has not been made.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Herbert M. Baer, 665 5th av, architect, is taking bids for the 10-story apartment house, 25x100 ft., to be erected at 311 Lexington av, for the 138 East 38th St. Co., William Branden, president; Mesmore Mendall, secretary and treasurer.

BROOKLYN.—Farber & Murick, 830 Putnam av, are preparing plans for two 4-story brick tenements, 17x82 ft., to be erected in the west side of Jewell st, 95 ft. north of Norman av, for the Perfect Building & Construction Co., Jos. Kellner, 1546 Union st, owner, who builds and will take bids on subs immediately. Cost about \$11,500 each.

FACTORIES AND WAREHOUSES.

ATLANTIC CITY, N. J.—Bids are being received by Peuckert & Wunder, architects, Philadelphia, Pa., for the construction of a 2-story bottling plant for the Moerlein Brewing Co., at Massachusetts and Mediterranean avs.

NORTH PARKWAY, L. I.—John Russell Pope, 527 5th av, N. Y. C., architect, is ready for bids for the 1-story frame and stucco service building, 26x55 ft., to be erected near Jericho, L. I., for the Long Island Parkway Service Co., care of architect, owner.

HOTELS.

LONG BEACH, L. I.—Kirby & Petit, 103 Park av, N. Y. C., architects, are taking approximate estimates on the general contract for the casino and restaurant building, 60x130 ft., for Dr. Wicks, to be erected here. Cost about \$25,000.

MUNICIPAL WORK.

ATLANTIC CITY, N. J.—Bids will be received until Feb. 13 at 2 P. M. for laying a 24-in. and 20-in. c.-i. water main in Arctic av, from Missouri av to Main av, with lateral mains on intersecting streets. Specifications may be seen at the office of the Water Department, Harry Bacharach, commissioner.

STABLES AND GARAGES.

MANHATTAN.—A. T. Sutcliffe, 109 Broad st, architect, is taking bids for the 2-story brick and limestone stable, 25x80 ft., to be erected at 449 Washington st, for Daniel & Newbold Edgar, care of H. H. Camman, 84 William st, owners.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PELL ST.—Richard Rohl, 128 Bible House, has completed plans for alterations to a 5-story tenement, 18 Pell st, for the Lee Dondong Realty Co., 677 3d av, owner. Cost about \$5,500.

44TH ST.—Mrs. C. T. Canfield has sold to a builder a 3-story frame dwelling, 404 West 44th st, on lot 25x100 ft., who will erect a 6-story apartment house.

137TH ST.—Milton Zeisler, 433 East 74th st, has completed plans for alterations to the 5-story tenement 110-12 West 137th st, for the Arbutus Realty Co., 27 William st, owner. Cost, about \$7,000.

RIVERSIDE DRIVE.—The Riverside Drive Realty Co. has just obtained a building loan of \$300,000, with which to erect the 10-story apartment house at the northeast corner of Riverside Drive and 150th st.

176TH ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for two 5-story apartments, 75x75.1 ft., to be erected in the south side of 176th st, 100 ft. west of Audubon av, for the Placid Realty Co., 35 Nassau st, owner. Cost, \$100,000.

176TH ST.—Andrew J. Thomas, 2526 Webster av, has completed plans for a 5-story tenement, 56.9x irregular, to be erected at the southwest corner of 176th st and St. Nicholas av, for the T. & J. Smith Holding Co., 2331 Walton av, owner. Cost, \$87,200.

228TH ST.—Lucian Pisciotto, 391 East 149th st, has completed plans for three 5-story tenements, 40x78, 40x78, and 45x81 ft., to be erected at the northwest corner of 228th st and Marble Hill av, for the Crosant Construction Co., 367 East 184th st, owner. Cost, \$125,000.

NAGLE AV.—Samuel Sass, 32 Union sq, has completed plans for a 6-story tenement, 50x irregular, to be erected on the south side of Nagle av, 146.1 ft. west of Hillside av, for Isaac Blitstein, 134 Melrose st, owner. Cost, \$50,000.

FORT WASHINGTON AV.—The Brown-Weiss Realty Co. World Building, Park Row, has purchased the property at the southeast corner of Fort Washington av and 181st st, 140x 173 ft, for investment. The property was improved about two years ago with an expensive apartment house.

Contemplated Construction, Manhattan
(Continued).

75TH ST.—Peabody, Wilson & Brown, 389 5th av, are preparing plans for alterations to the apartment at the northwest corner of 75th st and Broadway, for the Estate of John Jacob Astor, 21 West 26th st. F. A. Burdette & Co., 16 East 33d st, are engineers. The general contract will be awarded without competition.

66TH ST.—The Fullerton-Weaver Realty Co., 1 Madison av, has not completed details for the 12-sty apartment to be erected at the northwest corner of 66th st and Park av, from plans by J. E. R. Carpenter, 1 Madison av, architect.

DWELLINGS.

INWOOD HILL.—The reported sale of about 113 lots at Inwood Hill, east of the proposed Riverside drive extension between Dyckman tract and the former holdings of the McCreey estate, to Jesse R. Grant, son of the late Gen. Ulysses S. Grant, for improvement with an Italian villa, was authoritatively denied on Tuesday. The facts are that Mr. Grant has no plans personally, for building at Inwood, and the names of the real buyers can not be disclosed at this time. There is some possibility, however, of a building of this nature being erected there at a future time, but the plans are very indefinite as yet. The property was formerly owned by Mitchell A. C. Levy, of 35 Nassau st. Mr. Grant is in California.

HOSPITALS AND ASYLUMS.

99TH ST.—Work will begin about July 1 on the new Mount Sinai Hospital to be erected at 15-19 East 99th st for the Mount Sinai Association. Isaac Stern is president, E. Asiel, treasurer, and Edgar Hallman, secretary. Arnold W. Brunner, 320 5th av, has prepared plans. No building contract has been awarded.

HOTELS.

EAGLE AV.—Moore & Landsiedel, 3d av and 148th st, are preparing plans for a 2-sty hotel, dwelling and stores, 100x100 ft., to be erected at the southwest corner of Eagle av and Dyckman st, for John V. Fitzpatrick, 1543 St. Nicholas av, owner. Cost, about \$25,000.

MUNICIPAL WORK.

CATSKILL AQUEDUCT.—Sealed bids will be received by the Board of Water Supply, 165 Broadway, N. Y. C., until Thursday, Feb. 18, for Contract S4, for furnishing and delivering bronze shaft caps and appurtenances for city tunnel of Catskill aqueduct, in New York City. Pamphlets containing information for bidders, and contract drawings can be obtained at the above address by depositing the sum of \$10 for each pamphlet.

STORES, OFFICES AND LOFTS.

LEXINGTON AV.—Hoggson Bros., builders and designers, of 7 East 44th st, have purchased two dwellings, 350-352 Lexington av. The buildings will be razed and either a 7 or 12-sty building will be erected on the site. Details of construction are yet incomplete, but the plans will be prepared by the owners.

5TH AV.—Klein & Jackson, 149 Broadway, have purchased the land at 5th av and 47th st formerly owned by the trustees of Columbia University, having a frontage of 100.5 feet on 5th av and 250 ft in 47th st, which is covered with ten buildings, including the Windsor Trust Co. building. Some of the leases run for 10 years. They have purchased this property for investment only.

BLEECKER ST.—Chas. Garibaldi has just purchased a lot 25x100 ft. at 118 Bleecker st which he will improve with a 4-sty loft building.

BROADWAY.—Clarence True, 107 West 88th st, has been retained to prepare plans for a taxpayer store building at the southeast corner of Broadway and 146th st for Oscar Foley, of 149 Broadway.

5TH AV.—Goldwin Starrett & Van Vleck, 45 Union sq, and Hazzard, Erskine & Blagden, 437 5th av, associate architects for the 10-sty department store to be erected on the west side of 5th av, 38th to 39th sts, for Burton Bros. & Co., 384 Broadway, owners of land, and Lord & Taylor, Broadway and 20th st, lessees, will take bids from five contractors already selected. Ashley & Kaufman, 417 5th av, are consulting engineers.

MISCELLANEOUS.

ST. MARKS PL.—Jacob Fisher, 25 Av A, has completed plans for alterations to the 4-sty brick turkish bath building at 6 St. Marks pl, for David Wasser, 242 3d av, owner. Cost about \$20,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BAILEY AV.—A builder has purchased through Kurz & Uren, Inc., five lots on the west side of Bailey av, 75 ft. south of 231st st, the Bronx, who will immediately improve the property with 5-sty apartments.

CHURCHES.

HIGHBRIDGE.—The Woodcrest Methodist Church, No. 1074 Ogden av, Highbridge, has purchased a site for \$14,000 and work is to be started immediately on a new edifice. Rev. George M. Elsbree is pastor.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, have prepared plans for two apartment houses to be erected on the west side of Ocean av, 100 ft. north of Beverly rd, for the Ditmas Realty Co. Estimated cost about \$130,000.

SOUTH 5TH ST.—Foundations have been completed for the 6-sty tenement, 50x90 ft., at the southwest corner of South 5th and Hooper sts for Hyman Herschkowitz, 193 South 9th st. Chas. M. Straub, 147 4th av, N. Y. C., is architect. Cost about \$50,000.

CHURCHES.

14TH ST.—The Congregation B'nai Shalaum, Rabbi I. H. Levinthal, has purchased property at 14th st and 8th av and will erect a \$50,000 edifice, to accommodate 1,500 people. Funds are now being raised. The committee is in charge of H. C. Seidenberg.

DWELLINGS.

8TH AV.—The Kings & Westchester Land Co. has purchased the northwest corner of 8th av and 5d st, a plot 90x98 ft, on which they will erect four Kinko duplex houses from plans by Aymar Embury, 2d, 132 Madison av, N. Y. C., architect.

STORES, OFFICES AND LOFTS.

BOERUM ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, are preparing plans for a 3-sty brick addition to the telephone building at Boerum st, Williamsburg, for the New York Telephone Co., 15 Dey st, N. Y. C. Architects will soon take bids. Cost, \$50,000.

Queens.

DWELLINGS.

GREAT NECK, L. I.—Seward Webb, Jr., has started the erection of a \$75,000 residence on the Old Court House rd, adjoining the estate of Ralph Pulitzer.

DOUGLASTON, L. I.—Foundations have been completed for the 2½-sty residence, 46x25 ft., on the south side of Hollywood av, for Manuel Klein, Broadway and 181st st, N. Y. C., owner. Josephine W. Chapman, 4 West 40th st, N. Y. C., architect. F. Lurze, Elmhurst, L. I., is general contractor.

EDGEMERE, L. I.—W. T. Kennedy & Co., Rockaway Beach, have completed plans for a 2-sty frame residence, 24x27 ft., to be erected on the north side of Seaview, 190 ft. south of the L. I. R. R. for the S. & L. Construction Co., Far Rockaway, owner.

ROCKAWAY BEACH, L. I.—J. B. Smith, Hammels, L. I., has completed plans for two 2-sty frame bungalows, 18x25 ft., to be erected on South Division av, 450 ft. north of Boulevard, for Miss Amy Levy, Davis pl, owner.

FAR ROCKAWAY, L. I.—Thos. O'Kane, this place, has completed plans for a 2-sty residence, 33x50 ft., to be erected at Windsor Park, for John Reid, 248 West 154th st, N. Y. C., owner. Cost about \$12,000.

ROCKAWAY BEACH, L. I.—W. T. Kennedy & Co., Rockaway Beach, has plans for a 2½-sty frame residence to be erected on the east side of Pleasant av, 110 ft. north of Boulevard.

ROCKAWAY PARK, L. I.—Colton Bros., Rockaway Park, have completed plans for a 1½-sty frame bungalow, 20x43 ft., to be erected at 134 Washington st, for Mrs. E. Snider, care of architects, owner.

ARVERNE, L. I.—Foundations are under way for a 2½-sty frame residence, 40x56 ft., to be erected on Vernon av, 430 ft. south of Ocean av, for Mrs. Margaret L. White, 424 Central Park West, N. Y. C. W. T. Kennedy & Co., Rockaway Park, L. I., is architect. Cost about \$15,000.

HOTELS.

ROCKAWAY BEACH, L. I.—Colton Bros., this place, have completed plans for a 3-sty frame boarding house, 24x57 ft., to be erected on the east side of 2d av, 141 ft. south of Washington st, for Josephine Pasovsky, 675 Jackson av, L. I. City. Cost about \$8,000.

THEATRES.

FAR ROCKAWAY, L. I.—The Imperial Music Co., former Congressman Willett, president, will erect a steel and brick theatre on James st, 50x100 ft., seating capacity about 2,000. Estimated cost, \$20,000. The building will be finished in time for the opening of the summer season.

MISCELLANEOUS.

LONG ISLAND CITY.—John & Alex List, builders and contractors, 105 West 40th st, have purchased a plot, 50x200 ft., at Academy and Radde sts, 75 ft. south of Freeman st. They will not build but will use it for storage of lumber.

Nassau.

SCHOOLS AND COLLEGES.

LONG BEACH, L. I.—J. G. Gerhard, school commissioner, and H. E. Snow, clerk, are members of the committee which has been appointed to select plans for a school to be erected here at a cost of \$250,000.

Richmond.

DWELLINGS.

CONCORD, S. I.—Peter Nastasi & Vincent Valenti, builders, of this place, have purchased four lots on Fingerboard terrace, Concord, upon which they contemplate the erection of two modern dwellings to cost about \$5,500 each.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

BRONXVILLE, N. Y.—Barrett Andrews is having plans prepared for the erection of a 16-family apartment building on Pondfield rd, near Maple st.

YONKERS, N. Y.—Jas. A. Watson, 34 Warburton av, has plans for a 4-sty brick apartment and store to be erected at the corner of McLean and Cornell avs, for McGrath Bros., 142 Warburton av, owner. Cost about \$25,000.

DWELLINGS.

TARRYTOWN, N. Y.—Oscar S. Straus, 5 West 76th st, having purchased about 80 acres on Bedford rd, between Tarrytown and Pleasantville, Westchester County, has plans for the erection of a new residence or remodeling the present farm house on the property. Complete details have not been determined, although Mr. Straus stated on Thursday that he had selected an architect, and that operations would go ahead next fall.

BRONXVILLE, N. Y.—Frank J. Wilkins, of this place, is having plans prepared for the erection of a \$15,000 residence on Govern's rd.

HALLS AND CLUBS.

MT. VERNON, N. Y.—The Westchester Woman's Club Realty Co. will start operations this spring on a new clubhouse on Crary av. Mrs. G. M. Basford is president.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The Plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision at the main office, Newark, N. J., to be erected in these counties for the week ending Feb. 1:

NEWARK—Schneider & Kirch Co., 585 Warren st, one 4-sty brick, \$20,000; Harry Waxman, 13 Sommerset st, one 3-sty frame, alteration, \$1,000; Harry Kolodin, n e cor Summer and 2d avs, one 4-sty brick, \$40,000; Abraham Levy, 394 Badger ave, one 3-sty frame, \$8,000; Abraham Levy, 395 Badger ave, one 3-sty frame, \$8,000; Louis Rosenbaum, n e cor Washington and Grafton avs, one 5-sty brick, \$25,000; Joseph H. Hayzel Co, 44-46 Broad st, one 4-sty brick, \$32,000; Louis Limon, 250-252 Belmont av, two 3-sty frame, alteration, \$1,000; Alexander Rothenberg, s e cor 17th av and South 20th st, one 3-sty frame, \$9,000; Alexander Rothenberg, 610 South 20th st, one 3-sty frame, \$8,000; Rudnewitz & Rudin, 43 Holland st, one 3-sty frame, \$7,000; Greenwald & Ege, 282 2d av, one 3-sty frame, \$8,000.

BAYONNE.—Samuel Boorstein, north side 28th st, 118 east of Av C, two 3-sty frame, \$10,000.

PERTH AMBOY.—Caroline Sandorff, west side Water st, 75 north of Gordon st, two 3-sty brick, \$12,000.

HOBOKEN.—Max Berman, 108 Clinton st, one 4-sty frame, alteration, \$1,000.

EAST ORANGE.—Roseville Cons. Co, s e cor William and Mulford sts, one 4-sty brick, \$32,000; State Realty Co., 18 Burnet st, one 4-sty brick, \$49,000; Essex Building Co., 276-280 Halstead st, two 3-sty frame, \$12,000.

HARRISON.—Morris Meltz, south side Harrison av, 50 east of Manor av, one 3-sty brick, \$20,000.

JERSEY CITY.—George Thurber, 105-109 Fairview av, one 5-sty brick, \$90,000; Henry Frank, 130-132 Grant av, one 2-sty frame, \$2,000; Henry Schumacher, 169-171 Ocean av, one 3-sty brick, alteration, \$200.

IRVINGTON.—Winterbottom & Van Houten, 34 Howard st, one 3-sty frame, \$7,000.

PASSAIC.—Hyman Kuperschmidt, 35-39 Dayton av, two 3-sty frame, alteration, \$2,000.

PATERSON.—Gaetano Migliorino, 849 Main st, one 3-sty brick, \$6,000; Marzino Lembo, 585 River st, one 3-sty frame, alteration, \$900; Nicoli DeMarco, 587 River st, one 3-sty frame, alteration, \$900.

BLOOMFIELD.—Henry Lindsay, 25 Myrtle st, one 3-sty frame, \$5,000.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Harry Klodin, of this city, will start work immediately on a 4-sty apartment at 2d and Summer avs to cost \$40,000. The building will be 55x97 ft., with an exterior of tapestry brick and limestone trim.

NEWARK, N. J.—O. C. Gonnelli, architect, has prepared plans for a 3-sty brick apartment for 3 families to be erected at 184 Ridge st to cost about \$10,000. James Julian, in care of the architect, is the owner.

CHURCHES.

RIDGEFIELD PARK, N. J.—The First Presbyterian Church, Rev. J. P. Stofflet, pastor, will start work about April 1 on a new edifice to cost about \$20,000.

LEONIA, N. J.—The Financial Committee of the Methodist Episcopal Church reports that \$11,500 has been raised toward the fund of a \$30,000 church building to be erected this spring.

ROSEVILLE, N. J.—The congregation of St. Thomas' Church contemplate the erection of a church here to cost \$50,000. Address Chairman of the Building Committee in care of the pastor.

JERSEY CITY, N. J.—The combined congregations of Beth Abraham and Agudas Sholom of Jewish faith have voted to purchase a site in Bergen av and will start operations immediately on a \$50,000 synagogue. The building committee includes Samuel Nadel, Louis Max, Israel Max, A. J. Goldstein, Elias Jacobowitz, Samuel Ruskin, Jacob Lieberfeld, Jacob Scherr, Nathan Abrahamson and Abraham Brower.

NETCONG, N. J.—A new Baptist Church will

be erected here. Address the pastor for particulars. Netcong is near Hackettstown.

DWELLINGS.

RED BANK, N. J.—Walter and Joseph Harrison, of this place, contemplate the erection of two residences on the Buyer Tract near South st.

RED BANK, N. J.—O. Manson, of the firm of Manson & Sons, of this place, has purchased property on Maple av upon which he will erect a residence this spring.

NEW EGYPT, N. J.—Earl H. Davis, of this place, has purchased property on Railroad av and will at once start the erection of a new residence.

NORTHVALE, N. J.—The foundation has been completed for a new residence on Sherer st. Contractor Firenze, of Tenafly, will have charge of the erection.

NEWARK, N. J.—Frank Grad, architect, has completed plans for a 3-sty frame dwelling, 22x73 ft., to be erected at 418 Jelliff av, to cost \$8,000.

MORRISTOWN, N. J.—Mrs. Eva Hughson has purchased a lot in Cutler Park on Speedwell av. She intends to erect a 9-room residence.

FACTORIES AND WAREHOUSES.

PASSAIC, N. J.—Work is to begin shortly on the rebuilding of the Henry Muhs plant at Central av and Monroe st, recently destroyed by fire. Work will cost \$24,000. Chas. E. White of 12 Hamilton st, Paterson, N. J., is the architect.

NEWARK, N. J.—Sammon Bros., Arlington av, Newark, have received the contract to erect a 2-sty factory for the Atha Tool Co., 169x168 ft. Frederick A. Phelps, 9 Clinton st, is architect.

NEWARK, N. J.—The Balbach Smelting & Refining Co., Bay Front, this city, will erect a steel smelting furnace, 64x85 ft, 1-sty, to cost \$5,000, and a factory, 110x208 ft, 1-sty, steel frame, to cost \$20,000.

WALLINGTON, N. J.—The Pure Oil Co., which recently erected a plant in Lodi rd, is considering enlarging its plant.

NEWARK, N. J.—Isaac Straus, 18 Chapel st, Newark, has plans for two manufacturing buildings, 16x50 ft, and 18x63 ft, also a warehouse, 60x90 ft, 2 stories, to be erected here at a cost of \$20,000.

JERSEY CITY, N. J.—The Vroman Construction Co. of North Bergen, has received the general contract to erect a business building for Felib Wachstein, of Newark, on the north side of Hoboken av, between Baldwin and Oakland avs. John J. O'Neil is architect. Brick construction, 3 stories, 50x110 ft, with an extension. Estimated cost, about \$16,000.

PORT MURRAY, N. J.—The National Fireproofing Co., of this place, will build a large

addition to its factory and will also install an electric light plant.

NEWARK, N. J.—The storage warehouse of E. A. Kirch & Co. at 87-89 Bank st, will be rebuilt at once, while no definite plans have been made a building similar to the one which was destroyed by fire will be erected on the site. The estimated cost is \$100,000.

HALLS AND CLUBS.

WEST ORANGE, N. J.—The Mountain Ridge Country Club contemplate making extensive improvements. Felix Fuld is president of the club. Wm. E. Lehman, of Newark, architect, was commissioned to start work remodeling the club house, and making other improvements.

LITTLE FALLS, N. J.—A new concert hall, 2-stys and basement of brick with limestone trimming, 80x45 ft., will be erected here. The second floor will be for lodge rooms. Bowling alleys in the basement. Seating capacity about 400. Steam and electricity. Estimated cost, \$20,000. Work is expected to start in the spring. Address the Town Council.

HOSPITALS AND ASYLUMS.

NEW BRUNSWICK, N. J.—St. Mary's Orphan Asylum contemplates the erection of a new home. Funds are now being raised.

MUNICIPAL WORK.

TOMS RIVER, N. J.—Eids will be received about March 15 by the Island Heights and Sea Side Park Bridge Co. for the construction of two timber trestles and one earth fill across Barnegat Bay. Arthur C. King, this place, is consulting engineer. Cost, about \$85,000.

PASSAIC, N. J.—Garwood Ferguson, county engineer, has prepared a report recommending the construction of a bridge at the foot of 8th st, for the Board of Freeholders, to cost about \$55,000.

HAWTHORNE, N. J.—The Borough Council has applied to the State Water Supply Commission for permission to install a water system.

LAKEWOOD, N. J.—Arthur C. King, engineer, of Toms River, is preparing plans for the proposed toll bridge from the foot of Washington st to Hamilton av and Seaside Park Heights. The bridge will be 200 ft, short of two miles in length, or 10,361.94 ft, long. The plans have not yet been filed with the War Department for approval.

POWER HOUSES.

FREEHOLD, N. J.—The Monmouth Lighting Co., of Freehold, Peter Vrendenburgh, president, will soon start alterations to its plant.

SOUTH RIVER, N. J.—The Board of Public Works has recommended that \$25,000 be spent on improving the electric lighting plant. Address chairman of the Board.

MORRISTOWN, N. J.—Morris County is

contemplating the erection of a water power plant to supply Morristown, Madison, Chatham, Summit and adjacent territory. Mr. Melick represents the Northern New Jersey Power Company.

PUBLIC BUILDINGS.

JERSEY CITY, N. J.—It is said that an addition to the new post office is contemplated. W. K. Liscombe, superintendent of construction, who is overseeing the building of the new \$1,000,000 post office structure here, has consulted with the Government at Washington in the matter. It is proposed that a wing be erected.

PATERSON, N. J.—Wm. T. Fanning, architect, of this city, has completed plans for a public comfort station to be located in the basement of the City Hall. Eids are now being solicited for the work. Estimated cost about \$6,000.

SCHOOLS AND COLLEGES.

LITTLE FERRY, N. J.—The Board of Education contemplate the erection of a new school house here. Address the chairman of the Board of Education.

NEW BRUNSWICK, N. J.—State Architect is preparing plans for a 3-sty building to be erected at the State College Farm, to cost \$100,000.

GLEN GARDNER, N. J.—A proposition to build a \$12,000 school here will be voted. Address chairman of the School Board.

PISCATAWAY, N. J.—The Raritan Township Board of Education held a meeting at Metuchen January 31 in reference to the proposed new school here. Alexander Merchant is architect for the proposed building.

STABLES AND GARAGES.

RIVERSIDE, N. J.—Harry McCoy, of this place, is having plans prepared for the enlargement of his garage with an extension, 40 x60 ft.

STORES, OFFICES AND LOFTS.

PATERSON, N. J.—John J. Diskon, of this place, contemplates the erection of a department store at the corner of Main and Van Houten sts.

PATERSON, N. J.—The construction of a public market building to cost \$170,000 is contemplated. City Engineer Harold J. Harder has prepared his report on the construction.

NEW BRUNSWICK, N. J.—Alexander Merchant, architect, has plans for alterations to two stores at 165 and 167 French st. The Middlesex Construction Co. has the contract for the work.

NEWARK, N. J.—Oscar Michael, of this city, who has purchased 54 Park pl, is planning to erect a modern business building on the site, extending through to Division pl.

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Plans Approved—New Jersey (Continued.)

THEATRES.

NEWARK, N. J.—Excavators started work on Monday for the new theatre to be erected at Washington st and Maiden lane. John Cort, of New York, has leased the theatre for 13 years, which is to be completed by September 15. The seating capacity will be 3,300. Siegfried Leschzner, a real estate dealer, is financially interested in the project. The structure will be the next largest to the Hippodrome in Manhattan.

NEWARK, N. J.—Dr. I. J. Rachlin has purchased property at the southeast corner of Washington and Canfield sts for improvement with a theatre, 90x116 ft. The building will be used for a new stock company here by Western managers. The purchase price of the property on which old store buildings now stand was about \$155,000.

MISCELLANEOUS.

RAHWAY, N. J.—Louis Haven's Sons, contractors of Philadelphia, Pa., have received the general contract to erect the new Pennsylvania R. R. freight station at New Brunswick av and Albert st, to cost about \$22,000. The building will be of concrete, 277x36 ft, one story.

Other Cities.

CHURCHES.

ALBANY, N. Y.—Rev. Patrick F. Scully, pastor of St. Francis de Sales Church, at West Albany, is looking for a site for a new edifice for St. James' church. It will be erected in the Delaware av section and Father Scully will be in charge.

WEBSTER, MASS.—The Parish of St. Joseph, R. C., contemplates the erection of a stone church here to cost about \$150,000.

GREENWICH, CONN.—The Roman Catholic Church, Rev. J. J. Fitzgerald, contemplates the erection of a new edifice and parish house on the property occupied by the home of A. J. Finney at Post rd and Riverside av.

ALBANY, N. Y.—The First Baptist Church has purchased a site at Hudson av and Philip st for improvement with a new edifice. Address the pastor for information.

FACTORIES AND WAREHOUSES.

DANIELSON, CONN.—The Connecticut Mills Co. contemplates the construction of a yarn mill opposite its plant.

SYRACUSE, N. Y.—The Dynamo Electric Co., Elbridge, N. Y., has increased its capital to \$200,000 and contemplates the construction of a new plant here.

SPRINGFIELD, MASS.—Bids will be received by the Sturtevant Merrick Co. for the construction of a 5-sty brick and steel warehouse, 90x120 ft, to be erected in Chestnut st, from plans by McChristock & Craig, architects.

WATERBURY, CONN.—The Scoville Manufacturing Co. contemplates the erection of a brick and steel casting shop, 125x160 ft, on Hamilton av.

POUGHKEEPSIE, N. Y.—The Cannon Trucking Co. contemplates the erection of a 3-sty semi-fireproof building at 432 to 440 Main st. Plans are being submitted to contractors for estimates.

HALLS AND CLUBS.

NEWBURGH, N. Y.—A large addition and extensive interior improvements are to be made to the Newburgh City Club building in 3d st. W. H. Hilton has the contract. Mould & Beers have the contract for interior decorating. Wm. F. Cassidy is president.

HOSPITALS AND ASYLUMS.

FAIRPORT, N. Y.—A special meeting of the Wayne Baptist Association was held January 28. The object of the meeting was to consider a proposition from the Monroe Baptist Association to co-operate in the building of a new \$35,000 addition to the baptist home at Fairport. Funds will be raised immediately. Rev. G. E. Finlay was made chairman of the committee.

ORANGE COUNTY, N. Y.—About 800 acres known as the Durland Farms, located in Orange County, near Warwick, N. Y., has been purchased from T. D. Landon, of Bordentown. The new Inebriate Home will be erected there.

HOTELS.

SPRINGFIELD, MASS.—The owners of the Worthy Hotel will tear down the adjoining MacIntosh building and erect an 8-sty addition to the hotel. William M. Kimball is manager.

MUNICIPAL WORK.

COOPERSTOWN, N. Y.—Chas. S. Lee, engineer, has been authorized to prepare surveys and map out a complete sewer system, in accordance with the recommendations of the State Health Department, for the Board of Village Trustees.

CORTLAND, N. Y.—Plans are being prepared for the construction of a pumphouse and the installation of the necessary equipment, also for laying about 1,000 ft of 16-in. water main, for the Board of Public Works, E. L. Becker, superintendent.

OSWEGO, N. Y.—The Concrete Steel Engineering Co., 17 Park Row, N. Y. C., is preparing plans for the construction of a concrete and steel bridge over the Oswego River, between Oswego and Eolney. Estimated cost, \$50,000 and \$75,000.

MARATHON, N. Y.—The Municipal Water and Light Commissioners contemplate installing a new equipment in the municipal electric-light plant.

HERKIMER, N. Y.—Bids close February 8th for the construction of a bridge over Steele's Creek at Main st, Ilion, N. Y., and a bridge

over Fulmer Creek on Main st, Mohawk, N. Y., from plans by Wilbur J. Watson & Co., consulting engineers.

ALBANY.—Sealed proposals will be received at the Capitol in Albany, N. Y., until Tuesday, Feb. 18, for improving the New York State canals pursuant to the provisions of chapter 147 of the laws of 1903.

POWER HOUSES.

SCRANTON, PA.—The Scranton Electric Co. contemplates the construction of a 3-sty boiler house here. Duncan T. Campbell, this place, is general manager.

SCHOOLS AND COLLEGES.

JOHNSTOWN, N. Y.—Fred Comstock, of this city, has been commissioned to prepare plans at once for an addition to the Park st school. It is expected that final plans will be ready for bids within a few weeks.

ENDFIELD, CONN.—The Board of Education, Francis P. Leary, a member, contemplates the erection of an 8-room school, to cost about \$45,000.

WORCESTER, MASS.—Frost & Chamberlain, architects, Springfield, are preparing plans for an addition to the Classical High School, to cost about \$185,000.

LYNN, MASS.—Bids will be received by the Board of Education for the construction of a 2-sty school in Myrtle st for the Board of Education, to cost about \$60,000.

STABLES AND GARAGES.

SPRINGFIELD MASS.—The Stoddard Motor Co. contemplates the construction of an addition to its garage, 60x65 ft, 2 stories, brick and steel.

STORES, OFFICES AND LOFTS.

ROCHESTER, N. Y.—McKenzie, Voorhees & Gmelin, architects, 1123 Broadway, N. Y. C., are preparing plans and will take bids for the erection of a 3-sty addition to the telephone exchange building for the N. Y. Telephone Co.

MISCELLANEOUS.

UTICA, N. Y.—Stem & Felheimer, architects, 7 East 42d st, N. Y. C., have completed plans for a passenger station, baggage and express building, 204x192 ft, for the N. Y. Central R. R. Co. Cost, \$500,000.

CONTRACTS AWARDED.

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

DWELLINGS.

WESTBURY, L. I.—J. W. Fogarty, 8 Leavitt st, Flushing, L. I., has received the general contract to erect the 2½-sty frame residence, 30x75 ft., for Phillip Stevenson, of Westbury, owner. Newman & Harris, 1123 Broadway, N. Y. C., are the architects.

FACTORIES AND WAREHOUSES.

LAUREL HILL, L. I. (sub.).—John K. Turton, 39 West 32d st, N. Y. C., has received the contract for the foundation and Grant & Ruhling, 373 4th av, N. Y. C., the superstructure steel for the smelting and furnace plant to be erected here for the Nichols Copper Co., 25 Broad st, N. Y. C., owner, William H. Nichols, president, George M. Luther, secretary, and Edward R. Nicholas, treasurer. Philip Boenig, care of owner, engineer. Cost about \$100,000.

JERSEY CITY, N. J.—De Riso & Arena, 322 5th st, Town of Union, have received the general contract to erect the 3-sty brick factory on Paterson Plank rd, near Congress st, for the American Chocolate Almond Co., 901 Jefferson st, owner, E. P. Pamolian, general manager. P. A. Vivarttas, 110 4th st, Union, N. J., is architect. Cost about \$50,000.

MUNICIPAL WORK.

ULSTER COUNTY, N. Y.—The City of New York has awarded the contract for a boulevard about the Ashokan reservoir to a firm in Ohio. It will be of brick construction. Work will be started in the spring.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST.—The Cauldwell Wingate Co., 381 4th av, has received the general contract to erect the 12-sty office and loft at 144-146 Lafayette st, and 12-20 Howard st, for the Bradstreet Co., 346 Broadway. McKenzie, Voorhees & Gmelin, 1123 Broadway, architects.

MADISON AV.—Chas. A. Cowen & Co., 1123 Broadway, have received the general contract to erect the 21-sty loft building, 123x100 ft., at the southeast corner of Madison av and 30th st, for Chas. Kaye, 1133 Broadway, owner. Buchman & Fox, 11 East 59th st, architect. Thomas Barwick, 21 Park Row, is electrical engineer.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

124TH ST, 516-522 West, 6-sty apartment house, 100x87; cost, \$130,000; owners, Martha Building Corporation, 960 Prospect av., pres, Samuel Lipman, 960 Prospect av.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 41.

161ST ST & FT. WASHINGTON AV, n e cor, 6-sty apartment house, 102x117; cost, \$275,000; owner, Friedman Const. Co., 171 Broadway, pres., Henry Friedman; architect, Harold L. Young, 1204 Broadway. Plan No. 39.

5TH AV, 424 to 438 and 1 to 11 West 38th st, 2-14 West 39th st, 10-sty brick department store (Lord & Taylor's), 148x260; cost,

\$2,000,000; owners, John H. & Frank V. Burton, 384 Broadway and 23 East 58th st; architects, Goldwin Starrett & Van Vleck, 45 East 17th st. Plan No. 44.

DWELLINGS.

5TH AV, 853, 5-sty private dwelling, 25x79; cost, \$75,000; owner, Horace Havemeyer, 129 Front st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 40.

STABLES AND GARAGES.

48TH ST, 505 to 509 West, 3-sty brick stable, 75x95; cost, \$25,000; owners, 550 West 44th St. Co., Ed. Fausett, pres., 2048 East 17th st, Brooklyn; architect, Fred. Jacobsen, 132 East 23d st. Plan No. 45.

STORES, OFFICES AND LOFTS.

AV A, e s, 90th to 91st sts, office and asphalt plant, 84x142 & 44x34; cost, \$117,000; owner, City of N. Y., City Hall; architect, Wm. R. Patterson, 13 Park av. Plan No. 42.

THEATRES.

AMSTERDAM AV, 1324-1326, 2-sty brick store and moving pictures, 46x100; cost, \$15,000; owner, N. Y. Railway Co., 165 Broadway; The Arch Amusement Co., lessees, 165 3d av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 46.

MISCELLANEOUS.

28TH ST, 537-545 West, 45 ft. coal pockets and barn, 30x100, and 40x54; cost, \$41,000; owner, Henry Hencken, 534 West 27th st; engineer, Geo. P. Carver, 53 State st, Boston. Plan No. 43.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GARDEN ST, s s, 303.61 e Crotona av, 5-sty brick tenement, plastic slate roof, 50x78; cost, \$50,000; owner, Sarah Browning, 2286 Beaumont av; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 51.

KELLY ST, n intersection Intervale av, 5-sty brick tenement, slag roof, size irregular; cost, \$75,000; owners, Fair Deal Realty Co., Aaron Goodman, 117 West 119th st, Pres.; architect, Geo. F. Pelham, 507 5th av. Plan No. 56.

159TH ST, s s, 217 e Courtlandt av, 5-sty brick tenement, 50x88, plastic slate roof; cost, \$50,000; owners, Cedar Construction Co., Jos. J. Lise, 35 Nassau st, pres.; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 52.

175TH st, n s, 68.80 w Southern Boulevard, 5-sty brick tenement, slag roof, 60x88; cost, \$50,000; owner, W. A. J. Bldg. Co., W. A. Janota, 862 East 220th st, Pres.; architects, Kreymborg Archtl. Co., 163d st and Southern Boulevard. Plan No. 62.

WASHINGTON AV, e s, 100.8 1/2 n 170th st, 6-sty brick tenement, plastic slate roof, 51.5x 97.1 9-16; cost, \$50,000; owners, L. & S. Const. Co., Jos. Silverman, 1834 Clinton av, Pres.; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 46.

WOODYCREST AV, n e cor 166th, two brick tenements, tin roof, one 6-sty, 62.6x90, and one 5-sty, 50x88; cost, \$120,000; owner, Thos. D. Malcolm, 3651 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 60.

CHURCHES.

WALKER AV, n s, 253 e Hone av, 1-sty stone church, slag roof, 73x79; cost, \$10,000; owners, Westchester M. E. Church, Alfred L. Faust, 1516 Benson av, rector; architect, Frank A. Rooke, 489 5th av. Plan No. 45.

DWELLINGS.

RESERVOIR PL, s s, 139 w Perry av, 2-sty frame dwelling, tin roof, 20x53.8; cost, \$5,000; owner, Hugo Giller, 380 East 136th st; architect, Chas. G. Ceker, 178 Fulton st. Plan No. 47.

235TH ST, n s, 335 w Katonah av, two 2-sty brick dwellings, 22x53, tin roof; cost, \$15,000; owner, Carmine Zullo, 2452 Hughes av; architect, Wm. A. Faiella, 550 East 187th st. Plan No. 55.

WATSON AV, s s, 130 e Pugsley av, 2-sty frame dwelling, tin roof, 20x50; cost, \$3,500; owner, Augusta Glanz, 2041 Watson av; architect, Frank Glauz, 148th st and 3d av. Plan No. 49.

FACTORIES AND WAREHOUSES.

RESERVOIR PL, s s, 139 w Perry av, 2-sty frame shop, tin roof, 15x47.6; cost, \$1,500; owner, Hugo Siller, 30 East 136th st; architect, Chas. R. Pekar, 178 Fulton st. Plan No. 48.

SCHOOLS AND COLLEGES.

VICTOR ST, w s, 145 n Morris Park av, two 1-sty frame portable schools, 25x37; cost, \$500; owners, New York City; architect, C. B. J. Snyder, 500 5th av. Plan No. 59.

ANDREWS AV, n e cor Burnside av, two 1-sty frame portable schools, 25x37; cost, \$700; owners, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 57.

CASTLE HILL AV, e s, from Blackrock to Watson avs, two 1-sty frame portable schools, 25x37; cost, \$500; owners, New York City; architect, C. B. J. Snyder, 500 5th av. Plan No. 58.

STORES AND DWELLINGS.

217TH ST, n s, 480 e White Plains rd, 1-sty stone synagogue, 33 1/2 x 63, tin roof; cost, \$1,500; owner, Congregation Ansha Amas, Paul Epstein, 3811 White Plains rd, see Architect Herman Goldberg 2968 Briggs av. Plan No. 53.

SOUTHERN BOULEVARD, w s, 50 s Crotona Park E, 2-sty brick store and dwelling, tin roof, 50x65; cost, \$7,500; owner, Chas. S. Simpson, 346 West 71st st; architect, Max Muller, 115 Nassau st. Plan No. 61.

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Plans Filed—Bronx (Continued).

WESTCHESTER AV, n e cor St Anns av, two 1-sty brick stores, dwelling and amusement hall, plastic slate roof, 42x62 and 34x106; cost, \$100,000; owner, Samuel E. Jacobs, 115 Broadway; architects, Koppe & Daube, 830 Westchester av. Plan No. 50.

MISCELLANEOUS.

VAN NEST R R YARD, 300 w Bear Swamp rd and 130 s Van Nest av, 1-sty brick power house, 120x48, slag roof; cost, \$11,000; owners, N. Y., N. H. & H. R. R. Co., New Haven, Conn.; architect, M. W. Lord, New Haven, Conn. Plan No. 54.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BEVERLY RD, s e cor East 9th st, 3-sty brick tenement, 60x30.3, tin roof, 6 families; cost, \$10,000; owner, Frank M. McQueeney, 906 Beverly rd; architect, C. B. White, 6323 New Utrecht av. Plan No. 465.

BRISTOL ST, e s, 100.3 n Livonia av, two 4-sty brick tenements, 30x86, gravel roof, 15 families each; total cost, \$24,000; owner, Abraham Koeppel, 608 Stone av; architects, Cohn Bros., 361 Stone av. Plan No. 491.

MARTENSE ST, n s, 271.11 w Nostrand av, 4-sty brick tenement, 25x86.4, gravel roof, 8 families; cost, \$20,000; owner, Michl Pomerance, 159 East 22d st; architects, Eisenla & Carlson, 16 Court st. Plan No. 457.

CLINTON AV, e s, 25 n Myrtle av, two 4-sty brick tenements, 46.6x88, slag roof, 16 families each; total cost, \$70,000; owner, A. S. Fogel, 186 Remsen st; architect, C. B. Brun, 1 Madison av, N. Y. C. Plan No. 418.

EASTERN PARKWAY, n s, 330 w Franklin av, 4-sty brick tenement, 30x92.9, gravel roof, 17 families; cost, \$40,000; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 461.

EASTERN PARKWAY, n s, 360 w Franklin av, 4-sty brick tenement, 50x90, gravel roof, 17 families; cost, \$45,000; owner, Paul W. Connelly, 5107 New Utrecht av; architects, Eisenla & Carlson, 16 Court st. Plan No. 460.

HINSDALE ST, east cor Newport av, 3-sty brick tenement, 20x47, gravel roof, 3 families; cost, \$4,500; owner, Howard Investment Co; architect, Morris Rothstein, 627 Sutter av. Plan No. 522.

SENATOR ST, s s, 160 e 4th av, two 4-sty brick tenements, 50x94, slag roof, 20 families each; total cost, \$90,000; owner, Boyd Realty Co., 255 55th st; architects, Shampman & Shampman, 772 Broadway. Plan No. 536.

38TH ST, s w cor 15th av, 4-sty brick tenement, 35.2x88, slag roof, 20 families; cost, \$22,000; owner, Ogair Sherman, 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 523.

39TH ST, n w cor 15th av, 4-sty brick tenement, 35.2x88, slag roof, 20 families; cost, \$22,000; owner, Ogair Sherman, 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 524.

15TH AV, w s, 35.2 n 39th st, three 4-sty brick tenements, 40x88, slag roof, 16 families each; total cost, \$66,000; owner, Ogair Sherman, 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 525.

DWELLINGS.

BAREEY ST, w s, 214 s Fulton st, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,500; owner, Geo. Schmidt, 5 Winton st; architect, E. H. Tatje, 106 Van Sicken av. Plan No. 443.

CORBIN PL, e s, 100 s Oriental blvd, 2-sty frame dwelling, 30x46.6, shingle roof, 1 family; cost, \$6,000; owner, Emily C. Groden, 240 West 36th st, New York; architect, E. B. Chesterswith, 187 Woodruff av. Plan No. 473.

PRESIDENT ST, n e cor Albany av, five 2-sty brick dwellings, 20x45.6, gravel roof, 1 family each; total cost, \$50,000; owner, Geo. W. Martin, 1444 Union st; architect, J. L. Brush, 534 1/2 Pacific st. Plan No. 481.

ST. JOHN'S PL, n s, 83 e Brooklyn av, seven 4-sty brick dwellings, 20x40.6, slate roof, 2 families each; total cost, \$56,000; owner, Kings & Westchester Land Co., 350 Fulton st; architect, Agman Embrey, 132 Madison av, N. Y. C. Plan No. 417.

EAST 13TH ST, w s, 480 s Av I, 2-sty frame dwelling, 18x38.6, shingle roof, 1 family; cost, \$4,500; owner and architect, Wm. S. Rustin, 252 East 9th st. Plan No. 503.

WEST 16TH ST, e s, 140 n Av Z, 1-sty frame dwelling, 20x16, gravel roof, 1 family; cost, \$350; owner, Guiseppe Caclro, 73 West 16th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 488.

EAST 17TH ST, w s, 380 n Av J, 2-sty frame dwelling, 24x32, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bradfield, 643 East 34th st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 467.

EAST 17TH ST, w s, 260 n Av J, 2-sty frame dwelling, 24x32.2, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bradfield, 643 East 34th st; architect, R. A. Schaefer, 1522 Flatbush av. Plan No. 466.

EAST 27TH ST, w s, 120 s Voorhies av, 2-sty frame dwelling, 20x50, shingle roof, 2 families; cost, \$3,000; owner, Wm. Driver, 163 Lumar st; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 439.

WEST 31ST ST, w s, 100 s Mermald av, 1-sty frame dwelling, 18x45, shingle roof, 1 family; cost, \$1,150; owner, Max B. Boyce, Railroad av and West 30th st; architect, Geo. H. Smess, 2966 West 29th st. Plan No. 450.

WEST 31ST ST, w s, 100 s Mermald av, 1-sty frame dwelling, 14x45, shingle roof, 1 family; cost, \$900; owner, M. B. Boyce, R. R. av and West 30th st; architect, Geo. H. Smess, 2966 West 29th st. Plan No. 504.

AV N, n w cor East 18th st, 2-sty frame dwelling, 30.2x23.8, shingle roof, 1 family; cost, \$2,500; owner, Fredk Hill, 805 Flatbush av; architects, Slee & Bryson, 153 Montague st. Plan No. 455.

FOSTER AV, s s, 258.6 e Rugby rd, four 2-sty frame dwellings, 20x38.2, shingle roof, 1 family each; total cost, \$16,000; owner, E. R. Strong, 599 East 21st st; architects, Slee & Bryson, 153 Montague st. Plan No. 436.

OCEAN AV, e s, 140 s Av S, 2-sty frame dwelling, 23x32, shingle roof, 1 family; cost, \$5,200; owner and architect, John G. McDonald, 2014 East 17th st. Plan No. 419.

REMSEN AV, w s, 175 n Flatlands av, 2-sty frame dwelling, 19x46, shingle roof, 2 families; cost, \$3,500; owner, Edw. F. Jones, 9507 Av F; architect same. Plan No. 494.

SURF AV, n e cor West 32d st, 5 1-sty frame dwellings, 13x38, shingle roof, 1 family each; total cost, \$5,000; owner, Simon Bros. Co., 1252 Myrtle av; architect, Fredk J. Hassan, 1373 Broadway. Plan No. 498.

WEST END AV, e s, 180 s Oriental blvd, 2-sty frame dwelling, 28.6x43, shingle roof, 1 family; cost, \$6,000; owner, Paul Synstart, Frick Building, Pittsburgh; architect, E. B. Chestersmith, 187 Woodruff av. Plan No. 472.

NEWPORT AV, n s, 80 e Amboy st, 2-sty brick dwelling, 20x52, gravel roof, 1 family; cost, \$4,500; owner, Isaac Gulick, 829 9th av, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 535.

55TH ST, s s, 80 e 17th av, four 2-sty frame dwellings, 15x39.6, felt roof, 1 family each; total cost, \$6,000; owner, Hy. M. Prehn, 124 West st; architect, C. G. Wessel, 1456 35th st. Plan No. 518.

FACTORIES AND WAREHOUSES.

KOSCIUSKO ST, s s, 80 w Tompkins av, 3-sty brick storage, 20x41.8, gravel roof; cost, \$5,000; owner, Albert Ehhus, on premises; architect, Louis Altmendinger, 926 Broadway. Plan No. 475.

SNYDER AV, n s, 50 w Bedford av, 1-sty brick storage, 48x35, tin roof; cost, \$2,000; owner, Frank Lank, on premises; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 464.

STABLES AND GARAGES.

BERGEN ST, s s, 220 e Buffalo av, 1-sty brick stable, 26x27, slag roof; cost, \$450; owner, R. W. Curtis, 3290 Atlantic av; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 493.

CLEVELAND ST, e s, 137.6 s Ridgewood av, 1/2-sty brick garage, 18x22, — roof, cost, \$800; owner, Chas. J. Tiensch, 123 Cleveland st; architect, Louis F. Schillinger, 167 Van Sicken av. Plan No. 440.

ELMORE PL, w s, 175 s Av —, 1-sty frame garage, 13x20, shingle roof; cost, \$150; owner, Wm. K. Daybell, 1192 Elmore pl; architect, —. Plan No. 505.

47TH ST, n s, 150 e 12th av, 1-sty brick garage, 16x20, gravel roof; cost, \$200; owner, E. J. Gelhardt, on premises; architect, same. Plan No. 478.

CORBIN PL, w s, 190 n Esplanade pl, 1-sty brick garage, 20x18, shingle roof; cost, \$500; owner, John F. Dreger, 2021 Dorchester rd; architect, Benj. Driesler, 153 Remsen st. Plan No. 526.

MOORE ST, s s, 200 e White st, 2-sty frame stable and dwelling, 40x35, gravel roof, 2 families; cost, \$3,000; owner, Michael Kesher, Staggs and Varick av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 514.

STORES AND DWELLINGS.

BAY 47TH ST, w s, 420 n Cropsey av, 3-sty frame store and dwelling, 20x36, tar roof, 2 families; cost, \$3,500; owner, Palo Lauzio, 87 Bay 47th st; architect, W. J. Conway 400 Union st. Plan No. 462.

BEDFORD AV, s w cor Av D, 3-sty store and dwelling, 18.7x0.3, gravel roof, 2 families; cost, \$6,000; owner, Jacob Blank & Son, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 421.

7TH AV, w s, 40.2 s 52d, 1-sty store and dwelling, 20x14, gravel roof, 2 families; cost, \$500; owner, Ida Cohen, on premises; architect, A. J. McManus, 1905 86th st. Plan No. 426.

STORES, OFFICES AND LOFTS.

MIDWOOD ST, s s, 325.4 e Canarsie av, 1-sty frame store, 13x23, gravel roof; cost, \$500; owner, Jos. Petruccio, on premises; architect, Alex. McLean, 883 East 35th. Plan No. 437.

NORTH 8TH ST, s s, 95 e Havemeyer st, 1-sty brick stores, 20x30, gravel roof; cost, \$600; owner, Theo. F. Cucumello, 20 Havemeyer st; architect, Max Cohn, 280 Bedford av. Plan No. 521.

MISCELLANEOUS.

DINSMORE PL, —, 148 e Logan st, 1-sty brick motor house, —x—; cost, \$1,500; owner, City N. Y.; architect, Gamanter Const. Co., 140 Cedar st, N. Y. Plan No. 409.

PELLINGTON PL, e s, 128.9 n Bushwick av, 1-sty frame florist shop, 45x17, gravel roof; cost, \$2,000; owner, Louis Rodman, 43 Conway st; architect, W. J. Conway, 400 Union st. Plan No. 463.

FLATBUSH AV, e s, 180.5 n Av C, 1-sty brick theatre, 25x100, gravel roof; cost, \$4,000; owner, Robt. Ford, 246 East 25th st; architects, Laspia & Salvati, 525 Grand st. Plan No. 459.

WILLENK ENTRANCE, Prospect Park, 1-sty brick comfort station, 69.8x23.10, tile roof; cost, \$15,000; owner, City of N. Y.; architects, Edw. H. Finkensieper & ano, 190 Montague st. Plan No. 510.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Pierce av, n s, 20 e 3d av, four 3-sty brick tenements, 20x55, tin roof, 3 families; cost, \$16,000; owner, Dennis Collins, 213 Kent st, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 275-6-7-8.

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RIDGEWOOD.—Catalpa av, n s, 138 West Onderdonk av, three 3-sty brick tenements, 17x55, tin roof, 3 families; cost, \$18,000; owner, Chas. Fritz, 10 Silvert st, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 301.

RIDGEWOOD.—Catalpa av, n s, 34 West Onderdonk av, four 3-sty brick tenements, 26x73, tin roof, 6 families; cost, \$32,000; and Catalpa av, n e cor Onderdonk av, 3-sty brick tenement, 24x106, tin roof, 5 families; cost, \$9,000; owner, Chas Fritz, 10 Silver st, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan Nos. 302-303.

DWELLINGS.

ARVERNE.—Frank av, e s, 83 s Boulevard two 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, \$1,600; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan Nos. 263-64.

ARVERNE.—Frank av, e s, 127 s Boulevard, two 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, \$1,600; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callman, Far Rockaway. Plan Nos. 250-251.

ARVERNE.—Lucea av, w s, 75 s Boulevard, three 1-sty frame dwellings, 16x56, shingle roof, 1 family; cost, \$1,600; owner, S. & L. Const. Co., Far Rockaway; architects, Howard & Callmann, Far Rockaway. Plan Nos. 247-8-9.

ARVERNE.—Wave Crest av, n e cor Elizabeth av, two 2½-sty, frame dwellings, 21x30, shingle roof, 1 family; cost, \$8,000; owner, Wavecrest Construction Co., Hotel Lafayette, N. Y. C.; architect, Emil J. Erickson, 640 Fulton st, Brooklyn. Plan Nos. 290-291.

BAYSIDE.—Woodland av, e s, 140 n Palace Boulevard, two 2½-sty frame dwellings, 28x28, shingle roof, 1 family; cost, \$4,500; owner and architect, Geo. Harnden, 3d st, Bayside. Plan Nos. 245-246.

BELLE HARBOR.—Dover av, e s, 76 s Washington av, 2-sty frame dwelling, 28x38, shingle roof, 1 family; cost, \$3,000; owner, Louisa Schilling, Rockaway Beach; architect, Thomas O'Kane, Far Rockaway. Plan No. 256.

BELLE HAREOR.—Park av, e s, 600 s Washington av, 2½-sty frame dwelling, 28x45, shingle roof, 1 family; cost, \$8,000; owner, Louis Reichert, 73 Nassau st, N. Y. C.; architect, Edw. Berrian, Rockaway Beach. Plan No. 298.

BROOKLYN MANOR.—Avondale pl, s s, 140 e Woodhaven av, 2½-sty brick dwelling, 20x61, asbestos shingle roof, 1 family; cost, \$4,000; owner, Jos. Ferris, 26 Dennington av, Woodhaven; architect, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 273.

COLLEGE POINT.—Breen av, n s, 161 e College av, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,500; owner, Henry Breen, 156 9th st, L. I. City; architect, E. Lee McCracken, Manhattan Court, College Point. Plan No. 289.

CORONA.—Benjamin st, e s, 225 n Shell rd, three 2-sty frame dwellings, 20x54, tin roof, 2 families; cost, \$10,500; owner, Thomas Daly, 39th st, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 286-7-8.

CORONA.—High st, s s, 350 e Sycamore av, 2-sty frame dwelling, 20x30, tin roof, 1 family; cost, \$2,000; owner, A. Schrott, 35 Prospect st, Corona; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 285.

EDGEMERE.—Ocean Breeze Camp, 1000 s Frank av, three 1-sty frame dwellings, 16x18, Bermite roofing, 1 family; cost, \$900; owner, Ocean Breeze Camp Ass'n, Edgemere; architect, J. H. Cornell, Far Rockaway. Plan Nos. 259-61.

EDGEMERE.—Frank av, w s, 150 n Hantz pl, 2-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$2,000; owner, T. G. Toote, Edgemere, architect; J. H. Cornell, Far Rockaway. Plan No. 262.

GLENDALE.—Valentine pl, w s, 190 s Cooper av, two 1-sty frame dwellings, 14x40, tin roof, 1 family; cost, \$2,000; owner, Valentine Hoefflin, Cooper av, Ridgewood; architect, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 304.

JAMAICA.—Homer Lee av, e s, 269 s Hillside av, 2-sty frame dwellings, 24x33, shingle roof, 1 family; cost, \$3,600; owner, Tobias Waitz, 132 Norfolk st, Brooklyn; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 297.

JAMAICA.—Remington av, w s, 50 s Otto pl, 2-sty frame dwelling, 16x45, tar and gravel roof, 1 family; cost, \$7,800 (3 houses); owner, Frank Harahall, 4708 Park av, Morris Park; architect, G. E. Crane, 67 Welling st, Richmond Hill. Plan No. 305.

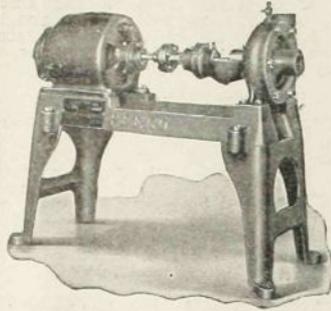
JAMAICA.—Flushing av, w s, 515 n Oceanview av, 1-sty frame garage, 17x18, shingle roof; cost, \$400; owner, Chas. Baker, North Washington st, Jamaica; architect, H. E. Haugaard, Jamaica av, Richmond Hill. Plan No. 280.

JAMAICA.—Frost av, w s, 350 s Broadway, three 2½-sty frame dwellings, 18x30, shingle roof, 1 family; cost, \$10,500; owner, John Ostman, 270 South st, Jamaica; architect, owner. Plan Nos. 281-282-283.

KEW.—Greenfell av, e s, 240 s Quentin st, two 2½-sty frame dwellings, 37x33, Spanish tile roof, 1 family; cost, \$17,000; owner, John R. Corbin, 1500 Av J, Brooklyn; architect, A. M. Gaynor, 332 East 67th st, N. Y. C. Plan Nos. 257-258.

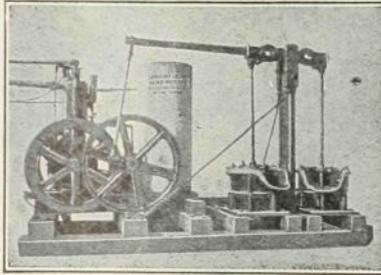
MASPETH.—Grandview av, e s, 120 s Warren st, two 2-sty brick dwellings, 20x45, tin roof, 2 families; cost, \$6,000; owner, Albert Surdakowski, Carter st, Elmhurst; architect, C. L. Varrone, 171 Corona av, Corona. Plan No. 292.

RIDGEWOOD.—Eleecker st, n s, 82 w Amory av, 2-sty brick store and dwelling, 23x23, tin roof, 2 families; cost, \$3,500; owner, Balthaus Klee, 14 Kossuth pl, Ridgewood; architect, L. Allmindinger, 926 Broadway, Brooklyn. Plan No. 300.



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

RIDGEWOOD.—Silver st, n s, 63 w Forest av, 2-sty brick dwelling, 18x55, tin roof, 2 families; cost, \$4,000; owner, Mary M. Golly, 1 Silver st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress av, Ridgewood. Plan No. 274.

ROCKAWAY BEACH.—Hollywood av, e s, 100 n Boulevard, seven 1-sty frame dwellings, 20x19, shingle roof, 1 family; cost, \$1,750; owner, Thomas W. Rodman, 861 Putnam av, Brooklyn; architect, Chas. Vollmer, Ocean av and Henry st, Brooklyn. Plan Nos. 265-66-7-8-9-270-271.

ROCKAWAY BEACH.—Waverly av, e s, 175 s Boulevard, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,500; owner, Mrs. A. A. Larkin, 16 South Waverly av, Rockaway Beach; architects, Molle & Mejo, 488 Boulevard, Rockaway Beach. Plan No. 253.

ROCKAWAY BEACH.—Hollywood av, w s, 175 n Boulevard, four 1-sty frame bungalows, 20x16, shingle roof, 1 family; cost, \$400; owner, Mrs. H. Simon, 298 Washington av, Rockaway Beach, architect; Wm. S. Rothschild, 55 Washington av, Rockaway Beach. Plan Nos. 293-294.

WOODSIDE.—Shell rd, n s, 60 w Holmer av, 2-sty frame dwelling, 14x33, shingle roof, 1 family; cost, \$2,200; owner, Otto Lottene, 11 25th st, Elmhurst; architect, I. P. Card, Corona. Plan No. 278.

HOTELS.

LAUREL HILL.—Fitting st, s e cor Thompson av, 3-sty brick hotel and dwelling, 20x65, tar and gravel roof, 1 family; cost, \$8,500; owner, Ida Clare, 17 Ely av, L. I. City; architect, A. H. Stines, 16 Cauldwell av, Maspeth. Plan No. 279.

MISCELLANEOUS.

CORONA.—Jackson av, n e and n w cor 45th st, erect 2 frame sign boards; cost, \$50; owner, Disosway & Fisher, 1075 3d av, N. Y. C. Plan Nos. 254-55.

CORONA.—Crown st, s e cor Central av, 1-sty frame shed, 16x20, tin roof; cost, \$100; owner, Frank Greco, 75 Sycamore av, Corona. Plan No. 299.

MIDDLE VILLAGE.—Metropolitan av, No. 1788, erect frame shed for boiler; cost, \$40; owner, Frank Lang, 1790 Metropolitan av, Middle Village. Plan No. 252.

Richmond.

DWELLINGS

BARNARD AV, w s, 300 n Amboy rd, Tottenville, 1-sty frame bungalow, 12x14; cost, \$200; owner, John Thompson, Tottenville; builder, E. R. Paugh, Tottenville. Plan No. 30.

NEW YORK AV, n s, 105 w Manor rd, 28x30, West New Brighton, 2½-sty frame dwelling; cost, \$3,000; owner, Marcella B. Meehan, West New Brighton; architect, John Davies, Tompkinsville; owner builds. Plan No. 32.

BROADWAY, w s, 100 n Meserlau av, Pt. Richmond, three 2-sty frame dwellings, 19x30; cost, \$3,000 each; owner, A. Prall, Port Richmond; architect, Edgar K. Whitford, Port Richmond; architect builds. Plan No. 28.

OAKLAND AV, w s, 668 n Forest av, West New Brighton, 2-sty frame dwelling, 30x28; cost, \$5,000; owner, James J. A. Hassen, New Brighton; architect, James Whitford, St. George; builder, John P. From, Port Richmond. Plan No. 34.

4TH ST, n s, 50 w Pine st, New Dorp Manor, 2-sty frame dwelling, 18x24; cost, \$2,500; owner, B. W. Hitchcock, 25 Ann st, N. Y. C.; architect, Geo. Haverkamp, Richmond; architect builds. Plan No. 36.

PELTON AV, e s, 100 n Castleton av, two 2-sty frame dwellings, 19x30; cost, \$3,000 each; owner, Patrick Brennan, West New Brighton; architect, P. P.; owner builds. Plan No. 37.

CASTLETON AV and Richmond st, West New Brighton, three 2-sty frame dwellings, 18x50; cost, \$9,000; owner, J. H. Rosenstein, care of architect; architect, John Davies, Tompkinsville; builders, Steinberg & Cohen, Stapleton.

NEPTUNE ST, n s, 80 e Cedar Grove av, South Beach, 1-sty frame bungalow, 14x25; cost, \$300; owner, Thos. Greegan, South Beach; builder, B. B. Babbitt, Rosebank. Plan No. 33.

STABLES AND GARAGES.

AMBOY RD, 7310, Tottenville, 1-sty frame garage, 12x16; cost, \$75; owner, Z. J. Graham, Tottenville; owner builds. Plan No. 31.

THEATRES.

BROOK ST, n s, 50 e Canal st, Stapleton, frame moving picture theatre; cost, \$120; owner, Martin Leo, Stapleton; architect, W. Springer, 116 3d av, N. Y. C.; architect builds. Plan No. 27.

MISCELLANEOUS.

LINCOLN AV, s s, 125 e Railroad av, Grant City, 1-sty frame wagon shed, 17x24; cost, \$150; owner, Albert P. Semler, Grant City; owner builds. Plan No. 29.

PLANS FILED FOR ALTERATIONS.

Manhattan.

CEDAR ST, 57-59, masonry and new offices to 8-sty brick offices; cost, \$15,000; owner, The Mutual Life Insurance Co., 32 Nassau st; architects, Clinton & Russell, 32 Nassau st. Plan No. 241.

CORLEARS ST, 13-23 and 304-312 Monroe st, masonry to 3-sty car barn; cost, \$350; owners, Dry Dock, East Broadway & Battery R. R. Co., 2396 3d av; architect, Ed. H. Schirmer, 2396 3d av. Plan No. 232.

DEY ST, 24, masonry, steel, new partitions and stairways to 5-sty stone and brick store and offices; cost, \$6,300; owners, John J. Astor Est., 23 West 26th st, James Roosevelt as trustee; architects, Denslow & Morcom, 44 West 18th st. Plan No. 258.

EAST BROADWAY, 173 & 175, masonry, fireproofing and new partition to 10-sty brick store and lofts; cost, \$3,000; owners, The Forward Association, Max Pine, Pres., 173 & 175 East Broadway; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 255.

FULTON ST, 46, roofing, masonry and steel to 4-sty stores and lofts; cost, \$750; owner, Isaac Fried, 46 Fulton st; architect, Wm. M. Leonard, 162 West 20th st. Plan No. 234.

FULTON ST, 218 and 222, new stairway, hallway and fireproof elevator and elevator shaft to 4-sty store and loft; cost, \$7,500; owners, Martin Goldsticker, 254 West 98th st, and Louis Goldsticker, 256 West 113th st; architect, Charles Fred Rose, 1 Madison av. Plan No. 205.

GRAND ST, 165-71, masonry and new elevator to 6-sty brick factory; cost, \$15,000; owner, Louis Eisenberg, 165 Grand st; architect, Emery Roth, 507 5th av. Plan No. 236.

GREENE ST, 37-43, masonry and fireproofing to 6-sty loft and store; cost, \$500; owner, Julius Kaiser, 37-43 Greene st; architect, Joseph Harrison, 230 Grand st. Plan No. 213.

HESTER ST, 97-97½, masonry to 5-sty store and tenement; cost, \$150; owner, John C. Boyle, 178 West 81st st; architect, George M. McCabe, 96 5th av. Plan No. 208.

HOUSTON ST, 35-39 E, new tanks, 12,000 and 9,000 gals., for automatic sprinkler to 9-sty brick store and lofts; cost, \$2,600; owners, Est of Jacob Ottmann et al, 295-309 Lafayette st; architects, The Rusling Co., 39 Cortlandt st. Plan No. 256.

HOWARD ST, 22-26, new elevator and shaft, masonry to 6-sty lofts and workshop; cost, \$4,000; owner, Sidney Maddock, care A. H. Mathews, 82 Nassau st; architect, Richard Rohl, 128 Bible House; builders, Krep & Nezdol, 80 Duane st. Plan No. 227.

RIVINGTON ST, 108, new windows, stairs and partitions to 3-sty store and dwelling; cost, \$750; owner, Henry Hesse, 399 6th av; architect, Max Muller, 115 Nassau st. Plan No. 206.

ROSE ST, 29, masonry and fireproofing to 5-sty loft; cost, \$2,000; owner, Ed. G. Hewitt, 48 Beekman st; architect, Gust. Seaberg, 407 Douglas st, Brooklyn. Plan No. 235.

SOUTH ST, 260-261, masonry, steel, iron to 5-sty stone and brick loft; cost, \$1,000; owner, Lawrence Witzel, 519 Water st; architect, Max Miller, 115 Nassau st. Plan No. 254.

SULLIVAN ST, 209-211, new skylights, stairway, elevator enclosure to 5-sty storage and lofts; cost, \$5,000; owner, Samuel McCreery and others, 104 West 81st st; architect, Joseph Wolf, 103 Park av. Plan No. 215.

WILLIAM ST, 193, new 1-000-gal. tank, steel, partitions to 5-sty brick lofts; cost, \$1,000; owners, Wm. Zinsner Realty Co., 299 Broadway; architect, John H. Knobel, 305 West 43d st. Plan No. 25.

WOOSTER ST, 25, masonry to 3-sty dwelling and stores; cost, \$150; owner, Caesar Bianchi, 25 Wooster st; architect, Joseph Martine, 40 Baxter st. Plan No. 216.

13TH ST, 449-51 West, new ammonia condensers to 2-sty ice plant; cost, \$500; owner, Couron Bros. Co., 10th av and 13th st; architects, Charles Schaefer, Jr., Co., 401-3 Tremont av. Plan No. 214.

14TH ST, 331 East, masonry, windows and fire-escapes to 5-sty tenement and stores; cost, \$1,000; owner, Morris Neuman, 304 Pearl st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 230.

14TH ST, 205 E, masonry and new partitions to 5-sty stone and brick tenement; cost, \$300; owner, Est. of Alice M. Connolly care of Margaret E. Burns, 137 East 47th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 252.

14TH ST, 42 East, and 23 University pl, two new cedar tanks to 5 and 6-sty store and loft; cost, \$1,000; owner, Childs Co., 200 5th av; architect, John C. Westervelt, 36 West 34th st. Plan No. 221.

20TH ST, 39 East, new standpipe tank to 11-sty loft; cost, \$900; owner, J. Cleveland Cady, 39 East 20th st; architect, Earl C. Maxwell, 30 Church st; builders, Earl C. Maxwell & Co., 30 Church st. Plan No. 224.

21ST ST, 551 West, new doors, windows and partitions to 3-sty brick stores and loft; cost, \$600; owner, Acme Mortgage Co., 360 7th av; architects, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 240.

23D ST, 335 East, masonry, new toilet rooms and window to 3-sty stone and brick tenement; cost, \$500; owners, Elizabeth Caffrey, Est. of Mary H. Caffrey, 47 East Main st, Freehold, N. J.; architect, I. J. F. Gavigan, 1123 Broadway. Plan No. 253.

24TH ST, 148-150 E, steel, carpentry and masonry to 2-sty brick stable; cost, \$100; owner, Wm. Eradley Const. Co., 151 East 24th st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 244.

25TH ST, 152-56 West, new tanks, steel and fireproof pent house to 12-sty loft; cost, \$3,000; owners, Block & Goodman, 152 West 25th st; architect, Earl C. Maxwell, 30 Church st; builders, Earl C. Maxwell, same address. Plan No. 225.

25TH ST, 141-155 East, new coal bin, sprinkler, reservoir and locker room to 7-sty loft; cost, \$7,500; owner, New York Railways Co., 165 Broadway; architect, Charles E. Corby, 621 Broadway. Plan No. 209.

26TH ST, 36 West, new fire escape to 5-sty loft and store; cost, \$200; owner, Herman Laster, 202 South 1st st, Brooklyn, N. Y.; architect, Lee Samenfeld, 1192 Broadway. Plan No. 207.

31ST ST, 39-41 West, partitions, masonry and fireproofing to 16-sty stores, offices and lofts; cost, \$500; owners, American Real Estate Co., 527 5th av; architect, Richard Rohl, 128 Bible House; builders, Krep & Nezold, 80 Duane st. Plan No. 226.

41ST ST, 154-160 West, masonry and steel to 5-sty brick theatre and offices; cost, \$10,000; owners, Broadway & 41st St. Co., Real Estate Trust Bldg., Phila., Pa.; architect, Wm. Henry Hoffman, 39 West 38th st, care of J. R. Whiskeman. Plan No. 250.

43D ST, 544-546 West, windows and partitions to 5-sty tenement; cost, \$200; owner, Eugene Higgins, 1 Madison av; architect, Wm. S. Boyd, 203 West 14th st. Plan No. 233.

45TH ST, 141 to 147 West, new offices with partitions to 12-sty loft and office; cost, \$4,000; owner, William Crawford, 10 West 30th st; architect and builder, Christian H. Lang, 145 West 45th st. Plan No. 220.

48TH ST, 76 West, steel, masonry, partitions and plumbing to 4-sty brick residence; cost, \$5,000; owner, James A. Farley, Windsor Arcade, 46th st and 5th av; architect, Geo. Mart Pollard, 127 Madison av. Plan No. 248.

55TH ST, 349 East, new story to 3-sty dwelling; cost, \$2,000; owner, Rev. Jas. J. Flood, 351 East 55th st; architect, John V. Van Pelt, 381 4th av. Plan No. 222.

58TH ST, 225-227 West, masonry, fireproofing, lighting, carpentry to 4-sty brick stable; cost, \$15,000; owner, Jerome H. Monheimer, 2421 Broadway; architect, mason and carpenter, Christian H. Lang, 145 West 45th st. Plan No. 259.

62D ST, 152-154 East, steel and masonry to 5-sty brick tenement and stores; cost, \$1,900; owner, Wm. E. Good, Westwood, N. J.; architect, Joseph Mitchell, 332 West 24th st. Plan No. 242.

82D ST, 266 East, masonry, windows and partitions to 5-sty brick store and dwelling; cost, \$6,000; owner, Henry Siegel, 307 6th av; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 237.

94TH ST, 11 E, masonry and windows to 4-sty dwelling; cost, \$1,500; owner, Rose Kraus, 11 East 94th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 217.

95TH ST, 101 West, new doors and partitions to 5-sty bk store and tenement; cost, \$100; owner, Mary Kidd, 101 West 95th st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 239.

101ST ST, 76 East, steel, masonry and new partitions to 5-sty brick, store and tenement; cost, \$1,200; owner, Gumpert Seide, 24 East 99th st; architect, Frank Straub, 25 West 42d st. Plan No. 260.

103D ST, 105-107 East, masonry, steel, new partitions and stairway to 3-sty stone and brick synagogue; cost, \$12,000; owners, Gesheva Toras Chain of Harlem, 62 East 104th st; architect, Frank Straub, 25 West 42d st. Plan No. 247.

106TH ST, 205-207 East, masonry, steel, new stores and partitions to 4-sty tenements; cost, \$7,000; owners, Antonio & Theresina Granatelli, 200 East 105th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 243.

127TH ST, 65 W, partitions and masonry to 6-sty brick tenement; cost, \$200; owner, Philip Weinberg, 65 West 127th st; architect, Mitchell Shaub, 857 Beck st. Plan No. 240.

128TH ST, West, s s, 193.8 e of Amsterdam av, masonry and fireproofing to 4-sty brew house; cost, \$10,000; owners, Bernheimer & Schwartz, 128th st near Amsterdam av; architect, Fred S. Keeler, 140 Cedar st. Plan No. 229.

154TH ST, 169 West, new sky sign to 5-sty tenement; cost, \$450; owner, Frank Bach, 1658 1st av; architect, William F Wentz, 935 Broadway. Plan No. 212.

AV B, 185, windows and new partitions to 4-sty brick store and tenement; cost, \$150; owners, Est. of Mary Griffen, care of N. Y. Life Ins. & Trust Co., 52 Wall st; architect, T. J. Evans, 7 Cannon st. Plan No. 249.

BOWERY, 176, masonry and partitions to 3-sty store and lofts; cost, \$800; owner, Henry Blvn, 162 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 204.

BROADWAY, 1970-72, new stairs, dumbwaiter and partitions to 5-sty store and warehouse; cost, \$4,500; owner, Amos R. E. Pinchot, 60 Broadway; architect, Walter Haefell, 17 Madison av. Plan No. 218.

BROADWAY, 1560, masonry to 4-sty store and loft; cost, \$500; owners, Goodhue & Ed. de P. Livingston, Southampton, L. I.; architect, James J. F. Gavigan, 112 1/2 Broadway. Plan No. 223.

MADISON AV, 412, masonry to 5-sty tenement; cost, \$350; owner, Chas. L. Greenhall, 300 West 109th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 231.

PARK AV, 720-730, new windows and masonry to 5-sty hospital; cost, \$1,500; owner, Fred Sturges, pres., Presbyterian Hospital, Madison av and 70th st; architects, Wm. S. Gregory & J. Cleveland Cady, 6 West 22d st. Plan No. 228.

PARK AV, 103, stairway and partitions to 12-sty brick store and offices; cost, \$1,000; owners, 103 Park Av. Co., 103 Park av; architect and engineer, James P. Whiskeman, 39 West 38th st. Plan No. 251.

PARK AV, 948, new partition to 5-sty store and tenement; cost, \$150; owners, L. B. & A. S. Gutman, 12 East 80th st; architect, J. Sullivan, 245 East 80th st. Plan No. 219.

5TH AV, 239, masonry, wooden beams and skylights to 4-sty store and loft; cost, \$300; owner, Estate of Charles A. Coe, 69 Wall st; architect, Frank Schreiber, 125 Foster av, Brooklyn. Plan No. 211.

6TH AV, 190-208, new entrance to brick department store; cost, \$1,000; owners, The 14th St. Store, Henry Siegel, Pres., 311 6th av; architects, Geo. & Ed. Blum, 505 5th av. Plan No. 245.



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Plans Filed, Alterations, Manhattan (Continued)

STH AV, 2339, masonry and show windows, to 2-sty brick store and offices; cost, \$350; owner, Michael J. Adrian Corp., 137 East 34th st; architect, Chas. M. Sutton, 70 5th av. Plan No. 238.

STH AV, 814-828, partitions and new store window to 4-sty market and storehouse; cost, \$2,500; owner, New York Railways Co., 165 Broadway; architect, Charles E. Corby, 621 Broadway. Plan No. 210.

Bronx.

MACY PL, No. 857, 1-sty brick extension, 22 x 25, to 3-sty brick dwelling; cost, \$2,500; owner, Louis Amden, on premises; architect, Moore & Landsiedel, 148th st and 3d av. Plan No. 51.

188TH ST, 659, 1-sty frame extension, 16x10 to 2-sty frame dwelling; cost, \$250; owner, Pietro Criseuola, 655 East 188th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 57.

BATHGATE AV, 1604, 1-sty frame extension, 10.6x7 to 2-sty frame store and dwelling; cost, \$200; owner, Biagio Ginche, 344 West 45th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 53.

BOSTON ROAD, w s, from 181st to 182d st, 1-sty of brick built upon 2 and 3-sty brick Casino; cost, \$8,000; owner, Wm. Lowe, on premises; architect, Frank Wermeiner, 2136 Honeywell av. Plan No. 52.

CORLEAR AV, 3125, raise to grade 2-sty frame dwelling; cost, \$350; owner, Mrs. Jos. Flanagan, on premises; architect, John V. Squire, 3199 Broadway. Plan No. 58.

TREMONT AV, No. 486, new show windows, new partitions, to 3-sty frame store and dwelling; cost, \$200; owner, Chas. A. Becker, Tremont and Park av; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 50.

WHITE PLAINS AV, s e cor Wood av, move two 2-sty frame dwellings; cost, \$1,000; owner, Adam Vorndran, 412 East 147th st; architect, B. Ebeling, 1407 Taylor av. Plan No. 54.

WHITE PLAINS AV, e s, 326.4 s Guerlain pl, move 2½-sty frame dwelling; cost, \$350; owner, P. McGovern, on premises; architect, Jos. B. Gunnison, 1802 McGraw av. Plan No. 55.

WHITE PLAINS AV, 1377, move 2-sty frame dwelling; cost, \$300; owner, Mary Walsh, 4460 Park av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 56.

Brooklyn.

CLARKSON ST, s s, 130.4 e Nostrand av, repair fire damage to 3-sty distributing station; cost, \$10,000; owner, Abraham & Straus, 422 Fulton st; architects, Lord, Hewlett & Tallant, 345 5th av, N. Y. Plan No. 527.

COLUMBIA PL, e s, 20 s State st, interior alterations to 4-sty tenement; cost, \$300; owner, Alfonso Clemente, 193 Navy st; architect, W. J. Conway, 400 Union st. Plan No. 435.

COLUMBIA ST, s w cor Gates av, new elevator; cost, \$2,250; owner, Levy Baird, 2070 Bath av; architect, Reedy Elevator Co., 13th st and Willow av, Jersey City. Plan No. 480.

COLUMBIA ST, n e cor Mell st, extension to 3-sty factory; cost, \$1,000; owner, Sabbatino Del Monino, 437 Columbia st; architect, David A. Lucas, 98 3d st. Plan No. 476.

COURT ST, w s, 295 s Bryant st, plumbing to 1-sty saloon; cost, \$500; owner, Gustave Rodella, on premises; architect, David A. Lucas, 98 3d st. Plan No. 515.

FULTON ST, s w cor Cooper st, plumbing to 2-sty store and dwelling; cost, \$150; owner, Matilda Lubeck, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 469.

FULTON ST, s s, 93.6 w Hoyt st, exterior and interior alterations to manufacturing plant; cost, \$1,500; owners, Kramer & Epstein, 438 Fulton st; architect, Abm. Markowitz, 367 Fulton st. Plan No. 432.

HALSEY ST, s e, 60 w Throop av, exterior alterations to 2-sty dwelling; cost, \$300; owner, Wm. Jones, 320 Halsey st; architect, W. J. Conway, 400 Union st. Plan No. 441.

HEMLOCK ST, e s, 100 s Ridgewood av, exterior alterations and plumbing to 3-sty dwelling; cost, \$300; owner, Leo Lang, 185 Hemlock st; architect, L. J. Frank, Jr., 206 Crescent st. Plan No. 496.

JUNIUS ST, w s, 100 s Sutter av, new 1-sty extension, 22x30, to storage; cost, \$600; owner, Jacob Saltzman, 276 Junius st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 413.

LINWOOD ST, w s, 200 n Liberty av, interior and exterior alterations to 3-sty tenement; cost, \$200; owner, Bunardo Blande, 715 Liberty av; architect, C. P. Cannella, 60 Graham av. Plan No. 477.

LOMBARDY ST, n s, 103.10 from Kingsland av, hood covering for steam condenser to 1-sty ice plant; cost, \$800; owner, Ice Mfg. Co., 1170 Broadway, N. Y.; architect, B. H. Coffey, 149 Broadway, N. Y. Plan No. 447.

MONTAGUE ST, n s, 200 w Court st, interior alterations to office; cost, \$200; owner, City N. Y.; architects, Slee & Bryson, 153 Montague st. Plan No. 416.

RALPH ST, n s, 375 w Central av, new extension, 3-sty dwelling; cost, \$1,000; owner, Cath. Hink, 77 Ralph st; architect, Fred'k J. Hassan, 1373 Broadway. Plan No. 497.

ROSS ST, s s, 150 e Bedford av, interior alterations and plumbing to 3-sty dwelling; cost, \$400; owner, Wm. S. Salomon, 305 Broadway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 470.

SEDGWICK ST, n s, 140 w Columbia st, plumbing to 4-sty factory; cost, \$150; owners, Leker & Fink, 120 William st; architect, Chas. Wauthke, 15 Hull st. Plan No. 446.

WALTON ST, n s, 220 w Throop av, plumbing to 4-sty tenement; cost, \$100; owner, Caroline Meuser, 5 Moore st; architect, Louis Allmendinger, 926 Broadway. Plan No. 407.

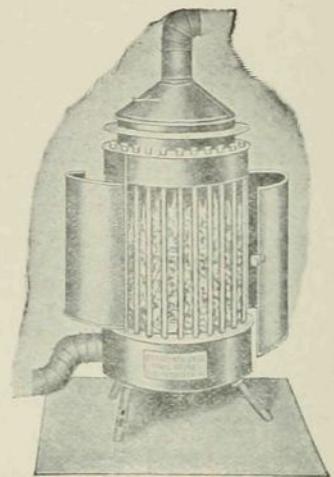
PROPOSALS

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., January 31, 1913.—Sealed proposals will be received in this office until 3 o'clock p. m. on the 14th day of March, 1913, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, interior lighting fixtures, and approaches) of the United States post office at Brookings, S. Dak. The building is to be of one story and basement and has a ground area of approximately 5,000 square feet; fireproof construction throughout, except roof; stone facing and copper and tile roof. Drawings and specifications may be obtained from the custodian of site at Brookings, S. Dak., or at this office, at the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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9TH ST. s s, 100 e 4th av, exterior and interior alterations to 3-sty dwelling; cost, \$400; owner, E. Divechtsen, 291 9th st; architects, Koch & Wagner, 26 Court st. Plan No. 458.

BAY 17TH ST, e s, 130 e Bath av, alter roof of 3-sty dwelling; cost, \$3,500; owner, Severeno Ursetto, 218 Lafayette av; architect, C. M. Straub, 147 4th av, N. Y. Plan No. 442.

67TH ST, n s, 260 e 12th av, extension to 3-sty dwelling; cost, \$550; owner, Edla M. Almquist, 1233 67th st; architect, Chas. B. White, 6323 New Utrecht av. Plan No. 501.

76TH ST, s s, 140 e 1st av, new elevator; cost, \$3,000; owner, Geo. Andrews, 226 76th st; architect, Gust Seaberg, 407 Douglass st. Plan No. 513.

CENTRAL AV, s e cor Bleeker st, moving picture booth in 1-sty Parish Hall; cost, \$150; owner, Rev. Jas. Hanselman, on premises; architect, C. P. Ward, 134 Chester av. Plan No. 474.

CHESTER AV, n e cor Church av, plumbing to 2-sty dwelling; cost, \$150; owner and architect, C. P. Ward, 134 Chester av. Plan No. 453.

FLATBUSH AV, w s, 335 s Farragut rd, extension to 3-sty store and dwelling; cost, \$200; owner, John Zemulng, on premises; architect, R. T. Schaeffer, 1522 Flatbush av. Plan No. 468.

FLATBUSH AV, e s, 623 n East 37th st, new store front; cost, \$400; owner, Simon J. Harding, 60 8th av; architect Peter William, 189 Montague st. Plan No. 519.

FLATBUSH AV, n e cor East 37th st, new store front; cost, \$175; owner and architect, as above. Plan No. 520.

GRAHAM AV, e s, 25 n McKibben st, exterior alterations to 3-sty store and show room; cost, \$300; owner, Hyman & Philip Cancenza, 118 Graham av; architect, Tobias Goldstone, 49 Graham av. Plan No. 486.

NASSAU AV, s s, 25 e Kingsland av, new extension to 3-sty dwelling; cost, \$1,500; owner, Hyman Weingarten, 179 Nassau av; architect, Emil J. Messinger, 394 Graham av. Plan No. 485.

NEW YORK AV, n w cor Dean st, bay window to 3-sty dwelling; cost, \$150; owner, Jas. H. Bennett, 1265 Dean st; architect, S. P. Swenson, 348 93d st. Plan No. 445.

OCEAN AV, w s, 75 n Ditmas av, extend bay window of 2-sty dwelling; cost, \$250; owner, J. F. Edwards, on premises; architect, Darien Greser, 589 Lexington av, New York. Plan No. 484.

OCEAN AV, e s, 337 n Albemarle rd, move 3-sty dwelling; cost, \$9,000; owner, John Z. Lott, 930 Flatbush av; architect, Ernest Greeine, 5 Beekman st, N. Y. Plan No. 517.

PROSPECT PARK WEST, e s, 20 s 18th st, toilet to 3-sty store and dwelling; cost, \$225; owner, Augusta E. Flick, 485 6th av; architect, Hy M. Entlich, 29 Montrose av. Plan No. 456.

RIDGE BLVD, n e cor Shore road, enlarge 1-sty garage; cost, \$125; owner, Miss Tolar, on premises; architect, Geo. Poval, 9014 Ft. Hamilton av. Plan No. 454.

RIDGE AV, s e cor Gates av, marquise to 3-sty dwelling; cost, \$200; owner, L. Passoroli, 852 Reid av; architect, Chas. Stucker, Jr., 449 West 38th st, N. Y. Plan No. 433.

ROCKAWAY AV, n w cor Somers st, exterior and interior alterations and plumbing to 3-sty dance hall; cost, \$10,000; owner, Daniel Heyman, 260 Arlington av; architect, W. Rolak, 358 Stone av. Plan No. 495.

RUTLAND RD, n s, 60 w Brooklyn av, plumbing to 2-sty dwelling; cost, \$125; owner, Augusta Jensen, 451 Rutland rd; architect, Thos. F. Denche, 1092 Nostrand av. Plan No. 420.

SHERIDAN AV, w s, 102 n Liberty av, move building 3-sty dwelling; cost, \$1,200; owner, Lou's Culolo, 1139 Liberty av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 444.

STONE AV, w s, 25 n Belmont av, new 2-sty extension, 4x11.2, to shop; cost, \$350; owner, Michael Diamond, 408 Stone av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 415.

STONE AV, w s, 50 n Belmont av, extension to 3-sty store and dwelling; cost, \$800; owner, Michael Diamond, 408 Stone av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 414.

SURF AV, s s, 255 e West 10th st, general repair to 1-sty amusement; cost, \$200; owner, Saml. Gumperlo, Parkway Baths, C. I.; builder, —. Plan No. 449.

WAVERLY AV, w s, 70 n Myrtle av, extension to 1-sty theatre; cost, \$5,000; owner, A. L. Fogel, 186 Remsen st; architect, C. B. Brun, 1 Madison av. Plan No. 492.

WILLIAMS AV, w s, 175 n Sutter av, extension 2-sty dwelling; cost, \$500; owner, Louis Behart, 272 William av; architects, Adelsohn & Feinberg, 1776 Pitkin av. Plan No. 430.

4TH AV, n w cor 77th st, exterior and interior alterations to 2-sty dwelling; cost, \$500; owner, T. V. Cain, 44 Court st; architect, J. S. Kennedy, 44 Court st. Plan No. 499.

5TH AV, s e cor Dean st, store front to store and tenement; cost, \$250; owner, Michl Bennett, 448 Dean st; architect, W. J. Conway, 400 Union st. Plan No. 434.

5TH AV, s w cor 53d st, exterior and interior alterations to office building; cost, \$3,500; owners, Glass & Liebermann, 5302 5th av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 512.

Queens.

CORONA.—Central av, e s, 50 s Buena Vista st, erect new store front and other repairs; cost, \$200; owner, J. Ehrelch, 224 13th st, College Point. Plan No. 138.

CORONA.—DeWitt st, w s, 240 n Jackson av, 1-sty frame extension, 20x25, on rear 2 1/2-sty frame dwelling, tin roof; cost, \$300; owner, W. Peck, premises; architect, A. DeBlasi, 51 Smith st, Corona. Plan No. 133.

EAST ELMHURST.—Bay Shore Terrace, n s, 540 w Manhattan boulevard, erect new stone foundation under dwelling; cost, \$500; owner, Herman Vaaeck, premises. Plan No. 137.

FAR ROCKAWAY.—Central av, 253, erect new electric sign; cost, \$200; owner, Frank Lovell, 253 Central av, Far Rockaway. Plan No. 131.

GLENDALE PARK.—Oceanview av, w s, 300 s Myrtle av, 2-sty frame extension, 20x18, on rear 2-sty dwelling, tin roof; cost, \$500; owner, Nicholas Boch, Oceanview av, Glendale Park; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 129.

GLENDALE.—Myrtle av, s w cor Witte st, 1-sty frame extension, 20x11, on rear 2-sty store and dwelling, tin roof; cost, \$200; owner, John Flach, 14 Witte st, Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 127.

JAMAICA.—Brown av, e s, 150 s South st, 1-sty frame extension, 13x19, on rear 1-sty frame dwelling, tin roof; cost, \$150; owner, E. Catalino, on premises. Plan No. 130.

(Continued on Page 334.)

PERSONAL AND TRADE NOTES.

HERBERT M. BAER, architect, has moved to the Francis Building at 665 Fifth avenue.

CLARENCE C. ISBELL, a manufacturer of stationary engines, died of pneumonia on Tuesday at his home, 540 West 165th street.

SENATOR JOHN B. ROSE and party are expected back from their recent Panama trip the first of next week. Mr. Rose is president of the Greater New York Brick Company.

THE HALL PARQUET FLOOR CO. has opened offices at 918 Fulton st, near Washington av, Brooklyn, and will cater to private trade in hardwood and parquet floors, scraping and refinishing a specialty.

THE ELECTRICAL EXPOSITION AND MOTOR SHOW of 1913 will be held at the Grand Central Palace, Lexington avenue, 46th to 47th streets, on October 15 to 25. The general offices of the exposition are at 124 West 42d street.

THE THOMAS T. HOPPER COMPANY, with main offices at 1326 Broadway, New York, has opened a branch office at Poughkeepsie. The company has erected a number of important buildings in that section.

CHARLES B. TRAVIS, who has been the contracting engineer for the Levering & Garrigues Co., structural steel engineers, since 1904, has severed his connection with that firm and taken an interest in the Cauldwell-Wingate Co., which he will serve in a similar capacity.

IN THE QUESTION AND ANSWER department of February 1 the statement was made that a pump under favorable conditions will lift water 83 feet. This was a typographical error and should read 33 feet, although it is seldom that a rise of more than 23 feet can be obtained.

The headquarters of the Brooklyn Water Heater Co., manufacturers of the well-known instantaneous gas waterheaters of that name, have been removed from 56 Myrtle avenue, Brooklyn, to larger and better quarters at 195-97 Plymouth street. Increased business has necessitated the change.

For the current year the following have been elected to pilot the White Plains, N. Y., Association of Master Plumbers; President, Wm. Hibbins; vice-president, James C. Farrell; secretary, R. J. Birch; financial secretary, George Gettel, and treasurer, R. J. Ellis.

Monday and Tuesday, April 14 and 15, 1913, will be the days of the first annual convention of the National Pipe and Supplies Association, to be held in Chicago, Ill. The Hotel Sherman has been selected as the headquarters, and all sessions will be held there.

THE MUNICIPAL ART SOCIETY is sending invitations to a meeting of the society on the evening of February 12, in the National Arts Club, 119 East 19th street, Manhattan, when the subject of Municipal Lighting will be discussed by Arthur Williams, general inspector of the New York Edison Company; C. F. Lacombe, chief engineer of the Department of Water Supply, Gas and Electricity; William Wentz, second vice-president of the O. J. Gude Company, and Charles R. Lamb.

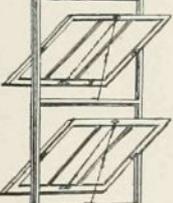
CHARLES H. PECKWORTH.—A petition in bankruptcy has been filed against Charles H. Peckworth, builder, of 631 Hudson street. Among his latest contracts were a post office building, two churches, building in Bank street for Enoch Morgan's Sons, and a building in West 127th street for the Bernheimer & Schwartz Brewing Company. His financial statement of May 1, 1911, showed assets \$302,619, liabilities \$522,092. He was the lowest bidder in 1911 for a section of the Lexington Avenue Subway from 40th to 53d street, his bid of \$2,750,000 being \$1,100,000 below the next bid; but he afterward withdrew his bid. Delay in awarding the contract was given as the reason.

BERRY BROTHERS, LTD., Detroit, Mich., has been incorporated with a capitalization of \$3,000,000. This sum is about the same amount, but in different form, of the limited partnership capitalization which was maintained until the articles of incorporation were filed to take effect January 1. The directors of the new organization are Thomas Berry, George H. Russell, Edwin Lodge, W. E. Pendleton and Frank W. Blair. The officers are: President, Frank W. Blair; vice-presidents, Thomas Berry and E. W. Pendleton; treasurer, George H. Russell; secretary, Edwin Lodge; assistant secretary, F. L. Colby; assistant treasurer, W. R. Carnegie; general manager, James S. Stevenson. The business was begun in 1858 by the late Joseph Berry. The limited partnership was organized about 20 years ago.

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FIREPROOF WIRE-GLASS WINDOWS

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OFFICIAL CREDIT RECORDS

JUDGMENTS.

Judgments are arranged alphabetically under dates filed. The first name on each line is that of the debtor, the second the name of creditor.

Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

D signifies judgment for deficiency. * signifies not summoned.

† signifies that the first name is fictitious, real name being unknown.

Judgments against corporations will be found at the end of each day's list.

Manhattan and Bronx.

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

FEB. 1.

Aldred, Jane E—H Weinsbank et al.....	81.13
Amowski, Jno—A Mishler	194.72
Baldwin, Jno—L Perlstein et al.....costs,	38.02
Battelli, Armando—G W Bricka.....costs,	81.97
Berger, Benj—H Chalmers et al.....	82.15
Brenner, Saml—J S Kile	274.01
Battele, Parkman—J Shenfield	45.12
Berry, Margt—M Manheim.....costs,	13.15
Cohn, Abe—H L Levant	37.35
Cassebeer, Elinor G P—Brooks Bros.....	106.65
Collins, Josephine—N Stark.....costs,	12.90
same—E C Fassett	costs, 13.15
Carden, Jas, Jr—D Albert et al.....	186.12
Di Lizia, Raefle & Indiana Cut Stone Works —Lincoln Iron Works	138.25
Danell, Andw P—M M Denison.....	8,041.89
Dorfman, Saml—A D Katcher	183.43
Einhorn, Moses & Annie B—I Cohen.....	164.72
Eichhorn, Richd—J H Mead Co.....	34.07
Fast, Saml—M Grundfast	115.90
Friedhoff, Maria R & Annie M exrs—M Brill et al	2,629.54
Gabriele, Antonio—T Filarda	141.91
Gaskell, Wm & Robt E—M Liebman.....	236.32
Greenberg, David—Weiss & Klaw Co.....	91.68
Gerbino, Louis J—R J Donovan Co.....	38.12
Hart, Edw—Wallach Bros.....costs,	109.28
Hahnel, Chas A—M Hahnel.....costs,	97.24
Hayden, Thos—G C Milk	83.54
Halpin, Wm—Chelsea Exchange Bank,1,248.05	
Joline, Adrian H & Douglas Robinson recrs— T Smith	1,307.78
Joline, Adrian H & Douglas Robinson recrs— H Hassall	440.68
same—J Hassall	1,135.52
Kaplan, Isaac L—S B Blood	43.31
Katzen, Jacob A—F D Griffin.....	304.24
Lipschitz, Albt—T J McLaughlin & Sons..... .....costs,	68.00
Larentzen, Hans K—Chas F Hubbs & Co.46.39	
Laux, Cath—I Schulman	218.63
Murphy, Edw D—Karbrak Chemical Co.68.19	
Moersch, Philip, Jr—M Buntrock.....	2,091.85
Monahan, Patk—E & E Eising.....	448.79
Queen, Wm et al—First Natl Bank of New Bethlehem	1,659.71
Stirrup, Frank & Chas—H S Hanaford.....	80.87
Sasson, Jos—L Spiro	41.81
Silver, Jno H—Simpson-Crawford Co.....	194.04
Sire, Leander S—T J Hayes Printing Co.1,578.37	
Small, Jas G—F G Braun	1,535.88
Stiner, Oscar—Northern Bank of N Y.....	298.25
Smith, J. Beakley—B J Conroy	236.41
Stein, Saml J—E Moysse et al.....	2,000.00
Travis, Alvia B—G Attanasio	162.17
Van Rensselaer, Lindsay—W Naddelman.66.65	
Von Klein, Jessie—G Wilson.....	265.40
Weissager, Annie—Bronx Natl Bank City of N Y	416.96
Weissager, Alex—N Galant.....	84.77
White, Frank E—Continental Co.....	65.30

CORPORATIONS.

Conrady Stevens Co—M Greenberg.....	317.91
Davis, Leheney & Co, Inc—J E Dodge.....	109.29
Felix Reich Agency, Inc—E Lovett.....	800.78
Kracker Sales Co—A W Shaw Co.....	292.79
Liederman Realty Co—J Gans.....costs,	140.08
Motor Finance Co—P J Todd, possession of chattels	102.33
N Y Bergen Co—E M Houghtaling et al.443.47	
Remington Standard Motor Co—M F Huberth	79.69
Trend Magazine Pub Co Inc & Drew & Lewis Inc—Naumann Mfg Co	334.21

FEB. 3.

Ahron, Geo M—Frank Russek Fur Shop, Inc.....	374.16
Albers, Henry F—J Schanz.....	293.96
Angelas, Angel, or Angel Angelops—S Kas- sewitz et al	308.35
Aquillina, Michl—D Brown et al.....	68.88
Baxter, Chas T—M L Petersen	31.15
Barneman, Edw—Carl Viale Co.....	44.58
Bachmann, Jas—T E Greenac.....	28.52
Barrett, Jno M—Jno Forsythe.....	38.02
Brown, Margt—H Simon	192.70
Buss, Louis C—J Steiner et al.....	206.48
Erunswick, Geo—United Secret Service Agency Inc	53.24
Brenner, Saml—J Finn	85.02
Bogachick, Saml—Lowell Realty Co.....	216.61
Corby, Chas A—L Van Riper	45.51
Conville, Wm T—T J McGuire.....	213.40
Chapman, Wm H—Southern Electric Co.120.94	
Currie, Wm H—American Play Co.....	220.51

Crane, Morris—E S Popper et al.....	174.65
Curtis, Mabelle P—S E & M E Bernheimer Co Inc	374.16
Cohen, Jennie L & Jack Quintus Cohen—A M Schieffeling et al	3,609.30
Cucce, Frank—D Centola	88.44
Castillo, Camilo—Eller Mfg Co.....	114.67
Cells, Ellen N—A K Rasche.....costs,	110.06
Chapman, Wm—Southern Electric Co.....	120.94
Cohen, Louis—S Weltzenblum.....	62.72
Conklin, Jno W—Quaker Oats Co.....	90.09
Cassellus, Henry—H C Asendorf.....	166.92
Clahr, Henry—J Hausman	88.30
Donnelly, Jas Jr—M Donnelly.....costs,	27.90
Desowitz, Saml & Kate—S Gordon.....	1,874.38
Eckman, Saml—S Kantor	79.72
Fechter, Adolph Jr—I Pressman	26.98
Flichtenfeld, Moritz—C A Auffmordt & Co.	280.38
Friedberg, Morris—A Kouпка	9.72
Fine, Morris—Advance Bldg Co	73.41
Frank, Nathan—L D Greenfeld et al.....	276.16
Gyves, Margt A—Fifty-ninth St Madison Av Co.....	479.04
Gladstone, Alice—L Adler	31.65
Gray, Jas A Jr—S V Appel.....	77.60
Griffin, Chas L—B Karp	83.74
Heyman, Abr—S Levy	41.25
Harris, Thos A—F Mork	420.90
Hill, Sara D—S E & M E Bernheimer, Inc.42.50	
Hunter, Jas V—Motor Finance Co.....	280.65
Iskowitz, Henri—S H Kurtz	29.65
Jackson, Jos W & Benj C—A Eleischer.361.95	
Junken, Jos de F—J Schanz.....	96.29
Kosloff, Theo—V Novotny	300.31
Le Vino, Alex—P Sussman	63.46
Lane, Frank A—Surplus Assets Co.....costs,	90.10
Locke, Chas E—State Bank of Norwood.1,133.25	
Miller, Bernard L & Harry—E E Belfour et al	1,832.86
Montegriffe, Agostine H—A W Meisel.....	66.13
Mowbray, Sydney J—Tomahawk Realty Co.	44.41
McGrath, Geo W—Northern Bank of N Y.....	615.23
Miller, Clarence J H—L G Blower.....	236.16
Maloney, Edw J—United Distillers Co.....	68.70
McPartland, Stephen J—Louis Rosenheim & Co.....	946.22
Minaldi, Jno A—Yorkville Roofing Co.....	79.72
Metcalf, Harry W—De Rivas & Harris Mfg Co.....	225.12
Messimer, Hillary C—W E Lake et al.....	520.80
Normoyle, Jno S—J Hahn et al.....	79.75
Ottenheimer, Alfred & Lillie—G J Adams.....	2,268.18
Pergament, Benj—S Jacobs et al.....	175.95
Rubsamen, Ernest E—E J Ryan.....	368.08
Rapp, Wm Jr—J M Hess.....	796.38
Renez, Simon—United Distillers Co.....	68.70
Robert, Henry J—D Robinson et al.....	51.41
Reardon, Wm—Hans Rees Sons, Inc.....	265.32
Reader, A Landon—F W H Crane et al.294.19	
Same—same	274.04
Ropiek, Morris—Shaffer & Kaplan.....	155.31
Roilly, Chas—A Howey	1,648.39
Rendall, Robt J & Louis C Le Page—W J Harrigan	20.50
same—Dry Goods Pub Co et al.....costs,	10.50
Schell, Frank R & Nathl Huggins—J L Boisse	830.63
Sayles, Alice—N Galant et al.....	20.31
Swan, Danl F & Herbt E Crandell—Cortland Savvs Bank	1,086.72
Simone, Paul—J L Moriarty	128.50
Strickland, Alfred J—F E Oswald.....costs,	12.35
Sperry, Wilber M—Thibaut & Walker Co.107.29	
Sire, Leander S—T J Hayes Printing Co.254.54	
Schor, Geo—Traubner Levison Co.....	177.16
Spry, Sarah—A Blechner.....costs,	108.85
Scheinberg, Saml—L Keller	120.11
Schwartz, Leon—J M Kendal.....	185.70
Sutphin, Wm I—M H Pulaski.....	21.41
Stillenwerf, Harold E—E Thees et al.....	287.41
Tomashefsky, Abr—M Stern et al.....	182.99
Tilley, Harry H—Waterbury Co.....	99.26
Tagliavia, Fredk T—T M Randolph et al. .....costs,	271.80
Travis, Walter W—Sheppard Knapp & Co.118.85	
Williams, Wm A & Kath M—Interborough Sign Co.....	152.32
Ward, Beverly—C T Mernar	46.24
Warner, H Dudley—Ostrandter & Co, Inc.108.95	
Wechsler, Adolph—W & J Sloane.....costs,	71.94
White, Clayton E exr—J Rankin.....	371.49
Zirinsky, Jos—I Pinner & Son.....	29.40

CORPORATIONS.

Bermuda Atlantic Steamship Co—P Manson.	17,422.11
Bankers Surety Co—Suburban Land & Im- provement Co.....	71.78
Glenada Holding Co—Otis Elevator Co.132.36	
G F Hall Co—S Duberstein	773.38
Halley Land & Impt Co (now known as the Annex Home of N Y City Inc)—J Fuss.287.28	
Independent Order Ahawas Israel—L Midler.	551.03
K & J Soap Mfg Co—Grady Mfg Co.....	36.11
Mercury Realty Co—J Finn.....	30.90
Northern Hotel Co—V Forman.....	1,021.87
New Jersey & N Y R R Co—W F Kline.2,625.07	
N Y & Florida Lumber Co—J S Webb.....	599.50
Richmond Press Co—J Irving.....	80.12
Occidental Constn Co—C Miller.....costs,	109.60
Troutman Aur Rubber Tube Co & Ira Traut- man—A W Veunn	499.02
United Gas Light & Mfg Co—W R Benjamin.	461.12
W E Smith Inc—Sargent & Co.....	201.77
Walkup, Baldwin & Co, Inc—E W Hatch. .....costs,	96.08

FEB. 4.

Acee, Acee M—S R Sakal	181.17
Anderson, Sarah—N Y Tel Co	29.43
Attila, Rose S—same	29.57
Atwell, Geo—same	31.43
Abramson, Etta & Max Loewinthan—Century Bank of City of N Y.....	529.41
Barkom, Meyer—E Kaufman et al	143.54
Boyce, Edwin W & Fenwick Hatfield—Curtis- Blaisdell Co	1,004.50
Becher, Nathan—A Sanders	185.00
Blank, Saml—S Solomon	136.54
Beckow, Sigmund—E Kaufman et al.....	146.64
Beckelman, Harris, Jacob Moskowitz* & Jos Kaufman—State Bank	343.84
Byrne, Ethel H—N Y Tel Co.....	15.77
Burke, Claire M—same	38.25
Brown, M Nelson—Standard Plate Glass Co.	148.35
Benedetto, Michl—Security Bk of N Y.1,033.90	
Benedetto, Michl & Maria—same.....	649.85
Becher, Nathan—N Y Tel Co.....	15.41
Bassermann, Henry—same	18.78
Blumenfeld, Jac—S Greene.....costs,	13.36
Berman, Morris W—same	25.22
Bevins, M Spencer—A F Caldwell.....	204.41
Bruckenstein, Adolph—Aaron Buchsbaum Co.	1,364.38
Black, David—Commercial Casualty Ins Co	64.41
Bergoffen, Saml & Annie—R Franklin.....	57.72
Blassie, Frank & Vincent Vicorro—N Y Tel Co	50.82
Bonigshn, Ray F—N M Sullivan	41.31
Bernstein, Abr—B Trusch	29.65
Burrows, Wellington E—A Hussey Leaf To- bacco Co	164.78
Catalano, Guiseppa—P Weber	680.00
Custy, Mary—F Grauer	49.67
Cheiman, Saml—B Goldman.....costs,	107.35
same—G F Johnson, Jr.....costs,	108.13
Ciarlante, Ariberto—E Ciarlante.....costs,	111.03
Callan, Jno & Natl Surety Co—People, &c.	1,000.00
Danzig, Louis—J Meislin & Sons.....	254.99
Dubinsky, Harry—Ed Freund & Co.....	95.81
Dale, Theo B & Emil Weiss—People, &c.500.00	
Dunaway, Frank E & Mary S—N Y Tel Co.21.92	
Denzer, Sydney W—same	84.00
Dunn, Jos—same	59.99
Decker, Garret B—E W Thompson	517.27
Drucker, Mary exr—E Grodjinski or E Davis	68.00
Denfert, Caroline—N Y Tel Co.....	19.31
Dein, Herman H & Philip H—N Knudson.61.25	
Daniels, Sadié—L Sprinz	86.67
Di Pano, Cesaer—J Santora.....	69.01
Elkin, Morris—S Israel—J L Block.....	119.98
Ebbert, Milton R—M Caspe.....	124.55
Finkelstein, Israel M—D Banks et al.1,530.48	
Freund, Adolph—P J Dunn.....	59.72
Friedman, Henry—S Levine et al.....	60.31
Feintuch, Myer & Sarah Bloom—M Plotkin.	151.41
Freeland Wm, Patk J Sullivan Co & Roland J Kiesling—M Malbin	531.78
Earl, Robt—N Y Tel Co	34.23
Fallour, Ellen—Hotel Martinique	23.26
Frazer, Ethel K or Ethel K Mittenhal—C F Keehoe	1,213.79
Goldberg, Abr I—J J Healy.....	35.61
Goldbaum, Harry L—State Bank	229.72
Gregory, Jas—Mausser Mfg Co.....	51.75
Golden, Louis—M Litwin	32.72
Glassner, Henry—D Westerman.....costs,	23.36
Ganzl, Rosario—Ed Corning Co.....costs,	23.36
Gillis, Jos F & Bertha E Merrell—Frank & Lambert, Inc	461.21
Gulbrandsen, Michl A admr—Lord Electric Co	104.28
Gerrity, Kate—City of N Y.....	108.29
Gerrity, Chas—same	108.29
Gennus, Martin—Lawyers Title Ins Co.105.54	
Goldowitz, Isaac & Abr Epstein—Henry Kup- fer Co	92.40
Huels, Emil J—M S Birkhahn	145.35
Horwitz, Arthur J—D Rich et al.....	62.41
Hoagland, Chas F & Edmund Batchis—C A Hoagland	340.88
Hillman, Harry—New Amsterdam Holding Co	230.95
Horowitz, Jos—A Cohen	120.63
Herter, Otto J—E. Karpel	184.23
Hurgin, Perla—C Bernstein	23.36
Hartford, Jno A—Greenwich Bank.....	168.39
Jackson, Jac W & Benj C—A Bleischer.361.95	
Karpless, Herman—R D Lillibridge.....	187.11
Kaiser, Carl—F B Sullivan	36.91
Knight, Herbt—W E Rudge	135.32
Karp, Henry T—M Albert.....costs,	23.36
Kelly, Jos P—Mutual Auto Accessories Co of America	66.12
Kleinberg, Jac—R W Horner.....costs,	23.36
Klirsch, Abe—J L Graf	325.57
Lippman, Israel—M Reider	103.93
Leavitt, Geo—E Hrummendinger	67.01
Lindner, Isaac—M Smulovitz et al.....	199.59
Lansman, Saml—S Phillips et al.....	171.01
Long, Franklin B—A Hussey Tobacco Co.43.91	
Levin, Louis & Jac B Cooper—B Brown.5,659.97	
Lichtenstein, Julius—N Y Times Co.....	231.01
Milman, Herman—L J Rubenstein.....costs,	70.15
Myles, Jas—J Ehrlich & Son	584.09
Marcuson, Sam—Smith, Perkins & Co.....	60.18
Mitchell, Wm—F Garday	300.00
Mellis, Norman T M—L S Watts.....	11,896.10
Martinowitz, Herman & Simon Freiman—L Schaffler	97.97
Moss, Geo A—Farrington & Whitney.....	345.48
Mildner, Wm C—N Y Tel Co	28.24
Myer, Julius & Chas Golden—People, &c.500.00	
McDonald, Jas P—E McDonald.....costs,	125.02
Mendelsohn, Morris J—D Hurwitz et al.28.41	

Table listing names and amounts, including Moore, Cecil G., Mizl, Louis, Mayer, Jos B, Mincho, Carrie, McDonald, Josephine, Michaelson, Sam, Munson, Sarah, Newack, Elka, Newson, Nathan, O'Day, Chas T, Probst, Eliz, Pinckney, Irvington, Price, Elvin J, Pronk, Edw R, Pinto, Peter, Polhemus, J, Queenan, Thos, River R R Co, Rosthal, Saml, Rosthal, Jas & Saml, Rogers, Isaac, Rosner, Louis, Rosenthal, Emanuel, Rothschild, Rudolph, Rocco, Lucia, Rich, Berthold R, Ross, Sylvester, Jr, Rosgaliner, Maurice, Rosenblatt, Benj, Riker, Ellwood S, Stark, Abr, Sabsowitz, Jno, Strickland, Josephine, Sberusky, Saml, Sloan, Wm H, Steinert, Harry, Schulze, Frank, Siviglia, Ernesto, Senderowitz, Pincus, Slutsk, Harry, Smedley, Mary, Svirgals, David M, Sullivan, Mary E, Stone, Aug S, Simon, David, Salmon, Sydney A, Sinise, Frank R, Starr, Nathan, Topf, Bernard L, Talcott, Maria T, Vincent, E B, Ullman, Max, Vicarro, E Vincent, Violante, Jno, Weiss, Aaron, Wood, Howard, Weiman, Geo G, Winter, Julius, Walker, Jas H, Wilkinson, Eltoft W, Wolf, Henry, Whittaker, Thos E, Wiener, Abr, Weiss, Fred L, Zirmusky, Jos I, Zellman, Jos, Goer.

CORPORATIONS.

Table listing corporations and amounts, including Atterbury Motor Car Co, Frank Dunham Co, T Bloom & Co, Hennessey Realty Co, J A Wigall Co, Francis Howard Corp, Randerson Auto Parts Co, Gordon Theatre Co, Birch Realty Co, Legal Realty & Mtz Co, Broadway & 43d St Bldg Co, S B Constn Co, Mary Scharnberger, Reliable Trading Co.

FEB. 5.

Table listing names and amounts for Feb 5, including Ar buckle, Susie, Anspacher, Jos E, Attlx, Albt A, Aiken, Jos, Brand, Meyer, Balley, Rachel, Baldwin, Willard C, Ball, Walter T, Bursky, Mary, Burns, Wm M, Fernbach, Nathan, Brenner, Jos, Blanch, Jas, Balley, Chas, Brennan, Agnes L, Burlat, Alex V, Carbone, Frank, Clarke, Jas, Call, R Ellsworth, Coggeshall, Sumner G.

Table listing names and amounts, including Carlo, Salvatore & G, Conover, Edwin K, Class Journal Co, Cohen, Dudley, Cohen, Reuben, Cluen, Jno, Cannon, Wm F, Cantey, Henry E, Chaikin, Harris, Dudley, Sarah T, De Gruchy, E, Dobris, Benj, Durinick, Jos C, Dynes, Jos C, Daub, Emanuel, Danziger, Israel, De Villiers, Theresa L, Dede, Diederich, Driesen, Chas M, Frisbie, Clara B, Feldman, Hyman, Farley, Wm W, Foye, Andw E, Fraib, Robt C, Freeman, Morris, Friedlander, Wm T, Ford, Jno, Fox, Emanuel, Ferrigan, Mary F, Gregg, Chas G, Gilbert, Sarah, Guttentag, Jos, Gray, Jno, George, A Moss, Ginzold, Lillian, Goldfarb, Mamie, Goodspeed, Benj F, Gitt, Harry N, Hicks, Geo H, Huss, Eugene H, Herman, Golda, Hunt, Wm H, Harris, Ira H, Hills, Wm & Wm Jr, Hynd, Wm & Robt, Hakanson, Terese, Helliker, Percy, Jewett, Edw W, Jacobs, Bessie, Kosofsky, Jacob, Keller, Louis, Kelly, Arthur J, Kelly, Michl J, Kramenetsky, Alex, Kahn, Jacob, King, Harry D, Klingler, Henry, Kelly, Franklyn, Kaller, Jas or Joe, Kipus, Wm S, Luke, Jos C, Lipschitz, Alex, Loebel, Milton F, Leviton, Annie, Montgomery, Fredk G, Murray, Nelson S, McKibbon, Martha R, McCall, Anna, Mittenzwei, Fredk D, Muller, Gustav P, Maltin, Leo, Matonti, Domenico, Miller, Abr, Merton, Adolph, Miller, Edw, McMurtie, Douglas C, Meyers, Jno, McGill, Jas, McGlone, Chas T, Meyer, Marguerita, Meyer, Louis, Morrison, Nathan, Mandel, Oscar, McAllister, Jno, Mrgynew, Mlondenor H, Maier, Chas E, McCreary, Alfred A, Mason, Cassity E, Atwood & Mary W, Mark, Wm A, Newlin, Chas, Nicholls, Wm, O'Connor, Jas L, O'Bierne, Mary, Oppen, Lena, Petrone, Maria, Vigliano, G, Puff, Harry O, Putenzano, Jno, Potter, Fredk, Quinn, Wm H, Robinson, Walter W, Reichman, Morris, Rous, David, Rabinowitz, Chas, Ryer, Luther A, Reeber, Wm C, Roth, Henry, Reynolds, Wm F, Rae, Albt F, Ruvek, Vaerl, Roth, Anthony, Schropshire, Ralph, Schwartz, Adolph, Simmonds, Caroline, Schomer, Abr I, Steinberg, Sarah, Schwartz, Nathan, Seregano, Cosimo.

Table listing names and amounts, including Schoen, Saml, Smith, Jas F, Speck, Wm J, Schettini, Pavlo, Shirk, Barnett, Scharff, Edw, Schmitter, Paul E, Smith, Geo V, Simon, Kassel Frank, Steinhert, H Wm, Silberman, Meyer, Siegel, Chas M, Shaffer, Chas W, Schwartz, Abr, Schlesinger, David, Schlesing, David, Stanton, Willard G, Solmka, Nathan, Siebrecht, Henry A, Tower, Wm T, Tracy, Fletcher, Vanderhoof, Frank E, Wetmore, Judson D, Weissberg, Meyer, Weindell, Chas F, Weaver, Thos N, Weissfog, Oscar, Wollenschlager, Geo A, Wagner, Dominick, Woods, Howard T, Youngman, Wm L, Yetman, Chas E.

CORPORATIONS.

Table listing corporations and amounts, including M R E Holding Co, Paragon Press Co, Birch Realty Co, Jones Keyser Co, U S Parlor Suit Co, Greenwich Cold Storage Co, Automobile & Cycle Co, Sitka Fur Dyeing Works, Consolidated Gas Co, Whitehouse Lunch Co, Chautauqua Planing Mill Co, Aronson Mercantile Co, Century Sales Co, Legal Realty & Mortgage Co, Companhia Exportadora de Cafe, W E Hanna, Jos Beck & Sons, Northern Counties Investment Trust, New York White Cross Milk Co, Knickerbocker Ice Co, Duth-Amit, Dreseher Rothberg Co, Andrus, Leon A, Baum, Leo C, Bodker, Albt J, Burns, Jeremiah, Bercowitz, Carl, Ruxton, Benj A, Bendheim, Adolph M, Bloch, Herman, Barnes, Wm D, Bianchi, Vincent, Bianchi, Ernest, Baker Grace, Renesch, Miriam, Berg, Jacob, Cangialosi, Victor, Caldwell, Mark A, Church, Mary A, Callinan, Irene, Coleman, Geo D, Campbell, Ida, Cowen, Chas A, Carey, Wm E, Cameron, Doris, Duncan, Henry S, Diaz, Jose, Doscher, Geo, Dika, Juliette, Druss, Louis, Drucker, Louis, Drucker, Sol, Davis, Jos H, Dahlgren, Einthrop, Dunn, Wm T, Doyle, Anna J, Elovich, David, Eber, State Bank, Emanuel, Benj G, Flinn, Walton H, Front, Louis, Frederickson, Oscar, Fenick, Saml, Foye Andw E, Grant, Wm L, Gallagher, Jos, Gall, Geo F, Gallagher, Thos P, Grosman, Eva, Goldner, Hyman, Goodman, Judah, Gmelch, Jos P, Greene, Headley M.

FEB. 6.

Table listing names and amounts for Feb 6, including Andrus, Leon A, Baum, Leo C, Bodker, Albt J, Burns, Jeremiah, Bercowitz, Carl, Ruxton, Benj A, Bendheim, Adolph M, Bloch, Herman, Barnes, Wm D, Bianchi, Vincent, Bianchi, Ernest, Baker Grace, Renesch, Miriam, Berg, Jacob, Cangialosi, Victor, Caldwell, Mark A, Church, Mary A, Callinan, Irene, Coleman, Geo D, Campbell, Ida, Cowen, Chas A, Carey, Wm E, Cameron, Doris, Duncan, Henry S, Diaz, Jose, Doscher, Geo, Dika, Juliette, Druss, Louis, Drucker, Louis, Drucker, Sol, Davis, Jos H, Dahlgren, Einthrop, Dunn, Wm T, Doyle, Anna J, Elovich, David, Eber, State Bank, Emanuel, Benj G, Flinn, Walton H, Front, Louis, Frederickson, Oscar, Fenick, Saml, Foye Andw E, Grant, Wm L, Gallagher, Jos, Gall, Geo F, Gallagher, Thos P, Grosman, Eva, Goldner, Hyman, Goodman, Judah, Gmelch, Jos P, Greene, Headley M.

Judgments—Manhattan and Bronx (Continued).

Table listing judgments in Manhattan and Bronx, including names like Gutman, Rosé & Gaines, and amounts such as 74.96, 53.11, etc.

CORPORATIONS.

Table listing corporations such as Acken Nightingale Constn Co, Weller Mfg Co, and amounts like 372.41, 319.77, etc.

Table listing corporations and individuals such as Cafl Mack Mfg Co, M Hartley Co, and amounts like 389.41, 8,221.22, etc.

FEB. 7.

Table listing individuals and corporations for Feb 7, including Adams, Jno Q, Appell, Aug-B, and amounts like 85.00, 106.72, etc.

Table listing individuals and corporations such as Ross, Chas B-M M Hamilton, Reichman, Elias-W I Cohn, and amounts like 38.12, 1,050.27, etc.

CORPORATIONS.

Table listing corporations such as Sun Constn Co, Power Co, Sunray Electric Lamp Mfg Co, and amounts like 162.35, 13.98, etc.

Borough of Brooklyn.

JAN. 30.

Table listing individuals and corporations for Borough of Brooklyn, including Apotow, Morris-City N Y, Amsterdam, Edw & *Mary, and amounts like 260.00, 185.90, etc.

Table listing individuals and their associated values, including Lewis, Burt G., Levy, Jos, Levin, Morris, Lerner, Jacob, etc.

Table listing individuals and their associated values, including Conroy, Thos, Cassebeer, Elinor, Davidson, W M A, etc.

Table listing individuals and their associated values, including Bozzicoloma, Louis, Blake, Clarence, Boyce, Jos A, etc.

CORPORATIONS.

Table listing corporations and their associated values, including Parkway Home Co, exr., L I College Hospital, etc.

FEB. 3.

Table listing individuals and their associated values for Feb. 3, including Benevides, Saml, Bochenek, Hyman, etc.

CORPORATIONS.

Table listing corporations and their associated values, including Angelo Constn Co, Dautless Realty Co, etc.

FEB. 4.

Table listing individuals and their associated values for Feb. 4, including Betta, Jos D, Beltz, Richd, Cohen, Michl, etc.

CORPORATIONS.

Table listing corporations and their associated values, including Acme Homes Co, Bklyn Union Elev R R Co, etc.

FEB. 5.

Table listing individuals and their associated values for Feb. 5, including Altieri, Pietro, Andrus, Leon A, etc.

Table listing individuals and their associated values, including Ferber, Jno, Faxon, Eliz, Frederickson, Oscar, etc.

CORPORATIONS.

Table listing corporations and their associated values, including Woodhull, Jesse W, Advance Realty Constn Co, etc.

SATISFIED JUDGMENTS.

Manhattan and Bronx. The first name is that of the debtor, the second that of the creditor.

FEB. 1.

Table listing individuals and their associated values for Feb. 1, including Doyle, Andw, Roth, Edw A, etc.

CORPORATIONS.

Table listing corporations and their associated values, including Auto Owners Sales Co, Northern Bank of N Y, etc.

FEB. 3.

Table listing individuals and their associated values for Feb. 3, including Adler, Carl, Bechtold, A Chas, etc.

CORPORATIONS.

Table listing corporations and their associated values, including Adler, Carl, Bechtold, A Chas, etc.

Table listing corporations and their associated values, including Board of Education, Columbia Machine Works, etc.

JAN. 31.

Table listing individuals and their associated values for Jan. 31, including Bernstein, Dora, Bonner, Liddie, etc.

FEB. 1.

Table listing individuals and their associated values for Feb. 1, including Barling, Chas A, Bon Klein, etc.

Satisfied Judgments, Manhattan & Bronx (Continued).

FEB. 4.

Baans, Cornelius P; 1912—J I Weller et al. 1,007.12
Furniss, Wm P; 1912—B A Furniss. 140.48
Hand, Eleanor A M; 1913—S K Anderson et al. 588.47
Henry, Edw M; 1912—F A Raftery. 261.28
Hubbell, Jno J & Jno M Beninger; 1912—J P Nordell. 850.00
Lawrence, Robt C; 1913—Morgan & Wright. 299.14
Loftus, Thos J; 1912—J T MacWilliams. 181.64
Mehlowitz, Philip; 1912—V Samet. 363.33
Rodríguez, Adelaide; 1911—Central Chandler Co. 66.91
Seaman, Franklin T; 1913—Liberty Nassau Bldg Co. 138.51
Strauss, Albt H; 1912—D C Thomas. 1,113.91
Watson, Grace E; 1912—H Fischer et al. 164.11

CORPORATIONS.

Hoyt Realty & Leasing Co; 1913—N Y Edison Co. 143.73
Rocella Realty Co; 1912—Empire Grille Co. 189.63

FEB. 5.

Altman, Benj; 1913—E Schweinberg. 234.27
same; 1910—same. 9,029.52
same; 1911—same. 288.95
Engbrock, Jos; 1912—M Scheiblick et al. 203.13
Fiedelman, Morris; 1912—A Sender. 26.91
Grady, Robt O Jno O; 1912;—Fleming Cont Co, Inc. 342.04
Hirsche, Harvey; 1912—G Fischer et al. 85.60
Holtz, Henry; 1909—City of N Y. 105.48
Manahan, Jos; 1910—J B Regan. 250.57
McElravey, W Lincoln; 1912—R A Keasby Co. 165.55
McGilliray, Duncan; 1903—E R Maitinsky. 57.60
Robins, Thos; 1909—People, &c. 1,000.00
Stenberg, Isidor P; 1910; Stone Bros Dress & Waist Co. 43.26
Taaffe, Jno P; 1901—A C Gildersleeve. 146.61
Trainor, Jno & Geo; 1912—H Davidson. 149.72
Wylie, Jno & Eliza J Chalmers; 1913—Rudolph Bros Co. 2,060.00

CORPORATIONS.

American Encaustic Tiling Co, Ltd; 1911—E E Alexander et al. 124.91
American Encaustic Tiling Co, Ltd; 1913—E E Alexander et al. 138.10
same; 1910—same. 5,941.38
City of N. Y, Snare & Triest Co & Bernard Rolf; 1911—F Drummond. 2,736.46
same; 1913—same. 96.98
Kitchen Impt Co; 1912—C Shapiro. 399.53
Kitchen Impt Co, Peter Bock, Jno Schmidt; 1912—Knickerbocker Lime Co. 115.56
Mason Seaman Transportation Co; 1913—H Goldman. 71.66
W A Mallett Co & Wm A Mallett; 1912—Greater N Y Brick Co. 1,035.67

FEB. 6.

Clark, Arthur G; 1911—P C Ten Eyck. 71.50
Goldberg, Dora & Wm H Goldberg; 1912—H H Harris. 148.20
Goldberg, Dora; 1912—H H Harris. 509.41
Holtz, Henry; 1911—City of N Y. 45.82
Hermann, Aug; 1913—O Alshut. 500.00
Hennon, Madge I; 1913—H D Tudhope. 1,380.62
Hawley, Arthur A; 1907—Bowker Fertilizer Co. 81.34
Levett, Harry S; 1909—J Klein. 60.57
Loughran, Wm H; 1912—Wm Sherwood, Inc. 44.50
Pollet, Meyer; 1912—A H Molomat. 149.00
Schaefer, Rudolph L; 1912—A Richards Shoe Co. 39.41
Strohn, Salim; 1905—L Burger et al. 407.32
Schaefer, Rudolph L; 1912—Amsterdam Rubber Co. 168.77
same; 1912—Shoe & Leather Mercantile Agency Inc. 75.51
same; 1912—H Hirsch et al. 159.36
same; 1912—A J Bates & Co. 231.14
Snyder, Wm L; 1912—North River Lumber Co. 81.71
Strohecker, Jno A; 1911—McNamara. 52.86
Sinks, Clinton P; 1913—Kerr & Co, Inc. 171.87
Tyrrell, Jno J; 1909—C Adler. 106.09
Wolf, Meyer J & Sol Mutterperl; 1913—Gelman & Musliner. 150.97

CORPORATIONS.

N Y Transportation Co; 1913—C MacCrudden. 1,643.84
M Cohen & Bros & Israel Pitkowsky; 1913—L Hefter. 39.65

FEB. 7.

Blair, Ethel B; 1912—Whitehouse Co. 119.41
Bottjen, Henry J; 1912—W L Blumberg et al. 47.80
*Gottlieb, Saml; 1910—R Reiss. 1,660.80
Marsden, Jno & U S Fidelity & Guaranty Co; 1913—People, &c. 1,000.00
Mooyer, Mary E; 1913—Fred V Calder. 485.55
Rosencrans, Henry; 1912—G F Lawrence. 375.41
Rausch, Henry L; 1912—Ronalds & Johnson Co. 137.60
Stannard, Ambrose B; 1913—Van Kannel Revolving Door Co. 436.43

CORPORATIONS.

Hamilton Terrace Co; 1912—A Pardi Tile Co. 209.41
Post & McCord; 1913—J Johnson. 105.50
same; 1912—same. 13,128.06
Alfred E Norton Co; 1912—E D Pratt. 135.73
same; 1911—same. 11,315.78
D Murphy Trucking & Rigging Co; 1913—T Sullivan. 677.28
Social Reform Press; 1912—J McDonald. 2,188.34
W H Mullins Co; 1913—Butilh Smith, McMillan & Co. 14.32
Rock Plaster Mfg Co; 1913—H Taylor. 3,127.37
Catholic Women's Benevolent Legion; 1906—T Wise. 704.31
*Wells & Marvin Co; 1913—H Greene. 1,627.24

Borough of Brooklyn.

JAN. 30.

Cicccone, Giuseppe & Pasquale; 1912—J Marcello. 336.90
Carter, Ida E & Wm Miles; 1911—T P McKenna. 1,110.90

Hollister, Stanislaus T; 1910—Columbia Mantel Co. 50.62
Mitzer, Fredk; 1908—A Levy. 177.37
Partridge, Harry C & Lewis L Wendell; 1912—W J Kelly. 96.88
Partridge, Henry C & Louis L Wendell; 1912—Lieb & Buchalter. 59.40
Sanders, Danl O & Saml; 1912—Spencer Heater Co. 133.40
Schrenkelsen, Walter & Francis Baumer; 1912—S S Johnson. 189.11
same; 1912—same. 136.12
*Serr, Rose; 1912—J S Sulsky. 54.40
Smullian, Jos; 1907—C A Miller. 37.91
Worthley, Herbert S; 1911—N Y Tel Co. 35.12

CORPORATIONS.

Brooklyn, Queens Co & Suburban R R Co; 1912—Mary E Smith. 405.60
Nassau Elec R R Co; 1912—A Mathews. 325.00
same; 1912—N F Ryder. 3,878.85

JAN. 31.

Findlay, Norman P, Rowland J Simes, Jr & Wm H Roberts as Comr Creditors re Baron B Johnson; 1912—City N Y. 106.78
*Haggerty, Agnes F, Frances F, Jno F & Jos J McCullough; 1912—S Rosenberg.
Rader, Aug C; 1906—D Kleinberger. 1,335.11
Ryan, Walter; 1912—Einney-Godfrey Co. 173.04

CORPORATIONS.

National Fire Ins Co of Hartford, Conn; 1913—S J Singer et al. 107.70
same; 1912—same. 1,592.47

FEB. 1.

Morton, Thos F; 1912—P M Pelletreau. 198.15
Safferson, Rose; 1911—Lawyers Mtg Co. 359.67
Swan, Kingsley; 1912—Anne Anchorstar. 11.56

FEB. 3.

Campbell, Jas F; 1911—City N Y. 106.47
Clancy, Alex, indiv & as exr, &c Cath Clancy; 1912—J H Tracy. 163.14
Koehn, Mary; 1912—B R Duncan. 111.90
*Holdsworth, Wm H & Percy J, doing bus as Wm H & Son; 1912—C A Limerick. 17,405.14
Hopercraft, Eva & Mable Barrett; 1912—State N Y. 500.00
*Purcell, Jos & Michl; 1912—V Mulcahey (infant). 1,133.35
Schenck, Jno & Geo Hohman doing bus as Schenck & Hohmann; 1912—H Friedman. 29.99
*Werbelovsky, Jacob H; 1912—T Fienan (infant). 2,633.53

FEB. 4.

Bishop, Chas T; 1912—B J Conroy. 133.65
Jervis, Annie E; 1912—B J Conroy. 39.23
Kaplan, Saml; 1911—I Saitzky. 795.21
Kay, Clarence; 1911—Curtis Bros Lumber Co. 432.87
Kister, Fredk W; 1912—Comm'r Excise. 86.97
Kister, Fredk W & American Bonding Co; 1913—Comm'r Excise. 1,819.97
Leggett, Julius A; 1912—P Lauckhardt. 1,822.07
Paddock, Judson H; 1912—H C Lohman. 911.34
same; 1913—same. 108.55
Swan, Kingsley; 1912—C Rosenwasser. 203.62
Turnly, Jos A; 1912—B J Conroy. 25.94

CORPORATIONS.

Diamond Impt Co (Inc), Barnet Wiener & Isaac Modansky; 1912—Interborough Sash & Door Co. 85.70
Flatbush Estates; 1902—F L Bartlett. 84.58

FEB. 5.

Keppler, Ignatz; 1912—J E Ransom. 153.29
*Lynch, Thos; 1913—Krajewski—Pesant Co.
Mattis, Yetta; 1911—Riva Goldstein. 629.35
O'Grady, Robt & Jno; 1912—Fleming Contracting Co (Inc). 342.04
Simon, Isaac & Benj Greenwald, doing bus as Simon & Greenberg; 1913—N Y Tel Co. 17.65
Stothoff, Henry L; 1912—H C Wibben. 160.12
Rocella Realty Co; 1911—Empire Grille Co. 199.41
same; 1912—same. 189.66

CORPORATIONS.

Empire Cluna Wks; 1913—J Kurdzell. 4,033.65

JUDGMENTS IN FORECLOSURE SUITS.

Manhattan and Bronx.

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

JAN. 30 & 31.

No Judgments in Foreclosure Suits filed these days.

FEB. 1.

SO BOULEVARD, nwc 187th, 50x132.8; Dollar Savings Bank of the City of N Y—Francis Conlon et al; Lexow, Mackellar & Wells (A); Jos D Fackenthal (R); due, \$10,401.82.

FEB. 3.

PROSPECT AV, sec Jennings, 19.7x59.11; Arpad G Gerster—Liberty Brewing Co; Theodore Hansen (A); Wm P Schoen (R); due, \$10,727.22.

FEB. 4.

HOE ST OR AV, ws, 67.3 s Home, 30x65; Henry S Brill—Nathan Passman; Wolf & Kolin (A); Bernard M L Ernst (R); due, \$10,129.85.

147TH ST, ns, 387.9 w Brook av, 45.3x100.1; Wm Rankin—Giovanni Arcabasso et al; Patterson & Brinckerhoff (A); Carl L Schurz (R); due, \$6,677.66.

5TH AV, ses, lot 3, 15th Ward; Bowery Savings Bank—Danl E Sickles; Strong & Cadwalader (A); Branch P Kerfoot (R); due, \$31,323.75.

FEB. 5.

No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

Manhattan and Bronx.

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

FEB. 1.

176TH st, 442-50 E; Harry Zirinsky—Jno

P Leo et al; foreclosure of transfer of tax lien; D Zirinsky (A).

197TH st, ns, bet Briggs & Bainbridge avs, lot 33; Harry Zirinsky—Mary J Rizzuto et al; foreclosure of transfer of tax lien; D Zirinsky (A).

LOTS 10-11, map of prop of David B Cocks, Bronx; Henry F Keil—Jane L Kenn et al; specific performance; Bergman & Davis (A).

FEB. 3.

216TH st, ss, 125 w Laconia av, 25x114; Angelo Geraci—Domenico Dalo et al; action to foreclose mechanics lien; J Mathew (A).

FEB. 4.

11TH st, 219 W; Clemuel R Woodin—Geo H Budke; notice of attachment; H H Williams (A).

38TH st, 267 W; Nellie Sinnott—Margt T Albus et al; action to declare deed void &c; I Frey (A).

150TH st, 143 E; also 150TH st, ns, 183.6 w Mott av, 16.6x125; also 150TH st, ns, 29.4 e Walton av, 16.10x95.1xirreg; three actions; Arthur C Mott—Margt Mott; three actions to declare deeds void &c; F G Woglom (A).

MADISON av, 1538-48; City of N Y—Rosalie M Greenbaum; notice of levy; A R Watson (A).

2D av, 2124; City N Y—Virginia Syracuse; notice of levy; A R Watson (A).

FEB. 5.

BROADWAY, swc 98th, 100.11x175; also 11TH av, swc 36th, 24.9x—; also 11TH av, ws, 49.5 n 35th, 123.4xirreg; also NORTHERN av, ws, 178.3 n 181st, 242.10xirreg; also NORTHERN av, ws, at division line bet land of Jno A Havens & Gideon Buck, map of prop of Ft Washington, —x—; Barbara Cook—Adolphus Busch; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Albrecht Vogt—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Erickson Perkins—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Wm R Mack—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Simeon Wile adm—same; notice of attachment; J Van Voorhis' Sons (A).

SAME prop; Amos P Mack—same; notice of attachment; J Van Voorhis' Sons (A).

FEB. 6.

BROOME st, 568-70; City of N Y—Jos Shestokas; notice of levy; A R Watson (A).

3TH st, 546 W; Matthew Reilly—Alice J Early et al; action to set aside deed; E C Miller (A).

ST NICHOLAS av, nec 164th, 149.3x149.6; Jas Butler—Gingold Realty Co et al; J H Rogan (A).

LOTS 325-33, map of Adeo Park, e Botanical Gardens, Bronx Park; Peter A Kuerzi—Emily A Kuerzi et al; partition; J P Everett (A).

FEB. 7.

126TH st, ns, 290 e Park av, 50x99.11; also 103D st, ss, 180 e 3 av, 25x100.9; also 21ST st, ss, 143 w 7 av, 15x100.11; Eliz Moynihan—Edw A Moynihan et al; action to declare deed void; T A Clements (A).

EOSTON POST RD, ns, adj property of David Smith, containing 10.862 acres; Julla Dumphy, extrx—Michl J Kelly; notice of levy; V S Lippe (A).

4TH AV, swc 18th, 42x78.7; 4TH AV, ses, 80 ne 17th, 25.6x115; 17TH ST, nes, 115 nw 4 av, —x—, 1/4 pt; BROADWAY, ws, equidistant bet 60 & 61st, runs n28.10wx125.4xs25x139.10 to beg; MADISON AV, sec 78th, 82.8x100x irreg; MACOMB'S DAM RD, ws, plots 1 to 6, map of property belonging to E H Johnson in the Town of West Farms, Bronx; Mary B Averill et al—Forbes J Hennessy et al; partition; Goldsmith, Cohen, Cole & Weiss (A).

Borough of Brooklyn.

JAN. 30.

HANCOCK st, ss, 424.10 w Reid av, 18.10x99.4 x18.10x99.2; Minnie L Greason—Eliz A F Randolph et al; Chas A Clayton (A).

PROSPECT pl, ss, 330 w Howard av, 20x127.9; Williamsburgh Savgs Bank—Princess Anne Co et al; S M & D E Meeker (A).

W 32D st, ws, int bulkhead line Atlantic Ocean, 41.1x135; Almira Anderson—Cath F Salmon et al; H J Sokolow (A).

BAY 34TH st, ses, 650 sw Benson av, 30x96.8; Lida P Bell—Milton Constn Co et al; O'Neill & O'Neill (A).

BAY 34TH st, ses, 620 sw Benson av, 30x96.8; Jas Bell—same; same (A).

40TH st, sws, 251.4 se 10 av, 20x100.2; Frances C Lebrét—Eagle Savgs & Loan Co; Latson, Tamblin & Pickard (A).

80TH st, ss, 180 w 4 av, 40x109.4; Anna Otten—Louis May et al; H H Babcock (A).

CHURCH av, ses, 77.4 e Lloyd, 40x97.3x40x96.7; Saml Ringler—Agnes A Cole et al; S E Klein (A).

HOPKINSON av, ws, 241.6 s Hegeman av, 25x100; Minnie Stone—Benj Mustin et al; R Stone ROGERS av, es, 75 s Av D, 40x102.6; Chas M Gage—Savoy Trust Co et al; Hy J Davenport (A).

STONE av, 629, Morris Goldstein & ano—Harris Freedman & ano; foreclosure of mechanics lien; Sigmund Rubin (A).

JAN. 31.

HIMROD et, nws, 130 sw St Nicholas av, 25x100; Abr Klein—Isaac Klein et al; Benj Rich (A).

LEFFERTS st, ss, 147 w Rogers av, 20x102.6; Emily T Miller & ano—Jno Welsbecker et al; Cary & Carroll (A).

PACIFIC ST, ns, 118.4 e Saratoga av, 18x100; Annie Hommel—Ellen Callahan et al; partition; F J Sullivan (A).

WARREN st, ss, 70.3 e Columbia, 27.9x74.10; Bond & Mtg Guarantee Co—Eugene L Parodi et al; Harry L Thompson (A).

WEST 23D st, 2848-52; Corinne L Peake—Benj Frindel et al; Herbert Peake (A).

3D st, ns, 195 w Bond, 15x90; Mary F. Wilkinson—Hugh Lee et al; Harry L Thompson (A).

40TH st, ss, 300 e 5 av, 50x100.2; Ephraim Strayer—Ocean Breeze Co et al; Matthew W Wood (A).

73D st, ss, 287.6 w 11 av, 31.3x100; Julia F Hellwig—Louis P Schein et al; Felix Reifschneider, Jr (A).

73D st, ns, 280 e Narrows av, 20x100; Melissa S Leslie—Eliz A Shelton et al; H Peake (A).

CLARENDON rd, ns, 80 w E 23d, 20x60; Fredk Kiep & wife—Geo E Willson et al; Reynolds & Geis (A).

GRAVESEND av, nwc land of Jane Voorhies, runs n99.6xw274.11xn48.4xw135xs49.3xe97.2xne1.9xse313.4 to beg; also VAN SICKLEN st, nwc land of Jane Voorhies, runs n99xw592.9xse112.2xse54.3; Kraslow Constn Co—International Metal Ceiling Co et al; S N Freedman (A).

GREENE av, ns, 150 w St Nicholas av, 20x100; Francis Jezek—Mary E Hilferty; specific performance; R E Moffett (A).

LIBERTY av, ns, 50 e Sackman, 25x100; Alice Wilson—Isaac Sandler et al; Clarke & Frost (A).

LOTS 43-44, map "Rugby"; Ella E Wilding—Rugby Investors Bldg Co et al; L S Coit (A).

FEB. 1.

PROSPECT pl, ns, 100 w Ralph av, runs n 127.9xw288xw40.9xsl20xe328 to beg; Chelsea Realty Co—Miller Bldg Co et al; Chas C Sutfren (A).

TROUTMAN st, nws, 125 sw Bushwick av, 25 x100; Fredk Wills—Eliza Wills et al; partition; Henry Bonawitz (A).

GRAHAM av, ws, 75 s Scholes, 25x100; Jno Durmann—Geo Klinghoefer et al; Geo H Ittleman (A).

NEW JERSEY av, ws, 68.9 n Glenmore av, 43.9x100; Josephine K Anderson—Edwin I Anderson et al; partition; R Gordon Mackay (A).

PARK av, ss, 180 w Marcy av, 25x100; Williamsburgh Savgs Bank—Michl Seltz et al; S M & D E Meeker (A).

VIENNA av, cl int cl of Thatford, runs e to cl of Osborn xs—xsw—xn404.7xn— to beg; Anna M Donahue & ano—Sol Wolf et al; Robt E Swezey (A).

12TH av, ws, 100.2 s 40th, 50x100; Jno S Cameron—Ferd Ehrlich et al; Reeves & Todd (A).

FEB. 2.

BALTIC st, ss, 100 w Hicks, 20.6x104.10x 26.7x105; Henry D Hesser—Annie M Eastman & ano; A F Tuozzo (A).

DECATUR st, ns, 326 w Ralph av, 18x100; Horace Kingsbury—Maud E Kimball et al; Wesselman & Kraus (A).

ECKFORD st, ws, 400 n Calyer, 25.2x100x25 x100; Mina Goldberg—Bertha Goodman et al; Jonas, Lazansky & N (A).

HENRY ST, nwc land of Mrs Cappell, runs ne35xw139.6xsw35xse139.6 to beg; Rachel Richman—Saml Theil et al; A S Galitzka (A).

RUSSELL st, ws, 40 n Meeker av, runs w60 xn28.10xe74.4xe25 to beg; Effie L Linke—Alfred Cassanes et al; J H K Blauvelt (A).

EAST 10TH st, ws, 208 n Av O, 36x100; Ernst Meyer & wife—Heuchel Realty & Constn Co et al; Wood, Cooke & Seits (A).

66TH st, es, 175 n 6 av, 25x100.2; Caroline Hillman—Thos Pisaira et al; R R Dikeman (A).

80TH st, ss, 180 w 4 av, 40x109.4; Anna Otten—Louis May et al; H H Babcock (A).

DUMONT av, ss, 20 e Alabama av, 20x79.10; Progressive Realty & Impt Co—Saml Solomon et al; J G Abramson (A).

FLATLANDS av, ns, at int cl E 85th, 275x 140; Gustave Selner—Jno H Johnson & wife; J M Peyser (A).

JAMAICA av, nec Bushwick av, runs nw 102.2 to Pellington pl xn128.10xw12.3xe238.5xs 142.11 to av xsw195.2 to beg; Thos G Field as trste, &c, Henry Well—H A F Holding Co et al; Strong & Caldwell (A).

STEWART av, ec 101st, 50x86.6; Alice F Dewey as admtr, &c Wm T Dewey—Jno Hunt et al; H L Thompson (A).

FEB. 4.

DEAN st, ss, 166.7 w Rochester av, 20x100; Jno P Craney—Morris Schwartz et al; H L Thompson (A).

ELLERY st, ns, 330 e Nostrand av, 90x100; also HOPKINS st, sec Nostrand av, 40x100; also HOPKINS st, ss, 300 e Nostrand av, runs s84.2xw10.7xs19.1xe135xn100xw125 to beg; Peter Pinkiert & ano—Benj Sel et al; partition; A Miles (A).

MILFORD st, ws, 650 n Liberty av, 100x100; Mechanics Bank—Jno W Wilkes et al; Kiendl, Smyth & Gross (A).

ST JOHNS pl, ns, 304.7 e 7 av, 20x100; Francis R Simmons as trste, &c, Henry Ginnel—Robt V Mathews et al; A R Johnson (A).

SEIGEL st, swc Graham av, runs s100xw100 xn23xe36xn77 to st xc64 to beg; Max J Anenberg—State Bank et al; specific performance; J A Whitehorn (A).

57TH st, ss, 260 w 11 av, 40x100.2; Nachim Burstein—Nathan Edelman & ano; Kheel & Orenstein (A).

58TH st, ns, 160 w 13 av, 40x100.2; Mary A Callahan—Rev Wm J McAdam et al; J F Clarke (A).

CHURCH av, ns, 80 w Utica av, 20x80; Julius Hirschkind—Gustave J Luhn et al; Caldwell & Holmes (A).

DE KALB av, ss, 175 e Marcy av, 75x100; Lawyers Title Ins & Trust Co—Rutland Constn Co et al; P S Dean (A).

GATES av, nws, 175 sw Central av, 25x100; Anthony Mayer—Mary Wiebel et al; H C Giore (A).

LINDEN av, ss, 376.10 e Bedford av, 20x130; Christian Bahr & ano—Helen S Carpenter et al; F Obernier (A).

PITKIN av, swc Barbey st, 25x100; Adam Rohleder—Kath Ott et al; J W Gottlieb (A).

SCHENECTADY av, ws, 218.3 s Av L, 23x 100; Wm Grantham—Lillian B Koepke et al; Caldwell & Holmes (A).

SUTER av, ns, 40 w Cleveland, 20x90; Lawyers Title Ins & Trust Co—Isaac Adelman et al; P S Dean (A).

LOTS 11 & 12, map Rugby; Ada M Tice—Chas A Bourdette & ano; establish a title; C D Rust (A).

FEB. 5.

BERGEN st, sws, 439.2 se 3 av, 20.10x100; Delia M Davenport—Margt O'Brien et al; H J Davenport (A).

COOK st, being Lot 35, map prop in Bushwick Village, Williamsburg; also LOT 36 on same map; Mary J Cochrane—Jno M Dierckes; to gain possession; Peirce & Hulbert (A).

DOUGLASS st, ns, 100 e Bond, 25x100; Margt McGinnis—Annie Foley et al; partition; C A Wick (A).

KIMEALLS or LOTTs la, cl at division line bet Lots 4 & 5 on plan estate of Jno H & G Lott & subdivision in seven parts, —x—; Robt S Ingraham—Millbourne Realty Co et al H C Thompson (A).

MAUJER st, ns, 46 w Waterbury, 46x100x45.9 x100; also MAUJER st, swc Waterbury, runs s 190 to Ten Eyck xw394.8xn95xe49.6xn95 to st xe 269.1xs95xe24.7xn95xe49.2 to beg; Seitz Bwg Co—Geo N Webster et al; to impress a trust; Paskus, Cohen & Gordon (A).

OAK st, ss, 277 w Franklin, 21x75; Jno F Des Caso as exr &c Cecelia A Purdy—Jno W Stiles & ano; L S Goebel (A).

WILLOW pl, nws, 100.7 ne State, 150xirreg; Jno Best & ano—Paul B Smith et al; E G Nelson (A).

45TH st, ns, 264.2 e 2 av, 20x100.2; Wm Strittmatter—Anna M Timmerman et al; B Bloch (A).

56TH st, sws, 180 nw 16 av, 40x100.2; Chris Bobbe—Florence Delventhal et al; M Aaron (A).

62D st, nec 15 av, runs e95xw95 to av xs36.11 to beg; Nettie Eames—Peter Olsen et al; H O Patterson (A).

64TH st, nes, 147.3 se New Utrecht av, 20x83.8 x18.11x—; Mary Brassman—Maria Adamo et al; H J Sokolow (A).

74TH st, sec New Utrecht av, 80xirreg; Roscoe Humphrey—Lawrence E Blake, Sr, et al; F C Mebane (A).

88TH st, nes, 200 nw 4 av, 25x100; Edw J Kelly as exr &c Mary Tasso—Addie C Johnston et al; E J Byrne (A).

GREENWOOD av, ns, 75 w E 4th, 25x100; Potrykus & ano—Jno Strong et al; D Gans (A).

KENT av, nws, 66 sw N 11th, 44x100; Stanton Eldredge—Anna Kovacs & ano; specific performance; O F Struse (A).

KENT av, ses, 75 sw N 11th, 25x100; Stanislawa Przybylski—Patk Lynch; specific performance; H J Rosenson (A).

LAFAYETTE av, sws, 200 se Parrott pl, 200x irreg; Edw J Kelly as exr &c Marq Tasso—Addie C Johnston & ano; E J Byrne (A).

WILLOUGHBY av, ns, 385 e Tompkins av, 20 x100; Peoples Trust Co as trste of Julia E Martine—Louis Meyer et al; Cary & Carroll (A).

16TH av, ws, 40 n 70th, 20x100; Franklin Trust Co—Bklyn & L I Realty Co et al; McKeen, Brewster & Morgan (A).

FORECLOSURE SUITS.

Manhattan and Bronx.

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

FEB. 1.

ELDRIDGE st, es, 105.2 s Stanton, 45x87.6; Rachael Samuels—Paulina Schwartz et al; B E Burston (A).

CAMBRELING av, es, 568.9 ne 188th, 18.9x 107, Bronx; Walter L Crow—Chas T Bell et al; S Williamson (A).

47TH st, ss, 124.10 w Bway, 16.5x95.3x irreg; Esther Gruber—D Brainerd Ray et al; J Rosenzweig (A).

114TH st, 213 E; Meta Blohm trste—Clara A Mayers et al; L S Goebel (A).

FEB. 3.

100TH st, ns, 51 e Park av, 25x75; Alex McL Jeffrey—Jonas W Nathanson et al; Campbell & Moore (A).

124TH st, ns, 290 e 2 av, 20x100; Andw Jackson—Realty Transfer Co et al; C H & J A Young (A).

139TH st, ss, 272.4 e Brook av, 37.6x100; P Chauncey Anderson—Abram Abelman et al; Anderson, Iselin & Anderson (A).

AMSTERDAM av, swc 175th, 100x150; Hudson Mtg Co—Sun Constn Co et al; W F Clare (A).

3D av, sec 68th, 25.5x100; Farmers & Mfrs National Bank of Poughkeepsie—Cath A Griggs et al; F B Lown (A).

LOTS 383-4, blk L, Mapes Estate, Bronx; Leopoldina Siebert—Francis Gordon et al; B Shaw (A).

FEB. 4.

7TH st, ns, 249.8 nw Av C, 33.4x97.6; Lambert Suydam—Mary Krasnoff et al; amended; W R Adams (A).

9TH st, ss, Lot 202, map of Unionport, Bronx; Jas L Clare exr—Kathryn Taylor et al; C J Kelaheer (A).

101ST st, ss, 150 e Mad av, 20x100.11; Margt T Westcott—Isidor Tager et al; W Hauser (A).

107TH st, 8-10 E; Isaac Cohen—Sarah Adler et al; H M Cohen (A).

117TH st, ns, 105 e 2 av, 20x100.11xirreg; Wm E Kenyon et al—Ida Katz et al; H Smith (A).

117TH st, 305 E; Woldemar A Franze—Ida Katz et al; Gerlich & Schwieger (A).

AUDUBON av, sec 172d, 50x100; N Y Savgs Bank—Washington Heights United Presbyterian Church et al; Webber & Webber (A).

UNION av, ws, 25 n 147th, 275x100; Prospect Investing Co—Ibrow Realty Co et al; S W Collins (A).

WESTCHESTER av, swc Castle Hill av, 73.11 x130.7; also 14TH st, ns, Lot 396, map Unionport, Bronx; also AV C, nwc 14th, 100.8x39, Bronx; Dollar Savgs Bank of City of N Y—Jos Wagner et al; Lexow, Mackellar & Wells (A).

FEB. 5.

MONROE st, 171; Benj F. Feiner—Miles Realty Co, Inc, et al (amended); Feiner & Maass (A).

PEARL st, 44-8, BROAD st, 102-8 & WATER st, 16; Myer Phillips—Lower Manhattan Realty Co et al; Hymes, Woytisek & Schaap (A).

OAK st, 54; City Real Estate Co—Hannah V C Bassett et al; H Swain (A).

60TH st, 115-7 W; 2 actions; Annie H Wohlfrom—Louis F Comellas et al; Curtis, Mallet-Provost & Colt (A).

AV A, 1425; City Real Estate Co—Lorenzo Scinto et al; H Swain (A).

PROSPECT av, es, 143.6 n Home, 37.6x59.1x irreg; Danl Guggenheim trste—Jno H McKean et al (amended); Cary & Carroll (A).

LOT 48, map of Hunter Est, Bronx; R Strong—Jas Lista et al; McGuire, Horner & Smith (A).

FEB. 6.

ELDRIDGE st, es, 105.2 s Stanton, 45x 87.6; N Y Post Graduate Medical School & Hospital—Rachel Samuels et al; Taylor, Jackson & Brophy (A).

PERRY st, 161-5; Fredk J Agate—Anne E Carroll et al; E Smith (A).

TINTON av, ws, 210.6 n 161st, 24x100; Sarah A Thurber—Margt J Tyrrell et al; F P Trautmann (A).

FEB. 7.

MOUNT HOPE PL, 18; Hannah D Newton—Annie E Gaffney; S A Du Cret (A).

PYNE ST, es, 587.6 ne Bayard, 18.9x107; Saml Campbell—Chas T Bell et al; amended; S Williamson (A).

PYNE ST, es, 568.9 ne Bayard, 18.9x107; Walter L Crow—Chas T Bell et al; amended; S Williamson (A).

65TH ST, 425 E; Public Bank of N Y City—Isaacs Realty Co et al; Stroock & Stroock (A).

65TH ST, 421 E; Public Bank of New York City—Isaacs Realty Co et al; Stroock & Stroock (A).

75TH ST, ns, 230 w 2 av, 25x102.2; Tini Linzer—Solomon Huder et al; Lewkowicz & Schaap (A).

80TH ST, ss, 260.6 e Av A, 37.6x102.2; Anna Hess—Frank Cammono et al; amended; G B Winthrop (A).

BAY AV, nec North, 30x100; Julia Lipps—Mary L Roeder et al; S Williamson (A).

SO BOULEVARD, ns, 265 e Willis av, 100x 100x irreg; David H Morris—Edwin R Maslen et al; Irwin & Orr (A).

2D AV, nec 120th, 40.11x80; Emanuel L Spellman—Wm Wolf et al; Davis & Davis (A).

7TH AV, nec 110th, 70.11x100; Jno S Cram exr—Julius Schattman et al; G E Weller (A).

8TH AV, es, 49.11 n 148th, 50x80; Jno H Kerkmann—Jos P Burke et al; Elfers & Aberley (A).

LOTS 190 & 191, map of Hunts Point Realty Co, Bronx; two actions; Allen H Remsen—Mary Walpole et al; Einstein, Townsend & Gutterman (A).

LOT 130, map of building lots, 24th Ward, Bronx; G B Raymond & Co—Rosario Lo Bue et al; De La Mare & Morrison (A).

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

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

FEB. 1.

HUNTS POINT rd, es, 35.11 s Seneca av, 41.1x115.3xirreg; Theo Wentz loans Geo G Graham Constn Co to erect a 6-sty apartment; 8 payments. 33,000

HUNTS POINT rd, sec Seneca av, 35.11x 123.6xirreg; same loans same to erect a 6-sty apartment; 8 payments. 42,000

FEB. 3.

233D st, nes, 62.8 se Bronxwood av, 31.4x 114.5; Thos Burke agt Merendino Soda Water Co, Inc to erect a — sty bldg; 3 payments. 2,500

BAINBRIDGE av, es, 172.10 n Fordham rd, 50.1x80; Excelsior Mtg Co loans Bainbridge Realty Co to erect a 5-sty apartment; 9 payments. 28,000

BROOK av, sec St Pauls pl, 46.7x100.7; Jas G Wentz loans Andw Kitchen Realty Co, Inc, to erect a 5-sty apartment; 7 payments...20,500

POST av, ns, 300 w Academy, 50x150; also POST av, ns, 250 w Academy, 50x150; American Mtg Co loans Bendheim Constn Co to erect a — sty bldg; — payments. 80,000

Building Loan Contracts, Manhattan & Bronx (Continued.)

FEB. 4.

59TH st, 38 W; Robt McGill loans Thirty-eight West Fifty-ninth Street Co to erect a 12-sty apartment; 8 payments. 85,000

FEB. 5.

158TH st, ss, 200 w Courtlandt av, 50x100; Title Guar & Trust Co loans Hoetzel Constn Co to erect a 6-sty apartment; — payments. 28,000

FEB. 6.

GAINSBORG av, ws, 100 n Madison av, 25x100; North New York Savings & Loan Assn loans Jno R Hanken to erect a 2-sty dwelling; — payment. 3,750

ATTACHMENTS.

Manhattan and Bronx.

JAN. 30 & 31.

No Attachments filed these days.

FEB. 1.

Harcum, O Marwin; Chas Crutchfield; \$200; McKelvey & Fay. Steel Products Import Co; Milton E Lederer; \$2,800; F D Arthur.

FEB. 3.

No Attachments filed this day.

FEB. 4.

Budke, Geo H; Clemeyl R Woodin; \$2,666.67; H H Williams.

FEB. 5.

No Attachments filed this day.

Borough of Brooklyn.

AFFECTING REAL ESTATE.

JAN. 30, 31, FEB. 1, 3, 4, 5.

Galinko, Nathan. 734 Williams av..Globe Mantel & Mirror Co. Mantels. 64.00 Elgin Bldg Co. 23d av, nr 86th..Wm Kerby. (R) 450

CHATTEL MORTGAGES.

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JAN. 31-FEB. 1, 3, 4, 5, 6.

Armorio, Jno. Webster av, sec Gun Hill rd, —x—Berth Realty Co. Plumbing materials. 840.00 Guth, Anna. 217 W 14th..Fairbanks Co. Machinery. 236.84 H & N Carburetor Co. E F Nicolai & J J Hauxhurst. 38-40 W 62..Fairbanks Co. Machinery. 374.55 Hensle Constn Co. Pinehurst av, nwc 177th, —x—Consolidated Chandelier Co. Gas Fixtures. 1,805.00 Regina Constn Co. Prospect av, es, 46 n 181st, —x—.Colonial Mantel & Refrigerator Co. Refrigerators. 212.50 Zingales, G Co. Clinton av, ws, 264 n 181st, 128x125..Mayer Malbin. Iron Work. 3,729.00

MECHANICS' LIENS.

Manhattan and Bronx.

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

FEB. 1.

WATER st, swc Coenties sl, 45x76.10; E G Hantsche Co—Baker, Carver & Morrell & Geo Vassar's Son & Co (15). 591.75 14TH st, 52 W; David Weiner—Robt S Smith, Edw C Center & S Kandel & Son (20). 225.00 57TH st, 10-2 W, J I Hass, Inc—Dreicer Realty Co & Geo Vassar's Son (25). 440.00 57TH st, 10-2 W; Sykes Co—Dreicer Realty Co & Geo Vassar's Son & Co (21). 932.00 57TH st, 10-2 W; American Hardware Corp—Dreicer Realty Co & Geo Vassar's Son & Co (18). 1,126.30 SAME prop; N Y Vault Light Co—same (19). 176.00 57TH st, 10-2 W; Jno P Kane Co—Dreicer Realty Co & Geo Vassar's Son & Co (13). 566.44 57TH st, 10-2 W; Hull, Grippen & Co—Dreicer Realty Co & Geo Vassar's Son & Co, Inc (22). 106.93 SAME prop—Jno Jordis Iron Works—same (23). 2,384.04 SAME prop; Rudolf Sens—Michl Dreicer or Dreicer Realty Co & Geo Vassar's Son & Co (24). 1,685.00 147TH st, 517-29 E; Sun Fire Proof Sash & Door Co—Ibrow Realty Co & Isaac Brown (8). 250.00 187TH st, 654-6 W; G B Raymond & Co—United Electric Light & Power Co & Geo Vassar's Son & Co (16). 45.00 187TH st, 654-6 W; Jno P Kane Co—United Electric Light & Power Co & Geo Vassar's Son & Co (14). 5,348.33 187TH st, 654-6 W; Henry Maurer & Son, Inc—United Electric Light & Power Co & Geo Vassar's Son & Co (9). 150.00 SAME prop; Howell, Field & Goddard, Inc —same (10). 236.00 SAME prop; N J Foundry & Machine Co—same (11). 435.00 SAME prop; H W Johns Manville Co—same (12). 1,082.76 187TH st, 654-6 W; Orman W Ketcham—United Electric Light & Power Co & Geo Vassar's Son & Co (2). 1,035.03 SAME prop; Sykes Co—same (3). 1,069.00 SAME prop; South Amboy Terra Cotta Co—same (4). 795.00 SAME prop; D H McLauray Marble Co—same (5). 2,104.00 SAME prop; L K Comstock Co—same (6). 6,138.64 SAME prop; Hull, Grippen & Co—same (7). 52.45

190TH st, es, 100 w St Nicholas av, 100x 100; G B Raymond & Co—One Hundred & Ninetieth St Realty Co & Geo Vassar's Son & Co (17). 105.00 190TH st, ss, 100 w St Nicholas av, 100x 100; Harbison Walker Refractories Co—One Hundred & Ninetieth St Realty Co & Geo Vassar's Son & Co (1). 3,243.00

FEB. 3.

BANK st, 155-61; Theo C Wood—Enoch Morgan's Sons & Chas H Peckworth (40). 2,901.63

WATER st, swc Coenties sl, 45.2x76.8; American Diamond Blast agt Baker, Carver & Morrell & Geo Vassar's Son & Co (37). 1,470.00

57TH st, 10-12 W; Nason Mfg Co—Dreicer Realty Co & Geo Vassar's Son & Co (28). 1,539.56

57TH st, 10-12 W; Jas McCarthy—Dreicer Realty Co & Geo Vassar's Son & Co (31). 1,419.90

57TH st, 10-12 W; Impervious Products Co —Dreicer Realty Co & Geo Vassar's Son & Co (41). 110.00

57TH st, 10-12 W; Kemein & Leahy Inc—same (42). 634.00 121ST st, 222 W; Christopher Nally—Wm M Weil (36). 86.45

127TH st, 617-19 W; Jacob Zimmerman et al—Faultless Constn Co & Israel Lippman (38). 525.00

127TH st, 423-7 W; Theo C Wood—Bernheimer & Schwartz Brewing Co & Chas H Peckworth (39). 3,039.61

187TH st, 654 W; Nason Mfg Co—United Electric Light & Power Co & Geo Vassar's Son & Co (29). 934.86

187TH st, 654-6 W; Standard Damp Proofing & Roofing Co—same (30). 70.00

187TH st, 654 W; Ronalds & Johnson Co —United Electric Light & Power Co & Geo Vassar's Son & Co.....193.00

187TH st, 654-6 W; Michl McGrath—United Electric Light & Power Co & Geo Vassar's Son & Co. (26). 410.25

SAME prop; Sargent & Co—same (27). 501.00

190TH st, ss, 100 w St Nicholas av, 100x 100; Chas Zanini—One Hundred and Nintieth Street Realty Co & Geo Vassar's Son & Co (33). 1,507.10

PROSPECT av, ws, whole front bet 169th & Freeman, 245.8x84.6x—x88.4; Jno J Wilson—Thos Mulligan & A Filippi Co (35). 325.00

1ST av, es, whole front between 110th & 111th, 200x100; Henry Bonnard Bronze Co —Standard Gas Light Co. Great Eastern Constn Co & Milliken Bros, Inc. (34). 25,207.00

FEB. 4.

BANK st, 155-7; Thos Mulry & Son—Enoch Morgan's Sons & Chas H Peckworth (49). 568.25

BANK st, 155-61; G B Raymond & Co—Enoch Morgan's Sons & Chas H Peckworth (63). 41.15

BANK st, 155-7; McDougall & Potter Co—Enoch Morgan's Sons & Chas H Peckworth (64). 60.00

OLIVER st, 45; Jno F O'Rourke—Bernard Friend (71). 238.30

PINE st, S1 & WATER st, 128; Peerless Heater Co—Arthur H O'Malley & P B Miller (54). 374.25

4TH st, 344-6 E; Bernard Zucker—Weidhorn & Klein & Mr Weinberg (60). 10.35

5TH st, 714 E; Bernard Zucker—Weidhorn & Rieger & Nathan Goetz (59). 18.20

11TH st, 614 E; Bernard Zucker—W Messinger & Saml Weidhorn (58). 8.60

47TH st, 256 W; Wm Ackerman—Hattie Korn & Henry H Korn (48). 275.00

57TH st, 10-12 W; Howden Tile Co—Dreicer Realty Co & Geo Vassar's Son & Co, Inc. (61). 148.00

57TH st, 10-12 W; J I Hass, Inc—Dreicer Realty Co & Jno Vassar's Son & Co, Inc. (62). 110.00

127TH st, 423-7 W; Pfothenhauer Nesbit Co —Bernheimer Schwartz Pilsener Brewing Co & Chas H Peckworth (50). 1,225.00

127TH st, 423-7 W; Church E Gates & Co, Inc—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (42). 236.58

127TH st, 423-7 W; McDougall & Potter Co—same (43). 10,893.98

180TH st, 786 E; Hyman Emdin—Mary E Lynch & Robt Feinstein (65). 100.00

187TH st, 654-6 W; David E Kennedy, Inc —United Electric Light & Power Co & Geo Vassar's Son & Co (45). 724.00

187TH st, 654-6 W; Mulcahy & Gibson Inc —United Electric Light & Power Co & Geo Vassar's Son Co, Inc (53). 3,090.00

190TH st, ss, 100 w St Nich av, 100x100; Vermont Marble Co—One Hundred and Ninetieth Street Realty Co & Geo Vassar's Son & Co, Inc. (70). 134.00

BROADWAY, 2260-8; Clark, MacMullen & Riley, Inc—Chas Brogan (67). 686.00 SAME prop; Jno Liddle Cut Stone Co—Chas Brogan, Inc (68). 13,500.00

BROADWAY, 2115; David E Kennedy, Inc —W E D Stokes & Geo Vassar's Son & Co (46). 17.00

BROADWAY, 2262-8; Hay Foundry & Iron Works—Chas Brogan, Inc (44). 37,500.00

BRYANT av, 1522; Eronx Cut Stone Co—Cornelius O'Keefe & De Feo & Del Gaudio Constn Co (69). 200.00

EDGEcombe av, 42; Edw Owens—Rose Fitzpatrick & Wm F Fitzpatrick (47). 62.70

RIVERDALE av, es, 125 n 259th, 25x100; Wm H Vandusen—Mina Gohler & Gus Gohler (57). 270.70

SOUTHERN blvd, 847-53; Katz & Kanter, Inc—Levine & Atlas Co, David Levine & H Atlas (66). 2,623.00

5TH av, 548; Edwin Shuttleworth Co—Isabella A Robey, Andw Alexander & J C Vreeland Bldg Co (renewal) (56). 1,154.00

FEB. 5.

BANK st, 155-7; Jas H Harnden—Chas S Peckeroth (76). 184.36

BANK st, 155-61; Manhattan Sand Co—Enoch Morgan's Sons & Chas H Peckworth (82). 1,543.50

BANK st, nec West, 210.11x152; Wm P Youngs & Bro—Enoch Morgan's Sons & Chas H Peckworth (78). 150.46

HUDSON st, ws, Clarkson to Leroy, —x—; Clifford LeP Tostevin—Corporation of Trinity Church & Chas H Peckworth (80). 420.69

LORILLARD pl, ws, 47 s 188, 32.6x89; Alessandro Medici—Flavins Improvement Co (91). 420.00

MADISON st, 176; Morris Hochberg—Dworetz Realty Co & Mandel Gershowitz (83). 50.00

19TH st, 37 E; Hull, Grippen & Co—Montrose Realty Co & J H Scheier (87). 16.69

57TH st, 10 W; A J Corcoran, Inc—Dreicer Realty Co & Geo Vassar's Sons & Co, Inc (80). 200.00

125TH st, 17-27 W; H Greenberg Sons—Schaefer Bwg Co & Jas Power (92). 132.50

127TH st, 423-7 W; Clifford LeP Tostevin —Bernheimer & Schwartz Pilsner Bwg Co & Chas H Peckworth (88). 3,228.00

127TH st, 423-7 W; Lenox Sand & Gravel Co—Bernheimer & Schwartz Pilsener Bwg Co & Chas H Peckworth (84). 307.63

127TH st, 423-7 W; Jas H Harnden Co—Bernheimer & Schwartz Pilsener Bwg Co & Chas H Peckworth (79). 2,100.00

127TH st, 423-7 W; White Fireproof Construction Co—Bernheimer & Schwartz Pilsener Bwg Co & Chas H Peckworth (73). 5,000.00

127TH st, 423-7 W; M F Westergren Inc—same (74). 2,458.00

130TH st, 617 W; Wm S Finberg—Louis Strauss & Morris Wolf (96). 300.00

187TH st, 654-6 W; Jos M Purcell—United Electric Light & Power Co & Geo Vassar's Son & Co, Inc (85). 130.00

187TH st, 654-6 W; A C Horn Co—United Electric Light & Power Co & Geo Vassar's Son & Co (93). 120.00

190TH st, ss, 100 w St Nich av, 100x100; Annett & McConnell—One Hundred and Ninetieth Street Realty Co & Geo Vassar's Son & Co, Inc (81). 990.00

BROADWAY, 2260-8; Hull, Grippen & Co—Chas Brogan Inc & Chas Brogan (86). 55.69

BROADWAY, 2260-8; M J Callahan Co—Chas Brogan Inc (98). 24,300.00

BROADWAY, 2260-8; Mungo Constn Co—Chas Brogan Inc (95). 19,850.00

BROADWAY, nec 81st, 102.2x182.7; Ading G Pierce Co—Chas Brogan Inc (77). 17,000.00

KINGSBRIDGE av, 3049; McDougall & Potter Co—Episcopal Church of the Mediator & Chas H Peckworth (75). 42.10

LEXINGTON av, 287; David H Epstein—Dorothy A Crovat (99). 16,500.00

MORNINGSIDE av, 6; Edw R Hotaling—Simon Anhalt (97). 18.15

5TH av, nwc 26th, 75x150; Clifford LeP Tostevin—Croisic Realty Co & Chas H Peckworth (90). 32.85

6TH av, 783-5 & 45TH st, 102-4 W; C C Bohn Electric Co—Susie E Fitchett, Emily W Burns & Annie E De Camp & Burns Restaurant & Hotel Co (94). 410.00

FEB. 6.

BANK st, 155-7; Abt Oluyer—Geo F Morgan & Chas F Peckworth (103). 123.77

57TH st, 102 W; Jiffy Fire Hose Rack Co—Dreicer Realty Co & Geo Vassar's Son & Co (115). 257.80

81ST st, ns, 100 w Amsterdam av, 112.5x 102.2; Jas R Seal Co—S B Constn Co (117). 1,400.00

127TH st, 423-7 W; Michl J O'Brien & Co —Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (104). 2,249.87

127TH st, 423-7 W; J P Duffy Co—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (107). 87.56

127TH st, 423-7 W; J W Cody Shoring & Contracting Co—Bernheimer & Schwartz Pilsener Brewing Co & Chas H Peckworth (119). 353.00

130TH st, 143 W; Henry Thompson—Susan Devin (102). 11.00

155TH st, ss, 125 e Courtlandt av, 25x 100; Wm J Fowler—K & C Constn Co, Abr Kaufman & Lena Muller (110). 729.65

SAME prop; same—same. 713.21

222D st, ns, 581 e Barnes av, 39x88; Unionport Lumber & Mfg Co—Chas Ringelstein, Sr, & Chas Ringelstein, Jr (114). 168.82

225TH st, ns, 380 e Bronxwood av, 100x 100; Frank Del Angelo—Philip H Krausch (116). 130.00

BROADWAY, nec 81st, 100x100; Tornatore & Guarino Co—Chas Brogan, Inc (101). 1,245.00

BROADWAY, 2262-8; David Kraus—Chas Brogan, Inc & Chas Brogan, (113). 3,034.00

Jersey Terra Cotta Co—Defender Constn Co & Kramer Cont Co (121). 532.00
 DALY av, ws, 556 s 177th, 50x100; New Kingsbridge av, 3049; J P Duffy Co—Rectory, Warden & Vestry of the Church of the Mediator & Chas H Peckworth (106). 44.96

KINGSBRIDGE av, swc 231st, —x—; Thorp Iron Co—Church of the Mediator & Chas H Peckworth (118). 600.00

MADISON av, 1; McKune, Hayes Co—Metropolitan Life Ins Co & Chas H Peckworth (111). 85.00

MADISON av, 187; P M Hughes—Glen-gary Realty Corp & Geo B Wix (105). 460.00

MADISON av, 628; Geo Hoffman—Jno D Crimmins & Jno Faas (122). 202.00

MADISON av, 23D & 24TH st & 4TH av, block, &c; Knoburn Co—Metropolitan Life Ins Co & Chas H Peckworth (120). 133.00

UNION av, ws, 142.10 n 147th, 157.1x100; David Kraus—Ibrow Realty Co (112). 800.00

WEST BROADWAY, 500; Ambrose S Teter—Pauline Arnoux & Geo Vassar's Son & Co, Inc (108). 56.50

3D av, 102; W J Tillack—Albt E Smith & J Blyns Sons (100). 672.00

5TH av, 935; Ambrose S Teter—S Reading Bertron & Geo Vassar's Son & Co, Inc (109). 206.50

FEB. 7.

BANK ST, 155-7; Wm J Fitzgerald—Enoch Morgans Sons & Chas H Peckworth (134). 115.20

44TH ST, 561 W; 11TH AV, 592; Bernard J Reynolds—Mrs Connors, I Barr & Phillip Stipisich (132). 210.00

47TH ST, 222 W; Saul Sussman—Estate of Mary E Ray, Jos W Stinson, Ray D Brain-erd, Jno E Stinson & Richd C Burne, exrs &c, Jacob M Seidenberg, Jacob Kostman & Frolle Restaurant Co (133). 301.50

132D ST, 33 W; Hugh H Graham—Margt A Barker & Geo A Angevino (135). 48.15

231ST ST, ss, whole front bet Kingsbridge av & Van Corlear av, 300x300; Lawrence Bros, Inc—Church of the Mediator & Chas H Peckworth (126). 295.02

BROADWAY, 2262-68; Tornatore Guarino & Co—Chas Brogan, Inc (125). 1,245.00

BROADWAY, 2262-68; Jas McLaughlin Co—Chas Brogan, Inc (127). 1,758.50

BROADWAY, 2328; Sargent & Co—Laura W Parsons & Weatherlow & Korn (128). 25.00

LEXINGTON AV, 287; Alfred David Co—Dorothy A Crovat & David H Epstein (129). 1,325.00

OROTONA PARKWAY, es, 604 s 177th, 114 x130; New Jersey Terra Cotta Co—Defender Constn Co & Kramer Contracting Co (130). 533.00

MAPES AV, nwc 181st, 50x150; Rubin Bloom et al—Regina Constn Co (138). 590.00

MAYFLOWER AV, 1581; Freaney & New-bury, Inc—Jno Kemp & Cantwell & O'Neil (131). 46.83

MOHEGAN AV, es, 165 n 179th, 75x100; Tri Borough Contracting Co—Benny Savio Realty Co & Christina Aspromonte (136). 511.72

WENDOVER AV, swc Brook av, 26x75.6; Berger Mfg Co—Pauline Levy & Jacob Levy (124). 65.50

WEST BROADWAY, 500; Ambrose S Teter—Pauline A MacArthur & Geo Vassar's Son & Co, Inc (137). 56.50

Borough of Brooklyn.

JAN. 30.

BAYARD st, 144; Wm O Fredenberg & ano—Morris Langsan, Phillips & Retatsky. 94.50

DWIGHT st, es, bet King & William, —x—; Barbara Strubel—Ptak Hayes. 454.49

HOPKINS st, 238; Morris Pomerantz—Tewye Steinberg & Pachtman & Smerin. 85.00

PROSPECT pl, 637; Benj Shurack—Rosalie Rosenfeld. 750.00

SACKMAN st, nwc Riverdale av, 100x100; Henry Wolfman—Sack River Co, Inc. 84.00

ST PAULS pl, ws, 101 n Church av, 268.4x irreg; Watson & Pittinger—Vera Constn Co. 700.00

ALABAMA av, es, 140 s Sutter av, 80x100; Henry Wolfman—Emanuel & Esther Ber-man & E T Berman. 100.00

BEDFORD, NEWKIRK & FLATBUSH avs, triangular block; Carmine Cairaturo—Le-high Land Co & Morris Singer & Emanuel H Gold as pres. 200.00

GEORGIA av, nwc Hegeman av, 95x100; Jas Sangiamo—Hegeman Bldg Co. 112.50

NEW LOTS rd, nec Williams av, runs e—to Alabama av n88w200 to Av S 158.2 to beg; Jas Sangiamo—Hegeman Bldg Co. 875.00

VIENNA av, ss, 60 w Crescent, 20x100; Steava Tryczynsky—Wladyslaw Tryczynski. 55.00

WILLIAMS av, ws, 300 s Blake av, 100x 100; Jas Sangiamo—Grant Bldg Co. 400.00

JAN. 31.

FULTON st, 1354-8; Peter Russo—Ridge-wood Realty Associates & Abr Barasch. 60.00

STERLING pl, ns, 100 w Saratoga av, 175 x—; Terminal Lumber Co—Commonwealth Impt Co & Hyman Meyersohn as pres. 786.00

8TH st, 427; also 7TH av, 305-7; Robt C Vernes—J Denton Shea, Phillip Du Pont & Chas J Doersch. 50.00

50TH st, 513-5; Saml Talsky & ano—P & G Theatre Co & Kahn Bros. 718.17

79TH st, 1947-65 Waterbury Hardware Co—Marloe Constn Co, Mrs T M Linert & Henry Marx. 60.22

GRAVESEND av, ws, 240 n Av C, 240x100; Harris Leven—G C, Inc, & Abr Fuchs. 266.00

ROCKAWAY av, nes, 180 se Church av, 40x 120; Henry Miles & Sons—Jno Patterson & Kisslna Constn Co. 32.00

FEB. 1.

MADISON st, 1234; Jno Pfadenbauer—"El-len" Costello. 47.45

MAPLE st, swc Kingston av, 10x74.6; Geo W Woods—Jacob Zilber & Ik Chappack. 80.00

78TH st, 357; Sylvester Ross Jr (Inc)—Jno C Christianson & F W Carlin. 144.93

CHRISTOPHER av, 158-60; East N Y Tile Co—The Crispit (inc) & Harry Fredtlander. 350.00

FEB. 3.

BERGEN st, nwc Hopkinson av, 40x80; Aaron Chorost—Rose Gorodiz & — Sepkin. 24.09

53D st, ss, 460 e 17 av, 106x107; Simon Gasner & Sons Co—Wm J Koenig & J Phil-lips. 350.00

ALABAMA av, es, 200 n Dumont av, 100x 200; Elias M Pilzer—Angello Constn Co. 275.00

CLARENDON RD, 2517; Harold Hanson—Valentine & Ida Edel. 60.00

PROSPECT PARK W, 2; Szemho & Gay-dica—E Lewnes & Tony De Bones. 200.00

WILLIAMS av, ws, 100 n Dumont av, 100x 100; Simon Gasner & Sons Co—Victorious Land & Impt Co. 1,025.00

FEB. 4.

HOOPER st, ns, 100 w Bedford av, 80.4x 100; Chas I Rosenblum—Eastern Dist Constn Co. 542.14

MARION st, 143; Jno Feldman—F N L Baron. 75.00

ST JOHNS pl, ns, 350 w Classon av, 81x 131; Robt C Purvis—Victor Holding Co. 600.00

ST JOHNS pl, ns, 400 e Underhill av; same—same. 675.00

ALABAMA av, es, 140 s Sutter av, 80x 100; Estate of S Weinstein—Edifice Realty & Constn Co & Berman Bros. 87.30

ALABAMA av, es, 140 s Sutter av, 80x100; Arnold Krimont & ano—Edifice Realty & Constn Co & Edw Berman. 133.38

BLAKE av, sec Hinsdale, 100x100; East N Y Tile Co—Alvin Constn Co & Harry Fried-lander. 116.21

HEGEMAN av, 1100; Angermann & Pep-pers—Mr & Mrs Genario Passarello. 50.97

ROGERS av, nec Newkirk av, 100x100; Jas E Lewless—Notlin Realty Co & Geo J Amrhein. 853.47

VIENNA av, ss, 60 w Crescent, 20x100; Jacob Goldman & Sons—Wm & Emilia Try-esyanski & Wladyslaw Tryesyanski. 22.00

FEB. 5.

DE SALES pl, 82-6; Jas C Grace—Lucy Kuhlmann, Frances Hahn & Zygmunt Ostron-ski. 21.07

W 6TH st, ws, 320 n Av U, 80x120; Saml Glazer & ano—Patk J Driscoll & Jas Moore. 326.00

E 25TH st, es, 400 n Av K, 34.11x100; also E 26TH st, ws, 440 n Av K, 28.5x100; Maybew Constn Co—Louisa Blum. 960.00

E 29TH st, ws, 640 n Av F, 80x100; Chas Rothenbach (Inc)—Hab Bldg Co. 509.60

AV R, sec E 12th, 86.8x100.4; Chas Roth-enbach (Inc)—Hab Bldg Co. 400.00

ALABAMA av, es, 140 s Sutter av, 80x100; Geo Singer—Edifice Realty & Constn Co & Berman Bros. 60.82

EAST N Y av, nec New York av, 31.6x100; Jos Koppel—Gaetano Quaranto. 200.00

12TH av, 3706; Myer B Kaufman—H or Harry Berkowitz. 50.66

SATISFIED MECHANICS' LIENS.

Manhattan and Bronx.

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

FEB. 1.

3D st, 5 E; Jacob Hecht—Wyoming Realty Co et al; Aug16'12. 600.00

SAME prop; Isidor Schwartz—same; Sept 4'12. 334.86

SAME prop; Hyman Rosenberg—same; Sept6'12. 280.00

SAME prop; Wm W Levy Co—same; Sept 23'12. 225.00

SAME prop; Grand Iron Works, Inc—same; Sept19'12. 500.00

SAME prop; Friedman & Cooper—same; Aug18'12. 600.00

SAME prop; Jacob Hecht—same; Aug9'12. 600.00

21ST st, 433 W; Goldberg & Rubinstein—Jas C Thomson et al; Dec31'12. 16.00

FEB. 3.

ST PAULS pl, sec Brook av; M Altieri & Sons—Kitchen Improvement Co et al; Oct 8'12. 550.00

HOUSTON st, swc Wooster; Nelson Bros Co—Fluri Constn Co et al; June27'12. 275.25

4Tinton av, ws, 100 n 150th; J Rosenblum & Co—Tinton Avenue Constn Co et al; Sept 29'09. 55.80

SAME prop; same—same; Sept29'09. 200.00

SAME prop; Port Morris Marble & Tile Co—same; Oct1'09. 420.00

4TH av, sec 21st; Thos C Raines—J H & C K Eagle et al; Feb13'12. 23.00

FEB. 4.

BECK st, ss, 100 w Av St John; Maria Buellesbach—Oster Constn Co et al; Jan31'13. 4,837.00

64TH st, 67TH st, EXTERIOR st & AV A, block; Jesse Baum—Rockefeller Institute for Medical Research et al; Sept26'11. 114.50

166TH st, 735 E; Jno J Green—Couch Real-ty & Improvement Co et al; Dec18'12. 151.25

184TH st, 367-75 E; Dimock & Fink Co—Orasant Constn Co; Jan29'13. 119.85

215TH st, ss, 225 w Paulding av; D & J Izmirian—Rosario Lo Bue et al; Dec12'12. 240.00

AV D, 124-6; Barnet L Abrams—K & W Holding Corp et al; Jan30'13. 112.67

MANHATTAN av, 282; Jacob Kauser—Vir-ginia Scott et al; May11'11. 358.05

SAME prop; same—same; May11'11. 344.45

FEB. 5.

SIMPSON st, 1136; Hyman Cohen—Jose-phine Hochbaum et al; Oct26'12. 52.00

173D st, 932 E; Benj Jackerson—Solid Realty Co et al; Dec13'12. 332.50

HOE av, 1545-63, & 173D st, 932 E; Geo Jackerson—same; Dec18'12. 332.50

HOE av, ws, 25 n 172d; Louis Weinstein—Ray Holding Co et al; Sept19'12. 146.00

HOE av, 1551-63, & 173D st, 932 E; Geo Jackerson—same; Dec18'12. 332.50

FEB. 6.

WATER st, 113; Abr Sacks—Henry A Weingart et al; May27'12. 100.00

296TH st, ns, 300 w West End av; Nelson Bros Co—N Y Life Ins Co et al; Jan30'13. 831.29

BATHGATE av, 1587-9; Max Muller—Jacob Wolfe et al; Dec20'12. 110.00

FEB. 7.

141ST ST, 117-19 W; Harlem Wall Paper Supply—Kramer Contracting Co et al; June 18'12. 83.24

129TH ST, 20-22 W; Michl Cohen & Co—Morris Michaelson et al; Sept5'12. 50.00

Borough of Brooklyn.

JAN. 30.

McDONOUGH st, ns, 200 e Marcy av, 100x 100; Earnett Krackov—Algros Constn Co & Henry Huchel (agent). 146.50

BELMONT av, ns, 50 e Barbey, 50x100; Hyman Mendelowitz—Kotler & Cohen; Jan25 '13. 241.30

JAN. 31.

ST PAULS pl, ws, 101 n Church av, 268.4x irreg; Watson & Pittinger—Vera Constn Co; Jan30'13. 700.00

STOCKTON st, 146-8; Mariano Crapa—New Hebrew School of Bklyn; Jan15'13. 358.32

STOCKTON st, ss, 90 w Tompkins av, 34x 100; Bklyn Builders Supply Co—same & Crapa Mariano & Mariano Galant; Nov7'12. 62.00

SAME prop; Louis Linder—New Hebrew School of Eklyn & Grapa Mariano; Nov11'12. 150.00

BEDFORD av, 339-41; Guiseppe Strace—Wm B Baker & Christian Lutz; Dec21'12. 22.00

SAME prop; Epifanio Friscia—same; Dec 21'12. 60.00

SAME prop; Pietro Grippaldi—same; Dec 21'12. 32.90

Same prop; Antonino Defini—same; Dec 21'12. 30.25

FEB. 1.

ALABAMA av, es, 100 n Dumont av, 100x 100; Chas Mele—Erector Realty Co; Jan29 '13. 50.00

ALABAMA av, es, 150 n Dumont av, 50x 100; Pirozzi & Son (Inc)—same; Jan27'13. 200.00

ALABAMA av, es, 100 n Dumont av, 100x 100; Joe Castino—same; Jan21'13. 45.00

SAME prop; Geo Singer—same; Jan24'13. 105.00

HOPKINSON av, nec Riverdale av, 20x 75.3; Harry Feinberg—Sol Paller & — Mil-ler; Aug16'12. 53.00

FEB. 3.

WYONA ST, swc Belmont av, 80x105; East N Y Mason Material Co—Harry Topp; Jan 29'13. 592.18

E 7TH ST, es, 160 s Av O, 240x100; Morris Gratenstein & ano—Drucker Constn Co, Sarah & Nathan Drucker. 475.00

ALABAMA AV, es, 100 n Dumont av, 100x 100; East N Y Mason Material Co—Erector Realty & Constn Co; Jan9'13. 204.00

ALABAMA AV, es, 100 n Dumont av, 100x 100; Bell Fire Proofing Co—Erector Realty & Constn Co; Dec19'12. 70.00

ALABAMA AV, es, 100 n Dumont av, 100x 100; Sankin & Meltzer—Erector Realty & Constn Co, Dora Berman, Annie Rothfeld & Isaac Rothfeld; Jan15'13. 520.00

SAME prop; Madison Iron Wks—Erector Realty & Constn Co; Jan11'13. 1,288.95

ALABAMA AV, es, 100 n Dumont av, 50x 100; East N Y Mason Material Co—Dora Berman, Annie Rothfeld, & Erector Realty & Constn Co; Jan10'13. 204.00

SAME prop; Globe Tile Co (Inc)—same & Isaac Rothfeld; Jan13'13. 173.50

SAME prop; Block & Greenberg Lumber Co—Dora Berman, Annie Rothfeld & Elector Realty & Constn Co; Jan14'13. 111.32

SAME prop; Jacob Appelbaum—same; Jan 23'13. 175.00

FEB. 4.

AMBOY ST, es, 100 n Dumont av, 150x100; Michl Gitzoff & ano—Crystal Constn Co; Sept9'12. 138.00

SAME prop; Schwarz & Cohen—same; Sept 5'12. 50.00

AMBOY ST, es, 100 n Dumont av, —x—; Abr Sacks (Inc)—same; Apr22'12. 550.00

LOGAN ST, ws, 190 s Belmont av, 40x100; Gratenstein & Weinstein—Sarah & Nathan Drucker; Jan13'13. 525.00

ST JOHNS PL, ns, 350 w Classon av, 81x 131; Grossman Bros & Rosenbaum—Victor Holding Co & Flushing Iron Works; Jan11 '13. 400.00

Satisfied Mechanics' Liens, Brooklyn (Continued).

ST JOHNS PL, ns, 350 w Classon av, —x—
—; Jacob Baum—Victor Holding Co & Alvin
Fuesslein; Jan24'13. 115.00
AV O, ns, bet 47th & 48th, —x—; Jacob
Dames—Jno Leon; Jan3'13. 13.13

FEB. 5.

STERLING PL, ns, 100 w Saratoga av, —x—
—; Levin Kronenberg & Co—Commonwealth
Impt Co & East N Y Mason Material Co;
Nov13'12. 216.69
SAME prop; Abramowitz Cut Stone Co—
Commonwealth Impt Corporation; Nov7'12. 350.00

SAME prop; Metropolitan Lumber Co—
Commonwealth Impt Co & East N Y Mason
Material Co; Jan8'13. 254.86
SAME prop; Block & Greenberg Lumber
Co—same; Jan13'13. 298.61
SAME prop; Louis Greenberg—Common-
wealth Impt Co & Louis Siegelbaum; Jan
28'13. 2,500.00

STERLING PL, ns, 100 w Saratoga av, —x—
175x147; B Goetz & Bro—Commonwealth Impt
Co; Nov12'12. 141.55
SAME prop; East N Y Mason & Material
Co—Commonwealth Impt Corporation; Nov
11'12. 3,228.72

STERLING PL, ns, 100 w Saratoga av, 175
x100; Morris Turner—Commonwealth Impt
Corporation; Nov11'12. 1,350.00
SAME prop; Hyman Simon & ano—same;
Nov12'12. 1,300.00
SAME prop; Terminal Lumber & Trim
Co—same; Jan31'13. 786.69
SAME prop; Hyman Simon—same; Dec
9'12. 3,580.00
SAME prop; Joe Sklar—Commonwealth
Impt Co; Nov18'12. 295.00

STERLING PL, ns, 100 w Saratoga av, 175
x148; Knauth, Nachod & Kuhne—Common-
wealth Impt Corporation; Nov13'12. 5,229.08
STERLING PL, ss, 175 e Ralph av, —x—;
Moses Annenberg—Saml Tierstein; Oct29'12. 100.00

GLENWOOD RD, ns, 40 e E 39th, 60x95;
Jno Morton's Sons Co—Louis Winckler &
Chas L Parker; Feb1'12. 149.06

2D AV, nec 10th, 31x64; Coal Tar Product
Co—Thos Paulson & Son & Andw TMack;
Nov16'11. 89.50

ORDERS.

Brooklyn.

JAN. 30, 31, FEB. 1, 5.

No Orders filed these days.

FEB. 3.

TROY av, swc Pacific, 107.2x100; Troy Pac-
ific (Inc) on Home Title Ins Co to pay Saml
Savedoff. 325.00

SAME prop; same on same to pay Cres-
cenzo Errante. 300.00

FEB. 4.

VERMONT st, es, 97 s New Lots rd, —x—
(20 houses); Vermont Bldg Co on Title Ins
Co N Y to pay Midwood Plumbing Co. 375.00

Queens Alterations (Continued).

(Continued from Page 325.)

JAMAICA.—Sylvester av, s s, 210 n Rocka-
way road, install new plumbing in 3 dwellings;
cost, \$225; owner, Adam Falkenberg, prem-
ises. Plan Nos. 146-147-148.

LONG ISLAND CITY.—Potter av, n e cor
2d av, building to be moved back and repaired;
cost, \$100; owner, Geo. Eifert, 835 2d av, L.
I. City. Plan No. 141.

LONG ISLAND CITY.—Jackson av, 244-246,
install new plumbing in lodge rooms; cost,
\$50; owner, Island City Lodge, premises. Plan
No. 144.

LONG ISLAND CITY.—Broadway, n e cor
Hopkins av, install gas fixtures in dwelling;
cost, \$25; owner, M. Waterman, premises. Plan
No. 139.

LONG ISLAND CITY.—Payntar av, 132, in-
stall new gas fixtures in dwelling; cost, \$70;
owner, M. E. Haggerty, 135 11th st, L. I. C.
Plan No. 136.

LONG ISLAND CITY.—Sunwick st, w s,
216 s Payntar av, install new plumbing in
factory; cost, \$200; owners, Touroff & Karp,
premises. Plan No. 134.

LONG ISLAND CITY.—Boulevard, 622, in-
stall new plumbing in dwelling; cost, \$300;
owner, B. J. McLoughlan, 2678 Briggs av, Bronx.
Plan No. 135.

LONG ISLAND CITY.—Clark st, n s, 200 e
Van Alst av, install gas fixtures in stable; cost,
\$25; owner, S. DeCocia, on premises. Plan No.
126.

LONG ISLAND CITY.—Wilbur av, s s, 50 e
Crescent st, erect cellar entrance to dwelling;
cost, \$30; owner, Jos. Gilbert, on premises. Plan
No. 128.

LONG ISLAND CITY.—William st, 137, in-
stall gas fixtures in dwelling; cost, \$25; owner,
E. Hozlik, on premises. Plan No. 132.

RICHMOND HILL.—Stotthoff av, e s, 114 s
Fulton st, install new plumbing in dwelling;
cost, \$65; owner, Chas. Adams, premises. Plan
No. 143.

RICHMOND HILL.—Stotthoff av, w s, 195 n
Concord av, install new plumbing in dwelling;
cost, \$65; owner, John Fleet, premises. Plan
No. 142.

ROCKAWAY BEACH.—Interior alterations to
provide water closet compartments, new plum-
ing; cost, \$200; owner, Oscar Sandholm, prem-
ises. Plan No. 140.

RIDGEWOOD.—Woodward av, 560-662-664,
general interior alteration to 3 tenements, to
provide for stores; cost, \$7,500; owner, Good-
man & Stern, 591 Woodward av, Ridgewood;
architect, L. Berger & Co., Myrtle and Cypress
avs, Ridgewood. Plan No. 150.

ROCKAWAY BEACH.—North Chase av, w s,
450 n Boulevard, alter interior partitions to
provide for W. C. compartments, new plumbing;
cost, \$300; owner, Oscar Sandholm, premises.
Plan No. 140.

WOODHAVEN.—Jamaica av, 1135, erect new
electric sign; cost, \$85; owner, Katherine Voltz,
premises. Plan No. 149.

Richmond.

GORDON ST, w s, 68 s Elm st, Stapleton,
addition to 2-sty frame shop and dwelling, 20x
22; cost, \$1,000; owner, Mrs. John Willey,
Stapleton; builder, Hesse & Oeffergist, Staple-
ton. Plan No. 22.

MARION AV, 56, Stapleton, fire repairs to
2½-sty frame dwelling; cost, \$1,300; owner,
Benj. J. Stonton, Stapleton; builder, H. J. Lang-
worthy, Stapleton. Plan No. 23.

BOULEVARD, s s, 100 w Sand la, South
Beach, addition to frame bath houses; cost,
\$350; owner, John G. Myer, South Beach; build-
er, Louis Garavinto, South Beach. Plan No. 24.

Government Work.

NEW ORLEANS, LA.—Sealed proposals will
be received until March 13 for the interior
finish of the United States post office and court
house at New Orleans, La. Drawings and speci-
fications may be obtained at the office of the
architects, Hale & Rogers, 11 East 24th st,
N. Y. C., at the discretion of the Supervising
Architect, Oscar Wenderoth, Washington, D. C.

BRISTOL, PA.—Sealed proposals will be re-
ceived until February 26 for the construction
complete (including mechanical equipment and
approaches) of the United States post office at
Bristol, Pa. Drawings and specifications may
be obtained from the custodian of site at Bris-
tol at the discretion of the supervising archi-
tect, O. Wenderoth, Washington, D. C.

SPRINGFIELD, MO.—Sealed proposals will
be received until March 13 for the extension,
remodeling, etc. (including plumbing, gas pip-
ing, heating apparatus, electric conduits, and
wiring, interior lighting fixtures, and ap-
proaches), of the United States post office and
court house at Springfield, Mo. The work con-
templated is the construction of a 3-sty and
basement extension of approximately 4,700 sq.
ft. ground area. The first floor only is fire-
proof construction, exterior facing of stone,
with a slate roof, and there will be certain re-
pairs and alterations in the present building.
Drawings and specifications may be obtained
from the custodian of the building, Springfield,
Mo., or at the office of the supervising archi-
tect, O. Wenderoth, Washington, D. C.

DENISON, IOWA.—Sealed proposals will be
received until March 17 for the construction
complete (including plumbing, gas piping, heat-
ing apparatus, electric conduits and wiring,
interior lighting fixtures, and approaches) of
the United States post office at Denison, Iowa.
The building is 1-sty and basement and has a
ground area of approximately 4,200 sq. ft.;
fireproof first floor; stone and brick facing and
tin and tile roof. Drawings and specifications
may be obtained from the custodian of site at
Denison, Iowa, or at the office of the super-
vising architect, O. Wenderoth, Washington,
D. C.

BROOKINGS, S. DAK.—Sealed proposals
will be received until March 14, for the con-
struction (including plumbing, gas piping, heat-
ing apparatus, electric conduits and wiring, in-
terior lighting fixtures, and approaches) of the
United States post office at Brookings, S. Dak.
The building is to be 1-sty and basement and
has a ground area of approximately 5,000 sq.
ft.; fireproof construction throughout, except
roof; stone facing and copper and tile roof.
Drawings and specifications may be obtained
from the custodian of site at Brookings, S.
Dak., or at the office of the supervising archi-
tect, O. Wenderoth, Washington, D. C.

NORTH PLATTE, NEBR.—Sealed proposals
will be received until Feb. 27, for the installa-
tion complete of an electric passenger eleva-
tor in the United States post office and court-
house at North Platte, Nebr. O. Wenderoth,
supervising architect, Washington, D. C.

Are Fire-Escapes Fire Traps?

Outside fire-escapes for crowded factory build-
ings (except where there could be a separate
stairway from each floor which would not pass
any windows) were properly condemned as
worse than useless by experts testifying before
the Factory Investigating Commission. The
Fire Chief of this and every other city in this
State where hearings were held united in this
expression. They deprecated the recognition
in building codes of these so-called "fire-
escapes." They averred that they are really
fire traps, not fire-escapes at all, having caused
accidents and injuries, instead of preventing
them. For example, in the Asch Building dis-
aster, those who used the fire-escape were
burned up on it.

For years experts have recognized that it is
a misnomer to speak of these things as fire-
escapes, and have advocated their abolition.
Those who are engaged in planning cities beau-
tiful have in mind buildings with no such un-
sightly excrescences.

Yet the new Fire Prevention Bureau of the
Fire Department is literally plastering the
fronts of buildings throughout the city with
these fire traps! We had looked for modern
instead of obsolete methods from this new
Bureau.—H. F. J. Porter in "The Searchlight."

FUTURE SKYSCRAPERS.

**Will Have but Few Features Entirely
New—Theodore Starrett's Prophecy.**

There is no reason why the giant building
of future years may not be beautiful, even
though it does its work well. It will be like
a great ocean-going steamer, which is beau-
tiful in an abstract way, although efficient, and
to the understanding eye is far more pictur-
esque than any old sailing vessel that ever
sailed the seas. Ornamentation there will be,
but it will be of a nature not to interfere with
the form. The unfortunate notion that a build-
ing must be covered over with meaningless
bumps and excrescences, a notion borrowed
from foreigners, will be tabooed. Color will be
used to produce the contrasts which the eye
delights in.

I don't believe that the sort of building I am
speaking about will have any overhanging cor-
nice. One reason of this is that as the building
becomes old the cornices crumble and drop off.
This has happened occasionally and is likely
to happen more and more, for the best type
of skyscrapers are all very new. Hardly any
of them are over 25 years old, and the really
big ones, in New York at least, are less than
a dozen years of age.

Aeronautic Platforms.

The tall building of the future, too, will, in
the cities, have a tendency to uniform height,
with roofs equipped with aeronautic platforms;
for the development of the airship will exer-
cise a tremendous influence upon all architec-
ture in the next fifty years. There will prob-
ably be city regulations governing specific
heights; so all buildings within certain areas
will reach up, by means of these aeroplane
landings, to this prescribed plane. The airship
will also largely modify the roofs of great office
buildings, upon which at present regular little
settlements are built.

This aeroplane notion is coming faster than
we think. Three years ago I allowed my im-
agination to run away with me on the subject
of aeroplane stations on the tops of skyscrapers.
Within a month the newspapers announced that
the Bellevue-Stratford Hotel, in Philadelphia
was to have an aeroplane landing on its top.
Whether the idea was ever carried out I don't
know. When people get to entering the big
buildings from the top there will be entrances
there, too, as well as from the street. There
will be reception halls at the top. Traffic will
come at both ends of the building then.

In these upper reception rooms there will be
no necessity for heavy pillars, such as charac-
terize reception halls and rooms at the base of
a building. The elaboration of roofs, too, will
come into the scheme of things from this in-
creased traffic through the air. Summer gar-
dens will bloom. There will be pergolas and
trellises. The tall building of the future will
be very pleasant from the top.

Cooling Arrangements.

But viewing the great building in its eco-
nomic aspect and returning to essentials as op-
posed to the outward form there is one great
improvement in building, one which it has sur-
prised me has not been made long ago. It is
such a very obvious thing. It is the cooling
of offices by artificial means on the same idea
as that by which we now heat them. This will
probably be one of the last reforms. You will
regulate your "cool" as you now regulate your
heat from your radiator.

The tendency of the great building of the
future, too, as judged from its evolution in the
past, will be to develop a huge machine of
cleanliness. It will be a building hygienically
as perfect as that of any hospital today, toward
whose conditions the whole trend of modern
building development is working. It will be a
dustless place. All the corners at walls and
floors and ceilings will be rounded. Useless,
dust-collecting mouldings will be omitted and
never will be missed. It is probable that the
air issuing into it will be filtered and there
will be assuredly some arrangement by which
all impurities of air generated within it will
be sucked out of it as quickly as such impuri-
ties are formed. Even now at the New York
Municipal Lodging House there is such a mech-
anism.

Cities in Themselves.

The most interesting fact, however, in the
great buildings that lie before us is that ten-
dencies indicate that they will be cities in them-
selves. They will, for instance, group them-
selves about great transportation terminals, or
indeed be transportation terminals, as the Hud-
son Terminal Building has already done, for
within them will be all the forces practically
that can supply civilized man with all his
needs.

There will be a market which is an obvious
thing to say, as a market has already arrived
in the Hudson Terminal Building. This mar-
ket will include all the supplies that are
deemed necessary to commerce. The presence
of banks will become a necessity. They will
naturally be arranged on the street level im-
mediately over the market, which may be un-
derground. Then will come the offices for
twenty-five or thirty tiers. Above this would
naturally be expected the exchange and club
concourse and elevator transfer. A couple of
stories might be given over to this sort of
business.

For the future office building, of course, a
roof garden would be essential. A country club
in the city, too, is not a surprising thing when
you view it in relation to the tall building of
the future. There would certainly be tennis, a
gymnasium and a swimming pool; though most
of these things have been done already.

So the office building of the future is not so
wonderful as it seems. For it will only, after
all, represent a collection of human facilities
which have individually, almost all, been in-
cluded in one building or another at present in
America. And even the aeroplane platform at
the top is not such a long way off.—Theodore
Starrett in "Building Management."

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. XCI

No. 2343

New York, February 8, 1913

(32)

PRICE 20 CENTS

STREET INDEX OF RECORDED CONVEYANCES AND WILLS

Showing street and number of Manhattan Conveyances and Wills recorded during the current week.

Allen st, 115.	29th st, 126 W.	97th st, 227 E.	143d st, 521-3 W.	2d av, 1436, 2250, 2456.
Bleecker s., 120-2.	29th st W (ss), 674-36-	101st st, 57 E.	146th st, 424 W.	4th av, 242-50.
Broome st, 276-8, 457-9.	38.	103d st, 231-3 E.	148th st, 232-8 W.	5th av, 2144.
Cherry st, 18, 306, 391-3	31st st, 24 W.	111th st, 69-73, 136-42 W	169th st, 517-9 W.	7th av, 2022-4, 2026-8,
Cliff st, 60.	33d st, 217 W.	112th st, 15, 46-8, 176,	169th st W (8:2126-49-52	2420.
Columbia st, 98.	35th st, 139-41, 145, 306-	234-6, 306-8 E.	188th st W (ss), 2170-16.	8th av, 2794.
East Broadway, 290.	8 W.	114th st, 211 E.	205th st, 407 W.	10th av, 858, 309A, 758.
Forsyth st, 141-3.	36th st, 136-8, 453 W.	114th st, 609 W.	Av D, 91.	10th av (es), 1068-pt lt
Grand st, 59.	39th st, pt 235 E.	115th st, 11, 328, 426-30	Amsterdam av, 1641-59.	1.
Houston st, 92 W.	40th st, 226-8, 225-31 E.	E.	Audubon av (ws), 2153-	11th av (ws), 674-33.
Lewis st, 62-4.	40th st, 207, 320½ W.	115th st, 258-60 W.	77-80.	Interior strip, ss (57th),
Madison st, 340-352.	45th st, 218 E.	117th st, 176, 231-3, 420-	Bowery, 101.	1368- pt lts 44-46½.
Manhattan st, 14-6, 20,	45th st, 522 W.	4 E.	Broadway, 1881-5, 2600-	WILLS.
26, 120.	46th st, 232 E.	118th st, 347 E.	10, 3240-52, 3441-59.	Goerck st, 35.
Market st, 65-9.	47th st, 613-623 W.	118th st, 83 W.	Claremont av, 190.	Lewis st, 102.
Prince st, 21.	55th st, 124, 136 W.	120th st, 235-7, 313, 341-	Convent av, 470.	11th st, 329-31 E.
Roosevelt st, 74.	57th st, 118 E.	5 E.	Edgecombe av (ws),	25th st, 48 E.
St Marks pl, 6.	59th st, 47-51 E.	123d st, 402-6 E.	2048-pt lt 1.	26th st, 109-15 W.
Spring st, 157, 327.	64th st, 16 E.	124th st, 541 W.	Ft Washington av (es),	27th st, 31-7 W.
Stanton st, 329-35.	70th st, 45, 143, 206-40	125th st, 79 E.	2176-36.	28th st, 105 E.
Union Sq W, 33, 39.	W.	127th st W (ns), 1981-	Lenox av, 390-8.	52d st, 305-9 W.
Van Orlear pl, 27.	71st st, 138-44 W.	pt lot 74.	Lexington av, 350-2,	56th st, 66 W.
3d st, 5, 221 E.	72d st, 315 E.	129th st, 35-7, 306 W.	1061, 1567-77, 1641.	57th st, 351 W.
6th st, 333 E.	73d st, 274-6 W.	130th st, 118 W.	Madison av, 1228.	58th st, 442 E.
8th st, 395 E.	74th st, 163, 251 W.	132d st, 18 E.	Old Broadway, 2337-41.	74th st, 303 W.
10th st, 31-3, 410 E.	78th st, 171 W.	132d st, 245 W.	Park av, swc 101st.	79th st, 214 W.
11th st, 63 E.	79th st, 20, 104, 231-3 E.	134th st, 271 W.	Pinehurst av, 65.	80th st, 140 E.
15th st, 324-6 E.	82d st, 74 W.	136th st, 130 W.	St Nicholas av, 60, 66-	121st st, 226 W.
17th st, 239, 413 E.	83d st, 110 E.	136th st, 110-2, 223 W.	72.	148th st, 459 W.
19th st, 217 E.	83d st, 215-7 W.	137th st, 245 W.	Wadsworth av (es),	Amsterdam av, 829.
19th st, 159-61 W.	87th st, 151 W.	138th st, 245 W.	2166-33.	Broadway, 874.
25th st, 235-7 E.	90th st, 312 W.	141st st, 117-45 W.	West End av, 624.	West End av, 815-7.
26th st, 226 E.	91st st, 332 E.	142d st W (ss), 2010-6	1st av, 635, 1308, 1604,	3d av, 1604.
27th st, 225 W.	92d st, 346 E.	& 54.	2274, 2282.	6th av, 990-2.
28th st, 31-3 E.	95th st, 220, 233-5 E.	142d st, 131 W.		

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 1912.

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 names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
 A.L.—all liens.
 AT—all title.
 ano—another.
 av—avenue.
 admr—administrator.
 admtrx—administratrix.
 agmt—agreement.
 A—assessed value.
 abt—about.
 adj—adjoining.
 apt—apartment.
 assign—assignment.
 asn—assign.
 atty—attorney.
 bk—brick.
 B & S—Bargain and Sale.
 bldg—building.
 b—basement.
 blk—block.
 Co—County.
 C a G—covenant against grantor.
 Co—Company.
 constn—construction.
 con omitted—consideration omitted.
 corpn—corporation.
 cor—corner.

c l—centre line.
 ct—court.
 certf—certificate.
 dwg—dwelling.
 decd—deceased.
 e—East.
 exr—executor.
 extrx—executrix.
 et al—used instead of several names.
 foreclos—foreclosure.
 fr—frame.
 ft—front.
 individ—individual.
 irreg—irregular.
 imp—improvement.
 installs—installments.
 lt—lot.
 mtg—mortgage.
 mos—months.
 mfg—manufacturing.
 Nos—numbers.
 n—north.
 nom—nominal.
 (o)—office.
 pr—prior.
 pt—part.
 pl—place.
 PM—Purchase Money Mortgage.
 QC—Quit Claim.
 R T & I—Right, Title & Interest.
 (R)—referee.
 r—room.
 rd—road.
 re mtg—release mtg.
 ref—referee.
 sobrn—subordination.
 sl—slip.
 sq—square.
 s—south.
 s—side.
 sty—story.
 sub—subject.
 str—stores.
 stn—stone.
 st—street.
 TS—Torrens System.
 tnts—tenements.
 w—west.
 y—years.
 O C & 100—other consideration and \$100

CONVEYANCES.

Borough of Manhattan.

We print the names and addresses of the owner exactly as recorded, both are, however, verified and where name or address is found to be incorrect or fictitious the correction is printed in brackets immediately following the part of name or address of which it is a correction.

Conveyances marked with a * are being investigated and if found incorrect will be shown in a later issue.

JAN. 31, FEB. 1, 3, 4, 5 & 6.

Allen st, 91, see Broome, 276-8.
Allen st, 115 (2:415-40), ws, abt 25 n Delancey, 25x87.6, 5-sty bk tnt & str; Mary E Pitts & ano EXRS & Jacob Valentine to Mary E Pitts [Hotel Gramatan], Bronxville, NY; Jan28; Feb5'13; A\$22,000-29,000. nom
Bleecker st, 120-2 (2:524-44-45), sec Wooster (Nos 192-4), 50x75, 3 3-sty bk loft & str bldgs & 2-sty fr tnt & str; Reuben Isaacs to Augusta Isaacs, his wife, 829 West End av; AL; Jan10; Feb4'13; A \$50,000-53,500. nom
Broome st, 276-8 (2:414-25), nwc Allen (No 91), 44.2x75, 2-5-sty bk tnts & str; Jacob Blumberg to Safety Holding Co, a corpn, 5 Beekman; AL; Jan17; Jan31'13; A \$47,000-80,000. O C & 100
Broome st, 457-9 (2:474-11), ss, 50 w Mercer, runs w50.8x95.10x25.9xn0.1/2-in x e24.6xn95.9 1/2 to beg, 6-sty bk loft & str bldg; Frank W Chambers ref to Adeline I Latham, 16 E 58; FORECLOS, Feb4; Feb5; Feb6'13; A\$67,000-110,000. 85,000
Cherry st, 18 (1:112-51), ns, abt 135 e Pearl, 24.10x125.9x25x127.9, ws, 5-sty bk tnt & str & 5-sty bk rear tnt; Louis J Sloane & ano EXRS, & c, Danl Cunningham to Therese M Casazza, 5805 7 av, Bklyn; Jan24; Feb3'13; A\$15,000-24,000. 24,000
Cherry st, 306 (1:257-10), ns, 233.1 e Jefferson, 25x86, 5-sty bk tnt & str; Chas L Hoffman, ref, to Hahnemann Hospital of City NY, 657 Park av, & Presbyterian Hospital of City NY, 41 E 70; FORECLOSED & drawn Jan29; Feb4'13; A\$13,500-20,000. 20,000
Cherry st, 391-3 (1:260-56), ss, 71.3 e Scammel, runs s82.9xe23.9xn4.7xe22xn80 to st xw45.9 to beg, 6-sty bk tnt & str; Gustavus A Rogers, ref, to Natl Academy of Design, a corpn, 175 W 109; FORECLOS Jan24; Jan31'13; A\$16,500-45,000. 37,000
Cliff st, 60 (1:98-56), ss, abt 115 e Beekman, 19.8x100x20x100, 3-sty bk loft & str bldg & 4-sty bk rear loft bldg; Henry Leerburger to Edw Greenebaum, 151 W 121; B&S; Feb3; Feb5'13; A\$13,000-17,000. nom
Columbia st, 98 (2:334-51), es, 300 n Rivington, 25x100, 4-sty bk tnt & str & 3-sty bk rear tnt; Harry Wolff to Max Wolff, 98 Columbia; mtg \$19,000; Feb4; Feb5'13; A\$18,000-24,000. nom
East Bway, 290 (1:288-60), ns, 22.4 e Gouverneur, 21.2x50, 3-sty & b bk dwg; Thos F Cusack & ano EXRS Annie F Doyle to Eliz Ahearn, 294 East Bway; Feb6'13; A\$11,000-12,500. 11,450
Forsyth st, 141-3 (2:420-28-29), ws, abt 105 n Delancey, 48x100, 2-5-sty bk tnts & str; Mary E Pitts & ano EXRS & Jacob Valentine to Josephine V Treat, 153 W 87; Jan28; Feb5'13; A\$45,000-62,000. nom
Grand st, 59 (1:228-25), ss, 64 e West Bway, 22x67, 4-sty bk loft & str bldg; Arthur Essing or Elsig to Anna Zimmerman, 201 Avon av, Newark, NJ; mtg \$16,000; Feb3; Feb4'13; A\$16,000-19,000. nom
Houston st, 92 W (2:525-58), ns, 37.6 w West Bway, 18.9x98, 2-sty bk tnt & str; Wm Buchan Jr to Jos Personeni, 43 Charlton; Feb1; Feb3'13; A\$17,500-20,000. O C & 100
Lewis st, 62-4 (2:328-43-44), es, 100 s Rivington, 50x100, vacant; Mary E Pitts & ano EXRS & Jacob Valentine to Mary E Pitts, at [Hotel Gramatan], Bronxville, NY; Jan28; Feb5'13; A\$26,000-26,000. nom
Madison st, 340 (1:266-68), ss, 95.3 e Scammel, 24.7x96, 5-sty bk tnt & str; Anna F Cooper, widow, to Abr I Kantrowitz, 32 W 114; AT; C a G; mtg \$16,000; Jan28; Feb3'13; A\$15,500-26,500. O C & 100
Madison st, 352 (1:266-62), ss, 240.2 e Scammel, 23.3x94.10x23.3x95.1, 5-sty bk tnt & str; Earnest R Eckley, ref, to Lawyers Mtr Co, a corpn, 59 Liberty; FORECLOS Jan31; Feb4'13; A\$15,000-23,000. 20,000
Manhattan st, 14-26 (deed reads 125th st (7:1965-37-41), ss, 225 w Morningside av, runs e7.2xse along ss Manhattan, 132.9 x39.9xw125xn100.11 to beg, 4-4-sty bk tnt & str & 3-3-sty & b bk dwgs; Jno R Haskin Estates, Inc, et al to Florence M Rawolle, 145 W 122; QC; Feb3; Feb5'13; A\$51,500-82,500. nom
Manhattan st, 14-16, see Manhattan, 26.
Manhattan st, 20, see Manhattan, 26.
Manhattan st, 26, or 125TH st, 416 W (7:1965-41), begins 125th, ss, 225 w Morningside av, runs e along 125th, 7.2xse along ss Manhattan, 13 xs94.11xw18.9xn 100.11 to beg, 4-sty bk tnt & str; A\$10,500-16,000; also MANHATTAN st, 20 (7:1965-39), sws, 150 w Morningside av, 21.1x 75.5x18.9x65.8, 4-sty bk tnt & str; A\$7,500-13,000; also MANHATTAN ST, 14-16 (7:1965-37-37 1/2), sws, 100 w Morningside av, 37.6x57x33.4x39.9, 2-3-sty & b bk dwgs; A \$9,000-15,000; Jno B Haskin Estates, Inc to Florence M Rawolle, 145 W 122; Feb3; Feb5'13. O C & 100
Manhattan st, 26, see 125th, 416 W.

Manhattan st, 120 (7:1981-72), ss, bounded s by ns 127th (No 599) w by cl old Bloomingdale rd, closed & e by es of said road, 1-sty fr shop; A\$25,000-25,000; also 127TH ST W (7:1981-pt lot 74), ns, at ns Blackberry alley, closed, runs w along alley — to es old Bloomingdale rd, closed xs — to ns 127th xe — to beg; A\$ — — —; Marie A B Chandler, daughter of Jno L Buckley to Jas A Deering, 22 E 47; AT; Jan25; Jan31'13. nom
Market st, 65-7 on map 65 (1:253-34), w s, 69.1 s Hamilton, 37.4x58.9x37.4x58.1, 6-sty bk tnt & str; H C S Stimpson ref to Henry DeF Weekes, at Oyster Bay, LI [111 5 av]; FORECLOS Jan14; Jan31; Feb 6'13; A\$16,000-40,000. 82,000 over & above all liens
Market st, 69 (1:253-32), ws, 106.6 s Hamilton, 37.7x59.7x37.7x58.9, 6-sty bk tnt & str; H C S Stimpson ref to Henry D F Weekes, at Oyster Bay, LI [111 5 av]; FORECLOS, Jan14; Jan31; Feb6'13; A\$16,000-40,000. 30,000
New Chambers st, 66, see Roosevelt, 74.
Prince st, 21 (2:508-48), ns, 40 w Elizabeth, 20x73.2x20x75.9, 4-sty bk tnt & str & 3-sty bk rear tnt; Frank Verrastro to Antonio Lisanti, 247 Mulberry; mtg \$16,500; Jan30; Feb5'13; A\$12,500-18,500. O C & 100
Roosevelt st, 74 (1:111-41), es, abt 40 s New Chambers (deed reads ws at New Chambers (No 66), bounded n by No 72 Roosevelt & s by No 76 Roosevelt, — — —; also all R, T & I to gore as follows: New Chambers st, sws, bounded s by No 76 Roosevelt & w by land Danl Cunningham, 3.8x1.9 on s & 1.11 on w, 5-sty bk tnt & str; Louis J Sloane & ano EXRS & Danl Cunningham to Luigi Rega, 40 Oak; Jan 24; Feb3'13; A\$11,000-15,000. 12,100
St Marks pl, 6 (2:463-12), ss, 100 e 3 av, 26x120, 3-sty bk tnt & str; Lloyd S Bryce & ano to David Wasser, 242 E 3; B&S; Jan14; Feb4'13; A\$23,000-28,000. nom
Spring st, 157 (2:501-39), nec West Bway (Nos 407-9), 25x75, 6-sty bk loft & str bldg; A\$32,000-65,000; also WEST BWAY (2:501), es, 75 n Spring, a strip, 0.3x25; Meyer Auerbach ref to Chas B Prettyman, 764 So Broad, Philadelphia, Pa FORECLOS; Feb6'13. 19,000
Spring st, 327 (2:596-96), ns, abt 60 e Washington, 20.6x60, 3-sty fr bk ft tnt & str; Geo J Vestner, EXR & Cath Hand, to Thos Lynch, 401 W 24; AL; Feb3; Feb 4'13; A\$7,500-8,500. 10,000
Stanton st, 329 (2:324-15), ss, 59.10 e Goerck, 21x81.3x20.1x81.3, 5-sty bk tnt & str; A\$9,500-14,500; also STANTON ST, 331 (2:324-16), ss, 80.10 e Goerck, 18.8x81.3, 5-sty bk tnt & str; A\$9,500-14,500; also STANTON ST, 333 (2:324-17), ss, 99.6 e Goerck, 19.6x55.4, 5-sty bk tnt & str; A \$6,500-10,500; also STANTON ST, 335 (2:324-18), ss, 119 e Goerck, 20.2x55.4, 5-sty bk tnt & str; A\$6,500-10,500; Arthur Fishman to Selara Holding Co, a corpn, 5 Beekman; mtg \$40,000; Jan30; Feb3'13. O C & 100
Stanton st, 331, see Stanton, 329.
Stanton st, 333, see Stanton, 329.
Stanton st, 335, see Stanton, 329.
Union sq W, 33 (3:844-19), ws, 32.6 n 16th, 30.6x150, 11-sty bk office bldg; Harris Mandelbaum et al to Gertrude A Vanderbeck, 149 W 126; mtg \$120,000; Jan28; Feb'13; A\$175,000-370,000. O C & 100
Union sq W, 33; Gertrude A Vanderbeck to Pincus Lowenfeld, 106 E 64 & Wm Prager, 129 E 74; mtg \$225,000; Jan31; Feb1 '13. O C & 100
Union sq W, 39 (3:844-25), ws, 31.6 s 17th, 28.6x150, 5-sty bk office & str bldg & 3-sty bk rear loft bldg; Grandison Downes heir & Chas J Downes to Levi S Tenney, at Montclair, NJ [25 Wm]; 1-12 pt; CaG; mtg \$75,000 & AL; Feb3; Feb5'13; A\$156,000-176,500. O C & 100
Van Corlear pl, 27 (13:3402-438), es, 85 s 227th, runs e50xsl5xe50x20xw100 to pl xn35 to beg, 2-sty bk dwg; trust deed; Fredk P Hummel et al to Harry H Holbert, 118 W 227, & Fredk P Hummel, 22-4 Marble Hill av, in trust for Emma Sauter, his daughter; B&S; Jan30; Feb4'13; A\$3,700-\$. nom
Wooster st, 192-4, see Bleecker, 120-2.
3D st, 5 E (2:459-47), ns, 104.4 e Bowery, 25x96.4, 9-sty bk loft & str bldg; Wyoming Realty Co to Babette Moller, 2015 Grand Blvd & Concourse; mtg \$52,000; Jan31; Feb3'13; A\$21,000-\$. O C & 100
3D st, 221 E (2:386-60), ns, 212.3 e Av B, runs n13.6e43.11&32.8xe27.10x96.2 to st, xw26.5 to beg, 6-sty bk tnt & str; Ida Young to Louis Young, 84 Av B; mtg \$28,000; Feb4; Feb6'13; A\$21,000-42,000. nom
6TH st, 333 E (2:448-39), ns, 200 w 1 av, 25x90.10, 5-sty bk tnt; Jno F McCullough to Wm E Sengens, 57 E 86; AL; Jan20; Feb1'13; A\$18,000-29,000. O C & 100
7TH st, 250-2 E, see Av D, 91.
8TH st, 395 (405) E (2:365-1), nec Av D (Nos 112-4), 77x47.6, 6-sty bk tnt & str; Jos Isaac to Elinor M Koch, 1457 Lex av; B&S; mtg \$74,000; Jan30; Feb4'13; A\$36,000-67,500. nom
10TH st, 31-3 E (2:562-41), ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; Lizzie A Newcomb to Wm Baxter, 504 W 112; mtg \$138,500 & AL; Jan27; Feb4'13; A\$80,000-145,000. O C & 100
10TH st, 410 E (2:379-14), ss, 173 e Av C, 20x92.3, 6-sty bk stable; Eva Stern to Jos Engel, 138 Av D; AL; Feb4'13; A\$10,000-20,000. O C & 100
11TH st, 63 E (2:563-44), ns, 248.9 w Bway, 27x103.3, 5-sty bk loft & str bldg; Reuben Isaacs to Augusta Isaacs, his wife, 829 West End av; AL; Jan10; Feb4'13; A \$45,000-48,000. nom

15TH st, 324-6 E (3:921-51), ss, 271.4 e 2 av, 26.4x103.3, 6-sty bk tnt; Selara Holding Co to Arthur Fishman, 239 E 18; mtg \$38,750; Jan31'13; A\$18,000-42,000. O C & 100
17TH st, 239 E (3:898-22), nes, 161.3 w 2 av, 17.3x104, 4-sty & b stn dwg; Fannie M Keppel wid to Elena wife Celestino de Marco, 3 Rutherford pl; Feb5; Feb6'13. nom
17TH st, 413 E (3:949-9), ns, 194 e 1 av, 25x92, 5-sty bk tnt & str; Sarah Cohen to Jacob Wolf, 55 St Marks pl; 1/2 pt; confirmation deed; AL; Jan25; Feb1'13; A\$11,500-16,500. O C & 100
19TH st, 217 E (3:900-13), nes, 364.6 nw 2 av, 16.9x92, 4-sty bk dwg; Swan Brown Co to Walter H Knapp, at Canandaigua, NY; 1/2 pt; B&S; mtg \$11,000 & AL; Feb3; Feb4'13; A\$10,000-12,500. O C & 100
19TH st, 159 W (3:795-pt lot 8), ns, 126.2 e 7 av, 23.1x90; pt 4-sty bk stable; Isidor Straus to Oscar S Straus, 5 W 76; Sept25 '95; Feb4'13; A\$ — — —. nom
19TH st, 159 W; Oscar S Straus to Nathan Straus, 27 W 72; C a G; Jan8; Feb4'13. nom
19TH st, 161 W (3:795-pt lot 8), ns, 103.1 e 7 av, 23.1x90, pt 4-sty bk stable; Jesse I Straus, individ, EXR, & Isidor Straus, deed, et al to Nathan Straus, 27 W 72; C a G; Jan16; Feb4'13; A\$ — — —. nom
20TH st, 50-2 E, see 4 av, 242-50.
22D st, 128 E, see Lex av, 4-8.
25TH st, 235-7 E (3:906-19), ns, 155 w 2 av, 40x98.9, 6-sty bk tnt & str; Emil Reibstein to Abr & Louis Davis, 241 W 113; mtg \$47,500; Jan31; Feb3'13; A\$20,000-55,000. O C & 100
26TH st, 226 E (3:906-41), ss, 222.6 w 2 av, 27.6x98.9, 5-sty bk tnt; Frances S Pullen et al EXTRXCS, & c, Helen K Sumner to Ella A Milligan, 149 Maple, Bklyn; mtg \$20,000 & AL; Feb3'13; A\$13,500-30,000. 31,000
27TH st, 225 W (3:777-27), ns, 267.8 w 7 av, 24.6x98.9, 5-sty bk tnt & str; Maurice Cohen to Catarina Torraca, 261 Mulberry; mtg \$25,000; Jan24; Feb4'13; A\$15,500-34,000. O C & 100
27TH st, 225 W; Catarina Torraca to Michele Ragamata, 261 Mulberry; mtg \$25,000; Feb3; Feb4'13. O C & 100
28TH st, 31-3 E (3:858-27-28), ns, 175 e Mad av, 45.10x98.9, 1 3- & 1 4-sty bk tnts & str; Birchwood Realty Co to Fabian Constan Co, a corpn, 1133 Bway; mtg \$95,000 & AL; Feb1; Feb4'13; A\$100,500-110,000. exch & 100
28TH st, 500-2 W, see 10 av, 309 A.
29TH st W, ss, 100 w 11 av, see 11 av, ws, 49.4 s 29th.
29TH st, 126 W (3:804-55), ss, 320 w 6 av, 20x98.9, 4-sty & b bk dwg; Julia P Parrott, widow, to Chas A Smith, at Forked River, NJ, & Caroline L Imlach, 309 West End av, NY, EXRS, & c, of Chas Smith, deed; AT; QC; Jan27; Jan31'13; A \$30,000-31,000. 25
31ST st, 24 W (3:832-59), ss, 350 w 5 av, 25x98.9, 4-sty stn loft & str bldg; Philena C Smith to Louis Auerbach, 75 E 80; mtg \$66,250; Jan29; Feb1'13; A\$95,000-101,000. O C & 100
33D st, 217 W (3:783-30), ns, 180 w 7 av, 20x98.9, 3-sty & b bk dwg; Martha R McKibbin to Saml McKibbin, 219 W 128; 1/2 pt; B&S; mtg \$1,700; Jan25; Jan31'13; A \$28,000-29,000. nom
35TH st, 139-41 W (3:811-14), ns, 300 e 7 av, 50x105, 4-sty bk warehouse; A\$115,000-120,000; also 35TH ST, 145 W (3:811-13), ns, 275 e 7 av, 25x98.9, 5-sty bk warehouse; A\$50,000-56,000; Lee Kohns to Nathan Straus, 27 W 72; C a G; AL; Jan 16; Feb4'13. nom
35TH st, 145 W, see 35th, 139-41 W.
35TH st, 306-S W (3:758-46-47), ss, 62 w 8 av, 38x74.1, 2 3-sty bk tnts, str in 306; Valencia Realty Co to Mildred Hirsch, 427 W 119; QC & confirmation deed; Feb1; Feb 4'13; A\$37,000-41,000. nom
36TH st, 136 W (3:811-53), ss, 350 e 7 av, 16.8x98.9, 3-sty & b bk dwg; Bond, Mtg & Securities Co to Isidor & Nathan Straus [27 W 72]; B&S; Apr25'07; Feb4'13; A\$40,000-41,000. nom
36TH st, 136 W; Nathan Straus et al, individ & EXRS & Isidor Straus, deed, et al, to Nathan Straus, 27 W 72; B&S; C a G; Jan16; Feb4'13. nom
36TH st, 138 W (3:811-54), ss, 325 e 7 av, 25x92.3, 4-sty bk tnt & str; Bond, Mtg & Securities Co to Isidor & Nathan Straus; [27 W 72]; B&S; June11'07; Feb4'13; A\$58,000-60,000. nom
36TH st, 138 W; Nathan Straus et al, individ & EXRS & Isidor Straus, deed, et al, to Nathan Straus, 27 W 72; B&S & C a G; Jan16; Feb4'13. nom
36TH st, 453 W (3:734-5), ns, 72 e 10 av, 28x98.9, 6-sty bk tnt & str; Morris Steinberg to Saml H Glasser, 462 W 151; 1/2 pt; sub to 1/2 of AL; Jan25; Feb4'13; A \$10,000-33,000. O C & 100
39TH st, pt 235 E (3:920-pt lot 21), ns, 245 w 2 av, a strip, 10x98.9, pt 3-sty bk dwg & pt 6-sty bk factory; Adeline Sanford & ano heirs Jno E G Ash to Rees & Rees, a corpn, 232 E 40; QC; Nov9'10; Jan31'13; A \$ — — —. nom
40TH st, 225-7 E (5:1314-16), ns, 218 w 2 av, 37x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, & c, Danl Cunningham to Henry Roffmann, 231 2 av; mtg \$30,000; Jan24; Jan31'13; A\$18,000-47,000. 44,500
40TH st, 226 E (3:920-50), ss, 305 e 3 av, 25x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS & c Danl Cunningham to Bernard F Golden, 262 Wm; mtg \$20,000; Jan 24; Feb1'13; A\$11,500-30,000. 30,800

40TH st, 228 E (3:920-48), ss, 330 e 3 av, 25x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Sydne Ballin, 1391 Mad av; mtg \$20,000; Jan 24; Jan31'13; A\$11,500-30,000. **29,500**

40TH st, 229-31 E (5:1314-17), ns, 180 w 2 av, 38x98.9, 6-sty bk tnt; Louis J Sloane & ano EXRS, &c, Danl Cunningham to Robt Johanson & Dorothea, his wife, 23 Coenties, tenants by entirety; Jan24; Jan 31'13; A\$18,000-47,000. **44,250**

40TH st E, swc Lex av, see Lex av, 352.

40TH st, 207 W (4:1012-28), ns, 100 w 7 av, 25x98.9, 5-sty bk tnt; Wm J Sloane to Jacob Kaplan, 320 E 87; Dec23'12; Feb1'13; A\$40,000-50,000. **O C & 100**

40TH st, 320 1/2, on map 320A, W (3:763-53), ss, 325 w 8 av, 25x98.9, 4-sty bk tnt & str; Pauline Ewert to Maurice Cross, 318 W 40; mtg \$9,500; Feb3; Feb5'13; A \$13,000-17,500. **nom**

45TH st, 218 E (5:1318-41), ss, 230 e 3 av, 25x100.4, 5-sty bk tnt; Louis J Sloane & ano EXRS Danl Cunningham to Chas W Eldt, 873 2 av; Jan24; Feb1'13; A\$10,000-25,000. **23,350**

45TH st, 522 W (4:1073-46), ss, 325 w 10 av, 25x100.4, 5-sty bk tnt & str; Eliz F King et al EXRS Edw King to Geo L Zimmerman, Inc, a corp, 776 8 av; Jan17; Jan31'13; A\$9,000-18,500. **16,250**

46TH st, 232 E (5:1319-36), ss, 250 w 2 av, 25x100.5, 5-sty bk tnt; Richd M Henry ref to Fredk L Haug, 225 E 51; PARTITION; Dec19'12; Jan31; Feb1'13; A\$10,000-19,000. **18,500**

47TH st, 613-15 W, see 47th, 617-19 W.

47TH st, 617-19 W (4:1095), ns, 275 w 11 av, 50x100.5; also 47TH ST, 621-3 W (4:1095 this & above lot 18) ns, 325 w 11 av, 50x100.5, this & above, 3-sty bk factory; A\$35,000-55,000; also 47TH ST, 613-15 W (4:1095-22), ns, 225 w 11 av, 50x100.5, 3-sty bk stable; A\$17,000-20,000; Edw F Beinhauer to Beinhauer Brothers Realty Co, a corp, 617 W 47; mtg \$103,000; Jan3; Feb 5'13. **O C & 100**

47TH st, 621-3 W, see 47th, 617-19 W.

55TH st, 124 W (4:1007-44), ns, 275 w 6 av, 25x100.5, 3-sty bk stable; Benj Stern to Herald Square Holding Co, a corp, 33 W 42; Jan31; Feb1'13; A\$32,000-36,000. **O C & 100**

55TH st, 136 W (4:1007-49), ss, 400 w 6 av, 25x100.5, 4-sty bk stable, 2-sty ext; Herald Sq Holding Co to Benj Stern, 59 W 55; mtg \$26,250; Jan30; Feb1'13; A\$32,000-39,000. **O C & 100**

57TH st, 118 E (5:1311-63), ns, 154 1/2 w Lex av, 20x100.5, 4-sty & b stn dwg; Fanny A Hesse, widow, to Eugenie Agassiz at Lausanne, Switzerland; Theo R P Eilshemius, at Birmingham, Eng, & Louis M & Henry G Eilshemius, each at 118 E 57, NY, all heirs of Henry G & Fredk E Eilshemius, decd; 1-6 pt; AT & C a G; mtg \$18,000; Dec23'12; Jan31'13; A\$30,000-38,000. **O C & 100**

58TH st W, nec 10 av, see 10 av, nec 58.

59TH st, 47-51 E (5:1374-28), ns, 140 e Mad av, 50x100.5, 3 4-sty bk tnts & str; De Anjou Pearsall et al to 49 E 59th St Corp, 51 E 59; mtg \$105,000; Feb3; Feb 4'13; A\$125,000-175,000. **O C & 100**

62D st, 47 W, see Bway, 1881-5.

64TH st, 16 E (5:1378-63), ss, 230 e 5 av, 20x100.5, 5-sty & a bk dwg; Dudley Olcott 2d to Chas Buek Constn Co, a corp, 5 E 42; B&S; Feb3; Feb6'13; A\$72,000-105,000. **O C & 100**

70TH st, 45 W (4:1123-12), ns, 285 e Col av, 20x100.5, 4-sty & b stn dwg; Heinrich Schiewind Jr to Siegfried Peierls, 45 W 70; mtg \$30,000 & AL; Feb1; Feb3'13; A \$18,000-35,000. **O C & 1,000**

70TH st, 143 W (4:1142-16), ns, 201.4 e Bway, 18x100.5, 4-sty & b stn dwg; Alendale Bldg Co to Realty Mtg Co, a corp, 135 Bway; B&S & C a G; AL; Jan 30; Jan31'13; A\$14,500-25,000. **O C & 100**

70TH st, 143 W; Realty Mtg Co to A L Mordecai & Son, a corp, 135 Bway; B&S & C a G; AL; Jan31'13. **O C & 100**

70TH st, 206-40 W (4:1161-30-49), ss, 125 w Ams av, 300x100.5, 8-4 & 10-3-sty & b bk dwgs; Estate of Chas F Hoffman, a corp, to Directors Realty Holding Co, a corp, 160 Bway; AL; Jan30; Jan31'13; A \$180,000-332,000. **O C & 100**

71ST st, 138-44 W (4:1142-48), ss, 370 w Col av, 80x100.5, 9-sty bk tnt; Allendale Bldg Co to Realty Mtg Co, a corp, 135 Bway; B&S & C a G; mtg \$280,000; Jan30; Jan31'13; A\$—\$. **O C & 100**

71ST st, 138-44 W; Realty Mtg Co to A L Mordecai & Son, a corp, 135 Bway; B&S & C a G; mtg \$280,000; Jan31'13. **O C & 100**

72D st, 315 E (5:1447-9), ns, 200 e 2 av, 20x102.2, 4-sty stn tnt & str; Isaac Sachar to Saml Fine, 315 [317] E 72; mtg \$12,025 & AL; Jan13; Feb6'13; A\$8,000-15,000. **nom**

73D st, 274 W (4:1164-61), ss, 82.9 e West End av, 17.3x76.8, 3-sty & b bk dwg; T J McLaughlin Sons Inc to Thos J McLaughlin, 274 W 73; mtg \$17,000; May31 '10; Feb6'13; A\$15,000-20,000. **nom**

73D st, 276 W (4:1164-61 1/2), ss, 65.6 e West End av, 17.3x76.8, 3-sty & b bk dwg; T J McLaughlin's Sons Inc to Thos J McLaughlin, 274 W 73; mtg \$17,000 & AL; Feb6'13; A\$15,000-20,000. **nom**

74TH st, 163 W (4:1146-4 1/2), ns, 63 e Ams av, 18x70.4, 3-sty & b bk dwg; Frances G Ring to Henry A Casson, 305 Ams av; AL; Feb4'13; A\$12,000-18,000. **O C & 100**

74TH st, 251 W (4:1166-6), ns, 130 e West End av, 20x102.2, 3-sty & b bk dwg; A L Mordecai & Son, a corp, to Realty Mtg Co, a corp, 135 Bway; B&S; mtg \$25,000 & AL; Jan30; Jan31'13; A\$19,000-24,000. **O C & 100**

78TH st, 171 W (4:1150-3), ns, 52.6 e Ams av, 22.6x102.2, 5-sty bk tnt; Rudolph Schweizer to Frank J Schweizer, 2123 Vyse av; AL; Jan30; Jan31'13; A\$16,500-31,000. **nom**

79TH st, 20 E (5:1393-57), ss, 18 w Mad av, 41.1x70.2, 5-sty & b stn dwg; Chas Buek Constn Co to Sarah C Olcott, at [Normandy Pkway] Morristown, NJ; AL; Feb3; Feb6'13; A\$—\$. **O C & 100**

79TH st, 104 E (5:1413-69 1/2), ss, 40 e Park av, 20x84, 4-sty & b stn dwg; Cabot Real Estate Co to Carolyn W Morris, 104 E 79; B&S & C a G; Jan31; Feb3'13; A\$23,000-32,000. **O C & 100**

79TH st, 231-3 E (5:1525-16-17), ns, 375.2 e 3 av, 50x102.2, 2-4-sty stn tnts; Louis Becker to Lucy Spiro, 67 Maple av, Danbury, Conn; mtg \$33,500; Jan28; Feb1'13; A\$25,000-40,000. **O C & 100**

82D st, 74 W (4:1195-61), ss, 100 e Col av, 16x102.2, 4-sty & b stn dwg; Isabel V Cook to Chas F Street, 443 Col av; mtg \$17,000; Feb3'13; A\$12,000-21,000. **O C & 100**

83D st, 110 E (5:1511-67), ss, 125 e Park av, 25x102.2, 5-sty stn tnt; Remington P Fairlamb to Mary M O'Loughlin, 39 W 27; mtg \$28,000; Jan22; Feb5'13; A\$16,000-30,000. **nom**

83D st, 215-7 W (4:1231-27-28), ns, 100 w Ams av, 49.4x102.2, 2-5-sty bk tnts; Louis J Sloane & ano EXRS Danl Cunningham to Harris & Maurice Mandelbaum, 12 W 87; 1/2 pt, & Central Bldg Impt & Investment Co, a corp, 149 Church, 1/2 pt; mtg \$50,000; Jan24; Feb3 '13; A\$35,000-66,000. **65,000**

87TH st, 151 W (4:1218-16), ns, 408.4 w Col av, 16.8x100.8, 4-sty & b bk dwg; Geo Raymond & ano, EXRS & C Russell Raymond, to Edw A Hannan, 334 E 17; Jan 28; Feb4'13; A\$10,000-18,000. **O C & 100**

87TH st, 151 W; Edw A Hannan to City Real Estate Co, 176 Bway; mtg \$14,500; Feb3; Feb4'13. **O C & 100**

90TH st, 312 W (4:1250-106), ss, 180 w West End av, 19.6x100.8, 3 & 4-sty & b stn dwg; Florence D wife & Jas T White to Chas Gulden, 318 W 102; mtg \$22,000; Feb 3'13; A\$15,000-26,000. **O C & 100**

91ST st, 332 E (5:1553-34), ss, 175 w 1 av, 19x100.11, 5-sty bk tnt; Cornelius W Hammer to Theresa Hammer, 1183 Mad av; Feb1; Feb3'13; A\$8,500-22,000. **nom**

92D st, 346 E (5:1554-31), ss, 100 w 1 av, 25x100.8, 5-sty bk tnt & str; Julia Bachrach & ano EXRS Abram Bachrach to Rae Marcus, 503 E 180; mtg 16,000; Jan30; Jan31'13; A\$8,500-18,500. **16,500**

95TH st, 220 E (5:1540-37), ss, 273.9 w 2 av, 25x100.8, 5-sty bk tnt; Casriel Benjamin to Jos B Peck at Rochester, NY; AL; Feb1; Feb3'13; A\$9,000-18,000. **nom**

95TH st, 233 E, see 95th, 235 E.

95TH st, 235 E (5:1541-20), ns, 100 w 2 av, 25x100.8, 5-sty bk tnt & str; mtg \$14,500; A\$9,000-18,500; also 95TH ST, 233 E (5:1541-19), ns, 125 w 2 av, 25x100.8, 5-sty bk tnt & str; mtg \$13,700; A\$9,000-18,500; Helen Ornstein to Selara Holding Co, a corp, 5 Beekman [r 305]; Jan31; Feb1'13. **nom**

97TH st, 227 E (6:1647-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & str; Geo H Coutts to Martin B Hoffman, 161 W 36; AL; Feb1'13; A\$9,000-17,000. **nom**

97TH st, 227 E (6:1647-16), ns, 200 w 2 av, 25x100.11, 5-sty bk tnt & str; Martin B Hoffman to Anna Potash, 259 W 121; mtg \$16,500 & AL; Feb1; Feb6'13; A\$9,000-17,000. **O C & 100**

98TH st, 207-9 W, see Bway 2600-10.

100TH st, 177 E, see Lex av, 1567-77.

100TH st, 177 E see Lex av, 1567.

101ST st, 57 E (6:1607-25), ns, 250 w Park av, 25x100.11, 5-sty bk tnt; Isabel A McKinstry to Edw Goldschmidt, 307 W 76; C a G; mtg \$18,000; Jan31; Feb3'13; A \$10,000-20,000. **nom**

101ST st, 76 E, see Park av, swc 101st.

101ST st, 176 E, see Lex av, 1567.

101ST st, 176 E, see Lex av, 1567-77.

103D st, 331-3 E (6:1675-19), ns, 150 w 1 av, 50x100.11, 2 & 3-sty bk stable; Saml L Bruck to Saml Eckstein, 2670 Marion av; 4 1/2 pt; mtg \$27,000; Dec4'12; Feb5'13; A\$16,000-28,000. **O C & 100**

111TH st, 69-73 E (6:1617-28), ns, 166.9 e Mad av, 46.9x100.11, 6-sty bk tnt & str; Robt F Greacen to Esther L Smith, 777 West End av; B&S; mtg \$40,000; Jan31'13; A\$20,500-58,000. **O C & 100**

111TH st, 136-42 W (7:1820-51-53), ss, 250 e 7 av, 75x100.11, 2-5-sty bk tnts; Edw Fagan to N Y Real Estate Security Co, a corp, 42 Bway; mtg \$70,000; Feb4; Feb 5'13; A\$48,000-92,000. **O C & 100**

112TH st, 15 E (6:1618-10), ns, 244 e 5 av, 19x100.11, 5-sty bk tnt; Cornelius W Wickersham TRSTE in bankruptcy of Jos Krupp, individ & trading as Jos Krupp & Co to Saml Jacobs, 85 Bowery; AT; B&S; AL; Jan30; Feb3'13; A\$10,000-19,000. **O C & 150**

112TH st, 46-8 E (6:1617-48), ss, 110.3 e Mad av, 40.3x100.11, 6-sty bk tnt & str; Henry M Stevenson, ref, to Saul Singer, 601 W 168; mtg \$41,000; FORECLOS Jan 24; Jan30; Jan31'13; A\$17,500-50,000. **5,000**

112TH st, 176 E (6:1639-40 1/2), ss, 100 w 3 av, 19.6x100.10, 5-sty bk tnt & str; Cath Kennedy et al to Jno Fennell, 234 E 82; mtg \$10,000 & AL; Jan30; Feb3'13; A\$8,000-14,500. **O C & 100**

112th st, 234-6, on map 232-6 E (6:1661-35), ss, 345 e 3 av, 50x100.11, 6-sty bk tnt & str; Harry Miller to Arthur Kohn, 200 W 118; Feb4; Feb5'13; A\$18,000-53,000. **nom**

112TH st, 306-8 E (6:1683-47), ss, 100 e 2 av, 42.6x100.11, 6-sty bk tnt & str; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg \$33,000; Jan31; Feb6'13; A\$14,500-43,500. **O C & 100**

113TH st, 117 W, see St Nich av, 60.

114TH st, 211 E (6:1664-9), ns, 185 e 3 av, 25x100.11, 5-sty stn tnt & str; Rose Harris et al to Holmes J Corbett, 181 Lincoln rd, Bklyn, as TRSTE for the benefit of creditors of Harris Bros; deed given as security for payment of notes; mtg \$44,000; Jan7; Feb4'13; A\$30,000-46,000. **nom**

114TH st, 122 W, see St Nich av, 66-72.

114TH st, 609 W (7:1896-14), ns, 125 w Bway, 100x100.11, 9-sty bk tnt; Heathcote Holding Co to N Y Real Estate Security Co, a corp, 42 Bway; mtg \$305,000; Jan 31; Feb4'13; A\$88,000-P250,000. **O C & 100**

115TH st, 11 E (6:1621-9), ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & str; Jno Dobrer to Balon Klein, 422 E 10; mtg \$35,000 & AL; Jan28; Feb1'13; A\$18,000-37,000. **O C & 100**

115TH st, 11 E (6:1621-9), ns, 200 e 5 av, 34.10x100.11, 5-sty stn tnt & str; Balon Klein to Delaware Coal Co, a corp, 349 E 10; mtg \$35,000 & AL; Jan29; Feb6 '13; A\$18,000-37,000. **O C & 100**

115TH st, 328 E (6:1686-38 1/2), ss, 340 e 2 av, 20x100.11, 4-sty bk tnt & str; Genaro Cupolo to Carmela Palermo, 327 E 115; mtg \$7,000 & AL; Feb5; Feb6'13; A \$7,000-11,500. **O C & 100**

115TH st, 426-30 E (6:1708-36), ss, 270 e 1 av, 50x100.11, 6-sty bk tnt & str; Broadway Trust Co, a corp, to Giovanni Lordi, 26 1 pl, Bklyn; B&S & C a G; Jan30; Jan 31'13; A\$16,000-50,000. **O C & 100**

115TH st, 258-60 W (7:1830-50-51), ss, 325 e 8 av, 50x100.11, 2 5-sty stn tnts; Rose Harris et al to Holmes J Corbett, 181 Lincoln rd, Bklyn, TRSTE for benefit of creditors of Harris Bros; deed given as security for payment of notes; mtg \$44,000; Jan7; Feb4'13; A\$30,000-46,000. **nom**

117TH st, 176 E, see 120th, 313 E.

117TH st, 231-3 E (6:1667-16), ns, 185 w 2 av, 50x100.11, 6-sty bk tnt & str; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg \$40,000; Jan31; Feb6'13; A\$20,000-60,000. **O C & 100**

117TH st, 400-2 E, see 1 av, 2274.

117TH st, 420 E (6:1710-40), ss, 244 e 1 av, 16.8x100.11, 3-sty & b bk tnt; Edw J Crummey, ref, to Lawyers Mtg Co, a corp, 59 Liberty; FORECLOS Jan24; Jan29; Jan31'13; A\$4,500-6,000. **6,500**

117TH st, 422 E (6:1710-39 1/2), ss, 260.8 e 1 av, 16.8x100.11, 3-sty & b bk tnt; Edw J Crummey, ref, to Lawyers Mtg Co, a corp, 59 Liberty; FORECLOS Jan24; Jan29; Jan31'13; A\$4,500-6,000. **6,500**

117TH st, 424 E (6:1710-39), ss, 277.4 e 1 av, 16.8x100.11, 3-sty & b bk tnt; Edw J Crummey, ref, to Lawyers Mtg Co, a corp, 59 Liberty; FORECLOS Jan24; Jan 29; Jan31'13; A\$4,500-6,000. **6,500**

118TH st, 347 E (6:1795-23), ns, 100 w 1 av, 25x100.11, 3-sty & b bk dwg; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg \$7,000; Jan31; Feb6'13; A\$9,000-10,000. **O C & 100**

118TH st, 83 W (6:1717-5), ns, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg; Jno D Arthur to Thos Howard, 319 Atlantic av, Bklyn; mtg \$13,500; Jan21; re recorded from Jan22'13; Feb5'13; A\$11,000-14,000. **nom**

120TH st, 235-7 E (6:1785-17), ns, 185 w 2 av, 37.6x100.11, 6-sty bk tnt & str; Columbus Holding Co (Inc) to Wm H Von Bergen, 770 E 179; mtg \$32,000 & AL; Feb 3; Feb4'13; A\$15,000-41,000. **nom**

120TH st, 313 E (6:1797-8), ns, abt 175 e 2 av, —, 3-sty & b stn dwg; A\$4,300-6,500; also 117TH ST, 176 E (6:1644-44), ss, abt 175 w 3 av, —, 5-sty bk tnt; A\$11,000-19,500; Emelle A Nones, 73 Riverside dr, et al, to David C Andrews, 210 W 79; 2-3 pt; AT; AL; Jan30; Feb4'13. **3,500**

120TH st, 341-3 E, see 120th, 345 E.

120TH st, 345 E (6:1797-20), ns, 150 w 1 av, 37.6x100.11, 6-sty bk tnt; A\$12,000-36,000; also 120TH ST, 341-3 E (6:1797-18), ns, 187.6 w 1 av, 37.6x100.11, 6-sty bk tnt; A\$12,000-36,000; Bernhard Seymann to Edw J Lynn at Tafton, Pike Co, Pa; mtg \$71,500 & AL; Jan31; Feb1'13. **nom**

121ST st, 201 W, see 7 av, 2022-4.

123D st, 402-6 E (6:1810-44-44 1/2), ss, 83 e 1 av, 53.6x100.11, 3-4-sty bk tnts; Jno R Cummings et al to Gifford Bldg Co, Inc, a corp, at ss Gifford av, 300 e Balcom av; mtg \$5,000; Feb1; Feb3'13; A\$12,000-22,500. **O C & 100**

124TH st, 221 E (6:1789-10), ns, 223 e 3 av, 30x100.11, 5-sty bk tnt; Eugene McCarthy to Jno J O'Reilly, 266 St Marks av, Bklyn; mtg \$13,000; Jan30; Jan31'13; A \$13,000-26,000. **nom**

124TH st, 221 E; John J O'Reilly to Eugene McCarthy & EH2, his wife, 516 W 51, tenants by entirety; mtg \$13,000; Jan30; Jan31'13. **nom**

124TH st, 541 W (7:1979-9), ns, 175 e Bway, 108x100.11, 6-sty bk tnt; Fabian Constn Co to Birchwood Realty Co, a corp, 156 Bway; mtg \$100,000; Feb1; Feb 4'13; A\$67,000-170,000. **O C & 100**

125TH st, 79 E (6:1750-32), ns, 90.1 w Park av, 27.1x99.11, with all title to strip on e, 0.1x99.11, 4-sty bk tnt & str; Hudson Realty Co to Jno Haase, 506 W 149, & Louis Sasse 117 W 131; mtg \$45,000 & AL; Jan30; Feb3'13; A\$34,000-50,000. **O C & 100**

125TH st, 416 W, see Manhattan, 26.

125TH st, 603 W, see Ft Wash av, nec 1623.

127TH st, 593 W, see Manhattan, 120.

129TH st, 35-7 W (6:1727-18), ns, 391.8 e Lenox av, 50x99.11, 6-sty bk tnt; Louis B Hasbrouck ref to Louis Monis, 188 Broome; FORECLOS, Jan24; Feb6'13; A \$26,500-70,000. **70,000**

129TH st, 35-7 W; Louis Monis to Abr Morris, 545 W 111, & Jacob H Morris, 61 Central Pk W; B&S; AL; Feb6'13.

129TH st, 306 W (7:1955-20), ss, 125 w 8 av, 25x99.11, 5-sty bk tnt; Owners Standard Realty Corpn to Saml Goldberg, 729 Ams av; mtg \$22,500; Jan31'13; A\$13,000-22,000. **nom**

129TH st, 543 W, see Old Bway, 2337-41.

130TH st, 64-6 W, see Lenox av, 390-S.

130TH st, 118 W (7:1914-42), ss, 200 w Lenox av, 25x99.11, 5-sty bk tnt; Jno Z Lowe, Jr. ref to Joshua Iserson, 878 Macy pl; FORECLOS Jan7; Feb4; Feb5'13; A \$13,000-31,000. **20,000**

130TH st, 579 W, see Bway, 3240-52.

132D st, 18 E (6:1756-60), ss, 93 w Mad av, 27x99.11, 5-sty bk tnt; Jacob Freund to Diederich Meyer, 690 E 158; mtg \$24,950 & AL; Jan10; Feb1'13; A\$9,500-25,000.

132D st, 245 W (7:1938-16), ns, 368 w 7 av, 16x99.11, 3-sty & b stn dwg; Eliz Hopkins to Wm H Lott; 243 W 132; July 14'04; Jan31'13; A\$7,200-10,000. **nom**

134TH st, 271 W (7:1940-6 1/2), ns, 131.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Jno Hallahan, EXR, &c, Mary A C Hallahan to Jas Ahern, 204 W 114; 1/2 pt; AL; Nov1'09; Feb3'13; A\$6,800-8,000. **4,500**

134TH st, 271 W; Martha Ahern to same; 1/2 pt; Nov1'09; Feb3'13. **nom**

134TH st, 271 W (7:1940-6 1/2), ns, 131.6 e 8 av, 15.6x99.11, 4-sty bk dwg; Jas Ahern, 204 W 114; 1/2 pt; AL; Feb1; Feb4'13; A\$6,800-8,000. **nom**

134TH st, 271 W; same to Estate of Mary A C Hallahan, decd, office 271 W 125; 1/2 pt; AL; Feb1; Feb4'13. **4,500**

136TH st, 130 W (7:1920-46), ss, 300 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Sampson H Schwarz to Wm D Brown, 146 W 53; B&S; mtg \$6,000; Feb5'13; A\$7,300-10,500. **O C & 100**

137TH st, 110-12 W (7:1921-40), ss, 150 w Lenox av, 41.8x99.11, 5-sty bk tnt; Jacob Blauner to Arbutus Realty Co, a corpn, 27 Wm [r 11081]; mtg \$34,000 & AL; Jan31; Feb3'13; A\$18,300-41,000. **nom**

137TH st, 223 W (7:2013-20), ns, 285 w 7 av, 18x99.11, 3-sty & b stn dwg; Stella R Krause to Horoscope Realty Co, a corpn, 74 Bway; mtg \$14,000; Jan30; Jan31'13; A \$8,500-14,500. **O C & 100**

138TH st, 245 W (7:2024-13), ns, 465.6 w 7 av, 17x99.11, 3-sty & b bk dwg; Geo H Walker to Mary C Russell, 234 W 21; mtg \$10,000; Feb4'13; A\$8,000-13,000. **O C & 100**

140TH st, 601 W, see Bway, 3441-7.

141ST st, 117-35 W (7:2010-11 & 18), ns, 275 w Lenox av, 25x99.11, 2-6-sty bk tnts; A\$104,000-P270,000; also 142D ST W (7:2010-6 & 54), ss, 100 e 7 av, runs s, 199.10 to ns, 141st (No 137-45), bel25xn 99.11xe25xn99.11 to 142d xw150 to beg, 2-6-sty bk tnts; A\$—\$—; Gertrude A Vanderbeck to Jos Sagovitz, 148 W 142; B&S; mtg \$697,500; Jan6; Feb5'13. **O C & 100**

141ST st, 117-45 W (7:2010), also 142D ST W, same prop; Jos Sagovitz to Kramer Contracting Co, a corpn, 35 Nassau; B&S; mtg \$697,500; Jan31; Feb5'13. **O C & 100**

141ST st, 137-45 W, see 141st, 117-35 W.

141ST st W, nwc 7 av, see 7 av, 2420.

141ST st, 477 W, see Ams av, 1641-59.

141ST st, 600 W, see Bway, 3449-59.

142D st, 131 W (7:2011-20), ns, 270 w Lenox av, 40x99.11, 6-sty bk tnt; Bernhard Seymann to Margt E Weill, 634 W 138, & Florence Cahen, 325 Central Park W; mtg \$41,000 & AL; Nov4'12; J 31'13; A \$17,000-47,000. **O C & 100**

142D st, 478 W, see Ams av, 1641-59.

143D st, 521-3 on men 523 W (7:2075-11), ns, 241 1/2 e Bway, 70.10x99.11, 6-sty bk tnt; Saul E Rogers ref to Wm J Ehrlich, 141 W 74; mtg \$83,000; FORECLOS; Jan16; Jan30; Jan31'13; A\$35,000-105,000. **20,300**

146TH st, 424 W (7:2060-46), ss, 25 e Convent av, 37.6x99.11, 5-sty bk tnt; Annie Tahan to Eva Hevmann, 490 W 146; mtg \$45,500; Feb5'13; A\$17,000-42,000. **nom**

148TH st, 232-S W (8:2033-54), ss, 500 w 7 av, 100x99.11, 2-sty bk stable; Oscar S Straus to Nathan Straus, 27 W 72; B&S & C a G; Jan8; Feb4'13; A\$35,000-46,000. **nom**

151ST st W, swc Convent av, see Convent av, 470.

162D st, W, nec Ft Wash av, see Ft Wash av, nec 169d.

169TH st W (8:2126-49-52), ns, 100 w Ams av, 100x81.7, vacant; Edw B Corey & Minnie B, his wife to Fair Deal Realty Co, a corpn, 117 W 119; mtg \$18,500; Jan31'13; A \$26,800-26,800. **O C & 100**

169TH st, 517-9 W (8:2126-54), ns, 95 e Audubon av, 50x81.7, 6-sty bk tnt; Fair Deal Realty Co to Edw B Corey at nec Franklin & Meadow avs, Far Rockaway, B of Q; mtg \$48,000; Jan31'13; A\$—\$—.

180TH st W, nwc Audubon av, see Audubon av, nwc 180th.

180TH st W, see Ft Wash av, see Ft Wash av, sec 180th.

188TH st W, see Wadsworth av, see Wadsworth av, sec 186th.

188TH st W (8:2170-16), ss, 95 w Wadsworth av, 50x94.11, vacant; Adam Wiener ref to Edw F Maloney, 3121 Kingsbridge av; FORECLOS Jan10; Feb5'13; A\$3,800-3,800. **6,050**

205TH st, 407 W (8:2202-31), ns, 150 w 9 av, 50x99.11, 5-sty bk tnt; Kath Hunter to Jos Balford, 509 W 146; mtg \$48,600; Mar22'12; Feb4'13; A\$7,000-40,750.

Av D, 91 (2:376-32), swc 7th (Nos 230-2) 25x93, 3, 4 & 5-sty bk tnt & str; Richd M Henry ref to Fredk W & Jno Haug, 225 E 51, joint tenants; PARTITION; Declr'12; Jan31; Feb1'13; A\$23,000-33,000. **22,000**

Av D, 112-4, see 8th, 395 (405) E.

Amsterdam av, 1641-59 (7:2058-1), sec 142D (No 478), runs e30xs99.11xe5xs99.11 to ns 141st (No 477) xw35 to av xn199.10 to beg, 7-sty bk tnt & str; Max Marx to Cornelius J Behan, 715 Argyle rd, Bklyn; 1/4 RT&I; mtg \$167,500 on whole; Jan31; Feb4'13; A\$65,500-165,000. **O C & 100**

Audubon av (8:2153-77-80), nwc 180th, 100x100, vacant; Reba E wife Lorenz F J Weiher to Howard T Cole, 906 St Johns pl Bklyn; AT; AL; Mar25'11; Feb3'13; A \$50,000-50,000. **O C & 100**

Bowery, 101 (1:304-4), sen, 75.4 n Hester, 25x119.2x25x119.5, 5-sty stn loft & stn bldg; Saml Goldberg to Max & Abr Bakst, 138 Hewes, Bklyn; mtg \$49,500; Jan29; Feb5'13; A\$34,000-47,000. **O C & 100**

Broadway, 1881-5 (4:1115-7), nwc 62d (No 47), 87.3x46.1x75.5x89.11, 4-sty bk garage; Panhard & Levassor Bldg Co to Detroit-Cadillac Motor Car Realty Co, Inc, a corpn, 1819 Bway; B&S; mtg \$175,000; Jan 15; Jan31'13; A\$260,000-300,000. **O C & 100**

Broadway, 2600-10 (7:1870-20 & 26), nec 98th (Nos 207-9), 100.11x202.4 to e 1 Old Bloomingdale rd, x101.11 to 98th, x188.3, 12-sty bk tnt & str & 8-sty bk tnt; T J McLaughlin Sons Inc to Gramont Holding Co, Inc, a corpn, 274 W 73 [98th & Bway]; mtg \$835,000; Feb6'13; A\$322,000-Pl, 060,000. **nom**

Broadway, 3240-52 (7:1985-1-4), nec 130th (No 579), 149.10x100, 2-sty bk office, 3-sty bk stable & fr coal pockets; Wilson C Reed to Two Thousand Forty-one Fifth Ave Co, 27 Cedar; mtg \$80,000; Jan24; Jan 31'13; A\$106,000-108,000. **O C & 100**

Broadway, 3441-7 (7:2088-29), nwc 140th (No 601), 99.11x90, 6-sty bk tnt & str; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A \$97,000-208,000. **O C & 100**

Broadway, 3449-59 (7:2088-36), swc 141st (No 600), 99.11x90, 6-sty bk tnt & str; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A\$97,000-208,000. **O C & 100**

Claremont av, 190; L K Comstock Co to N Y Real Estate Security Co, a corpn, 42 Bway; mtg \$39,000; Feb3; Feb4'13; A\$32,000-50,000. **O C & 100**

Claremont av, 190 (7:1993-104), es, 260 n 125th, 40x100, 5-sty bk tnt; Adele Kurrus to L K Comstock Co, a corpn, 30 Church; AL; Jan20; Feb4'13; A\$32,000-50,000. **O C & 100**

Convent av, 470 (7:2065-48), swc 151st, 108.11x43.5x99.11x86.10, 6-sty bk tnt; Edgar Ellinger to Greystone Holding Co, a corpn, 52 Bway; mtg \$125,000; Aug28'12; Feb4'13; A\$45,000-123,000. **O C & 100**

Convent av, 470; Greystone Holding Co to N Y Real Estate Security Co, a corpn, 42 Bway; AL; Feb3; Feb4'13. **O C & 100**

Edgecombe av (7:2048-pt lot 1), ws, 359.9 n 137th, 129.11x116.4 to St Nicholas av, x131.8x94.6 to beg, vacant; Sutherland Realty Co to Solow Constn Co, a corpn, 507 W 113; mtg \$34,000 & AL; Feb1; Feb 3'13; A\$—\$—.

Fort Washington av (8:2176-36), sec 180th, 100.11x115.1x100x110.9; vacant; Wm R Harvey & ano to Harvey Realty Co, a corpn, 40 E 22; B&S; mtg \$40,000 & AL; Jan10; Feb4'13; A\$53,000-53,000. **O C & 100**

Lenox av, 390-S (6:1727-69-72), sec 130th (Nos 64-6), 99.11x85, 1-sty bk str; Max Marx to Theo W Myers, 44 W 77; mtg \$60,000; Jan28; Jan31'13; A\$81,000-88,500. **O C & 100**

Lexington av, 350 (3:895-77), ws, 19.9 s 40th, 19.9x85, 4-sty & b stn dwg; Jno A McCreery et al to Hoggson Bros, a corpn, 7 E 44; mtg \$35,000; Feb4'13; A\$27,000-34,000. **O C & 100**

Lexington av, 352 (3:895-78), swc 40th, 19.9x85, 4-sty & b stn dwg; Ruth A Watrous, widow, to Hoggson Bros, a corpn, 7 E 44; AL; Jan31; Feb4'13; A\$40,000-49,000. **O C & 100**

Lexington av, 1061 (5:1410-21 1/2), es, 42.2 n 75th, 20x94.9, 5-sty stn tnt; Max Jakobson to Laura Jakobson, 1061 Lex av; mtg \$20,000; Jan2; Jan31'13; A\$14,000-22,000. **O C & 100**

Lexington av, 1567-9 (6:1628-20), es, 50.11 n 100th 50x95, 6-sty bk tnt & str; Benj M Gruenstein et al to Fanny Gruen, 116 E 90; B&S; mtg \$46,000; Feb3'13; A \$24,000-60,000. **O C & 100**

Lexington av, 1567-77 (6:1628-20, 22, 50 & 52), nec 100th (No 177), 201.10 to ss 101st (No 176), x95, 4-6-sty bk tnts & str; Fanny Gruen to Benj M Gruenstein, 60 W 95, & Jos L B Mayer, 944 Park av; AL; Feb3'13; A\$113,000-270,000. **O C & 100**

Lexington av, 1567 (6:1628-22), nec 100th (No 177), 50.11x95, 6-sty bk tnt & str; A\$32,500-75,000; also LEXINGTON AV, 1571-7 (6:1628-50), see 101st (No 176), 100.11x95, 2-6-sty bk tnts & str; A\$32,500-75,000; Bernhard Mayer to Fanny Gruen, 116 E 90; B&S; mtg \$168,000 & AL; Feb3 '13. **O C & 100**

Lexington av, 1571-7, see Lex av, 1567.

Lexington av, 1641 (6:1631-52), es, 50.11 s 104th, 25x95, 4-sty stn tnt; Berent C Gerken to Ida M King, 2528 Bway; mtg \$15,000; Jan30; Jan31'13; A\$11,000-17,500. **O C & 100**

Madison av, 728 (5:1500-54), ws, 81.11 s 89th, 18.9x75, 3-sty & b stn dwg; Pauline Auerbach to Philena C Smith, 110 Park av; Jan27; Jan31'13; A\$24,000-27,000. **O C & 100**

Old Broadway, 2337-41 (7:1984-12), nwc 129th (No 543), 100x33.9x99.11x38.10, 6-sty bk tnt & str; Marion Holding Co to Sadie Moses, 133 W129; mtg \$55,000; Jan30; Jan 31'13; A\$25,000-70,000. **O C & 100**

Park av (6:1606-40), swc 101st (No 76), 25.11x80, 5-sty bk tnt; Heinrich Stephan, heir &c Ludwig Stephan, to Esther Seide, 24 E 99; QC; Jan21; Feb4'13; A\$14,000-25,000. **nom**

Park av (6:1606), swc 101st (No 76); same prop; Anna Gau, heir &c Ludwig Stephan, to same; QC; Jan21; Feb4'13. **nom**

Park av (6:1606), swc 101st; Magdalena Brugel, heir Louis Stevens or Stephens, to Esther Seide, 24 E 99; QC; Jan21; Feb4'13. **nom**

Pinehurst av, 65 (8:2177-132), ws, 53.6 n 180th, 46.6x111.2x46.6x109.1, 5-sty bk tnt; Solow Constn Co to Sutherland Realty Co, 505 5 av; mtg \$51,000 & AL; Feb1; Feb3 '13; A\$16,500-P\$47,000. **nom**

St Nicholas av, 60 (7:1823-18), nec 113th (N- 117), 118.5x144.2x100.11x82.3, 7-sty bk tnt & str; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan 31'13; A\$90,000-40,000. **O C & 100**

St Nicholas av, 66-72 (7:1823-47), sec 114th (No 122), 118.5x69.2x100.11x131.2, 7-sty bk tnt & str; Levi P Morton to N Y Real Estate Security Co, a corpn, 42 Bway; Jan31'13; A\$95,000-250,000. **O C & 100**

St Nicholas av, es, abt 359.9 n 137th, see Edgecombe av, ws, 359.9 n 137th.

Wadsworth av (8:2166-33 & 8:2167), sec 186th, 155.2x200x157.2x200, vacant; Saxonia Constn Co to Edw Fagan, 949 Ams av; mtg \$65,000 & AL; Jan31; Feb5'13; A \$—\$—.

West Broadway, es, 75 n Spring, see Spring 157.

West Broadway, 407-9, see Spring 157.

West End av, 624 (4:1238-3), es, 45 n 90th, 19x100, 3 & 4-sty & b stn dwg; Jack Norworth to Nora Bayes Norworth, his wife 624 West End av; mtg \$25,000; Oct 30'12; Jan31'13; A\$18,000-27,000. **nom**

1ST av, 635 (3:942-30), ws, 74 n 36th, 24.8x80, 5-sty bk tnt & str; Martin B Hoffman to Anna Potash, 259 W 121; mtg \$18,500 & AL; Dec2'12; Feb6'13; A\$11,000-17,000. **O C & 100**

1ST av, 1308 (5:1465-2), es, 30.4 n 70th, 25x87, 5-sty bk tnt & str; Antonio Bohaty to Jno Masek at Hicksville LI; mtg \$28,000; Feb1; Feb3'13; A\$10,000-22,500. **O C & 100**

1ST av, 1604 (5:1563-2), es, 27.2 n 83d, 25x84, 5-sty bk tnt & str; Jacob Selig et al to Ludwig Rosenberg, 1602 1 av; mtg \$20,000; Feb3; Feb4'13; A\$11,000-22,000. **30,500**

1ST av, 2274 (6:1710-47), sec 117th (Nos 400-2), 25.2x94, 4-sty bk tnt & str, 3-sty bk tnt & 1-sty bk str; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg \$12,000; Jan31; Feb6'13; A\$17,000-25,000. **O C & 100**

1ST av, 2282 (6:1711-3), es, 50.5 n 117th, 25.7x94, 5-sty bk tnt & str; Eliz A Brown to Cath Marrone, 121 St Nich av; mtg \$14,000 & AL; Jan31; Feb6'13; A\$11,000-21,000. **O C & 100**

2D av, 1436 (5:1449-50), es, 18.11 s 75th, 23.9x100, 4-sty bk tnt & str; Wm N Shannon to Mary E Lynch & Andw McCormick both at 1436 2 av; re judgt; AT & QC; Feb4; Feb6'13; A\$13,000-18,000. **nom**

2D av, 1436; Mary E Lynch & ano to E Louise Bonvoge, 20 Bentley av, Jersey City, NJ; mtg \$13,760; Feb5; Feb6'13. **O C & 100**

2D av, 2250 (6:1687-52), es, 80.11 s 116th, 20x80, 4-sty bk tnt & str; Jos Rinaldi to Carmela Palermo, 327 E 115; mtg \$11,500; Jan17; Jan31'13; A\$9,500-12,000. **nom**

2D av, 2250 (6:1687-52), es, 80.11 s 116th, 20x80, 4-sty bk tnt & str; Carmela wife Sebastiano Luciano to Carmela Palermo, 327 E 115; QC; Jan31; Feb5'13; A\$9,500-12,000. **nom**

2D av, 2250; Carmela Palermo [327 E 115] to Moses Oppenheim, 1242 50th, Bklyn, mtr \$10,000; Feb3; Feb5'13. **nom**

2D av, 2456 (6:1802-50), es, 19.11 s 126th, 26.8x100, 5-sty stn tnt & str; Robt Bader to Flora Bachrach, 22 E 90, & Rebecca Bachrach, 16 E 96; mtg \$20,500; Nov7'12; Feb4'13; A\$11,500-22,500. **O C & 100**

4TH av, 242-50 (3:848-43), swc 20th (Nos 50-2), runs w87xs92xw13xs23xe36xn15xe64 to av xn100 to beg, 12-sty bk loft & str b

CONVEYANCES.

Borough of the Bronx.

Bristow st, 1376 (11:2964), es, 65 n Jennings, 20x100, 2-sty fr dwg; Fredk S Cusick to Anna Cusick, 1376 Bristow; mtg \$3,500; Jan 31'13. O C & 2,800

Carroll st (*), ss, at w shore of h w m of City Island, 117.6x110x84.8 to shore x— with strip 16 1/2 ft in width on n for st purposes; Jno Hallahan to Edgerton Park Co, a corpn, 271 W 125; 1/2 pt; AL; Feb 3; Feb 4'13. nom

Carroll st (*), same prop; same to Cath Ahearn, 371 Edgecombe av; 1/2 pt; AL; Feb 3; Feb 4'13. nom

Carroll st (*), ss, lots 22 & 23 map Wm Scofield, at City Island, 135 to h w mark x—x110x98, with strip in front to cl of st 98x16 1/2; Jas Ahearn & ano to Cath, wife Jas Ahearn, 371 Edgecombe av; mtg \$8,000; Feb 3'13. O C & 100

Carroll st, adj land Wm Scofield, see Scofield av, ns, adj land Jacob Brady.

Coaster st (10:2764), ws, 200 s Spofford av, 50x67.2x50.7x74.9, vacant; Thelia Nathan to Emma Abraham, 980 Prospect av & Sadie Cohen, 887 Forest av; mtg \$1,500; Feb 4'13. O C & 100

Coaster st (10:2764), ws, 200 s Spofford av, 50x67.2x50.7x74.9, vacant; A Max Wolf to Thelia Nathan, 980 Prospect av; mtg \$1,500; Feb 4'13. O C & 100

Coaster st (10:2764), ws, 125 n Spofford, 25x83.2x25.4x87.5, vacant; Eliz Ryan to Laura Curry, 327 E 58; Feb 6'13. O C & 100

Dawson st, 1083 (10:2687), ns, 166.8 w Leggett av, 16.8x80.11x—x74.7, 2-sty fr dwg; Saml Watstein to Ida Watstein, his wife, 1083 Dawson; AL; Jan 20; Feb 1'13. nom

Freeman st, 871 E, see Stebbins av, 1318.

Fordham st, ns, adj land Jno Miller, see Hughes av, 2002.

Forster pl (13:3423), ss, 150 w Bway, 25x 100, vacant; Wm Kaestle to Wm D Grant, 540 W 122; mtg \$770 & AL; Feb 4; Feb 5'13. nom

Fox st, 1164 (11:2974), es, 100 n Home, 25x100, 2-sty fr dwg; Henry Morgenthau Co to Wm & Benj Mandolowitz, both at 148 E 121; B&S; Jan 30; Jan 31'13. nom

Gerard st (9:2294), ns, 154 e Bergen av (Retreat av), 25x100; also strip bet old & new lines Gerard st, in front of above, vacant; Bankers Trust Co EXR Saml A Teller to Wm F Smith, 954 E 181, & Walter E Phelps, 2731 Creston av; Feb 6'13. nom

Harrison st (*), ws, 312.10 n Davis, 50x 86x irreg x81.9; Antonio Pozzuto to Geo H Janss, 631 E 168; AL; Jan 29; Jan 31'13. O C & 100

Hawkstone st, nec Walton av, see Walton av, nec Hawkstone.

Hewitt pl, 830 (10:2696 & 2698), es, 216.7 n Longwood av, 49x100, 5-sty bk tnt; Annie Schutzer to Margt F Johnson, 340 W 72; mtg \$38,700 & AL; Jan 30; Jan 31'13. nom

Kelly st, 1013 (10:2704), ws, 100.5 s 165th, 25x100, vacant; Saml Resnik to Wm Sinnott Co, a corpn, 967 E 165; mtg \$4,000; Jan 31; Feb 1'13. nom

Kingsbridge ter (road from Kingsbridge to Williamsbridge) (12:3257), nws, abt 302 e Heath av, 50.6x160x50x154, vacant; Wilbur Larremore, ref, to N Y East Annual Conference of the M E Church, a corpn, 150 5 av; FORECLOS Dec 31'12; Jan 31; Feb 5'13. 6,000

Matilda st (*), ses, 200 n 240th, 50x100, Washingtonville; Thos J Brogan to Kath Brogan, 4620 Matilda av; AT; Jan 18; Jan 31'13. nom

Manida st (10:2768), ws, 275 s Spofford av, 25x100, vacant; Cath Baker to Margt E Baker, 1422 Vyse av; Jan 30; Jan 31'13. O C & 100

Manida st (10:2768), ws, 275 s Spofford av, 25x100, vacant; Margt E Baker to Frank Baker, 726 Manida; Jan 30; Jan 31'13. O C & 100

Prospect st (*), ss, 217.6 e from w shore of City Island at h w mark, runs s110xe 100xn110 to st, xw100 to beg; also 16 1/2 ft on st, in front of above; Jno Hallahan & ano to Edgerton Park Co, a corpn, 271 W 125; 1/2 pt; AL; Feb 3; Feb 6'13. nom

Prospect st (*), ss, 217.6 e from w shore, City Island, at high water mark, runs s 110xe100xn110 to st, xw100 to beg; also 16 1/2 ft strip in street in front of above; Jno Hallahan & ano to Cath wife Jas Ahearn, 371 Edgecombe av; 1/2 pt; AL; Feb 3; Feb 5'13. nom

Reservoir Oval W, nwc 208th, see Bainbridge av, nec 208th.

Seabury pl, 1458-60 on map 1460 (11: 2977), es, 275 s 172d, 37.6x100, 4-sty bk tnt; Christina Kronenberger to Anna Witte-kind, 1344 Wilkins av; mtg \$28,000; Jan 31; Feb 5'13. O C & 100

Tiffany st, 1021 (10:2716), nwc 165th (No 955), 43x71.5x47.11x68.3, 5-sty bk tnt & str; Frankfeldt & Lippmann, a corpn, to Harris Lurie, 231 1 av; mtg \$35,950; Jan 31; Feb 1'13. O C & 100

Vine st (*), es, 100 s Troy av, 100x100; also ALBANY AV (*), ns, blk front bet Vine & Troy, 200x200; Arthur G F Mosser to Frances J Brisbane, 1148 Martine av, Plainfield, NJ; AL; Feb 3; Feb 4'13. 1,000

Whittier st (10:2762), ws, 250 s Garrison av, 50x100; vacant; Annie D Wallace to Abram C Neefus, 1320 Clay av; mtg \$2,000 & AL; Jan 13; Jan 31'13. O C & 100

136TH st, 301 E (9:2312), ns, 225 w Alex av, 25x100, 4-sty bk tnt; Bungay Co of N Y to Eliz L Murray & Sadie M & Loretta M Loughran, 622 W 97; mtg \$8,000; Jan 21; Jan 31'13. nom

148TH st, 520 E (9:2274), ss, 166.8 e Brook av, 16.8x100, 2-sty & b fr dwg; Jacob Berman to Yetta Horowitz, 546 E 145; Feb 6'13. nom

150TH st, 146 E (9:2347), ss, 170 w Mott av, 18.6x100, 3-sty & b bk dwg; Francis S McAvoy, TRSTE Wm H Montanye, to Vincent M Jelliffe, 504 W 136, & Elsie J Carrington, 52 Berkeley av, Newark, NJ; B&S; AL; Jan 27; Feb 4'13. 6,000

153D st, 377 E (9:2400), ns, 200 e Courtlandt av, 37.6x100, 6-sty bk tnt; Minnie A, wife Wm F A Kurz, to Chas Dammeyer, 440 E 156; mtg \$32,000; Jan 20; Feb 1'13. O C & 100

154TH st, 302 E (9:2413), ss, 370.3 e Morris av, 24.11x100, 4-sty bk tnt; Angelo Borgatta et al to Jno Adamce, 322 E 154; mtg \$9,000; Jan 3; Feb 1'13. O C & 100

156TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x99.3x37.6x99.2, 5-sty bk tnt; Benenson Realty Co, a corpn to Peter Preess, 1148 Park av; mtg \$28,000; Feb 1; Feb 3'13. nom

161ST st, 750-4 E (10:2657), see Forest av, 100x51.2, 6-sty bk tnt & str; Mary Schafer to Interne Constn Co, 320 Bway; mtg \$65,000; Jan 31; Feb 1'13. O C & 100

161ST st, 402 E (9:2382), ss, 21 e Melrose av, 25x63.10x25x63.9, 3-sty fr tnt; Helena Bruckner to Henry Rohleder, at Rahway, NJ; QC; Feb 5; Feb 6'13. nom

161ST st, 402 E, Henry Rohleder to Annie Rauscher, 827 Melrose av; Feb 5; Feb 6'13. O C & 100

165TH st, 955 E, see Tiffany, 1021.

166TH st E, see Boston rd, see Boston rd, 1086.

166TH st, 770 E, see Tinton av, swc 166th.

166TH st W, nec Woodycrest av, see Woodycrest av, nec 166th.

169TH st, 481-7 E, see Washington av, 1294.

169TH st, 622-4 E (10:2615), ws, 143 s Franklin av, 50x202x48.4x185.11, except part for 169th, 5-sty bk tnt; Hyman Sarnier to Abr Halprin, 1031 Union av; mtg \$46,000; Jan 30; Feb 1'13. O C & 100

169TH st, 622-4 E (10:2615), ws, 143 s Franklin av, 50x202x48.4x185.11, except pt for 169th, 5-sty bk tnt; Abr Halprin to Esther L Feinberg, 1229 Union av; mtg \$46,000 & AL; Feb 3; Feb 4'13. nom

170TH st, 661 E, see Crotona av, 1401.

172D st E, nec Bryant av, see Bryant av, 1510.

173D st, 530 E, see 3 av, 3972.

176TH st W (11:2878), ns, 90.5 w Aqueeduct av, 30.2x88.6x25x71.8; vacant; David J Murphy to Henry Cleland, 1849 Anthony av; mtg \$1,890 & AL; Feb 4'13. O C & 100

179TH st, 401-5 E, see Webster av, 2020-6.

179TH st, 748 E (11:3093), ss, 136 w Prospect av, 36x95, 5-sty bk tnt; Ernst Keller to Bischoff Constn Co, Inc, a corpn, 1235 Webster av; mtg \$29,000; Feb 5; Feb 6'13. O C & 100

181ST st, 722 E (11:3096), ss, 41.1 w Clinton av, 25x100, 3-sty fr tnt; Concourse Bldg Co to German Real Estate Co, a corpn, 391 E 149; mtg \$6,750 & AL; Jan 27; Feb 1'13. O C & 421

181ST st, 726 E (11:3096), swe Clinton av, 19.1x94.6, 3-sty bk tnt; Concourse Bldg Co to Aline Hinsche, 330 E 236; mtg \$6,350; Jan 27; Feb 1'13. nom

183D st, 669 E (11:3088), ns, 75 e Belmont av, 25x100, 3-sty fr dwg; Alice F Walsh et al to Eduardo Scardaccone, 29 W 61; mtg \$3,500; Feb 6'13. O C & 100

184TH st, 441 E, see Park av, 4568.

184TH st E, nec Webster av, see Webster av, nec 184.

184TH st E (road from West Farms to Kingsbridge) (11:3065), ns, abt 35 w Arthur av, being land in bed of st in front of above; Mary A McKeon widow to Jno J Brady, 2395 Valentine av; QC; Jan 29; Feb 1'13. nom

187TH st, 764 E (11:3114), ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Podgur Realty Co to Leslie B McClure, 1222 Vyse av, & Saml Robinson, 517 W 148; mtg \$18,000; Jan 31; Feb 4'13. O C & 100

188TH st, 653 E, see Belmont av, 2115-7.

197TH st, 230 E, see Valentine av, 2802.

198TH st, 114 E (12:3315), ss, 43.6 w Grand blvd & concourse, 25x98, 2-sty fr dwg; Central Mtg Co to Anne Gully, 389 3 av; AL; Jan 30; Jan 31'13. O C & 100

208TH st E, nec Bainbridge av, see Bainbridge av, nec 208th.

208TH st E, nwc Reservoir Oval W, see Bainbridge av, nec 208th.

215TH st (1st st), E (*), ns, 50 e Laconia av, 25x100, Laconia Park; Arthur E Norris to Ernest Kurtl, 14 E 63; Jan 10; Jan 31'13. O C & 100

224TH E (10th av) (*), ss, 330 e White Plains rd, 50x114.6, Wakefield; Dominico Lacovara to Maria Lacovara, 738 E 224; 1/2 pt mtg \$4,500; Jan 4; Feb 6'13. O C & 100

229TH st E (15th av) (*), ss, 205 w Barnes av, 33.4x114, Wakefield; Marcella M Oakes to Benj F Brown Jr, 758 E 229; AL; Feb 3'13. 4,000

231ST st E (*), ns, 570 w Laconia av, 50x114.9; Wm A Rooney & Mary, his wife, to Annie Rooney, 741 Jennings; mtg \$600 & AL; Nov 19'10; Feb 1'13. nom

234TH st E, ns, 225 e Katonah av, see 235th st E, ss, 225 e Katonah av.

235TH st E (12:3376), ns, 335 w Katonah av, 59x101.5x50x100, vacant; Giuseppe Liso to Carmine Zullo, 2452 Hughes av; mtg \$1,000; Jan 27; Feb 3'13. O C & 100

235TH st E (Willard av) (12:3383) ss, 225 e Katonah av (2d), 50x200 to ns 234th (Clinton av), vacant; Geo S Fowler to Sadie L Fowler at Greenberg, Pa; Jan 21; Feb 3'13. O C & 100

239TH st, 415 E (12:3393), ns, 125 e Marth av, 25x100, 2-sty fr dwg; Saml Robinson to Leslie B McClure, 1222 Vyse av; AT; B&S & C a G; Oct 31'12; Feb 4'13. nom

239TH st, 415 E; Leslie B McClure to Podgur Realty Co, a corpn, 931 So blvd; mtg \$4,500; Feb 4'13. nom

Albany av, ns, from Vine to Ivy, see Vine, es, 100 s Troy.

Bailey av, 3078 (12:3261), es, 450 n Boston av, 50x101.5x50x98, 3-sty strn dwg & 2-sty fr rear stable; Patk F Gilmartin to Geneva Gilmartin, his wife, 3100 Bailey av; Feb 5'13. nom

Bailey av (12:3266), ws, 107 s 231st, runs s125xw100.2x121.2x63.1 & 116.7 to beg, vacant; Benenson Realty Co to Isedor Sacks, 1766 Sterling pl, Bklyn; mtg \$5,000; Jan 30; Jan 31'13. O C & 100

Bainbridge av (12:3286), es, 172.10 n Fordham rd, 50x80, 2-sty fr bldg; Inland Holding Co to Bainbridge Realty Co, a corpn, 2740 Creston av; AL; Jan 29; Feb 3'13. O C & 100

Bainbridge av (Woodlawn rd) (12:3343), nec 208th, 75x56.9 to Reservoir Oval W x87.7x11.6; vacant; Thos F Roys to Real Property Mtg Co, a corpn, 135 Bway; mtg \$3,900 & AL; Jan 15; Feb 1'13. omitted

Baisley av (*), nwc Valentine av, 30x 100; Michl A Bonomo to Geo Baldwin, 124 W 99; Jan 31; Feb 3'13. nom

Balcolm av (*), es, 450 n Latting, 25x69 to Edwards av x28.5x72; also all lands described in three deeds dated Aug 8'92, recorded in Westchester Co in l 1293, p 53, on Oct 27'92; deed dated Dec 27'93 in l 1337, p 337 on Dec 28'93, & deed dated Nov 14'95, in N Y County in l 3, p 311 (*), on Nov 19 '95; Jefferson M Levy to L Napoleon Levy, 18 W 72; B&S; Jan 27; Feb 1'13. nom

Barnes av (*), es, 110 n Briggs av, 55x 95.6x55x36.11 (?); Isabella Williamson to Stacy W Kapp, 2411 Grand av; mtg \$1,000; Feb 3; Feb 4'13. O C & 100

Barnes av, nec Briggs av, see Briggs av, nec Barnes av.

Bathgate av, 1601 (11:2913), ws, 143.4 s 172d, 16.8x120, except part for av, 2-sty fr dwg; Emma Rowe to Sol Kaufman, 861 Freeman; mtg \$3,350 & AL; Feb 4; Feb 5'13. 4,500

Bayerchester av (*), es, 325 n Edenwald av, 25x75; Jos Bader to Hugh Doon, 448 E 138; mtg \$250 & AL; Feb 3; Feb 4'13. nom

Bayerchester av (*), es, 300 n Edenwald av, 25x75; Harry Strizever et al to Hugh Doon, 448 E 138; mtg \$250 & AL; Feb 3; Feb 4'13. nom

Beach av (*), es, 150 s Lacombe av, 75 x100; Willard P Beach to D J Dillon Co, a corpn, Boston Post rd, Larchmont, NY; AL; Feb 3; Feb 4'13. O C & 100

Beaumont av, 2418 (11:3105), es, 166.8 n 187th, 33.4x100, 4-sty bk tnt; Baldassare Scordato to South Jersey Land Co, a corpn, 220 Bway; Dec 1'12; Feb 4'13. nom

Bedford Park blvd, 225 (12:3306), nes, at nws Valentine av, —x92.6x25x92.6, 2-sty fr dwg; Wm Lustgarten, ref, to Jno B Stevens, at Westhampton, LI, EXR, &c, Jno B Stevens, deed; FORECLOS Jan 23; Feb 1'13. 7,000

Belmont av, ws, abt 461.8 ne Tremont av, see Hughes av, 2002.

Belmont av, 2115-7 (11:3081), ws, 145.5 n 180th, 50.8x31.11x50.8x80.8, 5-sty bk tnt; also BELMONT AV, 2450 (11:3075), nec 188th (Nos 653), 95x50, 6-sty bk tnt & str; also CROTONA AV, 2409 (11:3155), ws, 75 n 187th, 25x80, 4-sty bk tnt; also LOTS 958 & 959 (*), map Gleason property; D'Auria Constn Co to Clarence C Rogers, 4846 Park av; AL; Jan 27; Feb 6'13. nom

Belmont av, 2115-7; also BELMONT AV, 2450; also CROTONA AV, 2450; also LOTS 958 & 959 (*); same prop; Clarence C Rogers to Pasquale D'Auria, 670 E 180; AL; Jan 27; Feb 6'13. nom

Belmont av, 2450, see Belmont av, 2115 -7.

Bland av (*), es, 425 n Nelson av, 50x 100; Land Co "D" of Edenwald to Mary J Buckley, at Larchmont, NY; AL; Jan 30; Jan 31'13. nom

Boston rd, 1086 (10:2633), see 166th, 106.4x62.4x97.11x19.10, 1-sty bk str; Bronx County Constn Co to Bernard Treptow, 340 E 138; mtg \$22,000 & AL; Feb 4'13. O C & 100

Briggs av, 2763 (12:3301), ws, 220 n 196th, 20x93.9x20x93.5, 3-sty bk dwg; Geo E Buckbee to Ferd Alexander, 641 Macon, Bklyn; B&S; mtg \$8,750; Jan 28; Jan 31'13. nom

Briggs av (Tilden av) (*), ns, 50 e Barnes av, 50x110; Chas J Mooney to Stacy W Kapp, 2411 Grand av; mtg \$1,500; Feb 3; Feb 4'13. O C & 100

Briggs av (Tilden av) (*), nec Barnes av, 50x110; Delia Cary to Stacy W Kapp, 2411 Grand av; mtg \$1,000; Feb 3; Feb 4'13. O C & 100

Brook av, 1108-10 (9:2392), es, 253.3 s 167th, 47.10x119.3 to N Y & Harlem R R x50x119.9, 2-sty fr dwg & 2-1-sty fr stables; Hugh Smullen to Victor L Tolp, 1170 Clay av & Gustaf T Lindahl, 1272 Clay av; AL; Feb 1; Feb 3'13. O C & 100

Bryant av, 1510 (11:3001), nec 172d, 20 x100, 3-sty bk tnt; Wm Sinnott Co to Saml Resnik, 1341 So Blvd; mtg \$10,000; Jan31; Feb'13. O C & 100

Bryant av, 1546 (11:3001), es, 205 s 173d, 20x100, 3-sty bk dwg; Nicholas Lopard to Margt Hardy, 887 Forest av; mtg \$9,500; Feb5; Feb'13. O C & 100

Castle Hill av (*), sws, 600 se Green la, 25x105.2; Pasquale Zeolla to Geo H Janss, 631 E 168; AL; Jan29; Jan31'13. O C & 100

Cedar av, 1826 (Riverview ter) (11:2881), es, 250 n Sedgwick av, 25x80, 2-sty bk tnt & str; Paul M Crandall, ref. to Peter Elding, 1826 Cedar av; mtg \$5,000; FORECLOS Jan14; Feb'13. 1,050

Clinton av, swc 181st, see 181st, 726 E.

College av, 1267 (9:2439), ws, 400 s 169th, 20x85, 2-sty fr dwg; Mary A Phelan to Sarah J Phelan, 1267 College av; AL; Feb3; Feb'13. O C & 100

College av, 1271 (9:2439), ws, 360 s 169th, 20x85, 2-sty fr dwg; Phelan Bros Constn Co to Sophia C Phelan, 1271 College av; AL; Feb3; Feb'13. O C & 100

Cromwell av (11:2864), es, 112.3 s 170th, 101.2x13.1x101.2x134.1, vacant; Mary E Nolan to Ellen Breen, 1272 Cromwell av; Feb4; Feb'13. O C & 100

Crotona av, 1401 (11:2936), nwc 170th (No 661), 40.5x100.2x37.6x116.1, 5-sty bk tnt; Woodson R Oglesb to Henry Koster, 115 Locust Hill av, Yonkers, NY; B&S; Jan 17; Jan31'13.

Crotona av, 2469, see Belmont av, 2115-7

Davidson av (11:3199), ws, 150 n 184th, 50x100, 4-sty bk tnt; Henry U Singhi to Edwin G Le Cato, at Grantwood, NJ; mtg \$28,000; Feb1; Feb'13. nom

Eastern Blvd (*), es, 225 n Fairmount av, 25x100; Emile Coletti to Leo E Coletti, 135 W Tremont av; Jan29; Feb5'13. nom

Eastern Blvd (*), es, 200 n Fairmount av, 25x100; Emile Coletti to Andw D Coletti, 135 W Tremont av; Aug5'11; Feb5'13. nom

Edenwald av (*), swc Murdock av, 50x100; Ottilie Gscheidle to Sandrock Realty Co, a corpn, 261 Bway; mtg \$1,500; Feb1; Feb'13. nom

Edwards av, ws, abt 450 n Latting, see Balcom av, es, 450 n Latting.

Ellsworth av (*), ws, 100 n Fairmount av, 50x100; Henrietta Shotten to Dora Frank, 65 E 121; QC; Dec27'12; Feb'13. nom

Elton av, 701-3 (9:2376), ws, 50 n 154th, 50x100, 3-sty fr tnt & str & 2-sty fr stable & shop; Wilhelmina Weber et al to Charlotte Ewald, 308 E 201; Feb5; Feb'13. O C & 100

Forest av, see 161st, see 161st, 750-4 E.

Fort Schuyler rd (*), nec Pilgrim av, 25x100; Lilly Barrol to Fort Schuyler Hotel Co, Inc, a corpn, nec Ft Schuyler rd & Pilgrim av; mtg \$11,500; Jan21; Feb 1'13. nom

Garrison av, 1162 (10:2761), ss, 57.4 w Faile, 28.8x102.5x25x116.5, 5-sty bk tnt; Bernard J Brown to Julia Fay, 350 W 48; mtg \$20,500; Jan31; Feb'13. O C & 100

Havemeyer av (Av B), (*), ws, from ns Chatterton av (7th) to ss Blackrock av (8th), 216x100, except pt for Tremont, Blackrock, Havemeyer & Chatterton avs; Riedt Realty Co to Lawrence Davis, 370 Hudson av, Bklyn; mtg \$7,000 & AL on this & other prop; Jan31; Feb'13. O C & 100

Heath av, 2892, see Heath av, 2902.

Heath av, 2902 (12:3256), es, 175.8 s 230th, 20.10x100.7, 3-sty bk tnt; also HEATH AV, 2892 (12:3256), es, 279.10 s 230th, 20.10x100.7, 3-sty bk tnt; Wm Anderson to Isabella Anderson, 117 W 142; mtg \$7,500 & AL; Jan27; Feb'13. nom

Hughes av, 2002 (11:3079), old, ses, 461.8 ne Tremont av, runs se100 to Belmont av xs18.6xnw50xnw50 to Hughes av at pt 442.4 n Tremont av xne19.4 to beg, except pt for Hughes av; also FORDHAM ST (*), ns, adj land Jno Miller, runs w along st 50 to land Frances Scofield xn100xe50xs109 to beg, City Island; Maud P Scofield to Geo A Scofield, her husband, 103 Fordham, City Island; Dec9'12; Jan31'13. nom

Hughes av, 2236 (11:3086), es, 45 n 182d, 30x70, 4-sty bk tnt; Arthur Radomsky to Jno McNulty, 3058 Bainbridge av; mtg \$11,000; Jan31; Feb'13. O C & 100

Hull av, 3228 (12:3350), es, 432.4 n 205th, 25x100, 2-sty fr dwg; Richd L Fischer to Ella Fischer his wife, 3228 Hull av; mtg \$6,200; Jan31; Feb'13. nom

Intervale av (10:2705), es, 144.3 n 165th, 50x100, vacant; David Cohen to Rose Levin, 216 Clinton; AT; QC; mtg \$5,750 & A L; Feb5; Feb'13. 500

Intervale av; same prop; Rosie Levin to Benj Martin, 528 8th, Bklyn; ½ pt; mtg \$5,500; Feb5; Feb'13. nom

Intervale av, 997 (10:2699), ws, 293.10 n Westchester av, 50x100, 2-sty fr dwg; Bischoff Constn Co Inc to Ernst Keller, 4374 Martha av; mtg \$11,000; Feb5; Feb'13. nom

Jackson av, 1120 (10:2651), es, 250.9 n 166th, 22.7x87.6, 2-sty & b bk dwg; Johann C Hofmann to Reville-Siesel Co, a corpn, 1555 Southern Blvd; mtg \$10,000; Feb1; Feb'13. O C & 100

Katonah av, 4323 (12:3378), ws, 25 s 238th, 25x85, 2-sty fr dwg; C N Shurman Investing Co to Kath Le Brun, 300 Northern av; mtg \$5,000; Dec14'12; Jan2'13. O C & 100

Kepler av, 4312 (12:3378), es, 40 n 237th, 24x100, 2-sty fr dwg; Henry J Goldsmith ref to Adelaide V Wright, 453 W 23; FORECLOS, Aug2'12; Feb1; Feb'13. 4,000

Kingsbridge rd, 50 E (11:3177), ss, 25 e Morris av, 20x77.8x20x78.8, 3-sty bk dwg; Charlotte D Meisel et al to Henry U Singhi, 121 W Kingsbridge rd; B&S; AL; June14'12; Feb5'13. O C & 100

Kingsbridge av, 3427 (13:3406), ws, 228 n 234th, 50x100, 2-sty fr dwg; Melvin G Palliser ref to Andv J Provost, 403 Wash av, Bklyn, EXR, & Jno Hillyard; FORECLOS, Jan13; Jan30; Feb'13. 4,500

Lafayette av (10:2764 & 2762), ns, 50 w Longfellow av, 100x100, vacant; Lawrence Davis to Riedt Realty Co, a corpn, 2104 Bathgate av; mtg \$5,000; Jan31'13. O C & 100

Lafontaine av (11:3063), ws, 75 n 181st, runs w174 to Quarry rd xne89.1xe63.4xne 26.3xe55 to av xs100 to beg, vacant; Francis E McKiernan to H Ward Fox, 1889 Crotona av; AL; Nov11'12; Feb'13. nom

Lawrence av (*), swc Westchester av, 125x100, except pt for Briggs av; Walter W Taylor to Jas R Foster, 57 W 35; AL; Sept7'12; Feb'13. nom

Lawrence av (*), same prop; Jas R Foster to Francesca d'Aulby, 38 E 29; Feb'13. O C & 100

Longwood av, 1112 (145th) (10:2736), ss, 125 e Garrison av (Whitlock av), 25x100, except pt for Longwood av, 2-sty fr dwg & str & 2-sty fr rear dwg; Anna Jorgensen to Emil Nikolai, 4051 Barnes av; mtg \$4,000; Jan30; Feb'13. O C & 100

Murdock av, swc Edenwald av, see Edenwald av, swc Murdock av.

Murdock av (*), ws, 400 s Randall av, 25x100; Land Co "C" of Edenwald to Terkel C Christiansen, 2977 Webster av; AL; Jan13; Jan31'13. nom

Newton av (13:3421), es, abt 300 s Mosholt av, 25x100, vacant; Meta Schroder to Albt H Bosen, 299 W 4; AL; Jan31'13. nom

Park av, 3722 (11:2902), es, 179 n 170th, 25x150, 3-sty fr dwg; Sol Zetterbaum to Hyman Zetterbaum, 722 Bway or 3722 Park av; Jan30; Jan31'13. nom

Park av, 3894 (11:2904), es, 34.9 s 172d, runs e95xs25xe50xs12.6x100 to av xn37.6 to beg, 5-sty bk tnt; Ernst Keller Constn Co to Sadie Klein, 792 Putnam av, Bklyn, & Emil Greenberg, 25 Greenpoint av, Bklyn; mtg \$24,000; Jan31; Feb'13. O C & 100

Park av, 4470-2 (11:3037), es, 52.2 s 182d, 50x101, 5-sty bk tnt; Chas Schaefer Jr Co, a corpn, to Jacob F Paulsen Jr at Mt Vernon, NY; mtg \$37,500 & AL; Jan31'13. O C & 100

Park av, 4568 (11:3039), nec 184th (No 441), 50x100, vacant; Reyam Realty Co to Jno H Buscall Co, a corpn, 1825 Anthony av; mtg \$5,000; Feb1; Feb'13. O C & 100

Pilgrim av, nec Ft Schuyler rd, see Ft Schuyler rd, nec Pilgrim av.

Pritt av (*), es, 840.3 s Kingsbridge rd, 25x100, Edenwald; Karoline Stichtenoth to Emma K Leihbacher, 465 E 145; AL; Feb4; Feb'13. 800

Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100, 5-sty bk tnt; Jas McWalters, Jr to Maurice Cohen at Crestwood, Yonkers, NY & Morris Steinberg, 531 W 151; mtg \$33,500; Feb1; Feb'13. O C & 100

Quarry rd, es, abt 100 s Oak Tree pl, see Lafontaine av, ws, 75 n 181st.

Randall av (*), ns, 75 e Wilder av, 50x75; Land Co "C" of Edenwald to Martin Kisman, 345 Audubon av; AL; Jan21; Jan 31'13. nom

St Josephs av (*), all R, T & I to land to cl of av in front plots 1 to 8, inc, map Charlton Ferris et al, tract A, at Throggs Neck; Saml C Haight et al EXRS & Stephen S Haight to Saml C Haight, 1426 Clinton av; Dec14'12; Feb'13. O C & 100

St Josephs av (*), same prop; Mary A Haight wid et al to same; AT; B&S; CaG; Dec14'12; Feb'13. nom

Scofield av (*), ns, adj land Jacob Brady, runs e95 to a 25 ft lane xn117 to land of Earley wx95 to land Haver xs117 to beg; also CARROLL ST (*), adj land Wm Scofield, runs e94.6xs100wx94.6xn100 to beg; also 16 ½ ft strip in bed of st, City Island; Jas Ahearn & ano to Cath Ahearn, 371 Edgecombe av; AL; Feb3; Feb'13. O C & 100

Sedgwick av, 1784 (11:2880), es, 774.5 n 176th, 26.9x86.11x25x96.4, 2-sty fr dwg; Eliz Smith to Ella H Corbett, 64 Cornell av, Yonkers, NY; mtg \$3,500 & AL; Jan30; Feb'13. nom

Sedgwick av, 1819 (11:2881), ws, 296.3 n from es Cedar av (Riverview ter), 28.9 x95x25x79.8, 3-sty fr tnt; Paul M Crandell ref to Annie L Morris, 428 Mad av; FORECLOS Jan14; Feb4; Feb'13. 5,000

Southern Blvd, 1555 (11:2977), ws, 355 n 172d, 40x100, 5-sty bk tnt & str; Reville Siesel Co, a corpn, to Johann C Hofmann, 1120 Jackson av; mtg \$35,000; Feb1; Feb'13. nom

Southern Blvd, 1941 (11:2960), ws, 82.4 s Tremont av, runs w84.5xs25xe50xs25xe 106.9 to Blvd xn54.1 to beg, 5-sty bk tnt; John McNulty to Arthur Radomsky, 895 Teller av; mtg \$40,000; Jan31; Feb'13. O C & 100

Stebbins av, 1318 (11:2965), es, at nes Freeman (No 871), runs n87.5xe124.8xs 116.5 to ns Freeman xw113.1 to an angle xnw25.2 to beg, vacant; Florence M Haskin to Lillian G Sullivan, 1290 Fulton av; AL; Jan31; Feb'13. nom

Tiebout av (11:3143), es, 24.1 s Ford, 75x100.4x79x100, vacant; Amelia Auletta to River Realty Co, a corpn, 1009 E 180; mtg \$6,000; Jan29; Jan31'13. O C & 100

Tinton av, 848 (10:2667), es, 81.3 n 160th (Denman pl), 20.3x92, 2-sty & b fr dwg; Ida Rodchinsky to Sam Kutinsky, 121 2 av; mtg \$5,500 & AL; Jan8; Feb'13. O C & 100

Tinton av (10:2660), swc 166th (No 770), 100x65.10x100x66.9, 2-sty & a fr dwg; Interne Constn Co to 174th St Constn Co, a corpn, 35 Nassau; mtg \$10,000 & AL; Jan 31; Feb'13. O C & 100

Tompkins av (*), ws, 150 s 152d, 156.5x 10x177.10x94.10; Thos F Roys to Real Property Mtg Co, a corpn, 135 Bway; mtg \$2,500 & AL; Jan15; Feb'13. omitted

Trauman av (*), ses, 99.7 e Zerega av, 167.1x110; Jno J Paulsen to Sarah Browning, 2286 Beaumont av; Jan31'13. O C & 100

Tremont av, swc Havemeyer av, see Havemeyer av, ws, from ns Chatterton av to ss Blackrock av.

Trinity av, 982 (10:2639), es, 320.6 s 165th, 16.8x100, 2-sty fr dwg; Kate Baker to Mary Bruckert, 925 Eagle av; mtg \$5,200; Jan14; Jan31'13. O C & 150

Trinity av, 1052 (10:2640), es, 351.2 n 165th, 20x87.5, 5-sty bk tnt; J Edw Wagner et al heirs, & C, Margt Wagner to Otto Wagner, 1052 Trinity av; AT; mtg \$5,500; Jan30; Jan31'13. nom

Union av, 1229 (10:2673), ws, 208.10 n 168th, 20x132.7, 3-sty bk tnt; Esther L Feinberg et al heirs Jacob N Feinberg to Abr Halprin, 1031 Union av; mtg \$6,000 & AL; Feb3; Feb'13. O C & 100

Valentine av, 2789-93 (12:3304), ws, 115.2 s 197th, 79.2x44x77.7x39.6, 3 & 4-sty bk tnt; Geo E Buckbee to Clarence M Coddington at Englewood, NJ; mtg \$23,000; Jan30; Jan 31'13. O C & 100

Valentine av, 2802 (12:3301), sec 197th (No 230), 90.1x26.9x90x31.11, 2-sty bk dwg; Jno F Tiencken & M Magdalena his wife to Bertha C E Tiencken, 230 E 197; ½ pt; Jan30; Feb5'13. O C & 100

Valentine av, nwc Baisley av, see Baisley av, nwc Valentine av.

Valentine av, nws, at nes Bedford Park Blvd, see Bedford Park Blvd, 225.

Vyse av, 1467 (11:2988), ws, 100 n Jennings, 25x100, 3-sty fr tnt & str; Alfred Howey to Mercy A Walker, 105 E 24; Jan30; Jan31'13. O C & 100

Wales av, 532-4 (10:2581), es, 125 s 149th 50x100, 5-sty bk tnt; Gifford Bldg Co Inc a corpn to Jno R Cummings, 2040 7 av & Mary F Baldwin, 340 W 87; mtg \$39,000 & AL; Feb1; Feb'13. O C & 100

Walton av (11:2838), nec Hawkstone, 42.9x6.8x57.5x38.11, vacant; Harold H Herts ref to Harold Swain, 1650 Grand Blvd & concourse; FORECLOS Jan23; Feb'13. 1,000

Washington av, 1294 (11:2910), nec 169th (Nos 481-7), 26x69.11, 3-sty fr tnt & str & 2-1-sty bk str; Mary Garrent to Simon I Schwartz, 87 Hamilton pl; mtg \$10,500; Jan31; Feb'13. O C & 100

Washington av, 1987-9 (11:3035), ws, 242 n 178th, 53.10x146x53.10x146.3, 5-sty bk tnt; Maurice Steiner to Acaacia Inc, a corpn, 35 Nassau; AL; Feb'13. O C & 100

Washington av, 2183 (11:3037), ws, 125 s 182d (Fletcher), 50x150, except 5 ft strip taken for av, 5-sty bk tnt; Abt W Ransom ref to Peter A Peterson, 63 Smith, Perth Amboy, NJ; FORECLOS Jan29; Jan 30; Feb5'13. \$9,000 over encumbrances

Webb av, 2446 (Tee Taw av) (11:3219), es, 200 n Devoe ter (Park View pl), 30x 100x43x100, 2-sty fr dwg; Phelan Bldg Co, a corpn, to Wm L Phelan, 2049 Ryer av; Mar21'12; Feb'13. O C & 100

Webster av, 2020-6 (11:3029), nec 179th (Nos 491-5), runs n100xe100xs50xe2.1xs34.1 to 179th wx105.9 to beg, 2-1-sty bk str & 2-sty fr dwg & str; Franklin T Larrrows to Clement H Smith, 1773 Clay av; ½ pt; mtg \$39,600 & AL; Mar31'11; Jan31'13. nom

Webster av (11:3034), nec 184th, 75x 95.10x70.6x92.2, vacant; Lillian B Rogers to Fleishmann Co, a corpn, 699 Wash; Feb 6'13. O C & 100

Webster av, 4350-60 (12:3401), es, 140 s from city line, runs s150xe125xn125xe295.7 to cl Bronx river xn25.11wx429.7 to beg, 2-sty bk stable; Jesse I Straus et al individ & EXRS & Isidore Straus deed et al to Nathan Straus, 27 W 72; CaG; Jan16; Feb 4'13. nom

Westchester turnpike (*), ss, at line bet land Francis Larkin & Cobb or lots 1 & 2; runs se24.4xne206xn426.4 to rd xw206 to beg, being part lot 2 of the Pugsley farm at Westchester; re mtg; Title Guar & Trust Co to Martin Schrenkeisen, 1070 Mad av, as EXR & TRSTE of Martin Schrenkeisen, decd; QC; Jan6; Feb'13. nom

Westchester av, swc Lawrence av, see Lawrence av, swc Westchester av.

White Plains rd (*), ws, 75 s Mace av, 25x100; J Clarence Davies to Jos Loewl, 46 E 76; Jan28; Jan31'13. O C & 100

Wilkins av, 1305, on map 1305-7 (11:2976), ws, 352.5 s from es Intervale av, 42.5 x104.11x38x91.9, 5-sty bk tnt & str; Burnett-Wal Constn Co to Morris Feldman, 1410 Wilkins av; B&S; Feb1; Feb'13.

Willis av, 126 (9:2278), es, 50 n Southern Blvd, or 133d, 25x80, 5-sty bk tnt & str; Sandrock Realty Co to Ottilie Gscheidle, 789 Elton av; mtr \$13,500; Feb1; Feb'13. O C & 100

Woodycrest av (9:2509), nec 166th, 112.6 x100x100x100.9, vacant; Bagot Realty Co to Thos D Malcolm Constn Co, a corpn, 3651 3 av; Jan8; Jan31'13. O C & 100

3D av, 3972 (11:2929), sec 173d (No 530), 25x99.6x34.9x100, 4-sty bk tnt & str; Albt L Schwartz to Arthur Essing, 44 W 91; mtg \$20,000; Feb1; Feb'13. O C & 100

Lots 958 & 959, see Belmont av, 2115-7.
Lot 13086, sec 138 (12:3361) of Woodlawn Cemetery, contains 597 superficial ft; Woodlawn Cemetery to Howard L Thiesing, 70 Morningside dr; Aug 15 '12; Feb 6 '13. 1,343.25
Plot (*), begins 740 e White Plains rd at point 870 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Rosa Nathan et al EXRS Marcus Nathan to Moses Dankberg, 544 Fox; mtg \$3,500; Jan 28; Feb 1 '13. 4,400

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Aldus st (10:2743), ns, 152 e Southern Blvd, 42x105, 5-sty bk bnt; re mtg; N Y Trust Co to Podgur Realty Co, a corp, 931 Southern Blvd; QC; Dec 30 '12; Feb 4 '13. nom
Aldus st, 941, see Southern Blvd, 1000.

Aldus st, nwc Whitlock av, see Whitlock av, nwc Aldus.

Beck st (10:2711), ses, at es Intervale av, 55.7x100x112.6 to av x115, 5-sty bk bnt & str; re mtg; N Y Trust Co, a corp, to Mott Av Realty Co, a corp, 447 Southern Blvd; QC; Jan 29; Feb 5 '13. O C & 1,000

Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100, 5-sty bk bnt; re mtg; Jno J Tully Co to Dertinger Constn Co, a corp, 4029 Lowerre pl; QC; Feb 4; Feb 5 '13. nom

Gray st (*), ws, 300 n McGraw av, runs e30xn31.1lxw30.7xs37.9 to beg, land in bed of st; deed of cession; Emelie Ochsner to City NY; B&S; Sept 16 '12; Jan 31 '13. nom

Gray st (*), ws, 250 n McGraw av, runs e30xn30xw30xs50 to beg, land in bed of st; deed of cession; Emelie Ochsner to City NY; B&S; Sept 16 '12; Jan 31 '13. nom

Loring pl, nwc Burnside av, see Burnside av, nwc Loring pl.

Loring pl, nwc Burnside av, see Burnside av, nwc Loring pl.

Osborn pl, nwc Burnside av, see Burnside av, nwc Loring pl.

Seabury pl (11:2977), es, 312.6 s 172d, 37.6 x100; also SEABURY PL (11:2977), es, adj above on n; certf as to payment of 1/2 the cost of party wall; Lawrence Kronenberger Constn Co to Christina Kronenberger; Jan 31; Feb 5 '13.

Whittier st, nwc Whitlock av, see Whitlock av, nwc Whittier.

166TH st W, nwc Woodycrest av, see Woodycrest av, nwc 166th.

170TH st W, nwc Inwood av, see Cromwell av, ses, 112.3 s 170.

179TH st, 748 E (11:3093), ss, 136 w Prospect av, 36x95, 5-sty bk bnt; re mtg; Chas H Mapes EXR Clara E Mapes to Ernst Keller, 4374 Martha av; QC; Feb 4; Feb 6 '13. O C & 100

180TH st E, nwc Aqueduct av, see Burnside av, nwc Loring pl.

180TH st E, see Andrews av, see Burnside av, nwc Loring pl.

254TH st W (13:3421); also LOTS 19 & 23, map (1368), Samler Estate land in bed of st in front of above; Richd Ockendon to City NY; Sept 6 '12; Jan 31 '13. nom

254TH st W (13:3421), lots 17 & 18, map (1368), Samler Est, land in bed of st in front of above; re mtg; Stuard Realty Co to City NY; Sept 7 '12; Jan 31 '13. nom

254TH st W (13:3421), lots 172-173, map (1368), Saniler Est, land in bed of st in front of above; Richd Ockendon to City NY; Sept 16 '12; Jan 31 '13. nom

254TH st W (13:3421), lots 17 & 18, map (1368), Samler Est, land in bed of st in front of above; Jeanette Ockendon to City NY; Sept 6 '12; Jan 31 '13. nom

254TH st W (13:3421), lots 19 & 23, map (1368), Samler Est, land in bed of st in front of above; re mtg; Fredk C Hardy to City NY; Oct 8 '12; Jan 31 '13. nom

Andrews av, see 180th, see Burnside av, nwc Loring pl.

Andrews av, nwc Burnside av, see Burnside av, nwc Loring pl.

Aqueduct av, nwc Burnside av, see Burnside av, nwc Loring pl.

Aqueduct av, nwc Burnside av, see Burnside av, nwc Loring pl.

Burnside av (11:3228), nwc Loring pl, 360.10 to Osborn pl, x448.5x393.11 to Loring pl, x567.6; also BURNSIDE AV (11:3221), nwc Loring pl, 190.10 to Andrews av, x487.7x322.6 to Loring pl, x564.10; also 180TH ST E (11:3216), see Andrews av, abt 400 to Aqueduct av, x200x280.6x59.6; also BURNSIDE AV (11:2863), ses abt 200 sw Harrison av, 228x—x abt 180 x—; also BURNSIDE AV (11:3210), nwc Aqueduct av, 43.4x24x53, gore, vacant; deed reads, ROAD to McCombs Dam adj land Emma Dashwood, runs nw13chains&41links&3c& 85 l to lot 3 xne— to land of M L Whitlock xse— to stone fence, xne— to lot 2, xse— to rd xsw14c&72 to beg, being part lot 1 of Wm & Saml D Archer, West Farms; also ROAD to McCombs Dam, ses, bounded ne by lane of Saml D Archer, se by Old Croton Aqueduct, xsw by land Thos W Ludlow, except lots 15 to 20 on map of Emmeline H Johnson, West Farms; re dowder; Eleanor G wife Richd W Parker to Forbes J Hennessy, 97 Central Park W; Ellen M Parker, 155 Lex av; Michl Coleman, 50 W 51, as EXRS, &c, Ellen M Hennessy deed & Danl J Bradley & Mary B Averill both at Lake Mahopac, NY; AT; QC; Jan 31; Feb 5 '13. O C & 150

Burnside av, nwc Aqueduct av, see Burnside av, nwc Loring pl.

Burnside av, ses, abt 200 sw Harrison av, see Burnside av, nwc Loring pl.

Burnside av, nwc Loring pl, see Burnside av, nwc Loring pl.

Burnside av, nwc Andrews av, see Burnside av, nwc Loring pl.

Burnside av, nwc Osborn pl, see Burnside av, nwc Loring pl.

Clay av (11:2891), es, 192.6 n 174th, 25x 95, vacant; re mtg; Mary K Owen to Julia E Hard, 158 W 131; QC; Oct 2 '12; re recorded from Oct 3 '12; Feb 5 '13. 1,500

Cromwell av (11:2864), ses, 112.3 s 170th, 100x192 to nws of Cromwells or Doughtys Brook, x102x186 sws, excepts pt for av & owned by party 1st pt; also INWOOD AV (11:2864), swc 170th, —x— to c l said Brook, owned by party 2d pt; boundary line agmt; Mary E Nolan wid with Erie Basin Impt Co, a corp, at Portland, Maine; Jan 31; Feb 5 '13. O C & 250

Glebe av, nws, at nes St Peters av, see St Peters av, nes, at nws Glebe av.

Hering av (*), nwc Sackett av, runs n—xw— to ws Hering av x— to Sackett av x e— to beg, being part plot 13, lot 8 on tax map, land in bed of av; deed of cession; Danl Mapes Jr et al EXRS, &c, Matson S Arnov to City of NY; B&S; July 18 '12; Jan 31 '13. nom

Intervale av, es, at ses Beck, see Beck, ses, at es Intervale av.

Inwood av, nwc 170th, see Cromwell av, ses 112.3 s 170.

Park av, 3894 (11:2904), es, 34.9 s 172d, runs e9xns20xexs12.5xw100 to Park av x n37.6 to beg, 5-sty bk bnt; re mtg; Chas M Mapes EXR Clara E Mapes to Ernst Keller Constn Co, 4374 Martha av; Jan 29; Feb 1 '13. 2,000

St Peters av (*), nes, at nws Glebe av 50x87.10x90x87.9; re mtg; Mary Kudmann to Wm A Mallett, 2554 St Raymonds av; QC; Dec 18 '12; Feb 5 '13. nom

Sackett av, nwc Hering av, see Hering av, nwc Sackett av.

Sackett av (*), nwc Williamsbridge rd, runs e—xs— to cl of av xw— to rd xn— to beg, part plot 13, lot 8, on tax map, being land in bed of av; deed of cession; Danl Mapes Jr et al EXRS, &c, Matson S Arnov to City NY; B&S; July 18 '12; Jan 31 '13. nom

Southern Blvd, 1000 (10:2743), nwc Aldus (No 941), 100x110, 5-sty bk bnt & str; re mtg; N Y Trust Co to Podgur Realty Co, a corp, 931 Southern Blvd; QC; Feb 3; Feb 5 '13. 98,000

Spuytan Duyvil rd (13:3406), land in bed of road known as damage No 20; also all title to old road included in Nos 22 & 23 & to bed of Tibbits brook as damage Nos 20 & 21; deed of cession; Francis W Pollock to City NY; Sept 10 '12; Jan 31 '13. nom

Spuytan Duyvil rd (13:3406), the w 1/2 said rd from s line Jas R Whiting or lot 362 on bk 3406 to ns lot 362, being land in bed of rd in front lot 362 on tax map; deed of cession; Henry W Hayden et al indiv & TRUSTES Harriet W Hayden to City NY; July 23 '12; Jan 31 '13. nom

Spuytan Duyvil rd (13:3406), damage parcels, 20, 20A, 21, 22 & 23 of land in bed of rd; re mtg; Sarah T Umpleby EXR to Jno J Umpleby to Francis W Pollock, 3121 Kingsbridge av; QC; Sept 16 '12; Jan 31 '13. nom

Tenbroeck av (*), bet Pierce & Van Nest av, being part of plot 13, lot 8 on tax map land in bed of av; deed of cession; Danl Mapes Jr et al EXRS, &c, Matson S Arnov to City NY; B&S; July 18 '12; Jan 31 '13. nom

Whitlock av (10:2755 & 2759), nwc Aldus, runs w22.3xn314.6xnw358.8 to ss 165th xe 20.4 to ws of av xse362.5xs on curve 310.1 to beg; also WHITLOCK AV (10:2759), es, 0'8 n Whittier, runs ne22.7xn320.10xnw330.3 xnw again 63.8x—63.8 to es of av xse455.7xs326.2 to beg, being lands in bed of av; re mtg; Mutual Life Ins Co to American Real Estate Co, 527 5 av; QC; Jun 8 '12; Jan 31 '13. nom

Whitlock av (10:2759), nwc Aldus, runs w22.3xn314.6xnw358.8 to ss 165th xe 20.4 to ws of av xse362.5xs on curve 310.1 to beg; also WHITLOCK AV, es, 0.8 n Whittier, runs ne22.7xn320.10xnw330.3xnw again 63.8 x—63.8 to es of av xse455.7xs326.2 to beg, being lands in bed of av; American Real Estate Co to City NY; B&S; July 17 '12; Jan 31 '13. nom

Whitlock av (10:2759), nwc Whittier, runs n0.8xne22.7xs11.8 to st xsw20 to beg, for street purposes; Wm Simpson to City NY; B&S; Jun 11 '12; Jan 31 '13. nom

Whitlock av (10:2755 & 2759), all lands within lines of av for st purposes described as two parcels in deed from party 1st part to party 2d part, dated July 17 '12 as below; American Real Estate Co to City NY; QC; correction & confirmation deed; Jan 14; Jan 31 '13. nom

Whitlock av, es, 0.8 n Whittier, see whitlock av, nwc Aldus.

Williamsbridge rd, nwc Sackett av, see Sackett av, nwc Williamsbridge rd.

Woodycrest av (9:2509), nec 166th, 112.6 x100x100x100.9, vacant; N Y Trust Co to Thos D Malcolm Constn Co, 3651 3 av; Jan 28; Feb 1 '13. 6,000

Woodycrest av (9:2509), same prop; re mtr; same to same; Jan 28; Feb 1 '13. nom

Damage parcels 81 & 81A (*), to open Castle Hill av from West Farms rd to Public pl & the Public pl at Castle Hill av fronting on Westchester Creek, East River & Pugsleys Creek; re mtg; Frank Hasenstab to Edw A Schill, 860 Van Nest av; QC Jan 30; Feb 4 '13. nom

Same prop (*); re mtg; Diedrich Fedden to same; QC; Jan 25; Feb 4 '13. nom

Parcel (*), No 19 on damage map to open Taylor st (or av), from East River to Westchester av; re mtg; Dollar Savings Bank with City NY; Nov 2 '12; Jan 31 '13. O C & 100

LEASES

Borough of Manhattan

JAN. 31, FEB. 1, 3, 4, 5 & 6.

Bleecker st, 58 (2:522), all; also CROSBY ST, 165 (2:522), part rented as express office; Marie V Robert EXTRX, &c, Jno C Robert to Hermann B Michaelsen, 1423 Av H, Bklyn; 10yf May 1 '13; Feb 5 '13. 5,000

Bleecker st, 63 (2:529); asn Ls; Julius Goldberg & ano to Harry Rappaport, 1514 Eastern Pkway, Bklyn; Jan 30; Jan 31 '13. 600

Bleecker st, 63 (2:529); asn Ls; Harry Rappaport to Bernard F Golden, 262 William; Feb 1; Feb 5 '13. nom

Bleecker st, 288-90; also COMMERCE ST, 1 & 3 (2:587); all; Hyman & Jos Schlesinger to Giuseppe Pieretti, 64 Macdougal, & ano; 4yf June 1; Feb 1 '13. 6,709

Broome st, 222 (2:352); asn Ls; Jacob Tobolsky & ano to Morris Herman, 243 Broome; Feb 4; Feb 5 '13. nom

Canal st, 198-200 (1:200), 1st loft; Louis L Piruski to Harris Blum, 293 E 10; 5yf May 1 '12; Feb 5 '13. 1,200

Canal st, 369 (1:228), ns; all; Benj C Faulkner et al to Jno F Dour, 369 Canal; 5yf Feb 1; Feb 6 '13. 1,200

Columbus Circle, 45 (4:1049); space & windows on 8 av & on circle, also cigar privilege & in restaurant & roof garden; Eugene Scheip to D A Schulte, Inc, a corp, 63 Park row; from Oct 1 '13 to Oct 1 '21; Feb 4 '13. 6,000

Commerce st, 1 & 3, see Bleecker, 288-90.

Crosby st, 165, see Bleecker, 288-90.

Duane st, 101 (1:151), ns, 309.7 e Church, 25x87.6, the land; Soc of N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & ano ADMRS Emilie Funke; 21yf May 1 '13; 21y ren; Feb 3 '13. taxes, &c, & 2,100

Duane st, 103 (1:151), ns, 284 e Church, 25.7x87.6, the land; Soc of N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & ano ADMRS Emilie Funke; 21yf May 1 '13; 21y ren; Feb 3 '13. taxes, &c, & 2,100

Grand st, 580 (2:321), all; Emma Geizler to Louis Rosenberg, 169 East Bway; 10yf Feb 1; Feb 5 '13. taxes in excess of year 1913 & 756

Greenwich st, 128 (1:54), str & back b; Wilhelm & Mary Reichert to Max Samuels, 704 W 180 & ano; 5yf Feb 1 '13; Feb 3 '13. 1,320

Henry st, 31 (1:280); all; Josef Preiser & ano to Harry Silverman, 31 Henry; 5yf Nov 1 '12; 5y ren at \$2,300; Feb 6 '13. 2,200

Howard st, sec Lafayette, see Lafayette, 129.

Lafayette st, 129 (1:208), see Howard; str, b & 1st loft; Inverness Realty Co to Whiting Paper Co, a corp, Holyoke, Mass; 5 4-12yf Oct 1 '12; Feb 6 '13. 10,000 & 10,500

Mulberry st, 140 (1:237); str & pt b; asn Ls; Luigi Gaeta to Zelinda Mennilo, 369 Broome; mtg \$4,417.66; Jan 15; Feb 5 '13. nom

Pitt st, 21-3 (2:342); asn Ls; Saml Weidhorn to Isidor Rieger, 21-3 Pitt; Jan 27 '12; Feb 3 '13. nom

Prince st, 151 (2:516); asn Ls; Consumers Brewing Co of N Y to Emil W Frandsen, 151 Prince; Jan 30; Feb 3 '13. nom

Prince st, 151; asn Ls; Emil W Frandsen to Geo J Kehoe, 435 Spruce, Richmond Hill, B of Q; Jan 27; Feb 3 '13. nom

Rutgers st, 54 (1:255); sur Ls; Peter Meyer to Mary Schulman, 202 E 6; Jan 25; Jan 31 '13. 621.66

St Marks pl, 5 (2:464); all; Maud B Barclay to Chas Birnbaum, 5 St Marks pl; 3 3-12yf Feb 1; Feb 6 '13. 2,640

Suffolk st, 171 (2:355), all; Lena Krellberg to Shea Nass, 100 Attorney & ano; 5 yf Feb 1 '13; 5y ren; Feb 3 '13. 3,750

Thomas st, 10 (1:151), ss, 309.7 e Church, 24.4x87.6, the lot; Soc of The N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & Thos M Debevoise, 9 Parmley pl, Summit, NJ, ADMRS Emilie Funke; 21yf May 1 '13 (privilege renewal); Feb 3 '13. taxes, &c, & 1,800

Thomas st, 12 (1:151), ss, 284 e Church, 25.7x87.6, the lot; Soc of The N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & Thos M Debevoise, 9 Parmley pl, Summit, NJ, ADMRS Emilie Funke; 21yf May 1 '13 (privilege renewal); Feb 3 '13. taxes, &c, & 1,800

Union sq W, 33 (3:844), ws, 32.6 n 16th, 30.6x150; sur Ls & sale of bldg; Wm F Decker & ano, to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; AT; Jan 31; Feb 1 '13. O C & 100

7TH st, 74 E (2:44); sur Ls; Chas Samuel & ano to Dora Weisberg, 838 Kelly; AT; Jan 31; Feb 6 '13. nom

7TH st, 76 E (2:448); sur Ls; Chas Samuel & ano to Dora Weisberg, 838 Kelly; AT; Jan 31; Feb 6 '13. nom

13TH st, 618-20 E (2:395), ss, 243 e Av B, 50x103.3; asn Ls; Henry C Glaser to Margt Brady, 1800 Lex av; Feb 5; Feb 6 '13. O C & 100

18TH st, 6-8 W (3:819), 9th fl; Rosa Von Zimmermann to Saml Schachner, 729 E 9, et al, firm Schachner, Hueller & Co; 2yf Feb 1; Feb 6 '13. 2,300 & 3,000

18TH st, 155 W (3:794), all; District Realty Co to Donald Gow, 1116 Decatur, Bklyn; 5yf May'12; Feb'13. 1,350

18TH st W, swc 6 av, see 6 av, swc 18th.

20TH st E, sec 3 av, see 3 av, sec 20th.

21ST st, 37 W (3:823); str & pt b; Jno Schreyer to Pauline Spinninger, 354 E 51; 5yf Aug'12; Jan31'13. 1,200 to 1,600

25TH st E, nec 4 av, see 4 av, sec 26th.

26TH st E, sec 4 av, see 4 av, sec 26th.

27TH st, 114-6 W (3:802), 1st fl & pt b; Louis Levy to Royal Eastern Electrical Supply Co, a corpn, 114 W 27; 5yf Feb'13. 3,500

32D st E, nwc 3 av, see 3 av, sec 470.

34TH st, 44-6 E (3:863), ss, 100 e 5 av, 53.7x98.9, 1 3- & 1 4-sty & b stn dwg; leasehold; Arthur Berry, special master under FORECLOSURE, & Jos J O'Donoghue Jr, as receiver of property of Improved Property Holding Co, to Jas McCutcheon, at Greenwich, Conn [4 E 34]; Jan30; Feb'13. 25,000

34TH st E, nwc 3 av, see 3 av, nwc 34th.

35TH st W, sec 8 av, see 8 av, sec 496.

39TH st, 230-2 W (3:788); all; Kate I Reilly to Henrietta M Laloy, 230-2 W 39; 3yf May'13; Jan31'13. 6,000

44TH st E, sec 3 av, see 3 av, sec 701.

45TH st, 131 W (4:998); all; Mrs C S Turner to Louis Holmin, 120 W 45; 5 3-12 yf Feb'13; Jan31'13. 2,000 & 2,100

46TH st, 61 W (5:1262), ns, 185 e 6 av, 20x100.5, all; Jno J Boyd indivd et al TRSTES, & Sarah A M Brown et al to Emil Fraad, 1301 Av N, Bklyn; 21yf Jan'13; Feb'13. taxes, &c, & 2,041.62 to 5,250

48TH st W, nec 10 av, see 10 av, sec 686.

51ST st, 30 E (5:1286), all; Carolyn S Fahnstock to D Rait Richardson, 41 E 60; 5yf Oct'13; Feb'13. 4,700

51ST st W, swc 10 av, see 10 av, sec 751.

51ST st, 203-11 W (4:1229); asn Ls; S B Constn Co to Albt Jarmulowsky, 1295 Mad av et al EXRS & Sender Jarmulowsky, decd; AT; Jan28; Jan31'13. nom

96TH st W, nwc Bway, see Bway, nwc 96th.

98TH st, 227-9 E (6:1648); all; Jennie Kind to Isadore Geller, 334 E 100; 5yf Feb'1; Feb'13. 3,175 & 3,225

98TH st 231 E (6:1648); all; Jennie Kind to Isadore Geller, 334 E 100; 5yf Feb'1; Feb'13. 3,175 & 3,225

106TH st E, nec 5 av, see 5 av, nec 106th.

108TH st E, swc Lex av, see Lex av, 1730.

112TH st, 46-8 E (6:1611); all; Saul Singer to Wm Klenert, 254 W 112, & ano; 2 7-12yf Feb'1; Feb'13. 4,400

115TH st, 121-3 E (6:1643); all; Jennie Matz to Saml Bernstein; 5yf Aug'10; Feb'13. 4,200

120TH st, 341-5 E (6:1797); all; Bernhard Seymann to Raffaele Gianninoto, 341-3 E 120; 5yf Nov'12; Feb'13. 6,250

121ST st E, swc Lex av, see Lex av, 1978-80.

124TH st W, nwc Ams av, see Ams av, nwc 124th.

125TH st, 149 E (6:1774), str & c; Matilda Weisbecker et al EXRS, &c, Chas Weisbecker to August F Ehler, 2023 Lex av; 5yf Feb'13; Feb'13. 3,000

125TH st, 64 W (6:1722), str & b; Allen Tucker et al to Harry Hall, 64 W 125; 5 2-12yf Aug'12; Jan31'13. 4,600 to 5,000

125TH st, 64 W; asn Ls & consent to same; Harry Hall to Mary Z Raport, 158 W 106; AT; Jan27; Jan31'13. nom

125TH st, 326 W (7:1951); str fl & b; Roanoke Realty Co to Thos Macheinski, 330 W 125; 10yf Feb'15; Feb'13. 2,500

132D st, 165 E, see 3 av, sec 470.

144TH st, 517-23 W (7:2076); two bldgs; all; Louis Manheim to Jos Halperin, 25 E 105; 3yf Dec'12; Feb'13. 9,600

149TH st W, sec 8 av, see 8 av, sec 149th.

159TH st W, sec Ams av, see Ams av, 1995-7.

168TH st W, nwc Ams av, see Ams av, nwc 168th.

1 Av A, 56 (2:399), str fl & b; Carl Klingelhofer to Adolf Blum, 56 Av A; 5yf Sept'08; re-recorded from Oct'08; Feb'13. 1,500 to 1,700

1 Av A, 56, str fl & b; same to same; ext Ls; 4 8-12yf Sept'13; Feb'13. 1,700

1 Av A, 249 (3:947), str fl & b; Jos Koellerer to Ebling Brewing Co, a corpn, 760 St Anns av; from Feb'1 to May'19 (5y ren); Feb'13. 1,200

1 Av A, 249 (3:947), str fl & b; Ebling Brewing Co to Adolph Goldberg, 249 Av A, from Feb'1 to May'19 (5y ren); Feb'13. 1,200

1 Av A, 249 (3:947); asn Ls; Ebling Brewing Co to Jos Koellerer, 236 9 av; Feb'13; Feb'13. nom

1 Amsterdam av (7:1979), nwc 124th; 4th str & b n of cor; Wm H Hall to Jno Stellas, 501 W 124; 5yf Jan'12; 5yren; Feb'13. 1,200

1 Amsterdam av, 1995-7 (8:2108), sec 159th; bill of sale of chattels, Ls &c; Peter Mergenthaler to Wm Bonhag, 2593 Bainbridge av; mtg \$3,046.88; Apr'12'12; Feb'13. 7,606.88

1 Amsterdam av, 1995-7; bill of sale of chattels, Ls, &c; Wilhelmina Bonhag, ADMTRX Wm Bonhag, decd, to Chas Bokamp, 261 Division av, Bklyn; mtg \$3,046.88; Jan'14; Feb'13. nom

1 Amsterdam av, 1995-7 (8:2108); asn Ls; Chas Bokamp to Max Rosenhain Jr, 540 E 149; AT; Jan31; Feb'13. nom

1 Amsterdam av (8:2125), nwc 168th; str & b; Lizzie D Gerleit to Frank Diegener, 502 W 169th; 5yf Feb'13; 5y ren at \$1,800; Feb'13. 1,500 to 1,700

Broadway, 775 (2:561), ws, 46.2 n 9th, 23.1x101.11x23x100.4; sur Ls & all R, T & I to bldg; Bernard King indivd et al EXRS, &c, Henry King to Trustees of Sailors Snug Harbour in City N Y, 31 Nassau; Jan2; Feb'13. 5,700

Broadway, 1488 (4:995), es, 26 s 43d, 11.6x40; Bway & 43d St Bldg Co to "Disnev Hats," a corpn; 10yf Sept'10; Feb'13. 8,200 to 9,000

Broadway (7:1887), n wc 96th; s str & b; Bway & 96th St Realty Co to Max Marx (Inc), 1600 Bway, et al; 10yf Mar'1; Feb'13. 4,000 to 6,000

Lexington av, 1730 (6:1635), swc 108th; b str & fl above str, also cellar; Rose Lukather to Mendel Sperling, 1733 Lex av; 5yf May'1; Feb'13. 480 & 540

Lexington av, 1978-80 (6:1769), swc 121st, two str & bs; Louis S Barnard to Mary Marine, 2267 1 av; 7 9-12yf Feb'1; Feb'13. 1,500 & 1,620

Lexington av (6:1769), swc 121st; sur Ls; Arthur G Schlemmer to Louis S Barnard, 175 E 79; AT; Feb'1; Feb'13. nom

Madison av, 1677 (6:1617); all; Abr H Sarasohn to Chas Goldberg, 1675 Mad av; 3yf May'1; Feb'13. 1,200

2D av, 1166-8 (5:1797), all; Zelta Berkowitz to Raphael Gianninoto, 59 Thompson; 3yf Oct'12; Feb'13. 4,000

3D av, 470, nwc 32d; also 32D ST, 165 E (3:888); asn Ls; Jno G Nugent & ano to Jno Walsh & Peter Gibbons, both at 470 3 av; Nov24'12; Feb'13. nom

3D av, 470 nwc 32d; also 32D ST, 165 E (3:888); asn Ls; Jno Walsh & ano to Arthur Jost, 159 W 129; Nov24'12; Feb'13. nom

3D av (3:890), nwc 34th, 23.6x51.1; asn Ls; Henry Daubert to Henry Schuit, 8 St Luke's pl; Jan31; Feb'13. O C & 100

3D av, 701 (5:1317), sec 44th, 20x80, all; Ethel B Robinson to Thos Gaffney, 701 3 av; 9 11-12yf Feb'13; Feb'13. taxes, &c, & 2,000

3D av (3:900), sec 20th, 19.6x20; asn Ls; Henry C Glasser to Margt Brady, 1800 Lex av; Feb'5; Feb'13. O C & 100

4TH av, nec 25th, see 4 av, sec 26th.

4TH av (3:881), sec 26th, runs e120xs 98.9xw30xs98.9 to ns 25th wx90 to es 4 av xn197.6 to beg; 8th fl; Armory Holding Co to C Bruno & Son (Inc), a corpn, 356 Bway; 10yf Feb'1; Feb'13. 12,000

5TH av (2:574), swc 14th (No 2), 73.3 x107; all; Van Schaick Realty Co to 80 Fifth av, Inc, a corpn, 115 Bway; 16yf Feb'13; 21y ren; Feb'13. taxes &c & 70,000

5TH av, 501 (5:1276), office 204 & store room in b; Edwin Wolf of Phila, Pa, to Keep Mfg Co, 501 5 av; 3yf May'13; Feb'13. 1,200

5TH av, 2199 (6:1758); asn Ls; Jacob Gensler auctioneer to Jas D Freeman, 309 W 138; AT; Jan27; Feb'13. nom

5TH av, 2199; asn Ls; Jas D Freeman to Max H Eysler, 2199 5 av; AT; Jan27; Feb'13. nom

5TH av, 2199 (6:1758); asn Ls & bldgs as security for note & c hattel mtg for \$4,000; Max H Eysler to Jas Everard's Breweries, a corpn, 12 E 133; Jan27; Feb'13. nom

5TH av (6:1612), nec 106th, 162x100; all; Geo H Earle Jr, & ano, to North Star Amusement Co, Inc, a corpn, 115 Bway; 20yf Jan'1; Feb'13. taxes &c & 11,500

6TH av, 670 (3:840); str & b; Jno H Wright et al to Sol Karpf, 670 6 av; 5yf May'1; Feb'13. 2,500 & 2,600

6TH av (3:793), swc 18th, 92x100; agmt as to confirmation of Ls dated May'6'02 to expire Nov'17 at annual rental of \$16,000; Jno L Tonnele as TRSTE Jno Tonnele, decd, to Jas Fellows, 1312 Mad av; Amelia B Huber, 41 W 90 & Lena B Fellows, 1312 Mad av, EXRS, &c, Geo H Beyer, decd; Oct'18'11; Jan31'13. nom

6TH av, swc 18th, 92x100; agmt confirming Ls as above; same to same; Nov'12; Jan31'13. nom

8TH av, 378 (3:778); sur Ls & bldgs; Ellen Gordon to J Denton Shea, 28 Prospect Park W, Bklyn; AT; Jan24; Feb'13. nom

8TH av, 496 (3:784), sec 35th, 25x77.4; sur Ls; Francis J Davidson to Saranac Realty Co, a corpn, 149 Bway; AT; Jan27; Jan31'13. nom

8TH av, 2603 (7:2041); str; H Aldhous to Harry Weinsbank, 2603 8 av; 2y & 10 1/2 mos fl Nov'15'12; Feb'13. 480 & 600

8TH av (7:2034), sec 149th, str & b; Chas Cohen to Jas Cavanagh, 301 W 150; 5 yf May'13; Feb'13. 1,680 to 1,920

10TH av, 686 (4:1058), nec 48th; cor str &c; Mary A McEntegart GDN of Ellen McEntegart et al to Jas McEntegart, 437 W 57; ext of Ls to Feb'17; Dec'20'12; Feb'13. 2,100

10TH av, 751 (4:1079), swc 51st st, str & c; agmt as to ext of Ls to Feb'17; Mary A McEntegart INDIVID & as GDN Ellen McEntegart to Peter McMahon, 55 Horatio; Dec'20'12; Feb'13. nom

Interior lot (1:151), 78.6 s Thomas & 334.7 e Church, runs s8.11xe20.5xns.11xw 20.6 to beg. the land; Soc of N Y Hospital to C Geo Boker, 148 Coblenzerstrasse, Bonn, Germany, & ano ADMRS Emilie Funke, 21yf May'13; 21y ren; Feb'13. taxes, &c, & 200

LEASES.

Borough of the Bronx.

Aldus st, nec Southern blvd, see Southern blvd, nec Aldus.

Home st, nec Jackson av, see Jackson av, nec Home.

138TH st, 370 E (9:2300); asn two Ls; Bernard Treptow to Jacob Leopold, 535 E 138; Jan31; Feb'13. nom

149TH st, 368 E (9:2327), asn Ls; Jno E Tuppack & ano to Isaac Silverman, 374 Southern blvd & ano; Feb'3; Feb'13. nom

149TH st, 740 E (10:2579), cor Concord av; str; M J B Constn Co to Victor Gayda, 691 E 149; from Mar'13 to Apr'30'18; Jan 31'13. 420 to 660

149TH st E, nwc Walton av, see Walton av, 553.

156TH st E, sec Eagle av, see Eagle av, sec 156th.

180TH st E, sec 3 av, see 3 av, sec 180th.

Boston rd, 1013-5 (10:2607); sur Ls; recorded Apr'10; Interborough Amusement Co to Chas Kling, 369 Mosholu Pkway; AT; Jan27; Feb'13. nom

Boston rd, 1013-5 (10:2607), all; Chas Kling to G & S Amusement Co, Inc, a corpn, 1316 Clay av; 5yf Feb'1; Feb'13. 3,000

Boston rd, 1013-15 (10:2607); sur Ls recorded Dec'11; Erborgraph Co to Interborough Amusement Co, a corpn, 794 Hewitt pl; AT; Jan27; Feb'13. nom

Brook av, 498 (9:2274), all; Jacob Beraman to David Horowitz, 546 E 145; 2yf Mar'1; Feb'13. 2,400

Concord av, cor 149th, see 149th, 740 E.

Eagle av (10:2624), sec 156th, 100x52.6; Jno Hallahan to Cath Ahearn, 371 Edgecombe av; 1/2 pt; Feb'13. nom

Eagle av (10:2624), sec 156th, 100x52.6; same to Edgerton-Park Co, Inc, a corpn, 271 W 125; 1/2 pt; Feb'13. nom

Jackson av, 1160 (10:2652), nec Home; str & b; Adolph Cohn to Geo Hecht, 1178 Jackson av; 5yf Oct'11; Jan31'13. 600 & 720

Jerome av, 2439 (11:3199), str fl & pt c; Jno Brown to Wm Mayer, 2439 Jerome av; 5yf Mar'13; Feb'13. 420 & 480

Southern blvd (10:2743), nec Aldus, 100 x110; sobrn of Ls to mtg; Podgur Realty Co et al with Bowery Savings Bank, 128 Bowery; Feb'3; Feb'13. nom

Walton av, 553 (9:2352), nwc 149th, str fl & pt c; Jas B Powers to Edw Ehlers, 553 Walton av; 5yf May'15; Feb'13. 1,000

3D av (11:3061), sec 180th; asn Ls; Patk F Conroy to Jno J Fay, 201 W 98; mtg \$—; Jan31'13. nom

MORTGAGES.

Borough of Manhattan.

JAN. 31, FEB. 1, 3, 4, 5 & 6.

Bayard st, 57 (1:163); ext of \$24,000 mtg to Feb'18 at 4 1/2%; Feb'13; Mary Brinn, Sol Finburg & Moses Levy, indivd & as exrs Aaron Levy, with Louisa Minturn, 13 E 69. nom

Bleeker st, 282 (2:587), ws, 47 s Commerce, 21x75; Jan30; Jan31'13; due Feb'16; 5%; Fannie Herz, 84 Bedford to De Witt C Romaine, 473 Hudson. 4,000

Cherry st, 18 (1:112), ns, abt 135 e Pearl, 24.10x125.9x25x127.9; PM; Jan24; Feb'13; 5y5%; Therese M Casazza, 5805 7 av, Bklyn to Lawyers Title Ins & Trust Co. 16,000

Delancey st, 39-45, see Forsyth, 126-8.

Eldridge st, 136 (2:414), ses, abt 95 s Delancey, 25x97.6; pr mtg \$25,000; Jan30; Jan31'13; due Jan'19, 5%; Jos Fisch, 112 Eldridge to Moses Zwiebel, 688 Cauldwell av. 9,000

Forsyth st, 106 (2:418); ext of \$18,000 mtg to Jan30'16 at 5%; Jan30; Feb'13; Helene G Benjamin with Aaron Sarnoff, 208 W 119. nom

Forsyth st, 126-8 (2:419), sec Delancey (Nos 39-45), 100x48.11x100x49.4; Feb'13; due June'18; 5%; Chebrah Pool Zedek Anshei Illia to Green-Wood Cemetery, a corpn, 170 Bway. 8,000

Goerck st, 134 (2:325), es, 174 n Stanton, 26x100; Feb'4; Feb'13, 3y6%; Carmana Realty Co to Anna Amend, 38 W 74. 4,500

Goerck st, 134; certf as to above mtg; Feb'4; Feb'13; same to same.

Goerck st, 136 (2:325), es, 200 n Stanton, 25.9x100; Feb'4; Feb'13, 3y6%; Carmana Realty Co to Amelia Wiegand, extr Geo Wiegand, 454 St Nicholas av. 4,500

Goerck st, 136; certf as to above mtg; Feb'4; Feb'13; same to same.

Grand st, 361 (1:311), ss, 50 e Essex, 16.8 x70.9; pr mtg \$15,000; Feb'13; 3y6%; Frances Lautenberg to Jos F Schwartz, 268 Bowery. 6,000

Henry st, 197 (1:285), ns, abt 120 w Clinton, 25x87.6; given to secure note of \$5,000; Nov'1'12; Feb'13; due &c as per bond; Rabbi Jacob Joseph School Corpn, 197 Henry, to Nathan Lampert, 1391 Mad av, et al. 5,000

Houston st, 92 W (2:525), ns, 37.6 w West Bway, 18.9x98; PM; Feb'1; Feb'13; due &c as per bond; Jos Personeni, 43 Charlton to Wm Buchan, Jr, 76 Sherman av, Glen Ridge, NJ. 12,000

Lawrence st, S1, see Ams av, 1360.

Macombs pl, 21-39, see 8 av, 2830.

- Minetta la, 1-5** (2:542), see Minetta (No 19), 57.9x47.5; Jan29; Feb5'13, 5y5%; Alice J Merriam, Waterford, Conn, to Emigrant Indust Savgs Bank. 7,500
- Minetta st, 17**, see Minetta la, 1-5.
- Monroe st, 134** (1:256); ext of \$11,000 mtg to Mar27'16 at 5%; Jan24; Feb6'13; Mary Le Boutillier with Morris Goldsmith & Louis Foreman. nom
- New Chambers st, 66**, see Roosevelt, 74.
- Orchard st, swc Rivington**, see Rivington, 81-3.
- Park ter E** (8:2243), nws, at sws 215th, 50.1x114.4x50x119.10; also PARK TER E (8:2243), ws, 50.1 s 215th, 50.1x108.11x50x114.4; Feb1; Feb4'13, 2y5%; Wm H Hurst to Geo H Fearons, Glen Ridge, NJ. 30,000
- Park ter E, ws, 50.1 s 215th**, see Park ter E, nws, at sws 215th.
- Pike st, 3** (1:283), es, 40.6 n East Bway, 17.3x55.2x17.3x55.3; pr mtg \$4,000; Jan31'13; 3y5%; Jno A & May Holloway of NY & Nellie H Margardt of Brewster, NY, to Emigrant Indust Savgs Bank. 2,000
- Pike st, 46** (1:274); ext of \$20,000 mtg to Jan30'16 at 4½%; Oct30'12; Feb6'13; Lawrence Schorr with Jno A Brown Jr, Newtown Township, Pa. nom
- Prince st, 151** (2:516), sal Ls; Jan27; Feb3'13; demand; 6%; Geo J Kehoe with Lion Brewery, 104 W 108. 1,975
- Rivington st, 81-3** (2:415), swc Orchard, 50.2x50; pr mtg \$10,000; Jan21; Feb6'13; 5 y6%; Litrovnick & Co (Inc), a corpn, 286 Bleecker, to German Exchange Bank, 330 Bowery. 4,900
- Rivington st, 81-3**; certf as to above mtg; Jan21; Feb6'13; same to same. —
- Rivington st, 167** (2:348), ss, 25 e Clinton, 25x65.6; Jan29; Feb3'13; due & c as per bond; Sol Gossett & Louis Isaacs to Title Guar & Trust Co. 18,000
- Roosevelt st, 74** (1:111), es, abt 40 s New Chambers, —, to New Chambers, (No 66); also all title to gore on s ws New Chambers, being 3.8 on New Chambers, 1.9 on ss & 1.11 on ws; PM; Jan24; Feb3'13; 5 y5%; Luigi Rega, 40 Oak, to Lawyers Title Ins & Trust Co. 8,000
- St Marks pl, 6** (2:463), ss, 100 e 3 av, 26x120; PM; Feb4'13, 3y5%; David Wasser to Lloyd S Bryce, Roslyn, LI, & ano. 17,000
- Suffolk st, 186** (2:350); ext of \$10,000 mtg to Mar1'18 at 5%; Jan31; Feb5'13; Augusta Parkin with Henry Brodman. nom
- Union sq W, 33** (3:844), ws, 32.6 n 16th, 30.6x150; Jan30; Feb1'13; due & c as per bond; Gertrude A Vanderbeck to City Real Estate Co, 176 Bway. 225,000
- Willett st, 71** (2:338), ext of \$10,000 mtg to Junel'17 at 5%; May1'12; Feb3'13; Chas P Buckley gdn Dorothy J Oakley with Buruch Blum, 71 Willett. nom
- 5TH st, 331 E** (2:447); ext of \$22,000 mtg to Mar12'18 at 5½%; Jan23; Feb5'13; Minnie M Herrman & ano exrs, & c, Max Hilson with Abr Treibitz. nom
- 6TH st, 301 E**, see 2 av, 104-6.
- 10TH st, 31-3 E** (2:562), ns, 204.3 e University pl, 44.5x94.9; Feb4'13, 1y6%; Wm Baxter to Fredk C Zobel, 315 Central Park W. 5,000
- 11TH st, 63 E** (2:563), ns, 248.9 n Bway, 27x103.3; PM; Jan10; Feb4'13, 5y5%; Augusta Isaacs to Esperanto Mtg Co, 37 Liberty. 8,000
- 12TH st, 330 E** (2:453), ss, 507.8 e 2 av, runs e25xs93.8 to el former Stuyvesant xsw 17.5xw10.5xsn103.3 to beg; Feb4; Feb5'13; due & c as per bond; Pasquale Cannariato, 234 E 75, to Herman Gottlieb, 618 Marcy av, Bklyn. 400
- 14TH st, 317 E** (3:921), ns, 187.6 e 2 av, 23.3x103.3; Jan29; Feb5'13, 5y5%; Edwin B King at Warrenton, Va, to Metropolitan Savgs Bank, 59 Cooper sq. 15,000
- 14TH st, 2 W**, see 5 av, 80-2.
- 16TH st, 342 W** (3:739), ss, abt 270 e 9 av, 25x62.3x25x60; Feb5'13; due May2'16, 5%; Kitty Kiernan & Annie T McDevitt to Emigrant Indust Savgs Bank. 2,000
- 17TH st, 239 E** (3:898), nes, 161.3 nw 2 av, 17.3x104; PM; Feb5; Feb6'13, 5y4½%; Elena, wife Celestino de Marco, to Fannie M Keppel, widow Fredk Keppel, 239 E 17. 15,000
- 20TH st, 50-2 E**, see 4 av, 242-50.
- 23D st, 331-5 W** (3:747), ns, 325 w 8 av, runs w58.6xn142.4xe24.6xn55 to ss 24th xe 9xs55xe24.11xs142.4 to beg; pr mtg \$60,000; Jan31; Feb1'13; due July1'13, 6%; Peter P Cappel, 333 W 23 to Jas Boyd, 235 W 103. 10,000
- 24TH st, 119-25 W** (3:800), ns, 225 w 6 av, 100x98.9x irreg x115.6; ext of \$29,000 mtg to Feb1'15 at 5%; Jan31; Feb6'13; Elmer A Darling with Graf Realty Holding Co Inc. nom
- 24TH st W, ss, abt 350 w 8 av**, see 23d, 331-5 W.
- 27TH st, 153-9 W** (3:803), ns, 205.4 e 7 av, 99.1x98.9x97.3x98.9; ext of \$50,000 mtg to Feb6'15 at 6%; Feb6'13; Morris W Levine with Twenty-Eighth St & Seventh Av Realty Co. nom
- 27TH st, 156-8 E**, see 3 av, 372.
- 27TH st, 328 W** (3:750), ss, 450 e 9 av, 25x98.9; Jan27; Feb4'13; due Feb1'16, 5%; Eliz M & Kath H Sweeney, 328 W 27, to Mary E Brady, 371 W 23. 1,000
- 28TH st, 45 E** (3:858); sal Ls; Feb6'13, demand, 6%; Jno Fink to Geo Ehret, 1197 Park av. 5,000
- 28TH st, 141-3 W** (3:804), ns, 223.10 e 7 av, 46.7x98.9; ext of \$170,000 mtg to Feb4'18 at 5%; Feb1; Feb4'13; N-w Rochelle Trust Co & ano gdns Dorothy S Bostwick with Twenty-Fifth Constr Co, 1170 Bway. nom
- 28TH st, 141-3 W** (3:804), ns, 223.10 e 7 av, 46.7x98.9; ext of \$10,000 mtg to Feb4'18 at 5%; Feb1; Feb4'13; New Rochelle Trust Co et al gdns Dorothy S Bostwick et al with Twenty-Fifth Constr Co, 1170 Bway. nom
- 28TH st, 329 W** (3:752), ns, 325 w 8 av, 25x98.9; Jan31'13; 5y4½%; Sidonia Weiss, 329 W 28 to Harris D Colt, 515 Park av & ano, trstes Richd S Ely. 15,000
- 28TH st, 329 W** sobrn agmt; Jan31'13; same & Sophie Goodman with same. —
- 31ST st, 24 W** (3:832); ext of \$63,800 mtg to Feb1'18 at 5%; Jan29; Feb1'13; Philena C Smith with U S Trust Co of NY. nom
- 31ST st, 133 W**, see 31st, 135-9 W.
- 31ST st, 135-9 W** (3:807), ns, 275 e 7 av, runs n126xe25xn71.6 to ss 32d (No 146) xe 25xs49xe75xs148.6 to 31st xw125 to beg; also 31ST ST, 133 W (3:807), ns, 375 w 6 av, 24.6x98.9; also 31ST ST W (3:807), ns, 399.6 w 6 av, 0.6x98.9; pr mtg \$62,750; Feb4; Feb5'13, 1v4½%; Church of St Francis of Assisi, a corpn, to Emigrant Indust Savgs Bank. 21,000
- 31ST st W, ns, 399.6 w 6 av**, see 31st, 135-9 W.
- 32D st, 146 W**, see 31st, 135-9 W.
- 33D st, 135 E** (3:889), ns, 158.8 w Lex av, 29.4x80; Jan30; Jan31'13; 5y4½%; Geo W Godward to American Mtg Co, 31 Nassau. 30,000
- 33D st, 137 E** (3:889), ns, 129.4 w Lex av, 29.4x80; Jan30; Jan31'13; 5y4½%; Geo W Godward, 227 Riverside dr to Annie R Gilbert, 563 Park av & ano trstes Riley M Gilbert. 30,000
- 34TH st, 108-10 W** (3:809), ss, 643 e 7 av, 47.3x80.9; ext of \$420,000 mtg to Feb1'18 at 4½%; Jan29; Feb3'13; Childs Co with N Y Savings Bank, 81 8 av. nom
- 34TH st, 140 W** (3:809); ext of \$80,000 mtg to Feb6'16 at 4½%; Feb6'13; Edw E Black with Mary E Keister, 140 W 34. nom
- 34TH st, 140 W** (3:809), ss, 275 se 7 av, 25x98.9; Feb6'13; due & c as per bond; Mary E Keister to Edw S Clark, Cooperstown, NY. 20,000
- 35TH st, 441 W** (3:733), ns, 495.6 w 9 av, 17x98.9; Feb1; Feb6'13, 5y5%; Adolf Schindler to Adele Kneeland, on West, Lenox, Mass. 13,500
- 37TH st, 123 E** (3:893), ns, 80 w Lex av, —; ext of \$37,000 mtg to Jan17'16 at 4½%; Jan17; Feb6'13; Robt Hoe with Jane E Oothout, 218 Mad av. nom
- 39TH st, 56 W** (3:840); ext of \$50,000 mtg to Feb8'16 at 4½%; Jan17; Feb1'13; Cathedral Church of St John the Divine of Diocese of NY with Alice B Scott. nom
- 39TH st, 56 W** (3:840), ext of \$12,000 mtg to Feb3'15 at 6%; Feb3'13; Florence S Lighton with Alice B Scott. nom
- 39TH st, 269-71 W** (3:789), ns, 60 e 8 av, 40x49.5, except strip 0.4 wide on West; Jan29; Feb3'13; 5y4½%; Isaac Cochran, Newburgh, NY, to Bowery Savgs Bank, 128 Bowery. 10,000
- 39TH st, 306 W** (3:762), ss, 100 w 8 av, 25x98.9; Jan30; Jan31'13; due & c as per bond; Gerson & David Mordo to Title Guar & Trust Co. 6,500
- 40TH st E, swc Lex av**, see Lex av, 352.
- 40TH st, 229-31 E** (5:1314), ns, 180 w 2 av, 38x98.9; PM; Jan31'13; 5y4½%; Robt Johanson to Emigrant Indust Savgs Bank. 26,000
- 40TH st, 207 W** (4:1012), ns, 100 w 7 av, 25x98.9; PM; Dec23'12; Feb1'13; due & c as per bond; Jacob Kaplan, 320 E 87, to Wm J Sloane, 137 Riverside dr. 50,000
- 40TH st, 207 W**; pr mtg \$50,000; Dec23'12; Feb1'13; due & c as per bond; same to Eugene C Ludin, 261 W 34. 1,000
- 40TH st, 320½ on map 320A W** (3:763), ss, 325 w 8 av, 25x98.9; PM; pr mtg \$9,500; Feb3; Feb5'13; 3y6%; Maurice Cross to Pauline Ewert, 221 1st, Union Hill NJ. 6,500
- 43D st, 147-51 W** (4:996), leasehold; agmt as to purchase of assignment of mtg on Junel'18 for \$500; Dec27'12; Jan31'12; Geo A Kessler & Co with Morris H Rothschild & Mortimer C Rosenblum, 309 W 99. nom
- 45TH st, 218 E** (5:1318), ss, 230 e 3 av, 25x100.4; PM; Jan31; Feb1'13, 5y5%; Chas W Eidt to Morton M C Foster, 1971 3 av, 17,000
- 45TH st, 522 W** (4:1073), ss, 325 w 10 av, 25x100.4; PM; Jan31'13; 5y5%; Geo L Zimmerman, Inc, a corpn to Eliz F King, 128 E 34 et al exrs Edw King. 10,000
- 45TH st, 522 W**; PM; pr mtg \$10,000; Jan31'13; 3y6%; same to same. 3,000
- 46TH st, 232 E** (5:1319), ss, 250 w 2 av, 25x100.5; PM; Jan31; Feb1'13, 3y5%; Fredk L Haug, 225 E 51, to Mary A Burnett, 42 Livingston, Bklyn. 6,000
- 46TH st, 16-18 W** (5:1261-48 & 49), ss, 264 w 5 av, 44x100.5; Jan31; Feb3'13; due Feb1'18; 4½%; 16 W 46th St Co, a corpn, to N Y Trust Co, a corpn, 26 Broad. 300,000
- 47TH st, 617-19 W** (4:1095), ns, 275 w 11 av, 50x100.5; also 47TH ST, 621-3 W (4:1095), ns, 325 w 11 av, 50x100.5; Dec28'12; Feb5'13; due, & c, as per bond; Elw F Beinbauer to Matilda B Beinbauer, 2 W 88, extrx Ferd Beinbauer. 23,000
- 47TH st, 617-19 W** (4:1095); ext of \$40,000 mtg to Dec29'22 at 5%; Dec29'11; Feb5'13; Matilda B Beinbauer with Edw F Beinbauer. nom
- 47TH st, 621-3 W**, see 47th st, 617-9 W.
- 48TH st W, nec 10 av**, see 10 av, nec 48th.
- 51ST st, 238 W** (4:1022), ss, 221 e 8 av, 17x100.5; Feb3'13; 5y5%; Matthew Beattie to Walter Keys, Hastings-on-Hudson, NY, indiv & as trste Edw Keys. 20,000
- 51ST st W, swc 10 av**, see 10 av, 751.
- 54TH st, 37 W** (5:1270), ns, 303 e 6 av, 20x100.5; Jan31'13; 5y5%; Jos B Bourne to N Y Trust Co, 26 Broad. 20, 00
- 55TH st, 20 E** (5:1290), ss, 80.6 w Mad av, 22.6x100.5; pr mtg \$40,000; Feb4'13; due Mar25'16, 4½%; Jos C Mott, Great Neck, LI, & Jeannette Le Brun, Parsons, NY, to Bowery Savgs Bank, 128 Bowery. 10,000
- 55TH st, 124 W** (4:1007), ss, 275 w 6 av, 25x100.5; PM; Jan31; Feb1'13; due & c as per bond; Herald Square Holding Co to Title Guar & Trust Co. 30,000
- 57TH st, 118 E** (5:1311), ss, 154.6 w Lex av, 20x100.5; PM; pr mtg \$18,000; Jan8; Jan31'13; due May1'14, 5%; Eugenie Agassiz at Lausanne, Switzerland; Theo R P Ellshemius at Birmingham, Eng; Louis M & Henry G Ellshemius, both at 113 E 57 to Abt W Seaman, Wantagh, LI, & ano trstes for Abr Lockwood. 9,000
- 58TH st, 37 W** (5:1273), ns, 245 e 6 av, 25x100.5; Feb1'13, 3y4½%; Isaac S Long to Fidelity Trust Co, 1 Hudson. 40,000
- 59TH st, 47 E** (5:1374), ns, 140 e Mad av, —; ext of \$105,000 mtg to Aug1'14 at 5%; Jan28; Feb5'13; D'Anjou Pearsall et al with Germania Life Ins Co of City NY. nom
- 59TH st, 47-51 E** (5:1374), ns, 140 e Mad av, 50x100.5; pr mtg \$—; Feb3; Feb4'13; due May3'14, 6%; 49 East 59th St Corpn to County Holding Co, 100 Bway. 20,000
- 59TH st, 47-51 E**; certf as to above mtg; Feb3; Feb4'13; same to same. —
- 59TH st, 38 W** (5:1274), ss, 245 e 6 av, 25x100.5; pr mtg \$90,000; Feb1; Feb4'13; due Oct1'13, 6%; Thirtly-eight West Fifty-ninth St Co, 99 Nassau, to Robt McGill, Hoboken, NJ. 85,000
- 59TH st, 38 W**; certf as to above mtg; Feb1; Feb4'13; same to same. —
- 62D st, 47 W**, see Broadway, 1881-5.
- 64TH st, 16 E** (5:1378), ss, 230 e 5 av, 20x100.5; Feb3'13, 5y5%; Chas Bueck Constr Co to Lawyers Title Ins & Trust Co, 160 Bway. 80,000
- 64TH st, 16 E**; certf as to above mtg; Jan25; Feb6'13; same to same. —
- 64TH st, 164 E** (5:1398), ss, 310 w 3 av, 20x100.5; Feb3'13; 3y; % as per bond; Anna S Lincoln, Goshen, NY to Farmers Loan & Trust Co, 22 Wm. 15,000
- 66TH st, 40 W** (4:1118), ss, 350 w Central Park W, 25x100.5; Jan31; Feb3'13; 5y 4½%; Edmund Coffin to U S Trust Co of NY, 45 Wall. 25,000
- 70TH st, 64 W** (4:1122), ss, 70.8 e Col av, 18.2x100.5; Jan29; Jan31'13; due & c as per bond; Edw B Corey, Far Rockaway, LI, to Caroline S Wilson, 3 E 64. 20,000
- 70TH st, 206-16 W** (4:1161), ss, 125 w Ams av, 100x100.5; PM; Jan31'13; 3y5½%; Directors Realty Holding Co to Lawyers Mortgage Co, 59 Liberty. 15,000
- 70TH st, 218-40 W** (4:1161), ss, 225 w Ams av, two lots, ea 100x100.5; two PM mtgs, ea \$111,666.66; Jan31'13; 4y5%; Directors Realty Holding Co, 160 Bway, to Estate Chas F Hoffman, a corpn, 258 Bway. 223,333.32
- 71ST st, 115 W** (4:1143), agmt & option for party 2d pt to pay off bond & mtg of \$30,000 before maturity & party 1st pt is to discontinue action for demolition of bldg; Nov30'12; Jan31'13; Ray E Matshak, 542 W 112 & David Matshak, 1464 50th, Bklyn, trstes Saml Matsak with Hennessey Realty Co, a corpn, 220 Bway. nom
- 72D st, 121 E** (5:1407), ns, 210 e Park av, 20x102.1; Feb3'13; 5y4%; Pauline Bunzl to Grenville L Winthrop, Lenox, Mass, & ano exrs Robt Winthrop. gold 15,000
- 74TH st, 163 W** (4:1146), ns, 63 e Ams av, 18x70.4; PM; Feb4'13, 5y4½%; Henry A Casson to N Y Title Ins Co, 135 Bway. 15,000
- 75TH st, 6 W** (4:1127), ss, 149 w Central Park W, 22x102.2; Feb3; Feb4'13; due & c as per bond; Henry M, Philip & Hannah T Moeller, & Elise M Alexander, to Title Guar & Trust Co. 30,000
- 75TH st, 309 W** (4:1185), ns, 142 w West End av, 18x102.2; pr mtg \$23,000; Jan20; Jan31'13; 3y6%; Pauline Starr to Real Estate Mort Co, 63 Wall. 5,000
- 76TH st, 17 E** (5:1391), ns, 278 e 5 av, 20x102.2; pr mtg \$50,000; Dec7'12; Feb6'13, 3y5%; Florence R Bernheimer to Rothschild Realty Co, 100 6 av. 5,000
- 76TH st, 324 W** (4:1185), ss, 300 w West End av, 22x102.2; Feb4'13; due & c as per bond; Eleanor A M Hand to N Y Trust Co, 24 Broad. 31,000
- 79TH st, 104 E** (5:1413), ss, 40 e Park av, 20x84; PM; Feb1; Feb3'13; due & c as per bond; Carolyn W Morris, 104 E 79 to Bankers Trust Co, 16 Wall trste Oliver S Carter for benefit Lucy E Pelton. 33,000
- 80TH st, 46 E** (5:1491), ss, 82 e Mad av, runs s102.2xe 8xn12.2xe6.6xn90 to 80th xw 18.6 to beg; Feb4; Feb5'13; 5y4½%; Da sy Lippmann to U S Trust Co of N Y, 45 Wall. 35,000
- 80TH st, 133 W** (4:1211), ns, 513 e Ams av, 21x102.2; Feb4'13; due & c as per bond; Lizzie S Joseph to Bank for Savgs in City NY, 280 4 av. 16,000
- 85TH st, 22 W** (4:1198), ss, 200 w Central Park W, 19x102.2; Feb6'13, 5y4½%; Sophie, wife Myer Dittenhoefer, to Louis Raberg, 225 W 14, & ano, extrx & c Chas H Raberg. 19,000

85TH st, 138 W ((4:1215), ext of \$16,000 mtg to Jan24'16 at 5%; Jan23; Jan31'13; Sydney A Guggenheimer trste for Sarah Guggenheimer & ano with Adeline Widmayer, Freeport, LI. nom

87TH st, 151 W (4:1218), ns, 408.4 w Col av, 16.8x100.8; PM; Feb3; Feb4'13; due &c as per bond; Edw A Hannan, 334 E 17, to Geo Raymond, 116 W 87, & ano, exrs Russell Raymond. 14,500

88TH st, 337 E (5:1551), ns, 125 w 1 av, 25x100.8; Feb3'13; 5y5%; Lena Klein & Rose Seiferd of Mt Vernon, NY, to Wm Fischer, 314 E 86. 15,000

90TH st, 8 W (4:1203), ss, 163 w Central Park W, 18x100.8; ext of \$18,000 mtg to Feb3'16 at 5%; Jan30; Feb3'13; Eliz J Haynes with Siegfried H May, 133 W 47. nom

96TH st W, nec West End av, see West End av, 740.

97TH st, 159 E (6:1625), ns, 100 w 3 av, 27x100.11; Feb3'13; 3y; % as per bond; Marie A. wife of & Wm K Mittendorf to Farmers Loan & Trust Co, 22 Wm. 12,000

97TH st, 227 E (6:1647), ns, 200 w 2 av, 25x100.11; PM; Feb1'13; due &c as per bond; Martin B Hofman, 161 W 36, to Geo H Coutts, 144 Joralemon, Bklyn. 13,000

97TH st, 227 E (6:1647), ns, 200 w 2 av, 25x100.11; pr mtg \$13,000; Feb1; Feb3'13; due Nov1'15; 6%; Martin B Hofman to Louisa Backhaus, 303 E 79. 3,500

100TH st, 177 E, see Lex av, 1567-77.

101ST st, 176 E, see Lex av, 1567-77.

101ST st, 209 E (6:1651); ext of \$3,000 mtg to Mar1'16, at 5%; Jan21; Feb3'13; Watertown Savings Bank to Frances Featherston. nom

101ST st, 122 W (7:1855), ss, 325 w Col av, 25x100.11; pr mtg \$17,000; Jan31; Feb 4'13, 3y6%; Meyer Goldberg, 2 W 94, & Abr Greenberg, 467 W 147, to Harry Wolfe, 461 3d. 2,000

101ST st, 122 W; sobrn agmt; Feb3; Feb 4'13; Abr, Benj, Moses, Wm & Lawrence Goldberg with same. nom

109TH st, 27-33 W (6:1727), ns, 441.8 e Lenox av, 82.8x99.11; additional to mtg recorded Nov24'06; pr mtg \$95,000; Jan31; Feb3'13; due &c as per bond; Jacob Weinstein & Max Lurie to Morris Cohen, 165 Lenox av & ano. 25,000

111TH st, 17 W (6:1595), ns, 277 w 5 av, 27x100.11; ext of \$22,000 mtg to Jan28'18 at 5%; Jan28; Jan31'13; Lawyers Mtg Co with Josephine Lowenfeld. nom

111TH st, 136-8 W (7:1870), ss, 287.6 e 7 av, 37.6x100.11; certf that party 1st pt is holder of mtg for \$35,000 recorded in 313 mp 416; Feb4; Feb3'13; Mary J Kingsland to whom it may concern.

111TH st, 136-42 W (7:1820), ss, 250 e 7 av, 75x100.11; supplemental to mtg recorded Dec17'08; pr mtg \$70,000; Feb1; Feb5'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co trste, 26 Broad.

111TH st, 136-42 W, see Ft Washington av, nec 162d.

113TH st, 117 W, see Bway, 3441-7.

113TH st, 117 W, see St Nich av, 60.

114TH st, 122 W, see Bway, 3441-7.

114TH st, 122 W, see St Nich av, 66-72.

114TH st, 605-11 [609] W (7:1896), ns, 125 w Bway, 100x100.11; supplemental to mtg recorded Dec17'08; pr mtg \$235,000; Feb3; Feb4'13; due &c as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad, trste.

115TH st, 11 E (6:1621), ns, 200 e 5 av 34.10x100.11; PM; pr mtg \$30,000; Jan28; Feb1'13, 4y6%; Baion Klein, 422 E 10, to Jno Debrer, 206 W 120. 5,000

115TH st, 25 E (6:1621), ext of \$40,000 mtg to Jan1'18 at 5%; Jan2; Jan31'13; N Y Life Ins Co with H & J D Eisenstein, H Roggen & Ida Jarmulowsky, 43 E Bway. nom

115TH st, 157-9 E (6:1643); ext of \$10,000 mtg to Jan21'16 at 5%; Jan28; Feb4'13; Bankers Trust Co, trstes, with Mary A Smith, 200 W 130. nom

115TH st, 301-3 E, see 2 av, 2240.

115TH st, 328 E (6:1686), s s, 340 e 2 av, 20x100.11; pr mtg \$7,000; Feb5; Feb6 '13, 3y6%; Carmela Palermo to Annie Esposito, 162 E 105. 3,000

115TH st, 328 E (6:1686); ext of \$7,000 mtg to Dec15'17 at 5%; Feb4; Feb5'13; Citizens Savings Bank with Carmela Palermo, 327 E 115. nom

115TH st, 426-30 E (6:1708), ss, 270 e 1 av, 50x100.11; PM; Jan30; Jan31'13; 5y5%; Giovanni Lordi, Bklyn to Ethel W Kingsland, 62 E 80. 30,000

115TH st, 426-30 E (6:1708), ss, 270 e 1 av, 50x100.11; also 115TH ST, 434-6 E (6:1708), ss, 320 e 1 av, 41.8x100.11; PM as to 1st parcel; pr mtg \$57,000; Jan30; Jan31'13; due May1'14; 6%; Giovanni Lordi Bklyn, to Broadway Trust Co, 754 Bway. 14,000

115TH st, 434-6 E, see 115th, 426-30 E.

121ST st, 151 E (6:1770), ns, 339.6 w 3 av, 18.6x81; pr mtg \$8,500; Feb1'13; due &c as per bond; Catherine F McCaffrey to Michl Moran, 151 E 121. 1,500

121ST st E, sve Lex av, see Lex av, 1978-80.

121ST st, 201 W, see Bway, 3441-7.

121ST st, 201 W, see 7 av, 2022-4.

123D st, 402 E (6:1810), ss, 83 e 1 av, 18x100.11; pr mtg \$—; Feb1; Feb3'13; due &c as per bond; Gifford Bldg Co Inc to Manhattan Mtg Co, 200 Bway. 4,500

123D st 402 E; certf as to above mtg; Feb1; Feb3'13; same to same.

123D st, 406 E (6:1810), ss, 119 e 1 av, 17.6x100.11; pr mtg \$—; Feb1; Feb3'13; due &c as per bond; Gifford Bldg Co, Inc, to Manhattan Mtg Co, 200 Bway. 4,500

123D st, 406 E; certf as to above mtg; Feb1; Feb3'13; same to same.

124TH st, 541 W (7:1979), ns, 175 e Bway, 108x100.11; PM; pr mtg \$100,000; Feb1; Feb4'13; due &c as per bond; Birchwood Realty Co, 156 Bway, to Gustav W Leydecker, 90 Barclay. 17,500

125TH st, 63-5 W (6:1723), sal Ls; pr mtg \$7,000; Feb3'13; demand; 6%; Jno E Nagle to Beadleston & Woerz, a corpn, 291 W 10. 1,731.50

125TH st, 603 W, see Ft Washington av, nec 162d.

128TH st, 125 W (7:1913), ext of \$17,500 mtg to Jan15'16 at 5%; Jan2; Feb3'13; Olga R Bayne with Stephen G Quirk, Jr. nom

129TH st, 58 E (6:1753), ss, 165.10 w Park av, 24.2x99.11; pr mtg \$—; Feb4'13, 1y6%; Kate E Van Valin, 21 W 129, to Eliz Flanagan, 222 S 9, Bklyn. 1,500

129TH st, 35-7 W (6:1727), ns, 391.8 e Lenox av, 50x99.11; PM; Feb6'13, 5y5%; Louis Monis to Lawyers Mtg Co, 59 Liberty. 55,000

129TH st, 43-53 W (6:1727); ext of \$25,000 mtg to Jan31'18 at 6%; Jan31; Feb3'13; Sol Brill with Max Lurie & Jacob Weinstein. nom

134TH st, 506 W (7:1987), ss, 150 w Ams av, —; ext of \$34,000 mtg to Jan30'16 at 5%; Jan31; Feb4'13; Anna E Donald with Jos Rosenthal Realty Co. nom

135TH st, 502 W (7:1988), ss, 100 w Ams av, 45.10x99.11; Feb3'13, 5y5%; J & N Realty Co to Lawyers Mtg Co, 59 Liberty. 45,000

135TH st, 502 W; certf as to above mtg; Feb4; Feb5'13; same to same.

136TH st, 130 W (7:1920); ext of \$6,000 mtg to Feb5'16 at 5%; Jan24; Feb3'13; Jacob Kottek et al exrs Newman Cowen with Sampson H Schwarz, 40 E 83. nom

136TH st, 528-34 on map 524-6 W, see Ft Washington av, nec 162d.

136TH st, 520-6 on map 520-2 W, see Ft Washington av, nec 162d.

136TH st, 623-7 W (7:2002); agmt modifying two extension agmts; Feb4; Feb5'13; Belgrade Realty Co with Maple Realty Co & Morris Berman. nom

140TH st, 601 W, see Bway, 3441-7.

141ST st, 212-4 W (7:2026), ss, 225 w 7 av, 50x99.11; given in place of mtg recorded Dec27'12, which has been lost; pr mtg \$58,000; Jan31'13; Feb4'13; due July 15'15, 6%; South Bensonhurst Bldg Co, 215 Montague, Bklyn, to Valentine Gumprecht, 230 W 97. 3,500

141ST st, 212-4; certf as to above mtg; Jan31; Feb4'13; same to same.

141ST st, 600 W, see Bway, 3441-7.

146TH st, 424 W (7:2060), ss, 25 e Convent av, 37.6x99.11; pr mtg \$42,000; Jan 13; Feb3'13; 3y6%; Annie Tehan to Louis Michael, 29 Macón, Bklyn. 3,500

151ST st W (7:2065), ss, 350 e Ams av, 86.10 to Convent av (No 470), x108.11x43.5 x99.11; supplemental to mtg recorded Dec 17'08; pr mtg \$110,000; Feb3; Feb4'13; due &c, as per said mtg; recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad trste.

151ST st W, sve Macombs pl, see 8 av, 2830.

151ST st W, see 8 av, see 8 av, 2 30.

156TH st, 533 W (8:2115), ns, 435.9 e Bway, 39.3x99.11; pr mtg \$40,500; Jan30; Feb4'13, 1y6%; Salina Realty Co to Fannie Shaskan, Red Bank, NJ. 2,000

156TH st, 533 W; certf as to above mtg; Jan30; Feb4'13; same to same.

162D st W, nec Ft Washington av, see Ft Washington av, nec 162d.

182D st, 555-7 W (8:2154), ns, 50 w Audubon av, 50x109.9; Jan31'13; 5y5%; Oscar Duryea to Lawyers Mtg Co, 59 Liberty. 15,000

182D st, 555-7 W; sobrn agmt; Jan31'13; same & Eliz J McDonald with same. nom

215TH st W, svvs, at nws Park ter E, see Park ter E, nws, at nws 215th.

Av A, 249 (3:947), asn Ls by way of mtg as collateral security for payment of \$5,200; Feb3; Feb5'13; Adolph Goldberg to Eoling Brewing Co, 160 St Anns av. nom

Av A, 1511 (5:1560), asn Ls by way of mtg to secure payment of \$1,508; Jan30; Feb3'13; Frank Kropacek or Kopacek to Jacob Hoffmann Brewing Co, 211 E 55. nom

Av C, 77 (2:388), str Ls; Feb4; Feb5'13; due, &c, as per chattel mtg; Emil Rosenberg, 1000 Kelly, to Adolpn Freireich, 77 Av A. 2,220

Av D, 91 (2:376), swe 7th (Nos 280-2), 25x93; PM; Jan31; Feb1'13, 3y5½%; Fredk W Haug to Payne Estate, a corpn, 98 Park av. 15,000

Amsterdam av, 1360 (7:1983), ws, at nes Lawrence (No 81), runs nw3.6xnc65.3 to ws Ams av x871.8 to beg; Jan2; Feb4'13; due Sept'13, 6%; Roderick M. Manon to Matthias Hass, 695 St Nicolas av. 2 6 0

Amsterdam av, 1995-7 (8:2108), see 159th; Sal Ls; Jan31; Feb1'13, demand, 6%; Max Rosenhain Jr to F & M Schaefer Brewing Co. 5,000

Bowery 361 (2:459), sec 4th (No 48), 23.4 x75.6x12x80.2; ext of \$21,000 mtg to Jan22 '18 at 5%; Jan22; Jan31'13; Emily M Gibb with Leonora Polhemus, 82 Nassau. nom

Broadway, 1881-5 (4:1115), nwc 62d (No 47), 87.3x46.1x75.5x89.11; PM; Jan31'13; due &c as per bond; Detroit Cadillac Motor Car Realty Co, Inc, to Greenwich Savgs Bank, 246 6 av. 50,000

Broadway, 1881-5; certf as to above mtg; Jan31'13; same to same.

Broadway, 3441-7 (7:2088), nwc 140th (No 601), 99.11x90; also BROADWAY, 3449-59 (7:2088), swc 141st (No 600), 99.11x90; also ST NICHOLAS AV, 66-8 on map 66-72 (7:1823), sec 114th (No 122), 118.5x69.2x 100.11x131.2; also ST NICHOLAS AV, 58-60 on map 60 (7:1823), nec 113th (No 117), 118.5x144.2x100.11x82.3; also 7TH AV, 2022-2024 (7:1927), nwc 121st (No 201), 50.11x 95; also 7TH AV, 2026-8 (7:1927), ws, 50.11x 121st, 50x95; supplemental to mtg dated & recorded Dec17'08; pr mtg \$977,500; Jan 31'13; due &c as per mtg recorded Dec17 '08; N Y Real Estate Security Co, 42 Bway to N Y Trust Co trste.

Broadway, 3441-7 (7:2088), nwc 140th (No 601), 99.11x90; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 225,000

Broadway, 3441-7; certf as to above mtg; Jan31'13; same to same.

Broadway, 3449-59 (7:2088), swc 141st (No 600), 99.11x90; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 225,000

Broadway, 3449-59; certf as to above mtg; Jan31'13; same to same.

Broadway, 3449-59, see Bway, 3441-7.

Claremont av, 178-84 on map 180, see Ft Washington av, nec 162d.

Claremont av, 190 (7:1993), es, 260 n 125th, 49x100; supplemental to mtg recorded Dec17'08; pr mtg \$39,000; Feb3; Feb4 '13; due &c as per said mtg recorded Dec 17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, 26 Broad, trstes Jas E Ward.

Covent av, 470, see 151st W, ss, 350 e Ams av.

Edgecombe av, 106 (7:2042), es, 51 6 n 139th, 16x80; ext of \$11,500 mtg to Nov1 '15 at 5%; Jan25; Feb3'13; Margt J Becker with Rufus Robinson, 106 Edgecombe av. nom

Ft Washington av; also 136TH ST, 520-6 on map 520-2 W; also 136TH ST, 528-34 on map 524-6 W; also CLAREMONT AV, 178-84 on map 180; also 111TH ST, 136-42 W, same prop; pr mtg \$695,000; Feb4; Feb 5'13; due, &c, as per bond; same to Nassau Mort Co, 31 Nassau. 128,500

Ft Washington av; also 136TH ST, 520-6 on map 520-2 W; also 136TH ST, 528-34 on map 524-6 W; also CLAREMONT AV, 178-84 on map 180; also 111TH ST, 136-42 W, same prop; certf as to above mtg; Feb 4; Feb5'13; same to same.

Ft Washington av (8:2137), nec 162d, 98.11x187.11x68.9x164.11; also 136TH ST, 520-6 on map 520-2 W (7:1988), ss, 400 w Ams av, 100x99.11; also 136TH ST, 528-34 on map 524-6 W (7:1988), ss, 500 w Ams av, 100x99.11; also CLAREMONT AV, 178-84 on map 180 (7:1988), nec 125th (No 603), 100x100; also 1.1TH ST, 136-42 W (7:1820), ss, 250 e 7 av, 75x100.11; supplemental to mtg recorded Dec17'08; pr mtg \$823,500; Feb4; Feb5'13; due, &c, as per mtg recorded Dec17'08; N Y Real Estate Security Co, 42 Bway, to N Y Trust Co, trste, 26 Broad.

Ft Washington av (8:2136), ws, 150 w Bway, runs s115.8xw parallel with ns 158th 75x114.10xw100x60xe103.5 to av & s on curve 93.1 to beg; ext of \$20,000 mtg to Dec10'14 at 6%; Feb3; Feb5'13; Emily M Roemer to Saranac Constrn Co, 3785 Bway. nom

Ft Washington av (8:2136); same prop; ext of \$15,000 mtg to Dec10'14 at 6%; Feb 3; Feb5'13; Emily M Roemer with Saranac Constrn Co, 3785 Bway. nom

Ft Washington av (8:2136), ws, 150 w Bway, runs s115.8xw parallel with ns 158th 75x114.10xne45.2 to av & s on curve 51.10 to beg; also FT WASHINGTON AV (8:2136), ws, 250.5 w Bway, runs w103.5x 60 xe parallel with ns 158th 100xne45.3 to av xn41.4 to beg; sobrn agmt; Feb3; Feb 5'13; Saranac Constrn Co & Middletown Savgs Bank with Emily M Roemer, 494 Greene av, Bklyn. nom

Ft Washington av (8:2136), ws, 150 w Bway, runs s115.8xw parallel with ns 158th 75x114.10xne45.2 to av & s on curve 51.10 to beg; ext \$100,000 mtg to Feb3'18 at 5%; Feb3; Feb5'13; Middletown Savgs Bank with Saranac Constrn Co, 3785 Bway. nom

Ft Washington av, ws, 250.5 w Bway, see Ft Washington av, ws, 150 w Bway.

Ft Washington av (8:2136), ws, 250.5 w Bway, runs w103.5x60xe parallel with ns 158th 100xne45.3 to av xn41.4 to beg; ext of \$80,000 mtg to Feb3'18 at 5%; Feb3; Feb5'13; Middletown Savgs Bank with Saranac Constrn Co, 3785 Bway. nom

Lexington av, 350 (3:895), ws, 19.9 s 40th, 19.9x85; PM; Feb4'13; due &c as per bond; Hoggson Bros, a corpn, 7 E 44, to Jno A McCreery, 350 Lex av, & ano. 35,000

Lexington av, 352 (3:895), swc 40th, 19.9 x85; PM; pr mtg \$—; Feb4'13, 5y4½%; Hoggson Bros, a corpn, 7 E 44, to Ruth A Watrous, 352 Lex av. 55,000

Lexington av, 687-9 (5:1311), es, 50.5 s 57th, runs e100x50xw28x10.6xw72 to av xn49.6 to beg; Jan30; Jan31'13; 5y5%; A Leo Everett to Jno H Foster, 95 Rue de Lille, Paris, France, trste Pierre Humbert. 67,500

Lexington av, 1567-77 (6:1628), nec 100th (No 177), 201.10 to 101st (No 176) x95; Feb'13; 5y6%; Fanny Gruen to Bernhard Mayer, 41 E 72. 76,000

Lexington av, 1978-80 (6:1769), swc 121st; sal Ls; Feb'1; Feb'3; demand; 6%; Mary Marine to Geo Ehret, 1197 Park av. 2,000

Madison av, 1623 (6:1614), es, 100.11 s 109th, 16x70; pr mtg \$10,000; Jan31'13; due, &c, as per bond; Mary Els, widow, 1623 Mad av, to Chas H Cook, 52 Ams av. 1,000

Madison av, 1911 (6:1748); ext of \$17,500 mtg to Feb'17'18 at 5%; Jan21; Feb'13; Poughkeepsie Savgs Bank with Rebecca Wolper. nom

Post av (8:2220), ns, 250 w Academy, two lots ea 50x150; two bldg loan mtgs ea \$42,500; Feb'3'13; 1y6%; Bendheim Constn Co to American Mtg Co, 31 Nassau. 85,000

Post av (8:2220), same prop; two certfs as to above mtgs; Feb'3'13; same to same.

St Nicholas av, 60 (7:1823), nec 113th (No 117), 118.5x144.2x100.11x82.3; PM; Jan 31'13; due &c as per bond; NY Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 183,000

St Nicholas av, 60; certf as to above mtg; Jan31'13; same to same.

St Nicholas av, 58-60 on map 60, see Bway, 3441-7.

St Nicholas av, 66-S on map 66-72, see Bway, 3441-7.

St Nicholas av, 66-72 (7:1823), sec 114th (No 122) 118.5x69.2x100.11x131.2; PM; Jan31 '13; due &c as per bond; NY Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 183,000

St Nicholas av, 66-72; certf as to above mtg; Jan31'13; same to same.

St Nicholas av, es, abt 359.9 n 137th, see Edgecombe av, ws, 359.9 n 137th.

West Broadway, 190 (1:179); sal Ls; Jan31'13; demand; 6%; Harry Webb to F & M Schaefer Brewing Co, 114 E 51. 2,234

W Broadway, 534-S (2:537), ws, 200 n Bleeker, runs w75xn24.10xw15xn40.6xe90 to W Bway xs85.4 to beg; pr mtg \$100,000; Feb'6'13, 3y5%; Pessmont Realty Corp, 534-S W Bway to August Gazzolo, 305 7 av. 15,000

W Broadway, 534-S; consent to above mtg; Feb'6'13; same to same.

West End av, 226 (4:1162), es, 50 n 70th, 17x70; pr mtg \$13,000; Jan29; Jan31'13; due &c as per bond; Clara C Thayer wid, 226 West End av to Rudolph Federroll, 91 Maple av, Clifton, SI. 1,500

West End av, 740 (7:1868), nec 96th, 100.11x125; Feb'3'13; 3y; %as per bond; Ninety-sixth Street Co to Farmers Loan & Trust Co, 22 Wm. 115,000

West End av (7:1868), same prop; certf as to above mtg; Feb'1; Feb'3'13; same to same.

1ST av, 229 (2:455), ws, 83.3 s 14th, 20 x60; Jan31'13; due &c as per bond; Jacob, Saml, Isaac H & Simon Weinberg & Bella Davis to Clara Weinberg, 306 W 100. 7,500

1ST av, 1604 (5:1563), es, 27.2 n 83d, 25x 84; PM; pr mtg \$20,000; Feb'3; Feb'4'13; due &c as per bond; Ludwig Rosenberg to Jacob Selig, 379 E 162, et al, exrs & Yetta Selig. 7,500

1ST av, 1944 (6:1694); ext of \$31,000 mtg to May'16 at 5%; Jan7; Jan31'13; Ida T L Schwarz with Harlem Estates, Inc, 157 Meeker av, Bklyn. nom

2D av, 104-6 (2:448), nec 6th (No 301), 51.9x87; pr mtg \$110,869.71; Feb'13, 1y 6%; Abr Rosen, 18 W 21, to Ames Nostrotrand Realty Co, Inc, 1400 5 av. 1,250

2D av, 104-6 (2:448), nec 6th (No 301), 51.9x87; ext of \$0,869.71 mtg to Feb'14 at 6%; Feb'1; Feb'4'13; State Bank with Abr Rosen, 960 Prospect av. nom

2D av, 2240 (6:1687), nec 115th (Nos 301-3) 20.10x80; Jan6; Feb'3'13; 3y6%; Teresa Passarelli to Pasquale Manzo, 247 E 114. 1,300

3D av, 370-2 (3:882), nws at sws 27th (156-8), 24.8x112 to alley 13 ft wide; all title to alley; Feb'4'13; 3y5%; Augustus P Day, Bklyn, to Emigrant Indus Savings Bank. 25,000

4TH av, 242-50 (3:848), swc 20th (Nos 50-2), runs w87xs92xw13xs23xe36xn15xe 64 to av xn100 to beg; pr mtg \$700,000; Feb'1; Feb'3'13; due &c as per bond; Wm T Evans, Montclair, NJ, to Leo M Klein, 1115 Grand av & ano. 175,000

5TH av, 80-2 (2:577), swc 14th (No 2), 73.3x107; leasehold; given as deposit to secure performance of conditions in lease; pr mtg \$1,000,000; Jan30; Feb'4'13; 16y 4 1/2%; 80 Fifth Ave Inc, a corpn, 115 Bway, to Van Schaick Realty Co, a corpn, 100 Bway. 100,000

5TH av, 617 (5:1285), es, 103.10 n 49th, 42x100; Feb'3'13; due &c as per bond; National Democratic Club, a corpn, to Title Guar & Trust Co. 125,000

7TH av, 2022-4 (7:1927), nwc 121st (No 201), 50.11x95; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 93,500

7TH av, 2022-4; certf as to above mtg; Jan31'13; same to same.

7TH av, 2022-4, see Bway, 3441-7.

7TH av, 2026-S (7:1927), ws, 50.11 n 121st 50x95; PM; Jan31'13; due &c as per bond; N Y Real Estate Security Co, 42 Bway to Levi P Morton, 1500 Rhode Island av, Wash, DC. 68,000

7TH av, 2026-S; certf as to above mtg; Jan31'13; same to same.

7TH av, 2026-S, see Bway, 3441-7.

7TH av, 2247 (7:1917); sobrn agmt of mtg for \$2,000 to mtg for \$18,000; Jan30; Jan31'13; Marie S Wiggins, 316 W 139 & Regina Schlesinger, 76 Irving pl with Excelsior Savgs Bank, 6 av & 23d. nom

8TH av, 496 (3:784), leasehold; AT; Jan 27; Jan31'13; installs; 6%; Edw F McDonald, 496 8 av to Francis J Davidson, 502 W 14. 6,000

8TH av, 2432 (7:1936), es, 25 n 130th, 25x100; Jan30; Jan31'13; 5y5%; Theresa Saxe or Sachs to Tillie S Openhym, 170 W 74. 21,000

8TH av, 2830 (7:2036), es, at ns 150th & nws MacCombs Dam rd, now MacCombs pl (Nos 21-39), runs ne along MacCombs Dam rd 203.5 to ss 151st xw96.7 to es 8 av xs179 to beg; Jan15; Feb'4'13; demand, 6%; Chas H Peckworth, Jersey City, NJ, to N Y County National Bank, 79 8 av. 30,000

8TH av, sec 151st, see 8 av, 2830.

10TH av, 751 (4:1079), swc 51st, str Ls given as collateral security for payment of note of \$7,917.17; Dec3'12; Feb'5'13; demand, 6%; Peter McMahon to Jas Everard's Breweries, a corpn, 12 E 133d. 7,917.17

10TH av, 758 (4:1061), es, 75.5 s 52d, 25x 75; certf as to payment of \$1,500 on account of mtg of \$18,000; Jan31; Feb'4'13; Sol J Stich, trste Julius Stich, to whom it may concern.

10TH av, 558 (4:1066), es, 115.2 s 57th, runs e100xs5.2xw20xs20xw80 to av xn25.2 to beg; PM; pr mtg \$16,500; Feb'1; Feb'3'13; 3y6%; Grace A Kempner to Lewine & Kempner, 135 Bway. 2,000

10TH av (4:1058), nec 48th; str lease given as collateral security for payment of note for \$3,600 at 5%; pr mtg \$9,850; Dec3'12; Feb'4'13, demand, 5%; Jas McEntegart to Jas Everard's Breweries, a corpn, 12 E 133. 10,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

All RT&I (misc) under will Joshua Hendricks; pr mtg \$12,500; Jan30; Jan31 '13; due &c as per bond; Alma H Isaacs, 910 West End av, to Saml Riker Jr, Middletown, NJ, & ano, admsrs Joshua Hendricks. 3,500

Ann (misc) all R, T & I to extent of \$15,000 in estate of Margaretta M Ward, decd, as collateral to repay loan of \$2,500 & expenses of \$206 & life insurance, &c; pr mtg \$35,000; Dec'19'12; Feb'5'13; due, after death of Emily M Ward, the life tenant, 6%; Jno L Arden to Jno Mulligan at Dover, NJ. nom

Certif (misc) as to mtg for \$8,462.91 covering chattels; Jan2; Feb'6'13; Bauman Model Co to Frankel Display Fixture Co.

Land in Queens Co (misc); certf as to mtg for \$40,000; Jan31; Feb'6'13; Degnon Contracting Co to Title Guar & Trust Co.

Land in Queens Co (misc); certf as to mtg for \$3,750; Oct21'12; Feb'6'13; Shore Acres Realty Co to Home Mtg Investment Co of NY, cor Willoughby & Jay, Bklyn.

MORTGAGES.

Borough of the Bronx.

Aldus st (10:2746), ss, 37 e Hoe av, 42x 107; ext of \$33,000 mtg to Jan30'18 at 5%; Jan20; Feb'6'13; Thos B Hidden, trste Henrietta A Webb, with Kovacs Constn Co. nom

Aldus st, 941, see Southern Blvd, 1000.

Aldus st (10:2743), ns, 152 e Southern Blvd, 42x105; bldg loan; Dec30'12; Feb'4'13; demand, 6%; Podgur Realty Co to N Y Trust Co, 26 Broad. 34,000

Aldus st (10:2743), same prop; certf as to above mtg; Dec30'12; Feb'4'13; same to same.

Aldus st (10:2743), same prop; sobrn agmt; Feb'3; Feb'4'13; American Real Estate Co to N Y Trust Co, 26 Broad. nom

Aldus st (10:2743); ext of \$34,000 mtg to Feb'3'18 at 5%; Feb'3; Feb'4'13; Eliza Dunham & Helen V Kelchner exrs Geo H Dunham with Podgur Realty Co, 1029 E 163. nom

Beck st, 719 (10:2708), ext of \$5,000 mtg to Feb'5'16 at 5%; Jan23; Jan31'13; Lawyers Mtg Co with Henrietta Hahn. nom

Beck st, ses, at es Intervale av, see Intervale av, es, at ses Beck.

Buck st, nwc Seddon, see St Peters av, ws, 228.9 s Walker av.

Charlotte st, 1423-5 (11:2977), ws, 100.4 n Jennings, 40x100; pr mtg \$29,500; Feb'5 '13; 2y6%; Dertinger Constn Co to Richd Moller, Woodcliff, NJ. 4,500

Charlotte st, 1423-5; certf as to above mtg; Feb'5'13; same to same.

Coster st (10:2764), ws, 200 s Spofford av, 50x67.2x50.7x74.9; PM; pr mtg \$—; Feb'4'13; 3y5%; Thekla Nathan, 980 Prospect av to A Max Wolf, 143 E 18. 1,500

Crotona pl (11:2927), ws, 284.10 s 171st, 25x100; given to secure agmt for furnishing bldg materials; Jan15; Feb'6'13; due 3 months after completion of bldg, —%; Chas N Mazza to Jacob Rosenbloom, 38-40 Suffolk, et al. 800

Dawson st, 683 (10:2687); ext of \$2,500 mtg to Feb'17'18 at 5 1/2%; Jan21; Feb'1'13; American Geographical Soc of NY with Saml & Ida Watstein. nom

Feathered In (11:2876), ns, abt 100 w Macombs rd, 75x100; Feb'4'13; 3y6%; Alice V Earl, Maplewood, NJ, to Margt Kerby, 15 E 42. 6,000

Fox st, 1164 (11:2974), es, 100 n Home, 25x100; PM; pr mtg \$5,000; Jan30; Jan31 '13; due Oct'13; 6%; Wm & Benj Mandolowitz to Henry Morgenthau Co, 165 Bway 400

Freeman st, 871, see Stebbins av, 1318.

Gerard st (9:2294), nes, 124.5 se Bergen av, runs se4.3xne89.9xw105 to beg; Feb'6 '13; due &c as per bond; Wm F Smith & Walter E Phelps to Title Guar & Trust Co, 176 Bway. 10,000

Oakland pl (11:3080), ss, 125 w Crotona av, 25x100; Feb'3'13; 5y5 1/2%; Eleanor S Murray, 670 Oakland pl, to Dominick Stanislaw, 100 E 81. 4,500

Reservoir Oval W, nwc 208th, see Bainbridge av, nec 208th.

Seabury pl, 1458-60 (11:2977), es, 275 s 172d, 37.6x100; ext of \$6,000 mtg to Jan 31'18 at 6%; Jan31; Feb'5'13; Jacob D Goodhart with Anna Wittekind, 1344 Wilkins av. nom

Seddon st, nwc Buck, see St Peters av, ws, 228.9 s Walker av.

Seddon st, es, 228.9 s Walker av, see St Peters av, ws, 228.9 s Walker av.

Simpson st (10:2726), ws, 322.4 s 167th, runs w100xs37.6xe76.11xs0.6xe23.1 to Simpson xn38 to beg; sobrn agmt; Jan3; Feb'1 '13; Chas L Weiher & Margt Knox with Grosvenor S Hubbard, 117 W 55 & ano trstes Benj D Silliman. nom

Simpson st (10:2726), same prop; agmt that above described premises are the true premises in mtg recorded; Mar'8'10; Jan7; Feb'1'13; Chas L Weiher with same. nom

Simpson st (10:2723), nec 163d, —x—; sobrn agmt; Feb'3; Feb'4'13; American Real Estate Co with City Mtg Co. nom

Washington st (*), nes, 50 nw Carroll pl, 25x84.9x25.2x81.9; Feb'1; Feb'3'13; due &c as per bond; Jas Dolan to North Side Mtg Corp, 391 E 149. 3,000

149TH st, 368 E (9:2327); leasehold; Feb 3; Feb'4'13; due &c as per notes, 6%; Isaac Silverman & Benj Marks to Jno E Tuppak, 368 E 149, & ano. 1,500

154TH st, 302 E (9:2413), ss, 370.3 e Morris av, 24.11x100; PM; pr mtg \$9,000; Jan9; Feb'4'13; due, &c, as per bond; Jno Adamec to Angelo Borgatta, 371 E 146. 1,250

156TH st E (9:2402), ns, 212.6 e Courtlandt av, 37.6x99.3; Feb'3'13; 5y5%; Benenson Realty Co, 407 E 153 to Harold M Sill & ano, — West School House la, Germantown, Phila, Pa, as trste Amelia W Dougherty & ano. 26,000

156TH st E (9:2402), same prop; certf as to above mtg; Feb'3'13; same to same.

156TH st, 368 E (9:2402), ss, 175 e Courtlandt av, 37.6x99.3; pr mtg \$26,000; Feb'1; Feb'3'13; 3y5%; Benenson Realty Co, 407 E 153, to Rockland Realty Co, 509 Willis av. 2,000

156TH st, 368 E; certf as to above mtg; Feb'1; Feb'3'13; same to same.

158TH st E (Milton) (9:2417), sws, 200 nw Courtlandt av, 50x100, except pt for 158th; bldg loan; Jan30; Jan31'13; 1y6%; Hoetzel Constn Co to Title Guar & Trust Co. 28,000

158TH (Milton) st (9:2417), same prop; certf as to above mtg; Jan29; Jan31'13; same to same.

161ST st E, sec Forest av, see Forest av, sec 161st.

161ST st, 750-4 E, see Forest av, sec 161st.

163D st E (11:3051), ss, 55 e Bathgate av, 120.6x94; sobrn agmt; Jan27; Jan31 '13; Asaro Realty Co & Louis & Michl Marx & Jos Kurzman with Manhattan Mtg Co, 260 Bway. nom

163D st E, nwc Grant av, see Grant av, nwc 163d.

163D st E, nec Simpson, see Simpson, nec 163d.

166TH st E, sec Boston rd, see Boston rd, 1086.

166TH st W, nec Woodycrest av, see Woodycrest av, nec 166th.

172D st E, nec Bryant av, see Bryant av, 1510.

175TH st E (*), ws, 106.5 s Gleason av, 25x100; estoppel certf; Feb'3; Feb'4'13; Robt McBain with Willard P Beach to Patterson av, nr Beach av. nom

176TH st E, nwc 3 av, see 3 av, 4169.

179TH st E, nec Park av, see Park av, nec 179th.

180TH st E, sec 3 av, see 3 av, 4372.

181ST st E (11:3134), ns, 283 e Vyse av, 58.7x84x46.6x80.11; pr mtg \$—; Feb'3; Feb'4'13; 3y6%; Red Realty Co, 983 E 181, to Jno Eggers, 571 E 141. 5,000

181ST st E (11:3144), same prop; certf as to above mtg; Feb'3; Feb'4'13; same to same.

198TH st, 114 E (12:3315), ss, 43.6 w Grand Blvd & concourse, 25x98; PM; Jan 31'13; 3y5%; Anne Gully to Central Mtg Co, 60 Wall. 6,000

201ST st E (12:3292), ss, 100 e Bainbridge av, 50x100x47.9x114; pr mtg \$2,500; Jan31; Feb'1'13; 1y6%; Charlotte Ward to N Y & Suburban Co-oper Bldg & Loan Assn, 147 E 125. 2,000

208TH st E, nec Bainbridge av, see Bainbridge av, nec 208th.

208TH st E, nwc Reservoir Oval W, see Bainbridge av, nec 208th.

212TH st E (12:3328), sec DeKalb av, 75x100; pr mtg \$—; Feb4; Feb5'13, 1y 5%; Ellen V McCooey to Laura M Moore, Hotel Plaza, 2 W 59. 925

219TH st E (5th av) (*) ns, 138.4 e Bronxwood av (5th), 66.8x113.5, Wakefield; ext of \$1,000 mtg to Jan7'16 at 6%; Jan29; Feb3'13; Adelaide A Kelly with Frank Lacativa, 205 E 109. nom

220TH st E (*), ns, 305 e Barnes av, 100 x228 to 221st, Wakefield; Jan30; Jan31'13; 2y6%; Danl E Seybel, Portchester, NY, to Park Mort Co, 41 Park row. 5,000

221ST st E, ss, 305 e Barnes av, see 220th E, ns, 305 e Barnes av.

222D st E (8th av) (*), ns, 380 w White Plains av, 50x114, except part for 222d; Feb1; Feb3'13; due July1'16, 5½%; Morris Wetzler & ano to Jno J & Amanda Bussing, joint tenants, Mt Vernon, NY. 4,000

227TH st W, nws at ses Arlington av, see 227th st W, nec Arlington av.

227TH st W, nwe Netherland av, see 227th W, nec Arlington av.

227TH st W (Sidney) (13:3407), nec Arlington av (Troy st), runs w 288.3 to Netherland av (Berrian st), x n 705.6 xnw285 to es Arlington av, xs640 to beginning, contains 4 acres, 1 r & 30 80-100 perches; also PLOT begins at nec of above at stone fence on sws land Danl Ewen, contains 4 294-1,000 acres; also all R, T & I of Emily S Sage as follows: Arlington av (Troy st), ses at nws 227th (Sidney), runs se288.3xsw10xnw288.3 to e s Arlington av xne10 to beg, contains 66-1,000 acres; ext of \$49,000 mtg to Jan1'16 at 5½%; Jan30; Feb1'13; Edge-Hill Terraces Co with Emily S Sage, 200 W 71. nom

229TH st E (15th av) (*), ss, 205 w Barnes av, 33.4x114, Wakefield; PM; Feb 3'13; 1y5½%; Benj F Brown Jr, 758 E 229 to Marcella M Oakes, 3731 White Plains rd. 2,900

230TH st E (16th), (*), ss, 205 e 3d st or White Plains rd, 50x114, Wakefield; pr mtg \$1,400; Feb3; Feb4'13; due Jan1'14, 6%; Jos Giella to Henry C Merritt, 222 E 49. 155

Arlington av, ses at nws 227th, see 227th W, nec Arlington av.

Arlington av, nec 227th, see 227th W, nec Arlington av.

Arthur av, 2084 (11:3069), es, 50x106x50 x114.9, except pt for av; Jan31'13, 5y5%; Doretta Fink to Emigrant Indus Savgs Bank. 2,000

Bainbridge av (12:3286), es, 172.10 n Fordham rd, 50x80; bldg loan; Jan29; Feb 3'13; 1y6%; Bainbridge Realty Co, 2740 Creston av, to Excelsior Mort Co, 507 Tremont av. 28,000

Bainbridge av (12:3286), same prop; certf as to above mtg; Jan29; Feb3'13; same to same.

Bainbridge av (12:3286), same prop; P M; pr mtg \$28,000; Jan29; Feb3'13; due, &c, as per bond; same to Inland Holding Co, 507 E Tremont av. 2,500

Bainbridge av (Woodlawn rd) (12:3343), nec 208th, 75x56.9 to Reservoir Oval W x 87.1x116; Jan15; Feb4'13; 3y6%; Thos F Roys, 476 W 143, to Jos Kapp, 785 Courtlandt av. 1,500

Barnes av (*), es, 64 n 230th, —x—; sorbn agmt; Feb1; Feb4'13; Adam Vorn-dran, 412 E 147, with Grace I Grose, 507 W 149. nom

Barnes av (*), es, 89.5 n 230th, —x—; sorbn agmt; Feb1; Feb4'13; Adam Vorn-dran, 412 E 147, with Ellen E Denison, 146 W 76. nom

Barnes av (*), es, 64 n 230th, 25.5x105, Wakefield; Feb1; Feb3'13; due April'16, 5½%; Hugo C Cook, 2311 St Raymonds av to Grace I Grose, 507 W 149. 4,500

Barnes av (*), es, 89.5 n 230th, 25.5x 105, Wakefield; Feb1; Feb3'13; due April '16, 5½%; Hugo C Cook to Ellen K Deni-son, 143 W 76. 4,500

Barnes av, nec Van Nest av, see Van Nest av, nec Barnes av.

Boston rd, 1013-15 (10:2607), leasehold; Feb3; Feb4'13; demand, 6%; G & S Amuse-ment Co Inc, to Erbograph Co, 1013 Bos-ton rd. 2,500

Boston rd, 1086 (10:2633), sec 166th, 106.4x62.4x97.11x19.10; PM; pr mtg \$22,-000; Feb4'13; due, &c, as per bond; Bern-ard Treptow to Bronx County Constr Co, 2720 3 av. 11,000

Brook av, 990 (9:2386), es, 56.3 n 164th, 27x92.11x25.6x83.6; Jan15; Feb5'13; 3y5%; Edw A Schill, 860 Van Ness av to Harry M Goldberg, 509 W 110, committee Minnie Goldberg. 8,000

Brook av, 990; sorbn agmt; Jan23; Feb 5'13; same & Jacob Schmitzler with same. nom

Brook av, 1108-10 (9:2392), es, 253.3 s 167th, 47.10x119.3x50x119.9; PM; Feb3'13; 6 y5%; Victor L Tolf & Gustaf T Lindahl to Mary A Smallen, 1437 Ft Schuyler rd. 8,000

Bryant av, 1510 (11:3001), nec 172d, 20x 100; PM; pr mtg \$—; Jan31; Feb1'13; due, &c, as per bond; Saml Resnik to Wm Sinnott Co, 967 E 165. 270

Bryant av, 1522 (11:3001); ext of \$16,000 mtg to Jan30'18 at 5%; Jan30; Feb1'13; Title Guar & Trust Co with Cornelius O'Keefe, 1227 Hoe av. nom

Bryant av, 1522 (11:3001), es, 125 n 172d, 25x100; pr mtg \$16,000; Jan30; Jan31'13; 3y6%; Cornelius O'Keefe, 1227 Hoe av to Leon Rosenblatt, 500 Willoughby av, Bklyn. 4,000

Burnside av, swc Jerome av, see Jerome av, swc Burnside av.

Cambreling av, 2491 (11:3091); ext of \$3,000 mtg to Jan1'18 at 6%; Jan27; Feb1 '13; Meyer Rosenberg with Bartolomeo Tranzillo, 2491 Cambreling av. nom

Cedar av, 1826 (Riverview ter) (11:-2881), es, 250 n Sedgwick av, 25x80; pr mtg \$5,000; Feb4'13; 2y6%; Peter Elding, 1826 Cedar av, to Henry Becker, 132 9 av. 800

City Island av (Main) (*), es, 25.4 s Ditmars, 25.4x108.2x25x112.2, except pt for City Island av; Feb1; Feb5'13; 3y5%; Hector W Hemingway to Mary G Dunne, 2582 Marion av. 2,500

Clay av (11:2891), es, 198.6 n 174th, 25x 100, except pt for av; Feb5; Feb6'13; due Aug5'13, 6%; Jas S Gross to Twenty-third Ward Bank of City NY, 2469 3 av. 3,000

Cromwell av (11:2864), es, 112.3 s 170th, 101.2x134.1x101.2x134.1; Feb4; Feb5'13; 3y 5%; Ellen Breen to Mary E Nolan, 211 E Tremont av. 3,500

Cromwell av (11:2864), same prop; pr mtg \$3,500; Feb4; Feb5'13; 3y6%; same to same. 1,500

Cromwell av (11:2872), nws, plot 44 map Claremont 100x125; Jan1; Feb6'13, 2y5%; Mary E Nolan widow to Jas Nolan, 211 E Tremont av. 1,000

Daly av (11:2985), swc Tremont av, 101 x76.2; Feb3; Feb6'13; 5y6%; Seymour Realty Co to Lawyers Title Ins & Trust Co, 160 Bway. 15,000

Daly av (11:2985), same prop; certf as to above mtg; Feb3; Feb6'13; same to same.

Davidson av (11:3199), ws, 150 n 184th, 50x100; PM; pr mtg \$28,000; Feb1; Feb3 '13; 1y6%; Edwin G Le Cato, Grantwood, NJ, to Henry Singhi, 121 W Kingsbridge rd. 11,100

DeKalb av, see 212th, see 212th E, sec De Kalb av.

Dudley av (*), ns, 75 e George, 25x100; Feb3; Feb6'13; 3y6%; Sidney B Hickox to Chas Hoehn, 1227 Tinton av. 500

Ellsworth av (*), ws, 100 n Fairmount av, 50x100; Feb6'13; 3y6%; Dora Frank, 65 E 121, to Jno S Wilson, 166 Victoria rd, London, Eng. 2,000

Elison av (*), es, 375 s Latting, 25x 100; Feb3; Feb4'13; 3y6%; Annie C Carl-son, 565 W 183, to Ellen A Halsted, 174 Prospect pl, Bklyn. 555

Forest av (10:2657), sec 161st, 51.2x100; ext of \$45,000 mtg to Jan31'16 at int as per bond; Jan31; Feb4'13; Mary Schafer with Harlem Savgs Bank, 124 E 125. nom

Forest av (10:2657), sec 161st, 51.2x100; ext of \$45,000 mtg to Jan31'16 at 6%; Jan 29; Feb4'13; Rockland Realty Co with Mary Schafer. nom

Forest av (10:2657), sec 161st, same prop; ext of \$3,500 mtg to Jan31'17 at 6%; Jan31; Feb4'13; Morton Green with Mary Schafer, 1001 Summit av. nom

Forest av (10:2657), sec 161st (Nos 750-4), 51.2x100; PM; pr mtg \$55,500; Jan31; Feb4'13; 5y6%; Interne Constr Co to Isaac Sandler, 200 W 118. 3,000

Forest av; certf as to above mtg; Jan 31; Feb4'13; same to same.

Gainsborg av (*), ws, 100 n Mad av, 25x100 Tremont Terrace; bldg loan; Jan 6; Feb6'13, 3y6%; Jno Rogers Hanken to North N Y Savgs & Loan Assn, 499 Willis av. 3,750

Glebe av (*), nws at nes St Peters av, 87.9x50x87.10x50; sorbn agmt; Dec31'12; Feb5'13; Wm A Mallett & Commercial Fi-nance Co with Dollar Savgs Bank. nom

Glebe av (*), nws, at nes St Peters av, 87.9x50x87.10x50; Dec18'12; Feb4'13; 2y 5½%; Wm A Mallett to Dollar Savings Bank, 2808 3 av. 7,500

Grant av (9:2446), nwe 163d, 55.9x95.2; ext of \$45,000 mtg to Feb3'16 at 5%; Feb 3; Feb5'13; North Side Savgs Bank with Kingsley Contracting Co, 3210 3 av. nom

Gun Hill rd (12:3328), ns, 84.11 w Roch-ambeau av, 51x90.7x50x100.2; Jan30; Jan 31'13; 2y5½%; Christopher I Hobson, 515 W 178, to Henry Wilson, 1772 Ams av. 2,000

Heath av (12:3260), ws, 100 s Boston av, 30.7x89x38.2x84.11; Jan30; Jan31'13; due &c as per bond; Harry & Lillian A Lilly, 224 W 136 to Mary A O'Gorman, 377 E 140 & ano. 2,000

Hughes av, 2140 (11:3082), es, 169.9 n 181st, 16.9x86.6x16.9x86.3; Jan30; Feb3'13; due, &c, as per bond; Wolf Burland to Title Guar & Trust Co. 3,500

Intervale av (10:2711), es, at ses Beck, 115x112.6x100x55.7; Feb5'13; 3y5%; Mott Avenue Realty Co to Lawyers Mtg Co, 59 Liberty. 67,000

Intervale av (10:2711), same prop; certf as to above mtg; Feb5'13; same to same.

Intervale av (11:2965), ws, 183.4 s Jan-nings, 85x110; bldg loan; Feb3; Feb4'13; due Nov1'13, 6%; Jacob Streifer Co, 1135 Intervale av, to Prospect Investing Co, at Purchase, NY. 60,000

Intervale av (11:2965), same prop; certf as to above mtg; Feb3; Feb4'13; same to same.

Intervale av (11:2965), same prop; two sorbn agmts; Jan30; Feb4'13; Jno Robert-son & Wm Gammie with same. nom

Intervale av (10:2705), es, 144.3 n 165th, 50x100 ext of \$5,500 mtg to Jan1'16 at 6%; Feb5; Feb6'13; Aaron & Simon Hirsch with Rosie wife Jacob Levin, 216 Clinton, & David Cohen, 31 W 111. nom

Jerome av (11:2863), swc Burnside av, runs w229.11 to Davidson av (proposed) x s3.6x— to ws Jerome av xn76.8 to beg; Feb 3; Feb4'13; demand, 6%; Julia A Ruvane to A Hupfel's Sons, a corpn, 842 St Anns av. 1,000

Kinsella av (*), ns, 98 e Rose, 25x100, except part for Kinsella av; Feb1; Feb3 '13; due, &c, as per bond; Maria E Bunz to Adelaide M Vosbrinck, 747 E 168. 3,000

Kepler av, 4312 (12:3378), es, 40 n 237th, 24x100; PM; Feb1; Feb3'13; due Jan1'16, 5½%; Adelaide V Wright to Mary G Dunne gdn Mary G Dunne, 2582 Marion av. 3,500

Leland av (*), ws, 127.9 n Westchester av, 25x100; Feb3; Feb4'13; 3y6%; Patk M Cassidy, 1630 Plymouth to Chas F Halsted, 174 Prospect pl, Bklyn. 1,000

Morris av (11:2828), ws, 100 n 177th, 41x100; pr mtg \$6,500; Jan31; Feb1'13; 2y 6%; Matilda L Stevens, Peconic, LI, to Leopold Loewus, 106 Mt Hope pl. 1,000

Morris av (11:2828), ws, 100 n 177th, 41x 100; Jan31'13; 3y5%; Matilda L Stevens, Peconic, LI to Annie T Howard, 104 Frank-lin av, Bklyn. 6,500

Netherland av, nwe 227th, see 227th W, nec Arlington av.

Park av, 4595-4607 (11:3031); asn rents; Dec30'12; Feb6'13; Tremont Park Realty Co to Hamilton Securities Co. nom

Park av (11:3036), nec 179th, 25x141; ext of \$46,500 mtg to Jan29'16 at 5%; Jan29; Jan31'13; City mtg Co with Convent Park Constr Co, 198 Bway. nom

Park av (11:3036), nec 179th, 25x141; sorbn agmt; Jan29; Jan31'13; Convent Park Constr Co & Elias A Cohen with City Mtg Co, 15 Wall. nom

Pierce av (*), ss, 100 e Deane pl, 100x 191.3x100x190.4; Jan31; Feb5'13; 3y5½%; Jos Marmorstein to Libbie N Lyon, 28 W 105. 2,400

Plimpton av (9:2522), ws, 141.7 s 170th, runs w100xs84xs13.10xe97.4 to Plimpton av xn22 to beg; Feb3'13; 5y5%; Matthew P Boland to Emigrant Indus Savgs Bank. 5,000

Plimpton av (9:2522), same prop; pr mtg \$5,000; Feb3'13; 3y6%; same to Patk J Leahy, Borough of Richmond, NY. 2,000

Prospect av, 1322 (10:2694), es, 181 n Home, 37.6x100; PM; pr mtg \$28,000; Feb 1; Feb3'13; 3y6%; Maurice Cohen & Mor-ris Steinberg to Jas McWalters, Jr, 2434 Bway. 5,500

St Anns av (10:2616), es, 352.2 s West-chester av, 24.9x114x24.10x110.4; pr mtg \$4,500; Feb5'13; due &c as per bond; Wm B Kirchoff, 579 Eagle av, to Mary A O'Gorman, 377 E 140, & ano. 1,500

St Peters av, nes, at nws Glebe av, see Glebe av, nws at nes St Peters av.

St Peters av, nes, at nws Glebe av, see Glebe av, nws, at nes St Peters av.

St Peters av (*), ws, 228.9 s Walker av (West Farms rd), 110x190 to Seddon; also SEDDON ST (*), nwe Buck, 72x151.3x86.11 x136.3; Feb3; Feb4'13; 3y5%; Mary E Brown to Maria T Tighe, Kingsbridge rd & Claflin pl, Kingsbridge, NY. 6,000

St Raymond av, nws, at sws Zerega av, see Zerega av, sws, at nws St Raymond av.

Southern Blvd, 849-55 (10:2722), nws, 185 sw Tiffany, 100x—; asn rents; Jan28; Jan 31'13; Levine & Atlas Co, a corpn, to Henry London, 2 W 120. nom

Southern Blvd, 1000 (10:2743), nec Aldus (No 941), 100x110; Feb3; Feb5'13; 5y5%; Podgur Realty Co to Bowery Savgs Bank, 128 Bowery. 108,000

Southern Blvd, 1000; consent to above mtg; Feb3; Feb5'13; same to same.

Southern Blvd, 1000; certf as to above mtg; Feb3; Feb5'13; same to same.

Southern Blvd, 1000; pr mtg \$108,000; Feb3; Feb5'13; due Oct19'14; 5y5%; same to American Real Estate Co, 527 5 av, 31,000

Southern Blvd, 1000; certf as to above mtg; Feb3; Feb5'13; same to same.

Southern Blvd, 1000; sorbn of Ls to mtg; Feb3; Feb5'13; same & Jno Bracher & F & M Schaefer Bwg Co with Bowery Savgs Bank, 128 Bowery. nom

Southern Blvd, 1555 (11:2977), ws, 355 n 172d, 40x100; PM; pr mtg \$30,000; Feb1; Feb3'13; due, &c, as per bond; Johann C Hofmann to Reville-Siesel Co, 1559 South-ern Blvd. 5,000

Southern Blvd, 1555; ext of \$30,000 mtg to Nov27'17 at 5%; Nov27'12; Feb3'13; Lucy D Dahlgren with Reville-Siesel Co, 1555 Southern Blvd. nom

Southern Blvd, 1941 (11:2960), ws, 82.4 s Tremont av, runs w84.5xs25xe0.5xs25xe 106.9 to Southern Blvd xn54.11 to beg; P M; Jan31; Feb1'13; due July31'16, 6%; Ar-thur Radomsky to Jno McNulty, 3058 Bainbridge av. 5,100

Stebbins av, 1318 (11:2965), es, at nes Freeman (No 871), runs n87.5xe124.8xs 116.5 to Freeman, xn113.1xnn25.2 to beg; PM; Feb3'13; 2y6%; Lillian G Sullivan to Florence M Haskin, 207 W 57. 21,000

Stebbins av, 1318; PM; pr mtg \$21,000; Jan31; Feb3'13; 1y6%; same to Morris Os-mansky, 112 W 113. 5,000

Tinton av, 764 (10:2655), ext of \$22,000 mtg to Aug12'16 at 5%; Jan29; Feb5'13; Julius Laub to Chas Kronske, 778 Els-mere pl. nom

Townsend av (11:2847), ws, 100 s 174th, 50x100; ext of \$4,000 mtg to Mar22'16 at 6%; Jan27; Jan31'13; Fredk E Bauer with Annie Weir, 23 W 123. nom

Trotman av (*), ss, 99.7 e Zerega av, 167.1x110; Jan31'13; 3y6%; Sarah Brown-ing to Henry Reiss, 811 E 155. 5,000

Trotman av (*), same prop; pr mtg \$5,-000; Jan31'13; due Dec1'15; 6%; same to Jno J Paulsen, 221 Echo pl. 1,500

Tremont av, swc Daly av, see Daly av, swc Tremont av.

Van Nest av (*), nec Barnes av, 25x100; Feb4; Feb5'13, installs, 6%; Jos Paolillo to Mendel Marcus, 2508 5th, Coney Island, 400

Verio av (12:3395), es, 174.2 s 234th (Clifford), 50x100; Jan30; Feb6'13, 3y6%; Jas K Haslam, at Lewiston, Me, to Charlotte E Ebeling, 670 Napier av, Woodhaven, LL, 2,000

Vyse av (11:2988), ws, 100 n Jennings, 25x100; PM; Jan30; Jan31'13; due Mar1'13, 6%; Mercy A Walker to Alfd Howey, 64 Jane, 5,000

Vyse av (11:2988), same prop; PM; pr mtg \$5,000; Jan30; Jan31'13; due Mar1'13, 6%; same to Maria H Rider, 53 8 av, 400

Vyse av (11:2994), es, 200 s Jennings, 25x100; Jan31'13; due Junel'16; 5%; Patk Daunt to Rachel L Bartley, 122 Elm, New Rochelle, NY & ano trstes Mary A Ferguson, 3,600

Washington av, 701-3 (9:2376), ws, 50 n 154th, 50x100; PM; Feb5; Feb6'13; due &c as per bond; Charlotte Ewald to Title Guarantee & Trust Co, 176 Bway, 8,500

Washington av (11:3042), ws, 213 n 188th, 25x110; Jan27; Jan31'13; due &c as per bond; Laura M Nelson to Louis Sahn, 1125 W 8th, Plainfield, NJ, 5,000

Webster av (11:2887), ws, abt 670 s 171st, 70x80; Jan29; Jan31'13; 5y6%; Ludwig Sikora of L I City to Jno Dvorsky, 654 Academy, Astoria, LL, 500

Wendover av (11:2913), ns, 75.9 w Bathgate av, 50.6x71.2x50x78.4; pr mtg \$—; Feb1; Feb4'13; 3y6%; Herman Lakner to Jos Horowitz, 311 E 10, 1,650

Westchester turnpike (*), ss, at line bet land Francis Larkin & part of lot Oakley Pugsley Farm, runs se424.4xne206xn426.4 to turnpike xw206 to beg, being part lot 2 map Pugsley Farm; Jan30; Feb1'13; due, &c, as per bond; Martin Schrenkeisen exr Martin Schrenkeisen to Title Guar & Trust Co, 17,500

West Farms rd, 1061-9 (10:2744), nws, 71.6 s Hoe av, 70.11x22.5x59.6x61; Jan31'13; 5y5%; Jas C McCarthy to Edwin W Bulinger, Premium Pt, New Rochelle, NY, 12,000

Wilkins av, 1305, on map 1305-7 (11:2976), ws, 352.5 s Intervale av, 42.5x104.11x38x91.9; PM; pr mtg \$32,000; Feb1; Feb5'13; 5y6%; Morris Feldman, Jersey City, NJ to Burnett-Weil Constn Co, 165 Bway, 8,000

Willis av, 126 (9:2278), es, 50 n Southern blvd or 133d, 25x80; pr mtg \$13,500; Feb1; Feb3'13; due, &c, as per bond; Ottilie Gscheidle, 789 Elton av to Sandrock Realty Co, 261 Bway, 3,000

Willis av, 142 (9:2279), ext of \$15,000 mtg to Decl'14 at 5%; Nov26'12; Jan31'13; Bankers Trust Co, 16 Wall with Adolph Steiner, 2076 Anthony av, nom

Woodycrest av (9:2509), es, 100 s 166th, runs e100xs29.1xsw71.11xw41.7 to av xn 76.3 to beg; additional to mtg for \$25,000; Dec7'12; Feb1'13; demand, 6%; Cath & Eliz J Bagot, Mary J Hindley & Alice J Harris to City Mort Co, 15 Wall, 25,000

Woodycrest av (9:2509), nec 166th, 62.6x100x50x100.9; PM; pr mtg \$82,000; Jan8; Jan31'13; 5y5½%; Thos D Malcolm Constn Co to Bagot Realty Co, 45 John, 9,000

Woodycrest av (9:2509), nec 166th, 112.6x100x100x100.9; bldg loan; Jan30; Jan31'13; demand; 6%; Thos D Malcolm Constn Co to City Mtg Co, 15 Wall, 82,000

Woodycrest av (9:2509), same prop; certf as to above mtg; Jan30; Jan31'13; same to same.

Woodycrest av (9:2509), es, 62.6 n 166th, 50x100; PM; pr mtg \$82,000; Jan8; Jan31'13; 5y5½%; Thos D Malcolm Constn Co to Bagot Realty Co, 45 John, 6,000

Woodycrest av, 1075 (9:2513), ws, 125 n 165th, 25x91.3x24.11x90.7; Feb4'13; 5y5%; Rose Martire to Geo Ehret, 1197 Park av, 6,000

Zerega av (*), sws, at nws St Raymond av, 25x101.6; Feb3; Feb4'13, 5y5½%; Emil Weigand to Henry Stevens, 2656 8 av, 3,500

3D av, 3706-10 (11:2926), es, 78.7 n 170th, 78x100; pr mtg \$—; Feb5'13; demand; 6%; Katie Schneider to Ezekiel Fixman, 230 W 97, 3,400

3D av, 4169 (11:2924), nwc 176th, 30x98.10x30x100; pr mtg \$24,500; Feb5; Feb6'13; due &c as per bond; Alex Bohm to Jos Goldstein, 131 Garfield pl, Long Branch, NJ, 2,000

3D av, 4372 (11:3061), sec 180th; sal Ls; pr mtg \$—; Jan31'13; demand; 6%; Jno J Fay to Patk F Conroy, 4388 3 av, 3,000

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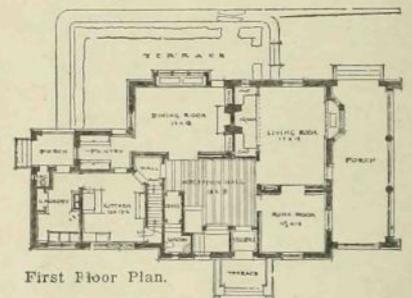
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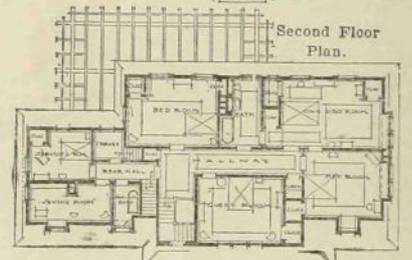
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