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C. W. SWEET, 14-16 Vesey Street, New York

Telephone, Cortlandt 3157

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IN observing the current business situation one cannot help fearing that it is assuming a number of dangerous characteristics. Until recently the current activity and prosperity were wholesome and were not accompanied by excessive increases in prices or by any signs of the kind of boom which inevitably necessitates a sudden and disastrous reaction. But it looks now as if the steel industry, for instance, was freeing itself from the moderating influences which hitherto have kept prices in check, and was getting into a condition similar to that of 1902. It looks also as if the leading financiers were again beginning to feel their oats, and were planning further corporate combinations, which will largely increase the existing supply of securities. Finally the speculative fever has undeniably taken possession of Wall Street, and it may well be that wild and excited markets will prevail during the next few months, until the excess brings its inevitable reaction. There seems to be no danger that the reaction will come in the near future, but the time is certainly not far distant when money will be more valuable than securities, and when the wise man will sell out and wait patiently until he can recover his stocks at a considerably lower level. Such a seller may not get the very best prices for his speculative holdings, but he will do well to take a substantial profit, and not to risk being caught with many stocks when the decline begins.

THE current week brings to a close the most active real estate and building year which the city of New York has ever experienced. A full description and analysis of the year's operations will be published in an early number of the Record and Guide, but in the meantime we should like to call attention to certain fundamental facts. There have been approximately 35,000 conveyances recorded in the New York County offices, and 42,000 in the Kings County offices. The percentage of increase over the preceding year has been about 50 per cent. in Manhattan and the Bronx and about 35 per cent. in Kings. Furthermore, it must be remembered that these increases, large as they are, follow upon a constant succession of increases stretching over five years, the net result of which is that real estate in this city is just about three times as active as it was in 1900. It should also be noted that the aggregate value of the Manhattan real estate transferred during the past year was not far from \$875,000,000, and if the value of Bronx property were added to this the total would be considerably over \$1,000,000,000. The mortgage tables show increases which are smaller, because of the discouraging effect of the mortgage tax during the past six months; but heavily as that tax has weighed upon the lending of money on real estate, there has been about \$500,000,000 loaned on Manhattan and Bronx property, which is an enormous increase over the total of the preceding year. The figures for projected buildings tell the same story. In New York and Kings counties buildings have been projected to cost not far from \$250,000,000, which is about 70 per cent. larger than the figures for the preceding year, and the great mass of this money has been spent upon the erection of new living accommodations, necessitated by the growth of the city. These are figures which only a few

years ago would have seemed inconceivably big; but it can safely be said that this activity is the normal and inevitable result of the growth of the city. It does not mean inflation in prices; nor does it mean, except in some few sections, an excess of speculative activity. It means a solid expansion in business and a sufficient increase in population. Such a pace cannot be indefinitely maintained, but so far it has shown few unwholesome symptoms.

THE question of the debt limit has been raised in its most serious form by the rapid transit merger. The city is confronted by the fact that it cannot spend the money needed for the subway extensions, no matter how desirable it may be to do so, and the consequence is that various methods are again being proposed to effect an increase in the municipal borrowing capacity. It is suggested, for instance, that the assessed valuations of real estate be raised to a still higher level, so as to provide an early increase of working capital. But no such idea as this should be entertained for a moment. Real estate in this city is assessed at the present time quite as high as is safe. A 10 or 15-per cent. margin should be allowed to remain between the assessed and the selling value, because the best real estate appraisers cannot pretend to estimate more closely than that of the actual value of a piece of property. If the general level were raised 10 per cent. it would provoke the utmost confusion, because in that case thousands of parcels would be assessed at more than their selling value; and as this fact could be proved it would involve the city in endless contests with individual taxpayers. We are glad to see that the Mayor has announced his opposition to this proposal. Another suggestion is that the city should be allowed to borrow 10 per cent. of the value of the real estate owned by the city. This seems to be a moderate and reasonable idea, and, as a matter of fact, it is defective because it is too moderate. If the constitutional provision affecting the debt limit is to be modified at all, let it be modified in a radical and effective manner. Adequate preparation should now be made for all the probable future needs of the city. Any debt incurred by the city for the purchase of remunerative property, such as subways, docks or lighting plants, should not be counted as part of the debt included within the 10 per cent. limit; and such preparation should be made, even if the use of the additional borrowing power is not found to be necessary in the present emergency. In this connection it is a fortunate thing that Mr. Bird Coler will after January 1st again have a seat in the Board of Estimate and Apportionment. He is the gentleman who originally called attention to the absurdity of the existing debt limit and to the effective and scientific manner of modifying it. Now that he is again a city official, he may be trusted to keep up the agitation for remedial action, until such action is consummated.

MR. LAWSON PURDY is right in saying that the longer the mortgage tax endures the more difficult it will be to repeal it, and the obvious inference is that no effort should be spared during the coming session of the Legislature to effect its repeal. Up to the present time it has been very decidedly a failure as a producer of income; but, of course, its efficiency in this respect will increase year by year, until at the end of five years it will yield such a large sum that it could not be repealed without dislocating the finances of the State. Hitherto, however, the yield has been so small that its repeal would make no difference, and a larger income could be raised immediately from a mortgage recording tax. In the matter of the repeal, a great deal depends upon the attitude of Governor Higgins. Not only would it be impossible to pass a repealing bill over his veto, but the Legislature obediently follows the Governor's lead in matters of taxation, and the Governor's attitude, so far as it has been made public, is not highly encouraging. The existing mortgage tax is to a large extent his own personal measure, and he will have to be pressed hard in order to submit to its repeal. His message will doubtless contain his revised opinions on the mortgage tax, and it will be interesting to observe how far he can reconcile the actual effect of the tax with the arguments which he used in its favor last winter. The tax is not only being paid by the borrower, but in many instances it has served to increase the rate of interest by more than the amount of the tax. This fact can be proved from the figures published by the Record and Guide, and it substantiates the claim of the opponents of the tax, that the impost is a flagrant piece of double taxation. It remains to be seen whether these arguments will have any effect upon the mind of the Governor. It should be added that any legislative action which may be taken on matters of taxation will depend upon the financial position of the State, as revealed in the Governor's

message. While the mortgage tax has yielded a smaller revenue than was expected, the stock transfer tax has yielded a larger one. If a deficit exists some action will be imperative; whereas a surplus would be welcomed as affording the Legislature an opportunity to avoid new taxes for at least one year.

The Rapid Transit Merger and Its Consequences.

THE merger of the Metropolitan Street Railway Company and the Interborough Company has long been an inevitable outcome of the local situation in respect to rapid transit extensions. The expectation that these companies would sacrifice millions of dollars in competing for new transit routes, when they could make millions by the simple process of combination, was an absurd expectation. The incident affords one more illustration of the often-repeated statement that this kind of service is a natural monopoly, and that in the long run no effectual competition is either possible or desirable.

In view of the merger, however, it is extremely unfortunate that the policy of the Rapid Transit Commission hitherto has been based exclusively upon the idea that there would be effective competition for the construction and operation of the new rapid transit routes. The Commission was undoubtedly justified in laying out the routes so as to stimulate competition, as far as competition seemed to be probable at that time, but it should also have recognized that some kind of combination would eventually take place, and should have acted accordingly. As the Record and Guide has been insisting for years, the city's interests should have been protected by the passage of legislation, giving the Rapid Transit Commission power, if necessary, to construct and operate subways at the city's expense. If the Commission had declared that such a grant of power was necessary to protect the public's interest, it could have obtained the necessary legislation; but instead of so doing, the Commission has always opposed bills introduced for the purpose of providing against this contingency. It has acted throughout as if the public interest was not in the least endangered, by trusting entirely to the results of corporate competition for the construction of the new subways.

Now that the two important possible competitors have combined, the Commission proposes to act as it should have acted years ago. It proposes to obtain from the Legislature the power to build and operate subways on the city's behalf; but, unfortunately, its lack of foresight in the past necessarily embarrasses the vigor and celerity of its action in the present emergency. An amendment to the Rapid Transit Act is indeed all that is necessary in order to endow the Commission with the formal power to build a municipal subway; but unfortunately there is no way of making that power good for three years. The city has not the money, under the 10 per cent. debt limit, to spend on new subways, and the Commission is confronted by the alternatives either of agreeing to the best terms which it can secure from Mr. Belmont, or else postponing new construction for three or four years. Of course, it is possible that other corporate bidders may be found, but, considering the immense "influence" exercised by the bankers and financiers, who are behind the merger, the chance of effective competition is remote. In the long run it is a case of the City vs. the Transit Combination, and as soon as this condition is recognized as irremediable, the better New York will be prepared for decisive and effective action.

Unpleasant as the alternative is, it must be faced. The Legislature should be asked to grant to the Rapid Transit Commission the power to build and operate subways, on behalf of the city, and steps should be immediately taken to make that power effective by providing for an increase of the debt limit. Then the Commission will, at all events, be in a position to negotiate with Mr. Belmont on something like equal terms. The knowledge that the local authorities have both the will and the power to build and operate a municipal system of rapid transit would act as a moderating influence upon Mr. Belmont and his associates, and that may be all that is necessary. Unquestionably the very best thing which could happen to the people of New York in this matter would be an arrangement with the Belmont-Ryan combination, which would permit the new subways to be operated as part of the existing rapid transit system. The advantages of such an arrangement would be inestimable. It would mean a degree of efficiency and convenience in the transit service of New York, the like of which could not be found in any city of the world, and it would be the worst kind of a mistake not to make every effort to reach an equitable agreement with the transit combination. But it is none the less true that too high a price could be paid for such an agreement. Mr. Belmont and his associates

should be willing to pay full value for the additional subways which they seek to obtain. Public opinion, for instance, would never consent to the leasing of a new subway on the terms which were obtained either for the existing subway or for the Brooklyn extension. Mr. Belmont and the other owners of Interborough stock doubtless deserve the \$50,000,000 and more which they have made out of the existing subway, because they were not afraid to risk their money in the enterprise at a time when other financiers would have nothing to do with it. But they must not ask for \$50,000,000 of profit on the subway extensions. They must be content to accept a shorter lease, and they must agree to pay more for it.

Whether they will be content with the smaller profits, which under existing conditions is all they can reasonably ask, remains to be seen. The corporate owners of transit privileges in our large cities have in the past carried things with a high hand, and they have not as yet learned the lesson of moderation, with which public opinion will hereafter force them to be satisfied. But it is possible that the gentlemen at the head of the new combination have come to appreciate the fact that conditions are changed, and that they will not be permitted to keep on making large fortunes out of public franchises. They are entitled to a fair return on the money invested, and a fair compensation for the trouble and the work of building up the transit system of New York City; but they are not entitled to profits of 150 per cent. Furthermore, they must appreciate the fact that the officials of a huge transit monopoly are public servants in very much the same sense that the Mayor and Comptroller are. They are not elected by popular vote, but they are dependent for their continued success and prosperity on the approval of public opinion. An arbitrary and grasping policy on their part would mean the early triumph of the municipal ownership movement. Thus they are in politics, whether they like it or not, and they must adapt themselves to this consequence of the monopoly they have acquired. Owning as they do the existing transit machinery of Manhattan and the Bronx, they are in a position to pay more for subway extensions than any other body of capitalists would be, because they are also in a position to make more money out of such extensions; and if they do not outbid any possible competitors, public or private, it will only be because they are seeking to take advantage of the city.

Against the Savings Bank Tax.

New York, December 27, 1905.

To the Editor of the Record and Guide:

IN 1901, when the Legislature of this State was actively engaged in devising methods of raising sufficient revenue by indirect taxation, to defray the necessary expenses of the State without a direct tax, through a lack of recognition of the philanthropic character of Savings Banks, and the absolute purity of their management by over two thousand of our best citizens, what was called a "Franchise Tax" was laid upon the surplus of all Savings Banks. On the 30th day of June in each year they are obliged to render a statement to the Banking Department, showing the exact amount of their surplus, and on this amount they are compelled to pay to the State a tax of 1 per cent. The Savings Banks are therefore obliged to pay a tax for carrying on a business that is entirely of a benevolent character. The trustees of these institutions give their services gratuitously, and do everything they can to keep down expenses and increase the bank's income, in order that depositors may receive the full benefit, as far as possible, of all their earnings. To have their expenses so largely increased by reason of this Tax is a heavy burden for the banks to carry. It is possibly true that the earnings upon the surpluses of the older and larger Savings Banks are "sufficient to pay the Franchise Tax several times over;" but this is assuming that the banks have no other use for that portion of their income derived from the surplus than the payment of this Tax; whereas, as a matter of fact, with nearly all the Savings Banks of the State a portion at least of this income is necessary to enable them to pay even a 3½ per cent. dividend to their depositors. At best, the newer and smaller banks can only earn enough to pay to their depositors 3½ per cent. interest. Some of the larger banks that, after many years, have accumulated a reasonable surplus, can occasionally pay 4 per cent., but this rate cannot be and never has been steadily maintained.

Permit us to state what the surplus of a savings bank is and what it comes from. It has, from the inception of savings banks, been considered that the depositors were entitled to, as nearly as possible, the entire net income of the bank. Working on this basis, any one can understand that in apportioning the dividend among the depositors, it is impossible to divide to the last dollar, so that after a workable division is made, there will always be more or less of a balance of the six months' income left to the bank, and this balance is the foundation and starting point of the surplus of all banks.

It has been asserted that the surplus account is in part or largely made up of the dormant accounts (accounts which have not been increased or diminished by deposits or withdrawals for twenty-two years and upwards). We believe this is a gross misstatement. Dormant accounts are held, as provided by law, subject at any time to the demands of the original depositors or their heirs, who are constantly being sought for, some banks keeping a clerk for this special work.

It is a total misconception of the situation to complain that the savings banks owe the State anything for the right to exercise their function. The trustees are not organizing and managing them for private pecuniary gain; they are a part of the benevolent work of the State itself, as much so as the poor-houses, asylums, hospitals, reformatories, etc., which annually cost the State \$7,540,069.62 to maintain, the very great difference being that they are at the other end of the line. The Savings Banks are the "ounce of prevention," as the latter are the "pound of cure." And now when the Trustees, working without pay, have succeeded in getting the laboring classes to deposit over one and one-quarter billion of dollars in the Savings Banks, and thus liberate that enormous sum for useful service in the State, behold, a tax is laid for the privilege of doing this good work without cost to the State; and the poor of the State pay the tax. The Legislature has placed a protecting arm around the Savings Banks in many ways. Its highest interests and its financial interests prompt such action. It selects the most gilt edged class of securities for them to invest in. It watches over them by requiring detailed reports of all transactions every six months, and by giving all their accounts a most thorough examination at least once every two years. The interests of the depositors have been safeguarded in every way. Then, after affording all this protection, to turn about and impose a tax upon their slender incomes that is equivalent in some instances to one-half the running expenses of the banks, does seem like an imposition that should be discontinued at the earliest possible moment. The banks now have the greatest difficulty in making their investments return much more than 3½ per cent., and it was in view of the fact that they were led to believe that the Franchise Tax would surely be repealed last winter, that some of them felt warranted in paying a 4 per cent. dividend to their depositors. It is not to be expected, of course, that this rate can be continued; but it is the policy of the banks to pay as high a rate as possible, in order that depositors may participate in whatever prosperity the bank enjoys. In other pamphlets we show how the tax comes out of the depositors, and its injustice.

In the year 1892 the Legislature passed a law that the surplus of any bank should not exceed 15 per cent. of the par value of its deposits. The surplus of none of the banks, however, ever reaches that limit. In fact, very few of them have a surplus of even 10 per cent. and most of them very considerably less. After years of fostering legislation it is discouraging to the trustees who have labored hard and long to accumulate and increase this sheet anchor of all banks—the surplus—to have the State suddenly pounce upon it and claim a share, however small. Under the circumstances the banks should be encouraged to increase the amount of their surplus for the security of their depositors, rather than to diminish it. . . . The Committee of the State Association of Savings Banks now propose to introduce the same Repeal Bill early in January, and cannot but believe that with a better understanding the Legislature will promptly pass it, redeem their pledges to the people, and thus free two and a half millions of depositors of an unfair tax.

Very truly yours, on behalf of the Committee,

WM. H. S. WOOD,

(Chairman of Committee on Repeal of Franchise Tax for the Savings Bank Association of the State of New York).

The Fashionable Residential Section.

FIFTH AVENUE, FROM 72D ST. TO 90TH ST.

No. 3.

The general prosperity that is unquestionably prevailing is already beginning to have its effect on that unique strip of territory on upper Fifth av, extending from the streets in the seventies to those in the nineties. While the northern boundary of this choicest section may possibly be somewhat extended, it is certain that the property on Fifth av facing the Park, between 72d st and 90th st, has a permanent character of its own and different from that of similar residential property not only in other American cities but also in foreign capitals. Fashionable centres do change, have changed and continue to change in many cities. We have seen this in New York from the time fashion centred around the Battery. Washington square, Second av and other quarters had a long lease of life as the home of modish people. Then came Fifth and Madison avs with their contiguous streets lined with residences of our wealthiest and most prominent citizens. That was and still is to a certain extent the brownstone front period, when the construction of a dwelling of that standard material stamped the owner as being in the wealthier class of New Yorkers. The improvement of architectural standards, probably caused in some measure by European travel has caused a remarkable

change, and the man of wealth is no longer desirous of living in a row of houses each one of which is precisely like the others.

Business is slowly but surely altering the residential character of lower Fifth av, and the beau monde, recognizing this fact, has practically made the stand for its permanent location on upper Fifth avenue. Conditions are such in this section that it is likely to remain the fashionable location for an indefinitely prolonged period, and the home of the most notable, distinguished and wealthiest people of the country who make the metropolis their residence.

Great wealth to secure any of this property is of course a necessity. So little remains for sale that in the near future the price demanded for it, if it is to be bought at all, will be almost prohibitive. Its future is assured, and doubtless in a few years the whole section facing the Park, within the limits mentioned, will be built up with handsome mansions vying with the beauty of those already existing.

That the exceptional character of the property and its scarcity are well understood is proved by the fact that, according to leading real estate agents, a man who may want a home there will not be particular as to fifty thousand dollars in buying a house that may be worth \$250,000 or \$300,000. This is because the buyer wants that particular house in that limited section, and no other will suit him. Other advantages of this locality that appeal to men of means are that business is never likely to creep in, that no trolley cars will ever disfigure or obstruct Fifth avenue, neither are there any subway and elevated railroad stations in the vicinity. Residents on these favored blocks always keep their carriages and automobiles within an easy distance, and by such vehicles reach their clubs, the theatres, the opera and the shopping district. Moreover, with Central Park at their doors the section is a veritable rus in urbe.

Bronx Real Estate Brokers Dine.

The first annual Dinner of the Association of Bronx Real Estate Brokers was held at the Schnorer Club House, Eagle av and 163d st, Thursday evening, and judging from the merriment and enthusiasm the Board will have to secure a larger hall for their next dinner. Addresses were made by J. Clarence Davies, Judge Ernest Hall, Rev. Gibson W. Harris, Joel S. de Selding, James L. Wells and Lawson Purdy.

Mr. Davies said, in part:

Gentleman—In the name of the Association of Bronx Real Estate Brokers I want to welcome you here this evening at this first anniversary of our organization. Its history is brief and much like the history of all infants, and dates back to the boom in the Fall of last year when the organization was suggested by a city newspaper. We were sired by about 20 to 30 reputable brokers, damned, in more senses than one, by some brokers with offices in their hats, and a few dishonest brokers and real estate dealers, and after a great deal of hard labor were born in the office of the Title Guarantee and Trust Co. just one year ago to-night. We have grown since then at the rate of 4 or 5 members a month, until we number about 75.

"To facilitate negotiations in real estate." That means a great deal more than it says. In the middle ages a man would buckle on his armor and his sword, gather his followers and attack his enemies, and if he could win the battle, would seize all the possessions and so become the successful man. To-day it is different. We are living in a commercial age. The age of dollars and cents. The only opportunity a man has to show he has more brains or more energy or more talents or more perseverance than his neighbor is to be successful, and to be successful means the getting of money; whether it be a merchant, a lawyer, a doctor or an artist, money comes with success. Brains and talents are paid high prices, and become successful and obtain money, and this very fact has led to a spirit of get money, 'no matter how you get it, get it.' This in turn has led to a fierce rivalry in all lines of business to such an extent that the public conscience is being rapidly perverted, and we are getting away from the solid ground of honest clean dealing.

"This applies particularly to real estate. A broker's information and knowledge and experience are his stock in trade. Obtain this knowledge, and use it for your own ends. For instance, a man comes into your office and asks for a house in a certain neighborhood, and you give it to him, and give him full information, give him its value and the advantages and disadvantages, and that man or broker goes directly to the owner and purchases the property. He is stealing just as much as if he went down to Tiffany's and stole a piece of jewelry from the counter.

"You all know what an intangible thing information is and how easily stolen, and you will therefore see how extra careful we must be and how our consciences must be kept sensitive, and now you see before you the future work of our organization. To so direct and guard our members that business will be done on straight lines, both between the public, customers and themselves. To guard, then, against dishonest dealers and brokers and so conduct the Association of Bronx Real Estate Brokers that every man who is a member of our association will be known as a man who speaks true, acts fair, gives a

square deal to every one, and is a credit to himself and to the community in which he lives."

THE MORTGAGE TAX.

In speaking of the mortgage tax law, Lawson Purdy said: "We cannot tell yet about the prospect of repealing the mortgage tax law. But there is just one thing to say about it. If you don't succeed in having it repealed this year, it will be three times as hard to succeed the year after, and five times as hard the year after that. For the tax will bring in a revenue every year much larger than it did the year before. It has been demonstrated that the difficulty of repealing a revenue-producing measure increases in geometrical rather than in arithmetical progression.

"Now is the time to do it, if it is to be done. Complete exemption of mortgages from taxation is to be desired, of course, but I would be willing to see go through any compromise measure which we have hitherto agreed to. For instance, a single tax rather than one recurring annually."

Mr. Purdy is a member of the commission appointed by Mayor McClellan to look into the conditions of taxation in New York City and to report on means for extending the debt limit. The report has not been made public yet, but last night Mr. Purdy told a little of what the report will contain.

"The city has arrears of taxes," he said, "amounting to over \$63,000,000. Of this sum over half cannot be collected. That is, \$33,000,000 in arrears is carried on the city's books as an asset, and it is an asset of no value at all. We shall never collect a cent of it."

Speaking of the personal property tax, Mr. Purdy continued: "We are assessing personal property at \$12,000,000 every year. Of this fully one-third cannot be collected. What is the remedy? The only remedy is the abolition of the antiquated system. All tax on personal property should be abolished.

"Eighteen years ago Mayor Hewitt, in a message to the Board of Aldermen, said that all personal taxes ought to be abolished. He said that the fear that inspired acted as a check to the city's advance, and that conditions in New York should be such that capital should be attracted here from all over the world. And Mayor Hewitt was considered a shrewd and sensible man."

Earlier in his speech Mr. Purdy commented on how hard it was for the Bronx to get things because it was so far from the seat of city government.

Letters of regret were received from Mayor McClellan, William T. Jerome, Wm. McAdoo, Charles E. Hughes, Mark Twain, Simeon Ford, Wm. M. Ivins and Job B. Hedges.

Guests and members present were: Olin J. Stephens, Walter Whewell, R. E. MacDonald, R. W. Thomas, Thomas G. Price, James K. Price, James J. Haggerty, Emanuel Glauber, Chas. F. Sharrott, W. S. Jennings, Hon. Frank Gass, M. Anderson, J. H. Hass, Wm. C. Gotshall, Martin Geiszler, Leo. Hutter, J. Haven-der, A. A. Ireland, J. F. Murray, E. S. Ridley, B. F. McQuay, J. Bamby, C. Bogert, J. P. Dunn, H. H. Sherman, B. E. Guybert, H. Layng, Samuel Brenner, H. Rodkin, John Reiss, M. Marks, Louis Reiss, J. Homer Hildreth, Hon. J. E. Eustis, Geo. Price, R. Brown, Edw. Polak, Geo. W. Bard, L. E. Field, M. F. Kerby, G. Van Pelt, M. F. Healy, Wm. A. Kurz, T. T. Uren, C. Werner, C. H. Smith, E. G. Bach, A. Gerhards, Geo. J. Stricker, Peter S. O'Hara, John O'Hara, J. H. Behrman, W. C. Watts, J. Steinmetz, Wm. Brown, Geo. Carroll, James Carpenter, H. C. Scharfers, Wm. Peters, C. Mehlretter, Thomas Thorn, F. J. Wood, A. Piser, M. H. Newman, J. Lauber, S. Hecht, S. Gainsborg, S. Cohen, Eugene J. Busher, Chas. A. Weber, C. Kiesling, Wm. Stonebridge, A. Gorsch, J. Ghames, W. H. Harnden, Oscar Loewi, G. F. Moody, W. Lindner, H. A. Gumbleton and Henry W. Riecken. The souvenir of the evening was paper weights in the shape of hand-glasses.

Laying Out West 157th St.

A public hearing will be given by the Board of Estimate on January 12 in regard to laying out 157th st, between Avenue St. Nicholas and Edgecombe road. The Corporation Counsel, in an opinion dated May 20, 1905, describes the manner in which the street was acquired by condemnation proceedings. He also outlines the action taken by the Board of Street Opening and Improvement in 1893 closing and discontinuing the street, and stating that on the same date, namely, September 15, 1893, there were filed with the Commissioner of Public Works and the Register of the City and County of New York, a map showing the closing of Edgecombe road and the portion of West 157th st under discussion. The Corporation Counsel says that the result of this closing and discontinuing in 1893 was to extinguish a public right-of-way over the land, but he states that the easements of light, air and access appurtenant to the abutting property were not extinguished. He further advises, after a reference to chapter 1,006 of the Laws of 1895, that this easement to light, air and access could be extinguished by the filing of another map again closing and discontinuing the street, which would result in extinguishing the private easements of light, air and access. He concludes that the title to the land acquired for West 157th st, namely, to the width of 80 ft, is still in the City of New York, relieved of the trust of maintaining the same as a public street, but still subject to the burden of the beneficial use of it by the abutting owner.

There are now houses on both the northerly and southerly

sides of this street fronting on Avenue St. Nicholas, and Chief Engineer Nelson P. Lewis is informed by the representative of the abutting owners that it is intended to remove these buildings, which are old, and to build houses fronting on the new street. The owners evidently wish to secure title to the strips 10 ft in width on each side, in order that they may be used for the purpose of this development.

Mr. Lewis, in a recent report to the Board, said: "As the city now has the fee to this street 80 ft in width, I see no reason why the abutting owners should secure this land without proper compensation, and in my judgment it would be wise either to lay out the street on the lines followed by the Commissioners of Central Park in 1869, or that the lines which it is now proposed to adopt should be followed only on condition that the city is to receive a substantial consideration for the 10 ft on either side which it is desired should be abandoned to the property owners."

New Street Plan for Kingsbridge.

Since the adoption of the plan for changing the tracks of the New York Central and Hudson River Railroad Company to the northerly shore of the Harlem River Ship Canal, the necessity for a readjustment of the street system has been apparent, and plans for such a readjustment are being prepared. These plans when submitted will involve two boroughs. The boundary between the Boroughs of Manhattan and the Bronx is Spuyten Duyvil Creek, a stream the importance of which has been diminishing every year since the construction of the Harlem River Ship Canal, with the result that the section known as Marble Hill, although belonging to the Borough of Manhattan, is entirely separated from it and is physically connected with the Borough of the Bronx. With the building of solid bridges across both mouths of the Spuyten Duyvil creek, the latter stream will be still less important than it is at present. Still, being a borough boundary, any plan submitted by the President of the Borough of the Bronx could properly extend only to the centre of the creek, while a plan submitted by the President of the Borough of Manhattan would be likewise limited. A joint plan is therefore needed, and it is understood that such a plan will be submitted by the Presidents of the two boroughs.

In a communication addressed to the Board of Estimate by Richard H. Montgomery and others, in October, it was said:

"In view of the completion of the subway station at Broadway and Muscoota st it is most important that we have access from Kingsbridge road to Broadway over Muscoota st. Such access would attract homeseekers, and make it possible for us to dispose of our various holdings by subdividing into small plots. We are at a loss to understand why this work has not been done before, and would respectfully ask that you give this matter your personal consideration, and believe that when you understand the situation you will realize the importance of having this work completed at the earliest possible moment."

Mr. Charles T. Barney owns the Tecca Reed Estate property, comprising some 250 city lots on the northerly side of Kingsbridge road; Mr. John Clafin owns about 500 city lots on Kingsbridge road adjoining the Jerome Reservoir, and Mr. Montgomery is president of the Kingsbridge Real Estate Company, which owns the "Bailey Tract," on the southerly side of Kingsbridge road, comprising some 500 city lots. This territory extends from 189th st, at the Webb Academy, on the south, to 229th st on the north.

The Brick Market.

Hudson River brick are bringing \$10.50 per M. for the best grade in the open wholesale market, the highest price since 1882, when common hards sold in April for \$10.50 per M., and in the early part of May for \$11 by the cargo afloat. The record prices were those paid in the year 1866, following the Civil War, when common brick sold for \$18 per M. by the cargo, but gold was then at a premium. President Hammond, of the Hudson River Brick Manufacturers' Association, remembers distinctly that the price of brick delivered in Broome st that year was \$20. At this time last year good brick were selling for an average of \$7.87½, wholesale, but the ten dollar mark was touched before the winter closed. The river is still open, at least to Newburgh.

Under a recent resolution of the Board of Estimate and Apportionment \$75,000 was appropriated for the purpose of extending 177th st bridge over the Bronx River to the new width of said street. The plans and specifications are being prepared, but the city has not yet taken title to the lands necessary for the bridge and its approaches, but proceedings to acquire title have been started, and the whole expense will be borne by the city. This crossing is an important one, Boston road, West Farms road and East 177th st, or Tremont av, all converging at its westerly end, while the West Farms road and Tremont av on the easterly side of the river also find their outlet here. The extraordinary developments which have followed the opening of the Rapid Transit Railroad, now having its terminus at or near this point, emphasizes the necessity of reconstructing the bridge.



The Washington Terminal

THEODORE STARRETT, IN THE ARCHITECTURAL RECORD MAGAZINE

NOT the least remarkable thing about the great terminal station which is now beginning to rise from the two million yard fill at the intersection of Massachusetts and Delaware av's in Washington is the fact that it is a monument in enduring granite to the Chicago World's Fair and its architect, Daniel H. Burnham. The White City is vanished like a beautiful dream, but its chief designer, grown greater with the years, has produced in this building a structure which surpasses the most beautiful of the ephemeral creations of the vanished city. I have no doubt that this great organizer when he gazed on his finished work in the stucco buildings of the Columbian Exposition dreamed even then of the day when he should do it all over again in everlasting stone. That day has arrived, and the fulfilment of his dream in such a building as the Washington Station should be an inspiration to every one of us.

Though not in any sense part of the original plan of George Washington as worked out by his Secretary of State, Thomas Jefferson, with the expert advice of Major L'Enfant, the new Terminal is one of the great features of the embellishment of the Capitol City and, being the actual design of a member of the Commission of Architects which has restored the plan of George Washington, it gives the motif, as it were, of the grand finale of the composition. It is the first of the series of great buildings which is to make Washington a White City that will indeed be the wonder of the world.

That the Divinity which shapes our ends had a kindly eye on the national Capitol during all the years that elapsed since L'Enfant's time is proved by the fact that she (the Divinity) was so nearly successful in restraining all the race of government architects from muddling with the job of beautifying the city. During the dark ages of architecture in the United States, when clever graduates from the carpenter's bench and the wood-turner's lathe dispensed architecture for the benefit of the public and dotted the country with Queen Anne and "Mary Ann" monstrosities, squandering the nation's money on buildings like the old Chicago Post-Office, for instance, kind Providence restrained their vandal hands from tampering with the national Capitol, and so the city's plan remains to-day, as far as the government buildings are concerned, almost untouched from the hand of L'Enfant.

The Washington Terminal is only one of a series of great railway stations that are to be built in the United States. The terminals of the Pennsylvania Railroad and the New York Central in New York City are to be colossal structures. Another great New York terminal, although possibly of lesser magnitude, is that of the Lackawanna Railroad at Hoboken. Cleveland is to have a great station, and Buffalo and Chicago, to supply the fast-growing needs of the country.

The site of the Washington Terminal is very close to the national Capitol, the front of the building facing up Delaware av directly toward the northwest corner of the Capitol. The grade of the locality where the station stands is to be raised about thirty-five feet, the job of filling along being rather a big one, requiring some two million yards of new material, the raised area covering many acres.

The new Terminal is less than the Capitol in one dimension only, that of height, but viewed from the northeast, it is the dome alone that surpasses it in height. In the dimensions of length and breadth it exceeds the Capitol, the station's length being 760 ft. as against the Capitol's 746 ft. 6½ ins., and its breadth being 343 ft. 9 ins. as against the Capitol's 270 ft. 10 ins.

Few who read the papers or magazines are unfamiliar with the appearance of the Washington Terminal. The building is a sort of grand triumphal archway, inspired by the triumphal arches of Rome.

The central pavilion has three arches, each 50 ft. high, leading into the main waiting room, and the end pavilions are single arches 40 feet high, which are intended as carriage entrances. The one toward the east is for official use and leads to the suite of apartments exclusively for the President and the guests of the nation; the one toward the west is for the public and gives immediate access to the ticket lobby.

* * * *

The Washington Station will have no large span train-shed, as it has been found that great sheds have not justified their

enormous cost. They are always dark, dirty and leaky, and in winter afford small protection from the cold. In this particular case an enormous train shed so near the Capitol was regarded as tending to dwarf the dome of what must remain the most notable building in Washington. Instead of the train-shed there will be umbrella sheds covering each platform and wide enough to overlap the trains and furnish protection from the weather.

The cost of the entire improvement will be about \$14,000,000, including track rearrangement, the building of the new plaza and the establishment of the new streets.

The exterior of the station is to be of white granite from Bethel, Vermont. This material has an interesting story connected with it. It had previously been used in but few buildings, although it lies in limitless quantities in a hill back of Bethel. The owner of the quarry or property on which the quarry has been made, was a crank of the deepest dye, who, because his only son was killed in a railroad crossing accident near the town, swore a solemn oath that as long as he lived the material should never be used except for tombstones; and so it remained until his death, when the property passed into the hands of those who undertook the work of introducing it as a building material.

It required some considerable boldness on the part of the architect, as well as a good brand of confidence in that architect on the part of his client, to choose an untried material for so great and important a building as the station, but the whiteness of the granite fitted in with the color of the architect's dream, and now that the dazzling, creamy white blocks are beginning to show and give promise for the finished work, it simply scores another success for the men who dare and do.

* * * *

If anyone will stop and think of the time it has taken to build any of the great structures that have come within his own ken, he will appreciate what it means to build a building larger than the National Capitol in three years' time.

Some of the Old World buildings not as great have taken centuries. Our own great buildings, like the Capitol, for instance, have often taken generations to build, and in the case of great structures at the present day we know full well of many a building like the Chicago Post Office, which has been a building now for eight years, and, as I believe, is not finished yet.

But modern conditions demand modern methods, and to-day the building constructor must make as much speed as the public convenience, if no other consideration, demands.

The man who made two blades of grass grow where one grew before was not one of your conservative mossbacks who are contented to let well enough alone. Else he had never been immortalized. The call of to-day is, make more blades of grass grow, not two but twenty, not twenty but a hundred. Study the problem scientifically. Plan your work as a general would plan his campaign. It must all be mapped out in imagination, just as battles are fought on paper beforehand. The winning general is the one who knows best the ground of the battle field and where the reserves should be located beforehand.

The modern constructor must plan his work to the very end; he must know when his foundations will be finished ready for the superstructure, and the parts of the superstructure made up of a dozen divisions each composed of a thousand, nay, ten million units, must all be prepared in advance at their several points of production, whether it be your granite away up in the green hills of Vermont or your steel in Pennsylvania's smoky furnaces. A dozen army corps must be organized and provisioned and drilled and held in readiness to throw into the breach at the proper juncture. And the well-managed campaign produces results so different, so new, so magical, so astounding, if you but knew, that it is no wonder the enthusiasm of the brain and soul of the man who plans it. Not all the difficulties, the risks, the obstacles placed in one's path by those who love the rut, not the dire threat of the walking delegate can quench for one instant the fire that inspires the master builder.

And so we see great buildings rise like magic, over night, steel on steel and stone on stone, as imperishable as the pyramids, though they took a thousand years to build instead of a thousand days.

THE REALM OF BUILDING

Prospective Building.

The following is a list of building enterprises for New York City that may be expected within the year 1906. For some, plans are now under way; for others, no architects have yet been selected; and in some cases the sites have not been secured. The first name is the owner's; the second, that of the architect; the third, the contractor's; the date is the date of announcement in the Record and Guide.

OFFICE, STATION AND HOTEL BUILDINGS.

- 4th av, n e cor 26th st—8-sty fireproof hotel building, or extensive alterations to present structure; The Putnam House; John L Martin, 314 Madison av; no architect selected. Contemplated. Dec 2, 1905.
- 7th av, n e cor 36th st—15-sty hotel building; D O Mills, 634 5th av; Copeland & Dole, 135 Nassau st; Post & McCord, 44 E 23d st, have the steel work; no other contract let. Nov 25, 1905.
- Plaza square, w s | 18-sty hotel building; The Plaza Realty Co, 137 58th to 59th st | Broadway; Henry J Hardenbergh, 1 West 34th st; Geo A Fuller Co, general contractors. July 1, 1905.
- 47th st, Nos 161-163 W—9-sty hotel building; H M Swetland, Fuller Building; Jackson & Rosencrans, 31 Union sq; T J O'Reilly & Co, 353 5th av. Aug 5, 1905.
- Foot West 22d st—2-sty passenger station and ferry slip; Central Railroad of New Jersey; C J Osgood, chief engineer; Chas T Wills, 156 5th av, general contract. Work started. Dec 23, 1905.
- Foot West 22d st—2-sty passenger station and ferry slip; Delaware, Lackawanna & Western R R Co; Kenneth M Murchison, 5 W 31st st. Plans about ready. Dec 23, 1905.
- 29th st, n w cor Madison av, 50 ft w—10-sty hotel addition to Hotel Seville; Louis C Raegenar, 141 Broadway; Chas T Mott, 35 W 31st st. No contract let. Dec 9, 1905.
- 5th av, s e cor 32d st—11-sty office building; Mathew Rock, 315 5th av; Maynicke & Franke, 298 5th av. No contract let. Dec 9, 1905.
- 21st st, Nos 18-20 West—10-sty office building; Mrs Josephine Robinson, 34 West 9th st; C Dunne, 330 W 26th st.. Aug 12, 1905.
- 27th st, No 43 West—9½-sty store and office building; owner's name reserved; Louis C Maurer, 22 E 21st st, architect. No contract let. Dec 23, 1905.
- Lafayette st, Nos 66-72—10-sty business and loft building; Israel Lippman, 201 E 108th st; Schwartz & Gross, 35 West 21st st; John J Radley & Co, 19th st and East River, steel. Sept 16, 1905.
- Mangin st, No 29—7-sty loft building; J Meyer, 11 Broome st; Thomas W Lamb, 224 5th av. Dec 9, 1905.
- 27th st, Nos 148-152 West—8-sty business building; owner and builder, Robert J Mahoney, 1133 Broadway. Oct 7, 1905.
- 24th st, Nos 46-54 West—12-sty lodge and office building addition; The Order of Free & Accepted Masons, 6th av and 23d st; no architect selected. Contemplated. Dec 2, 1905.
- 43d and 44th sts | 12-sty office and exchange building; The New York Lexington av | Furniture Exchange, C Platt, manager, Grand Central Palace, Lexington av and 43d st; no architect selected. Contemplated. July 22, 1905.
- 40th st, Nos 18-22 West—9-sty club house; The New York Club, 5th av and 35th st; Henry J Hardenbergh, 1 W 34th st; Wells Bros Co, 160 5th av, general contract. Nov 4, 1905.
- Vanderbilt av | various stories, sizes, etc, new Grand Central Station Lexington av | buildings; New York Central R R Co; Warren & Wet-45th-43d sts | more, associated with Reed & Stem, 5 E 42d st. Depew pl | Aug 12, 1905.
- Walker st, Nos 9, 11 and 13—7-sty loft building; Ole H Olsen & Co, 1518 Vyse av, Bronx; C Abbott French. Oct 3, 1905.
- 7th and 8th avs, between 31st st and 33d st—3-sty terminal building; Pennsylvania Railroad Co; McKim, Mead & White, 160 5th av. Dec 12, 1903.
- 7th and 6th avs, bet 32d st and 33d st—sty tunnel terminal; Hudson & Manhattan Railroad Co, W G McAdoo, president, 111 Broadway; no architect selected. Plans unsettled. Dec 19, 1905.
- 5th av, n e cor 15th st—15-sty store, loft and office building; The Richman Realty & Construction Co, 56 Liberty st; Samuel Sass, 23 Park row. Site not cleared. Sept 9, 1905.
- 43d st, No 311-319 West—12-sty printing and publishing house; Chas Scribner's Sons, 153 5th av; Ernest Flagg, 35 Wall st; no contract let. June 10, 1905.
- 38th st, Nos 102-104 West—9-sty loft building; J Stern & Co, 34 E 21st st; Wm C Sommerfeld, 19 Union sq; Donald Mitchell, 305 W 53d st. Dec 23, 1905.
- 34th st, n s, 325 w 5th av—6-sty store building; R C Smith, 46 W 14th st; Samuel Sass, 23 Park row; The Richman Realty & Construction Co, 56 Liberty st. Nov 25, 1905.
- Centre Market pl | block, 6-sty new police headquarters build-Grand st | ing; City of New York; Hoppin & Koen, 244 Centre and Broome sts | 5th av; Gillespie, Walsh & Gillespie, 1133 Broadway, general contract; Levering & Garrigues, 552 W 23d st, steel. July 11, 1903.

ELEVATOR APARTMENT HOUSES.

- Riverside Drive, s e cor 86th st—12-sty elevator apartment house; R H Macdonald & Co, 5 W 31st st; Chas E Birge, 5 W 31st st; R H Macdonald & Co, general contract. Nov 4, 1905.
- 110th st, n s, 100 ft w Broadway—9-sty elevator apartment house; The One Hundred and Tenth Street Co, 44 Wall st; Snelling & Potter, 1170 Broadway; The Hennebique Construction Co, 1123 Broadway, concrete contract. Nov 18, 1905.
- Morningside av, w s, 115th to 116th st—two 10-sty elevator apartment houses; Paterno Bros, 557 W 183d st; Schwartz & Gross, 35 W 21st st. Oct 21, 1905.

Building Operations.

New Apartments for Amsterdam Av. Block.

AMSTERDAM AV.—Maximilian Zipkes, 147 4th av, is preparing plans and specifications for a row of new apartment houses to occupy the block front on Amsterdam av, 176th-177th sts, which will be improved with two 40-ft corners, and three 40-ft inside houses, 6 stories, to be finished in a high-class manner, with all modern improvements, at a cost of \$250,000. The Fleischmann Realty & Construction Co. will be the owners.

Eleven-Story Loft Building for Twentieth St.

20TH ST.—Frederick C. Zobel, 24-26 East 21st st, is preparing plans for the erection of an 11-sty fireproof, steel frame loft and office building, 50x92 ft., which he will erect at Nos. 32-34 West 20th st. The structure will contain concrete floor arches, elevator, steam heat, brick, stone and terra cotta front, plumbing fixtures, oak trim, marble and tiling, composition roof, and all up-to-date improvements. No contracts have yet been awarded.

An Improvement of Five Flats for Sherman Av.

SHERMAN AV.—The Hanover Realty & Construction Co., 55 Broadway, will soon erect five 5-sty and basement apartment houses, on plot 200x150 ft, recently purchased by them, on the northwest side of Sherman av, 100 ft southwest of Academy st. Each house will be 40 ft front by 138 ft deep. The fronts will be of limestone, light brick, terra cotta, with hardwood trim, open nickle plumbing, hot water supply, steam heat, marble, tile work, and plastic slate roofs, etc. Total estimated cost about \$238,000. Louis C. Maurer, 22 East 21st st, the company's architect, will have plans ready for estimating about Jan. 3d.

Chas. T. Wills To Rebuild Central R. R. Ferry Terminal.

FOOT 22D ST.—The general contract for the rebuilding of the ferry-slip and passenger station, for the Central Railroad of New Jersey, near the foot of West 22d st, recently destroyed by fire, has been awarded to Chas. T. Wills, of No. 156 5th av. The general design and construction will be about an exact duplication of the burned building, two stories in height, and 86x300 feet in size. Work will be begun at once, under the supervision of C. J. Osgood, chief engineer, for the company. Plans for the new slip and station for the Delaware, Lackawanna & Western, are being prepared by Kenneth M. Murchison, of No. 5 West 31st st. For further building particulars see issue of Dec. 23, 1905.

Plans for the Brunswick Site.

5TH AV.—At a meeting of the Brunswick Site Co., held on Saturday, Dec. 23d, it was officially decided that Francis H. Kimball, of 71 Broadway, and Harry E. Donnell, of No. 3 West 29th st, will be associated as architects for the new office and store structure to be erected on the east block front, in 5th av, between 26th and 27th sts, upon the site of the old Brunswick Hotel. The new building will cover the entire plot, 197.6x130, about 31,106 sq. ft. It will be twelve stories in height, and cost approximately \$1,000,000. This action was taken by the Brunswick Site Co., of which Mr. Robinson, of the Gorham Company, 5th av and 36th st, is vice-president, after a long postponement, of the new 20-sty hotel plans which were drawn to be erected on the site. It is said that operations are to be begun at once, but no contract has yet been awarded.

The Adams Express Company's New Building will be a Skyscraper.

BROADWAY.—A notable addition to the colony of skyscrapers now to be found on the lower portion of the Island of Manhattan will be the coming new office and express building to be erected in lower Broadway for the Adams Express Company. The company already own Nos. 59 to 63 Broadway, a frontage in both Broadway and Trinity pl, of 72.6 ft and a depth of 207.4, and it is understood that additional property will be purchased adjoining. The exact size and number of stories therefore cannot be given yet, although it can be stated that the building will compare with the new United States Express Building in height, equipment and construction.

When interviewed by a Record and Guide representative, it was said that no definite plans or architect have yet been selected. The Adams Land and Building Company was incorporated on Tuesday of this week, with a capital of \$6,000,000. Directors are Levi C. Weir, Basil W. Rowe, Charles Steele, Carl A. De Gresdorf, Henry Farmer, Jr., H. Starr Giddings, and Edward B. Bruce.

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Apartments, Flats and Tenements.

3D ST.—Chas. I. Weinstein will build at No. 21 East 3d st a 6-sty store and tenement, 25x96.2, to cost \$25,000. Geo. Fred Pelham, 503 5th av, is making plans.

72D ST.—On the northwest corner of 72d st and Av A Louis Reiner, 436 Grand st, will build a 6-sty 20-family flat, 25.8x90, to cost \$35,000. B. W. Levitan, 20 West 31st st, is preparing plans.

4TH ST.—Geo. Fred Pelham, 503 5th av, is preparing plans for a 6-story store and tenement, 25x96.2, to be erected at No. 72 East 4th st, at a cost of \$25,000. Chas. I. Weinstein will be the owner.

PARK AV.—Lorenz F. J. Weiher, 103 East 125th st, is preparing plans for four 6-sty tenements to be erected by Abraham Goodman, at the southwest corner of Park av and 134th st, at a cost of \$170,000.

95TH ST.—Felt & Malakoff, 19-21 West 116th st, will also build on the south side of 95th st, 150 ft west of Columbus av, a 6-sty, 24-family flat, 49.8x87.8, to cost \$50,000. Geo. Fred Pelham is architect.

117TH ST.—H. Levin, 1411 Madison av, will build on the north side of 117th st, 169 ft west of Pleasant av, a 6-sty, 33-family flat, 50x87, to cost \$50,000. Bernstein & Bernstein, 24 East 23d st, are making plans.

144TH ST.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 6-sty, 36-family flat, 50x86.11, for Harris Maskin, 103 4th av, to cost \$50,000, on south side of 144th st, 325 ft west of 7th av.

LENOX AV.—Parnass & Dellon, 1787 Lexington av, will build on the east side of Lenox av, 75 ft west of 142d st, a 6-sty 22-family flat, 50x85, to cost \$50,000. Geo. Fred Pelham, 503 5th av, is making plans.

126TH ST.—J. C. Cocker, 103 East 125th st, is making plans for three 6-sty flats, 50x56.6, 50.5x50, for Small & Meryash, 167 Monroe st, to be erected on the northwest corner of 126th st and 2d av, to cost \$140,000.

96TH ST.—Geo. Fred Pelham, 503 5th av, is making plans for a 6-sty 28-family flat, 50x87.11, for Felt & Malakoff, 19-21 West 116th st, to be erected on the south side of 96th st, 100 ft west of Columbus av, to cost \$50,000.

101ST ST.—Pollack & Goodman, 3-5 East 116th st, will build on the south side of 101st st, 109 ft east of 1st av, two 6-sty 39-family flat buildings, 50x87.11, to cost \$80,000. Wm. C. Sommerfeld, 19 Union sq, is making plans.

85TH ST.—Nathan Silverson and Joseph Block, 23 East 107th st, will build at the northeast corner of 85th st and 2d av, a 6-sty, 25-family flat, 46.2x64.9, to cost \$45,000. Bernstein & Bernstein, 24 East 23d st, are making plans.

John D. Crimmins, 40 East 68th st, Manhattan, will build three 4-sty double flat buildings on Crescent st, near 13th st, about three blocks from the old Queens County Court House, in Long Island City. They will cost about \$90,000, and contain apartments for 16 families each.

7TH AV.—Oscar Lowinson, 18-20 West 42d st, is preparing plans for the erection of five 6-sty flat buildings, 40x90, 39.10x87, for the Fleischmann Realty & Construction Co., 170 Broadway, to be erected at the northeast corner of 7th av and 145th st, and southeast corner of 7th av and 146th st, to cost \$200,000.

Schools.

D'Oench & Yost, 289 4th av, Manhattan, have plans in progress for a new school building, 100x100 ft., to be erected at Rutherford, New Jersey, at Pierpont and Chestnut sts.

Eugene Ciccarelli, Hoboken, New Jersey, has revised plans for the new school building to be erected at 2d and Monroe sts, that city; 2 stories, 125x135 ft. No contracts have been let.

Factories.

The American Lead Pencil Company, of Hoboken, New Jersey, will build a 5-sty pencil factory, 35x75, at Hoboken. Franklin M. Small, of No. 265 Broadway, Manhattan, is taking figures on the general contract.

Miscellaneous.

A new Y. M. C. A. building will be erected at Bayonne, New Jersey, to cost about \$50,000.

The William Myers property, consisting of some 30 acres, at White Plains, New York, will be extensively improved.

Ward W. Wellington, 18 West 31st st, is taking figures on the general contract for a 3-sty theatre building, to be erected at White Plains, N. Y., for B. H. Von Ottinger.

The Otis Elevator Co., 17 Battery pl, New York, has purchased thirty-five acres of land near Girder and Sheridan sts, Buffalo, N. Y., on which, it is said, a large plant will be erected.

Estimates Receivable.

JEROME AV.—Figures are being received by Herbert Lucas, 1135 Broadway, on the general contract for a 5-sty apartment house, 100x100 ft, to be erected on Jerome av, near 192d st.

53D ST.—Barney & Chapman, 520 5th av, have awarded to C. F. Bond, Inc., 136 Liberty st, the general contract for extensive improvements to No. 37 West 53d st. No sub-contracts have yet been awarded.

SURF AV.—J. C. Walsh, 1294 Fulton st, Brooklyn, is taking figures on the general contract for a 4-sty fireproof flat house, 35x100, for J. Felino, 115 Mulberry st, to be erected on the south side of Surf av, 45 ft west of Cottage pl, Brooklyn.

ELIZABETH ST.—F. Musty, 912 2d av, has completed plans for the erection of a 6-sty stable and loft building, 25.6x58.8, to be built at No. 302 Elizabeth st, at a cost of \$9,000. E. C. Schwarz, on premises, is the owner. No contract let.

161ST ST.—Figures will be called for soon for the erection of the 3-sty Hook and Ladder House, 50.6x83.7, for the city, to be erected at Nos. 513-515 West 161st st, at a cost of \$62,000. Francis H. Kimball, 71 Broadway, is architect.

62D ST.—Plans are ready for figures for the 4-sty Settlement House, 34.89.1, which Mrs. L. Kohns, 23 West 56th st, will erect at Nos. 329 to 331 East 62d st, at a cost of \$30,000. Pollard & Steinman, 234 5th av, are the architects. No contract let.

5TH AV.—Plans are now ready for bidders for the new 11-sty office building, to be erected on a plot 29x150, at the southeast corner of 5th av and 32d st, for Matthew Rock (merchant tailor), of 315 5th av. One old building will be demolished. Maynicke & Franke, 298 5th av, are the architects. See issue of Dec. 9th, 1905.

WASHINGTON ST.—Figures are being received by John Walker, of the Builders' Contracting Co., 141 Broadway, on masonry, carpenter work, steel, roofing, heating, plumbing, elevators, electric work, etc., for the 6-sty loft building to be erected at Washington and 10th sts, for which C. A. French, 627 Columbus av, is architect.

Contracts Awarded.

A. B. Stannard, 1133 Broadway, Manhattan, has just obtained the general contract to build at Greenwich, Conn, a new high school building, to cost \$100,000.

GOLD ST.—D. C. Weeks & Son, 289 4th av, have obtained the general contract for extensive alterations and improvements to the 8-sty telephone exchange and office building Nos. 30 and 34 Gold st, for the New York Telephone Co., of 15 Dey st. The work consists of alterations to the floors, brick walls and new stairs. The cost is placed at about \$50,000. Eidlitz & McKenzie, 1123 Broadway, are the architects.

Bids Opened.

The contract for the paving of Livingston st, Brooklyn, with asphalt blocks has been let to the Brooklyn Alcatraz Co., 407 Hamilton av, Brooklyn, whose bid of \$42,000 was the lowest.

Bids have been opened at the office of Martin W. Littleton, Pres. Boro. Brooklyn, for the erection of a public bath on 4th av and President st, Boro. of Brooklyn, as follows: (1) for lump sum for whole work; (2) for 5,000 lin. ft. piles; (3) 20,000 ft. timber for caps, etc.: Buckley Realty & Construction Co., Times Bldg., New York, \$175,000 informal; Thomas G. Carlin, 4 Court sq, Brooklyn, (1) \$159,796, (2) 80 cts., (3) 70 cts.; Church Construction Co., Fuller Bldg., New York, (1) \$189,000, (2) 25 cts., (3) \$1; D. J. Ryan, 723 3d av, Brooklyn, (1) \$181,280, (2) 30 cts., (3) 50 cts.; Kelly & Kelley, 45 East 42d st, New York, (1) \$181,280, (2) 30 cts., (3) 50 cts.; Clarke & Stowe, 229 Kent st, (1) \$155,000, (2) 20 cts., (3) 60 cts.

Bids were opened by the Board of Education on Tuesday, Dec. 26th, for general construction of new Public School 27, Manhattan, for which Clarke & Stowe, at \$407,000, was low bidder. For the general construction of additions to and alterations in hall of the Board of Education, Manhattan; William Werner, at \$38,600, low bidder. For forming classrooms inclosed with sliding doors in the assembly room at Public School 36, Borough of the Bronx; George Wilson, at \$2,877, low bidder. For sanitary work and gas fitting of new Public School 151, Brooklyn; Wm. C. Ormond, at \$10,780, low bidder. For alterations of heating and ventilating apparatus in Public School 20, Queens; Frank Hagny Co., at \$9,388, low bidder.

BUILDING NOTES

A bull New Year.

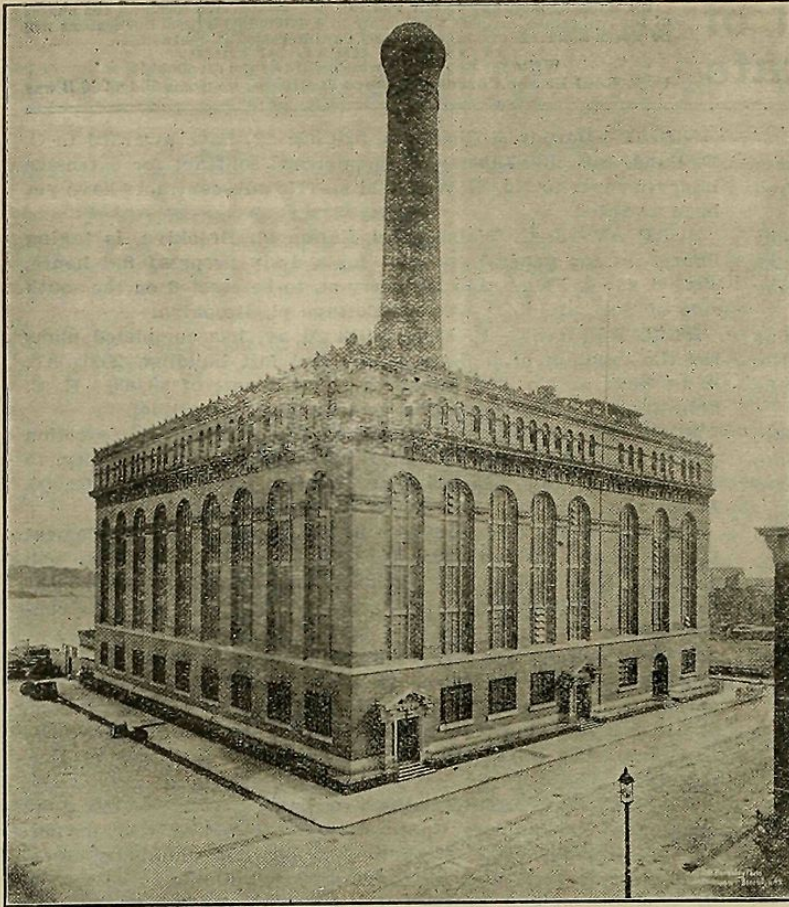
Did you get your's this year?

Generally speaking, 1905 was a year of peace.

The best ever for contractors and supply houses.

Richard E. Hennigham, building contractor, has changed his office from Court Square, Brooklyn, to No. 1 Madison av, New York.

The Philadelphia Subway was opened for public inspection on



THIS illustrates the Power House of the Metropolitan Railway Company, at 96th Street and East River, New York City. It is considered, both from architectural and mechanical standpoints, one of the best examples of its class of building in this country. Among the several highly commendable features of this structure, the Ar-

chitectural Iron Work, including window frames and sashes, stairs, railings, etc., all manufactured and installed by the Hecla Iron Works, stand out boldly as master specimens of mechanical handiwork.

The Hecla Iron Works are recognized as the first and foremost concern in the manufacture of Architectural Metal Work in the World. The plant is the largest and most complete, and the quality of its work is considered the standard, the world over.

North 10th, 11th and 12th Sts., from Wythe Ave. to Berry St., Brooklyn, N. Y.

the 17th inst. The tracks are laid in a solid bed of concrete. The walls and ceiling are also of concrete.

A general strike of housesmiths to enforce a demand for higher wages, is set for next Tuesday. Several months ago the Iron League was notified that an increase would be expected on January 1st, a notification which comes as regularly as the year rolls around; but recently the Housesmiths' Unions were expelled from the Arbitration Board for violating their agreement, and all negotiations, as between organizations, were broken off. Housesmiths now receive \$4.50 a day, and the new demand is for \$5. This general strike will be a separate and distinct matter from the strike against the firm of Post & McCord, individually, and will virtually be a test of the employers' ability to enforce the system of open shop which they have declared for the trade. Independent as well as associated firms of iron contractors will have their jobs "struck" if they refuse the advance in wages, and on the other hand, the jobs of any firm acceding to the terms will be manned. A statement from the employers will be found elsewhere in this paper. The trade has more work on hand at present than for a long time past. In the spring of 1905 only about one-quarter of the housesmiths in the section were working.

South Brooklyn Building.

All through this year South Brooklyn was a region where activity in real estate and building was remarkably pronounced in the various departments. Everything rentable was taken, and with regret hundreds of inquiring families were unable to find rooms. But since the advent of December many dwellings have been finished and remain unoccupied, and hun-

dreds more, which are now in course of construction, will be ready in the spring. At the present time the construction work is principally along and near Sixth av, and generally is of a quality superior to what has gone before. Two particular rows of brownstone front, two-family dwellings on the avenue are exceedingly commodious and substantial.

The trouble with most two-family houses, that are set in solid rows, is that the bedroom space is inadequate, through trying to crowd too many houses on a plot. They are occupied when there is nothing better to be had and vacated as soon as there is. If families were more comfortable than cramped quarters permit, there would be less moving about, and consequently a steadier income from property and fewer repairs to make. It is noticeable that South Brooklyn attracts a large share of the people who move to Greater New York from other American cities. In the spring there will be thousands of floors to rent, but owners are confident that all will be taken.

Needs Many Houses.

George O. Fowler, real estate agent of Whitestone, has received an urgent letter from officials of the Long Island Railroad requesting him to provide houses that can be rented from \$12 to \$15 a month in Whitestone to accommodate the families of between 150 and 200 workmen. The letter asks Mr. Fowler either to build these houses himself or to have some local builder to do it. Mr. Fowler is now negotiating to carry out the request.

The request is made at this time because the Aluminum Metal Manufacturing Company has moved its plant from Newark, N. J., to Whitestone.

ANNOUNCEMENT

The "Record and Guide" Bureau of Information

On the first day of January, 1906, the "Record and Guide" will commence to issue a special *Real Estate Information Service* to all Persons who may Subscribe for the same.

This Service has been established at the request of a Number of the Leading Real Estate Brokers and Financial Institutions in this City, who to-day are unable to obtain really Prompt, Accurate, and Special real estate information.

The Management of the "Record and Guide" have very carefully investigated the Existing Needs of the Public and the real estate service, which the "Record and Guide" has organized, has been devised with an especial view to Actual Requirements.

By means of a Subscription to the "Record and Guide" *Bureau of Information*, Brokers and Others may equip their offices with a Complete Service of Real Estate Information at a cost of less than *Three Dollars* (\$3.00) *a week*. For this amount, they will be supplied with the "Record and Guide Quarterly" (improved), the Names and Addresses of Property Owners, full use of the *Bureau of Information*, a weekly service for Index purposes of *Conveyances* with Names of Grantees and their Addresses, a weekly service concerning *Mortgages*, a weekly service of information contained in *Wills* so far as same relate to real estate, and *other matters of importance*.

The information supplied will be Full, Accurate, and Prompt. Arrangements have been made to avoid Unnecessary Delay of even an hour. The Service, moreover, has been rendered so Flexible that it is believed it will meet the Requirements of *all offices* and of *any system* that may now be in use.

The "Record and Guide" *service* has been so Devised that it necessitates a Minimum Amount of Space, a Minimum Amount of Filing, a Minimum Amount of Reference, and does away completely with any possibility of a Huge Accumulation of reference cards.

Start the new year with a first-class Information Equipment. . A postal card will bring a representative to see you.

Address

RECORD AND GUIDE,

14-16 Vesey Street,

NEW YORK CITY.

5th av. The property is 37x38 with 12-ft driveway for 5th av lots. The purchaser is an investor.

38TH ST.—J. Arthur Fisher has sold for Harriet S. Reed 209 West 38th st, a 4-sty dwelling, on lot 20x106.

44TH ST.—Douglas Robinson, Charles S. Brown & Co. have sold for the Criterion Realty & Improvement Co. 32½, 34 and 36 West 44th st, old buildings, on plot 44.6x100.5.

49TH ST.—Douglas Robinson, Charles S. Brown & Co. have sold for Mrs. Harmon Nathan to Mrs. Charles H. Woodbury 23 West 49th st, a 4-sty dwelling, on lot 22x100.5. Columbia College leasehold.

52D ST.—Myers & Aronson have bought 503 West 52d st, a 5-sty flat, on lot 15x75.

53D ST.—Whitehouse & Porter and Henry D. Winans & May have sold for E. D. Bird 42 East 53d st, a 4-sty dwelling, on lot 18x100.5.

58TH ST.—William H. Klinker has bought from Frederick C. Scheele 434 West 58th st, a 5-sty, 10-family tenement, on lot 25x100.5.

A Fifth Avenue Sale.

5TH AV.—George Nicholas has purchased from Henry H. Benedict the 6-sty business building 557 5th av, on lot 25x100, through Douglas Robinson, Charles S. Brown & Co. Mr. Benedict's asking price for the above property was \$350,000.

11TH AV.—T. Ortman has sold for Mauthe Bros. the 5-sty tenement and stores on the southwest corner of 11th av and 48th st, size 25.5x74.

11TH AV.—David & Harry Lippmann have sold the northeast corner of 11th av and 51st st, a 5-sty tenement and stores, on lot 25.1x100. T. Ortman was the broker.

NORTH OF 59TH STREET.

60TH ST.—S. B. Goodale & Son have sold for Elmer A. Darling to Aaron Coleman 28 West 60th st, a 5-sty dwelling, on lot 20x100; also for Emile S. Dreux to the same buyer 26 West 60th st, a similar property adjoining.

61ST ST.—Dennis & Preston have sold the plot 75x200.10 on the north side of 61st st, 56.11 ft east of Broadway, running through to the south side of 62d st, for Amos F. Eno.

76TH ST.—J. Levy & Co. have sold for Wexler & Posner 311 East 76th st, a 5-sty double flat, with stores, on lot 25x102.2.

78TH ST.—Mrs. Minnie Hirsch has bought 402 to 406 East 78th st, a 6-sty tenement, on plot 48.7x102.2.

81ST ST.—Henry D. Winans & May have sold 29 West 81st st, a 5-sty modern residence, on lot 25x200 ft, running through to 82d st, for Mr. Peter Doelger, Jr.

85TH ST.—Nathan H. Weil and Wm. Wolff Sons have sold for Philip Brauneis to Charlotte M. Hammel 5-sty triple flat, 511 East 85th st, 26x102.

90TH ST.—George Dudley Waring has sold for a Mrs. Nevins 109 East 90th st, a 4-sty dwelling, on lot 25x70.

98TH ST.—J. H. Oeters & Co. sold for M. Schneittacher 51 West 98th st, a 5-sty double flat.

109TH ST.—Julius H. Reiter, as attorney, has bought for clients the 5-sty flat 24 East 109th st, on lot 31.8x100.11.

114TH ST.—Myers & Aronson have bought 75 East 114th st, a 5-sty flat, on lot 25x100.11. Adolph Muller is the owner of record.

115TH ST.—Harris & Co., in conjunction with Sol. Friedus, have sold to Simons & Harris for William S. Hofstatter 5 East 115th st, a 5-sty triple flat with stores, on lot 25x100.11.

116TH ST.—Makransky & Applebaum have sold 125 and 127 West 116th st, one of their 6-sty new-law apartment houses, with stores, recently completed.

116TH ST.—George Brettell & Son have sold in conjunction with Lincoln Price for Irving Kempner 66 East 116th st, a 5-sty single flat, on lot 20x100.11.

117TH ST.—A. M. Constantine sold for William Giorgio 327 East 117th st, a 5-sty tenement house, on a lot 25x100.11.

119TH ST.—Louis Lese has bought from Henry Longstreet, of Matawan, N. J., 451 East 119th st, a 5-sty flat, on plot 38x100.11.

119TH ST.—Lowenfeld & Prager have bought 532 and 534 East 119th st, two 3-sty dwellings, on plot 35.8x100.11.

125TH ST.—Sachs & Co. have sold to John Palmer for Mrs. Louise Weber 549 West 125th st, a 5-sty double flat, 25x100.

128TH ST.—W. & J. Bachrach have bought through George Brettell & Son 118 and 120 East 129th st, two 3-sty dwellings, on plot 40x99.11.

129TH ST.—W. & J. Bachrach have bought 117 to 123 East 129th st, plot 75x100, with old building.

143D ST.—Louis Beckerof, 2003 Amsterdam av, sold for Edward O. A. Glokner 311 West 143d st, a 5-sty double flat, on a plot 25x100.

144TH ST.—Myers & Aronson have bought the plot 50x100, on the north side of 144th st, 150 ft east of Brook av.

149TH ST.—Slawson & Hobbs have sold for George R. Cannon to an investor the 5-sty apartment house 551-553 West 149th st, size 50x100.

153D ST.—Heine, Boehn & Mohnsheimer have sold the six 5-sty flats, each 37.6x100, in course of construction, on the north side of 153d st, 100 ft east of 8th av.

160TH ST.—Louis Becker sold for John Davis 514 West 160th st, a 5-sty double flat, on plot 25x99.11.

182D ST.—E. Osborne Smith & Co. have sold for the Parmelee estate the lot on the south side of 182d st, 100 ft east of St. Nicholas av.

AMSTERDAM AV.—Harry W. Hopkins sold for the Fisher estate to the Four Realty Co. the southwest corner of Amsterdam av and 159th st, old frame buildings, on a plot 66.7x150.

AUDUBON AV.—E. Osborne Smith & Co. have sold for the receivers of the New York Building Loan & Banking Co., No. 388 Audubon av, a 2-sty and basement dwelling, on lot 18x60.

FAST END AV.—Morris Kornblum has sold to S. B. Minkie and another 60 East End av, northwest corner of 82d st, a 5-sty double flat, on lot 26x98.

JANSEN AV.—E. Osborne Smith & Co. have sold for Frank P. Schimpf the three lots on the west side of Jansen av, 143 ft south of Terrace View av, size 75x90x irregular.

LEXINGTON AV.—Isaac Goldberg has bought the 5-sty double tenement 1736 Lexington av, on lot 25x75.

MADISON AV.—Joel Jacobs and William Marienhoff have resold the 5-sty flat, with three stores, at the northeast corner of Madison av and 117th st, on plot 34.11x108.

ST. NICHOLAS AV.—Jacob Frankenthaler bought from Herman Staats 418 St. Nicholas av, a flat, on lot 27x105.

2D AV.—Max C. Baum has bought 2493 2d av, a 5-sty double flat, with stores, on lot 25x75, near 127th st.

2D AV.—Peter A. & Martin Lalor have sold for Ernst Petersen the southeast corner 69th st and 2d av, 20x75, 4-sty building with store.

3D AV.—Mandelbaum & Lewine have bought through Horace S. Ely & Co. from the New York Life Insurance & Trust Co., as trustee, 3300 to 3308 3d av, running through to 991 to 995 Boston road, four 6-sty flats, on plot 115x90x115x44.9.

7TH AV.—Henry D. Winans & May have sold the northwest corner of 7th av and 139th st, one of the King model houses, on lot 20x80 ft, for J. H. Bradford and F. J. Stimson.

7TH AV.—The Metropolitan Securities Co. has sold 1852 7th av, northwest corner of 112th st, a 7-sty apartment house, on lot 25.11x150.

8TH AV.—The Herrmann Realty Co. has resold 2899-2901 8th av, two 5-sty triple flats, with stores, on plot 50x100.

Activity in the Dyckman Section.

10TH AV.—The holdings of the Patten estate and George F. Johnson & Sons, comprising about 150 lots just north of Sherman Creek, have been sold to a client of Richard Alexander. L. J. Phillips & Co. represented the Messrs. Johnson in the transaction. The properties sold include most of the block bounded by 10th and Nagle avs, Hawthorne and Academy sts; the entire water front on the Harlem River, between 202d and 206th sts, and twenty-two lots in the block bounded by 9th and 10th avs, 204th and 205th sts. The property controls a water frontage of over 1,000 feet on the Harlem River. Considering the fact that there are left only about twelve blocks of water front available for commercial purposes north of 155th st, the importance of the transaction is evident. The same buyer has also purchased, through David Stewart from Thomas G. and Walter R. Patten and Jacob Hirsch the block bounded by 9th av, the Harlem River, 203d and 204th sts; and also the water front portion of the two blocks to the north of this one.

THE BRONX.

OGDEN AV.—W. S. Patten and J. L. Van Sant have bought from John F. Kaiser, through E. Osborne Smith & Co., the plot 100x190, on the west side of Ogden av, 120 ft north of 165th st, running through to Summit av.

OGDEN AV.—W. S. Patten and J. L. Van Sant have sold to the Dennen Construction Company the plot on the west side of Ogden av, 75 ft north of 164th st, 70x90, and also the plot, 95x100, on the east side of Summit av, 50 ft north of 164th st.

SUMMIT AV.—W. S. Patten and J. L. Van Sant have bought from the Raynor estate the southeast corner of Summit av and 165th st, a plot 75x95x irregular.

3D AV.—Abraham and Joseph R. Scheinberg have sold to S. Cohen 4010 3d av, a 5-sty triple flat, with stores, on lot 25x100.

REAL ESTATE NOTES

Alexander Schaie has severed his connection with the office of Irving I. Kempner, and has become a member of the firm of Osorio, Klee & Co., with offices at 220 Broadway.

Mr. John Claffin has purchased through Edward P. Hamilton & Co. from the Wm. B. Skidmore estate the large stone mansion and 48 acres of land, known as "Westerly," at Morristown, N. J.

L. J. Phillips & Co. have opened a permanent Bronx Branch, at 786 Prospect av, near Westchester av (in the Manhasset Apartment House). This office is under the management of Mr. Arthur Weyl, who has been connected with the firm for the past ten years, and H. Edgar Uttley, formerly of their 72d Street Branch.

Charles F. Noyes Co. has leased for ten years the 5-sty and basement building, No. 217 Pearl st, covering lot 25x135, from

WANTS

AND

OFFERS

**Mortgage Broker
Wanted—**

In a prominent mortgage office. Only an expert accustomed to earning \$3,000 to \$5,000 annually. Useless to reply unless thoroughly experienced, temperate, and possessed of gentlemanly manners, good judgment and practical knowledge of New York values. Married man preferred. Please address, stating briefly age and experience, "MORTGAGES, BOX C.," c/o Record and Guide.

HAVE READY BUYERS for prop. in Italian Sections. PORRINO & RAGAGLIA, 552 W. B'way

MANAGEMENT OF PROPERTIES

between 59th Street and 125th Street, Fifth Avenue to East River, a Specialty. J. FREDERICK CALHOUN 955 Park Avenue, between 81st and 82d Streets

Hundreds of Acres in Queens Borough

Fine Plots for sub-division, on line of train and trolleys to New York and Brooklyn.

FACTORY SITES WATER FRONTS

Houses and Lots on terms to suit.

JOHN A. RAPELVE, Broadway, Elmhurst, L. I.

BOOKKEEPER and stenographer (young man) with knowledge of real estate, desires position in real estate office. Best reference. "RELIABLE," c/o Record and Guide.

YOUNG MAN (thirty), resident Brooklyn, member real estate firm, but about to sever connection; ten years' experience in law and real estate, desires to take charge of real estate department in responsible law office, or to establish and take charge of one therein, or become associated with real estate firm upon basis of small guaranteed salary and interest in real estate department or business upon terms to be discussed. Either Brooklyn or Manhattan. Unquestionable references. ENERGETIC, c/o Record and Guide.

NOTICE TO BRICK DEALERS

A great opportunity awaits any one purchasing a sixty-acre farm in New Jersey, about thirty miles from New York which would make a very fine brick yard for the manufacturing of bricks. Plenty of clay and sand and good facilities for shipping. Price very low. For full particulars, apply to

LEONARD MOODY R. E. CO.
187 Montague St., Brooklyn.

WANTED

To purchase building, to be used as Home for charitable organization; require from 20,000 to 40,000 sq. ft. Apply giving full particulars to "Purchaser," care of "Record and Guide."

Eight unencumbered Jersey City dwellings rented for over \$3,000 per annum, are offered in exchange at \$30,000 for west side elevator apartment under \$100,000.

NORTHERN REALTY COMPANY
55 Liberty St., New York City

Twenty Dollars instead of Hundreds

It costs many hundred dollars a year in materials and labor to keep and maintain an adequate system of real estate records, for immediate reference.

Twenty dollars is all the work need cost, if you subscribe to the Quarterly Record and Guide, wherein you obtain all the records arranged so that any one of them may be referred to as easily as a word in a dictionary.

All the big brokers and Financial Institutions are subscribers. Send a postal for particulars to

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Wood Carving by the Moore machine, and by hand; special prices for large contracts.

BROOKLYN CARVING SPECIALTY
666 Greene Ave., Brooklyn

Record and Guide Quarterly

The annual number of the Record and Guide Quarterly contains all the legal records for the past year concerning real estate and projected buildings, arranged alphabetically and numerically, with invaluable annotations. These are supplemented by tables of important transactions, with typical prices, covering the past quarter of a century or more, accompanied by expert comments; also by a list of realty corporations created during the past two years, with officers and the enterprises in which they are engaged. The whole makes a volume of reference which no real estate man can afford to be without. It should be on every desk and in every library. Its cost is as nothing compared to its value as a time-saver. This important work can be obtained, with three quarterly numbers, for the comparatively small sum of \$20. It is published by the Record and Guide, at Nos. 14 and 16 Vesey St., where interested parties may see it and have its uses explained to them. If you cannot call, drop a postal card to the Publisher, or call him up on telephone 3157 Cortlandt.

Send us your property for Sale. We have a large surplus of capital seeking investment. Permanent and building loans expeditiously negotiated on first-class properties only. Appraisals promptly made by a member of the firm.

(None of our representatives are permitted to make any appraisals.)



Branch at 643 Broadway, cor. Bleecker St.

Send us your property for Lease. We have a large number of tenants seeking new quarters, and are daily receiving applications for space.

We solicit the management of business property.

Lawyers Title Insurance and Trust Company

CAPITAL AND SURPLUS - \$9,500,000

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN
TITLE DEPARTMENT 37 LIBERTY ST. }

BROOKLYN OFFICES, 188 MONTAGUE STREET.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS, Corporation Bonds and on Mortgages as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver. Transfer Agent or Registrar of Stocks of Corporations. Takes charge of Personal Securities.

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MANHATTAN MORTGAGE COMPANY

200 Broadway, New York City

OFFERS TO INVESTORS first mortgages on Manhattan and Bronx real estate netting 5%. A policy of title insurance with each mortgage.

(We have been in business five years, and no mortgage sold by us to an investor has ever been foreclosed.)

LOANS TO OWNERS, without charge for broker's fees, sums ranging from \$1,000 to \$25,000 at 5½%.

MAKES BUILDING LOANS to responsible builders at moderate expense.

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READY FOR DELIVERY

FRIDAY, JANUARY 5th.

**THE REAL ESTATE DIRECTORY
FOR 1906**

Every system must have a foundation. The Directory is our foundation. It is a most concise and prompt method of locating property owners. The names and addresses will be in a book on your desk, and inquiry of us is only necessary in case of error and removal. These are a small percentage of the addresses a real estate man wants in a day.

IT STANDS TO REASON

That in the year past which we have furnished information to every REAL ESTATE office in Manhattan, that every address has been verified and corrected. The 1906 Directory will show the result of this work.

OUR ALPHABETICAL LIST

Is the only thing of its kind in existence, and its use has proved most valuable in getting in property for sale or getting information regarding buyers.

BEGIN TO CHECK UP YOUR DIRECTORY AT ONCE, WE WILL SEND YOU A SUPPLEMENT TO DO IT WITH

May 1st next, to George Nash & Co. Including taxes and other charges paid by the tenant, the aggregate rental is about \$50,000. The same brokers recently sold this property for the Wilkens estate.

The firm of Hopton & Weeks has been dissolved by mutual consent. Mr. Harry W. Hopton continues the real estate brokerage business at 150 Broadway, corner Liberty st, telephone 6,988-6,989 Cortlandt. Mr. Hedley R. Weeks continues the real estate brokerage business at 55 Liberty st, telephone 4,536 Cortlandt.

The old established real estate firm of James Kyle & Sons, who for more than thirty years had their offices at No. 610 Third av, moved this week to new quarters at the southeast corner of 57th st and Lexington av, where they are now occupying the entire first floor. This firm have for many years successfully managed property entrusted to their care, and largely on the upper East Side.

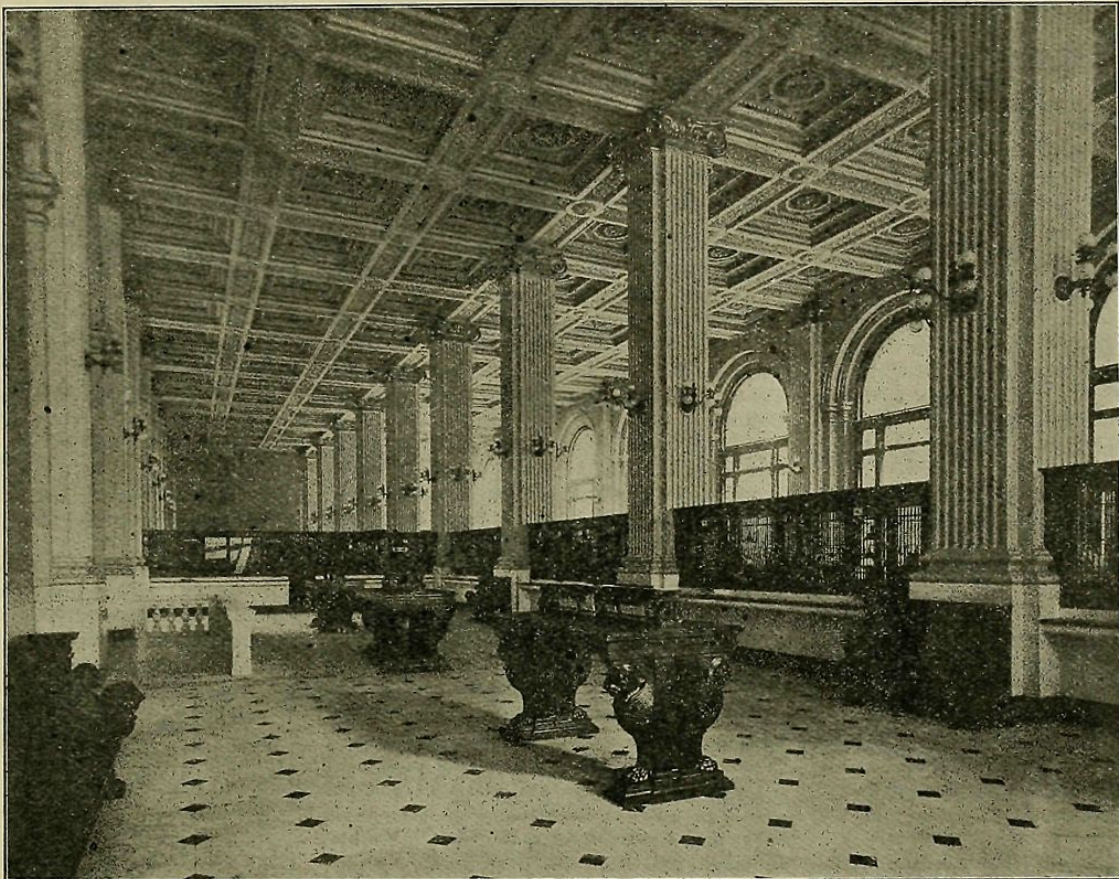
At the Kings County Register's office, 11,854 mortgages were handled up to the close of business December 23, which exceeded the number handled by any other county. From the mortgage tax the gross amount collected in Kings County, to the foregoing date, was \$94,603.93, and the cost of the collecting

The Future of Queens.

AS IT SEEMS TO SOME OF ITS CITIZENS.

William A. De Grott (Assemblyman)—"Any portion of Queens is nearer the business centre of Manhattan than is Richmond or The Bronx, and the coming tunnel will make it still nearer. The movements of real estate are pointers tending to show the progress of the territory. In acreage I have seen the prices jump within a few weeks in an almost incredible manner. For instance, a sale was pending involving land valued at about \$85,000. The parties were some \$2,500 apart from an agreement. The sale was declared off, and the owner sold the land at auction, making a clear profit of \$55,000. The influx of people at a rate so rapid that it is well nigh impossible to build homes for them is responsible for such a thing. It was but a few short years ago that every farmer driving along between Jamaica and Hempstead knew and greeted every person he met. Now we scarcely know our neighbors, for they grow up like mushrooms over night."

Colonel W. M. Griffith—"Four years hence we shall be able



BANKING OFFICES OF THE FIRST NATIONAL BANK OF CHICAGO.

D. H. Burnham & Co., Architects.

\$3,608.77, leaving a net income of \$90,995.16. From July 1 to Dec. 23, inclusive, New York County handled some three thousand fewer mortgages than Kings.

The Board of Estimate proposes to lay out a public park lying on the westerly side of Convent av, between West 142d and West 143d sts, and extending 170 feet westwardly, in the Borough of Manhattan; and a hearing is set for January 12. The object of acquiring this park is mainly sentimental, and is designed to create a permanent memorial to Alexander Hamilton by the acquisition of a portion of his property and the removal thereto of his former residence. It is suggested that the Hamilton house could be secured and removed to St. Nicholas Park, only two blocks distant from the land which it is proposed to purchase, the site in St. Nicholas Park being considered by them much more eligible. The report of the Engineer of Street Openings of the Borough of Manhattan also makes the same suggestion. It is stated, on the other hand, that the plot which it is proposed to acquire contains the famous thirteen trees planted by Alexander Hamilton, but these have nearly all disappeared and there remain only a few trunks, almost if not quite dead, so that the preservation of the trees is out of the question.

Regarding a picture of the Croquet Shelter in Prospect Park, Brooklyn, printed in this paper last week and designated a "marble shelter," it may be added that the shafts of the columns in the arcade and the corner piers being marble, the rest of the structure is of dull enameled terra cotta furnished by the Atlantic Terra Cotta Co., of 287 4th av, New York City.

to take a train every ten minutes which will whisk us to Manhattan or anywhere else we wish to go at lightning speed. No prophet can foresee all that will happen during the coming four years, but it is safe to prophesy wonderful things for Queens. Every year New York adds to her population a Rochester, every two years a Buffalo, every five years a Boston, even ten years a Chicago at the present ratio of increase. Those people must have homes. They cannot live in Manhattan. This is the section they most naturally seek as affording ground for homes with a bit of green grass in front and at the sides."

A WORKING BALANCE

is all you need in your bank. Put the rest of your money in the Home Trust Co. where it will draw interest from the day of deposit to day of withdrawal.

HOME TRUST CO.
184 Montague Street, Brooklyn, N. Y.

Private Sales Market Continued.
SOUTH OF 59TH STREET.

CLIFF ST.—Charles F. Noyes Co. has sold the three 4 and 5-sty buildings 104-10 Cliff st, including 9-11 Hague st, being the southeast corner, for Hon. Chas. A. Schieren, former Mayor of Brooklyn. These buildings cover a total plot 66.6x104. Buildings are now leased to one tenant.

CORTLANDT ST.—Israel Lebowitz and Samuel Roseff have bought from the estate of Solomon Loeb, 72 to 76 Cortlandt st, northeast corner of Washington st, a 6-sty office building on plot 61.3x67x66.9x68.3. Mr. Loeb acquired the parcel in 1890.

ESSEX ST.—P. Starr has sold to Finkelman & Kaplan 46 Essex st, 6-sty front and 5-sty rear tenements, on lot 25x100.

GRAMERCY PARK.—Pease & Elliman have sold for the Sons of the Revolution 23 Gramercy Park, a 5-sty brownstone dwelling, on lot 27x105.

HOUSTON ST.—Golde & Cohen have bought from the Best Estate 108 Houston st, size 22.6x100, between Second av and Bowery. The owners have had the property over 45 years.

MONROE ST.—Louis Lebewohl has sold for Jacob Berman to Abraham Levenstein and Max Tarshes 281 Monroe st, a 6-sty tenement, on lot 25x94.

WILLETT ST.—Geiger & Braverman have sold to Kutler Bros. 5 Willett st, a 5-sty tenement, on lot 23.10x100.

15TH ST.—Dr. B. Gordon has sold to Louis Kovner the 6-sty tenement 342 and 344 East 15th st, on plot 42x103.3.

17TH ST.—J. B. English has sold for Robert Johnson the 5-sty brick tenement 443 West 17th st, on lot 25x92, to Henry Nichols & Samuel Blumenstock.

29TH ST.—Morris Kahn & Co. have sold for Nathan Adelsdorfer to A. Unterberg and A. Feinberg 237 and 239 East 29th st, two 6-sty 4-family flats, with stores, on plot 50x98.9.

34TH ST.—J. Arthur Fischer has sold for Ellen Gledhill 357 West 34th st, a 4-sty English basement, brownstone dwelling, size 18.7½x98.9.

36TH ST.—The McVickar, Gaillard Realty Co. has sold in conjunction with John N. Golding for Helen J. Sargent and Annie L. Carrington 124 East 36th st, a 4-sty, high-stoop brownstone dwelling, on lot 16.10x74.1.

37TH ST.—George Nicholas has sold the private dwelling 22 West 37th st. The purchaser will use and occupy it for the business of ladies' tailoring.

48TH ST.—Pease & Elliman & S. Osgood Pell & Co. have sold for Mrs. Clarence H. Mackay 13 West 48th st, a 4-sty high-stoop brownstone dwelling, on lot 25x100.5, Columbia College leasehold.

48TH ST.—Simon Reich has bought 323 East 48th st, a 5-sty tenement, on lot 25x100.5.

56TH ST.—Bernard Bernbaum has bought for a client through Dessauer & Werdenschlag from Goldberg & Greenberg the 5-sty tenement 412 West 56th st, on lot 25x100.5.

LEXINGTON AV.—S. Osgood Pell & Co. have sold for George J. Bascom 109 Lexington av, a 3-sty dwelling, on lot 24.8x60.

2D AV.—S. Steingut & Co. have sold for the Swiss Benevolent Society 108 2d av, a 4-sty building, on lot 25x125. The buyer will build a 6-sty tenement. The society recently moved to its new home on West 67th st.

NORTH OF 59TH STREET.

62D ST.—A. Nichols and Samuel Blumenstock have sold to H. Greenwald and J. Bernstein the 5-sty flat 141 West 62d st, on lot 25x100.5.

69TH ST.—Peter A. and Martin Lalor have sold for Ernst Petersen the 4-sty building, with store, at the southeast corner of 69th st and 2d av, on lot 20.4x75.

69TH ST.—Minnie Walli has sold 65 West 69th st, a 4-sty and basement dwelling, on lot 18x100.5.

72D ST.—Peter A. & Martin Lalor have sold for Rocco Russo the 4-sty tenement 431 East 72d st, on a lot 25x100.

74TH ST.—Pease & Elliman have sold for Charles S. Faulkner to Robert H. E. Elliott 166 East 74th st, a 4-sty high-stoop house, on lot 18.9x102.2.

74TH ST.—It is reported that Josephine Lazarus has sold 139 and 141 East 74th st, two 3-sty brownstone front dwellings, on plot 34x72.2, adjoining the northwest corner of Lexington av. It is said the buyer will alter them into American basement houses.

74TH ST.—Max W. Mendel has sold to Charles S. Faulkner 136 East 74th st, a 3-sty and basement brownstone front dwelling, on lot 18.9x68.2.

84TH ST.—George Brickelmeier has sold to a Mr. Blumenthal 331 and 333 East 84th st, two 5-sty double flats, each 30x102.2.

84TH ST.—J. E. Briggs has sold for the New Amsterdam Realty Co. the two 5-sty flats 114 and 116 West 84th st, on plot 50x102.2.

85TH ST.—William Wolff's Son has sold for Philipp Braunels to Charlotte N. Hammel the 5-sty flat 511 East 85th st, on lot 26x102.2.

87TH ST.—Nathan Levy has sold to S. Zuckerman 237 East 87th st, a 5-sty flat, on lot 25x100.8.

89TH ST.—Bert G. Faulhaber & Co. have sold for Weinberg & Fresco 74 West 89th st, a 5-sty double flat, on plot 36x100.8, adjoining the southeast corner of Columbus av.

95TH ST.—T. Scott & Son have sold for Mrs. Sarah Katz 111 East 95th st, a 3-sty brownstone dwelling, on lot 18.6x100.8.

97TH ST.—Horace L. Kempe, of L. M. Smith's office, has sold for Thomas R. Patton, of Philadelphia, 167 West 97th st, a 3-sty and basement dwelling, on lot 17x100.11. The buyer will occupy.

100TH ST.—Frank E. Davidson has sold 170 East 100th st for Michael Sheridan, a 5-sty apartment house, 25x100.

105TH ST.—M. Morgenthau, Jr., & Co. have resold for Alfred E. Hanson to a Mr. Liebling 146 and 148 West 105th st, two 5-sty double flats, on plot 50x100.11.

107TH ST.—E. V. Pescia & Co. have sold for A. E. Smith the 5-sty double tenement 203 East 107th st, to M. Aaronson, who has resold the property to a Mr. Lerner.

107TH ST.—G. R. Gibbons has sold for Lela A. Bergman to Golde & Cohen 81 East 107th st, a 3-sty dwelling, on lot 16x100.11. The buyers own the adjoining northwest corner of Park av.

114TH ST.—D. Phoenix Ingraham & Co. have sold for Frederick E. Nimrod to Lemuel Baum the two 3-sty dwellings 12 and 14 West 114th st, each on lot 17.8x100.11.

118TH ST.—Mandelbaum & Lewine have sold the plot 50x100.11, on the south side of 118th st, 125 ft west of 2d av, to Jacobs, Stone & Epstein, who will erect a 6-sty flat.

120TH ST.—The Enterprise Realty Co. has sold for Gordon, Levy & Co. 113 and 115 East 120th st, two 4-sty flats, on plot 40x100.11.

122D ST.—Solomon Salant has bought from William H. Sage the 3-sty dwelling 113 West 122d st, on lot 20x100.11.

123D ST.—Shaw & Co. have sold for a client of Richard V. Harnett's 342 West 123d st, 3-sty and basement dwelling, 16.8x100.

136TH ST.—Lurie & Weinstein have sold the two 6-sty apartment houses, each 38.9x99.11, in course of construction, at 40 and 42 West 136th st.

143D ST.—Louis Becker sold for Edward O. A. Glokner 309 West 143d st, a 5-sty double flat, on a plot 25x100.

190TH ST.—Edward C. Williams has

sold for Lebowitz & Roseff the block front on the north side of 190th st, between St. Nicholas and Wadsworth avs. The property has a frontage of 300 ft on 190th st, 83 ft on St. Nicholas av and 25 ft on Wadsworth av, being irregular in the rear.

AMSTERDAM AV.—The Four Realty Co. (Abraham Ruth and Herman Cohen) has sold the plot, 100x120, at the northwest corner of Amsterdam av and 159th st.

AMSTERDAM AV.—The Standard Operating Co., Samuel G. Hess president, has sold to Hoffman Bros. the northwest corner of Amsterdam av and 174th st, a plot 89.8x103.

AMSTERDAM AV.—A. Guthman & Co. have bought 822 and 824 Amsterdam av, two 5-sty triple flats, on plot 50x98.

BROADWAY.—The William Rosenzweig Realty Operating Co. and Samuel G. Hess have resold to Patrick Reddy the block front on the west side of Broadway, between 140th and 141st sts, a plot 200x90. L. J. Phillips & Co. were the brokers. The sellers recently bought the property from Charles T. Barney.

MADISON AV.—The Goodman Realty Co. have sold for a Mr. Kahn the 5-sty double flat, with stores, 1745 Madison av. Also, for a Mr. Moody the 2-family dwelling No. 996 East 152d st.

MANHATTAN AV.—Chas. S. Kohler has sold for Nathan Loewy to Edward A. Davis the new 6-sty apartment house, in size 50.11x100, 7 and 9 Manhattan av, in course of construction, to be known as the Sheridan.

1ST AV.—William Wolff's Son has sold for S. Schnurmacher to Eva Frank and Sophia Friend 1197 1st av, a 5-sty tenement, on lot 25x90.

2D AV.—O'Reilly, Fried & Dann have sold to Francis Frey 1826 2d av, a 5-sty flat, on lot 25x79.

2D AV.—Sonnabend & Gromer and Jacob Rosenbaum have sold for the Powell-Steindler Realty Co. 1523 to 1537 2d av, comprising the block front on the west side of the avenue, between 79th and 80th sts, eight 4-sty flats, and the adjoining 4-sty house 243 East 79th st and 246 East 80th st, on plot fronting 204.4 ft on the avenue, 82.6 ft on 79th st and 87.1 ft on 80th st.

7TH AV.—Sol Freidus has sold for Max Marx the southwest corner of 7th av and 149th st, a 5-sty 4-family flat, with stores, on lot 25x100, to Montgomery Rosenberg.

THE BRONX.

ANDERSON AV.—E. Osborne Smith & Co. have sold for the Lowenstein estate the plot, 600 ft front and from 84 to 220 ft deep, on the east side of Anderson av, beginning 200 ft north of its junction with Jerome av at 162d st, to John F. Kaiser.

MORRIS PARK AV.—William Peters & Co. have sold for A. Diener a plot of ground, 75x100, 1-family dwelling, on east side of Taylor st, 225 ft south Morris Park av, Van Nest; for A. Decker to H. Becker lot on east side Louise st, 200 ft south of Morris Park av, lot 182 map of V. N.; for Mr. Lyons to client two plots of ground containing three lots each on Kinsella av, near Morris Park race track.

PARK AV.—Shaw & Co. have sold for M. S. Thompson the plot 125x125, on the southeast corner of 179th st and Park av, to Harry G. Johanson. Also the plot 50x141 ft, 225 ft south of 179th st.

TIEBOUT AV.—John R. Ross has sold for Charles W. Vreeland and others to Henry E. Hall the plot, 54x91, at the southeast corner of Tiebout av and Fordham road.

WENDOVER AV.—Ernst-Cahn Realty Co. have sold for Eli H. Bernheim to Isaac Schrieber the 4-sty double flat, known as 748 Wendover av, on lot 25x85. Also sold 756 Wendover av, a 4-sty triple flat, on lot 25x173, for Max Karpowitz.

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NOTICE TO PROPERTY OWNERS.
ASSESSMENTS DUE AND PAYABLE.
The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before Feb. 24 will be exempt from interest; after that date interest at the rate of 7 per cent. per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles and Assessments.
Repairing Sidewalks.
Pike st, s w cor Division st.
Allen st, No 84.
79th st, s w cor Columbus av.
133d st, s w cor Convent av.
7th av, e s, 137th to 138th st.
8th av, 2783.
Receiving Basins.
5th st, s e cor Av D.
6th st, s e cor Av D.
Fencing Vacant Lots.
118th st, n s, 110 E 5th av, 100 each.
112th st, n s, 125 e Broadway, 75 each.
133d st, s w cor Convent av.
Crosswalks.
Broadway, n s, 142d st.
Filling in Vacant Lots.
151st st, n s, St Nicholas av to St Nicholas pl.

REPORTS COMPLETED.
233d st, between Webster av and Bronx River. Bridge and approaches over N Y & H R at 153d st, between Park av and Sheridan av.
Estimate and assessment completed and report filed with the Bureau of Street Openings for inspection. Objections must be filed on or before Jan 22. Hearings will begin Jan. 24. Report will be submitted to the Supreme Court for confirmation Feb 23 for 233d st and March 16 for Bridge.

HEARINGS FOR THE COMING WEEK.
At 90-92 West Broadway.
Tuesday, Jan 2.
Anthony av, from Clay to Burnside av and Burnside av to Concourse, at 10 30 a m.
Townsend av, from East 170th to East 176th st, at 2 p m.
3d av, widening, Willis av, 146th st, Bronx, at 1 p m.
Wednesday, Jan. 3.
Rachel Lane, from Goerck to Mangin st, at 12 m.
West Farms rd, from Bronx River to Westchester Creek, at 4 p m.
Ford st, from Tiebout av to Webster av, at 1 p m.
Lafayette av, from Longwood av to Bronx River, at 2 p m.
Public Park at 151st st, at 12 m.
Barry st, from Leggett av to Longwood av, at 10 a m.
West 163d st, Broadway to Fort Washington av, at 2 p m.
Lawrence st, Flushing av to Winthrop av, Queens, at 11 a m.
Elsesmere pl, Prospect av to Marion av, at 1 p m.
Indiana av, between Jewett av, westerly of Wooley av, Richmond, at 3 p m.
Kingsbridge rd, Webster av to Harlem River, at 2 p m.
Baker av, from Baychester av to city line, at 3 p m.
First st, east of Bronx River, at 4 p m.
East 233d st, from Webster av to Bronx River, at 4 p m.
West 176th st, Sedgwick av to N Y & Putnam R R to Harlem River, at 12 m.
Longfellow st, from East 176th st to Boston rd, at 12 m.
Delancey st, Clinton st to Bowery, at 2 p m.
Barretto st, from Westchester av to Edgewater rd, at 4 p m.
White Plains rd, northern boundary of city to Morris Park av, at 3 p m.

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Thursday, Jan. 4.
Spuytten Duyvil rd, from Spuytten Duyvil Park- way to Riverdale av, at 4 p m.
Spofford av, from Longwood av to Tiffany st and Bronx River, at 11.30 a m.
Drainage st, Boone st to Longfellow st, between Jennings and East 172d sts, at 1 p m.
Anthony av, from Clay to Burnside av and Burnside av to Concourse, at 10.30 a m.
Unnamed st, Richmond, between William st and Beach st, from St Paul to Jackson av, at 3 p m.
Friday, Jan. 5.
Cameron pl, from Jerome av to Morris av, at 2 p m.
At 258 Broadway.
Tuesday, Jan. 2.
Clinton, Water and Cherry sts, school site, at 10 a m.
Pier 11, East River, at 11 a m.
Bridge No 3, at 12 m.
57th st, school site, at 3.30 p m.
Madison av Bridge at 4 p m.
Delancey st, school site, at 4 p m.
Wednesday, Jan. 3.
Norfolk st, school site, at 10 a m.
Bridge No. 4, at 11 a m.
Bellevue Hospital, at 12 m.
145th st, school site, at 12 m.
Delancey st, school site, at 4 p m.
Thursday, Jan. 4.
Pier 14, East River, at 10.30 a m.
157th st, school site, at 2 p m.

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Friday, Jan. 5.
Bloomfield and Little West 12th st docks, at 11 a m.
Anderson and Clifton sts, school site, at 3 p m.
Oliver st, school site, at 3.30 p m.

AUCTION SALES OF THE WEEK.
The following is the complete list of the prop- erties sold, withdrawn or adjourned during week ending Dec. 29, 1905, at the New York Real Estate Salesroom. 14 and 16 Vesey st. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisment Legal Sales.
*Indicates that the property described was bid in for the plaintiff's account.
The total amount at the end of the list com- prises the consideration in actual sales only.
JOSEPH P. DAY.
*144th st, No 515, n s, 183.4 w Amsterdam av, 16.8x99.11, 3-sty brk dwelling. (Amt due, \$2,409.65; taxes, &c, \$485; sub to mort of \$10,000.) Carolyn H Dawbarn\$11,183
Warren st, No 57, s s, 50 e West Broadway, 25 x87.6, 8-sty brk and store building. Ad- journed to Jan 12
McVICKAR, GAILLARD REALTY CO.
7th av, No 562, w s, 25.1 n 40th st, 24.8x 61, 5-sty brk tenement and store, leasehold. (Amt due, \$1,863.71; taxes, &c, \$—.) John M Jaeger800
Total \$11,983
Corresponding week, 1904..... 30,900
Jan 1, 1905, to date..... 37,988,679
Corresponding period, 1904..... 30,103,541

ADVERTISED LEGAL SALES.
Sales to be held at Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
Dec. 30.
No Sales advertised for this day.
Jan. 3.
22d st, Nos 217 to 221, n s, 228.9 e 3d av, 56.3 x75, 6-sty brk tenement and store. Ella M Pelletreau agt Catherine Ellingen et al; Van Mater Stillwell, att'y, 186 Remsen st, Brook- lyn; Wm A. Keener, ref. (Amt due, \$19, 443.34; taxes, &c, \$327.91; sub to four prior morts, aggregating \$36,000.) Mort recorded May 6, 1905. By Philip A Smyth.
20th st, No 303, n s, 79.9 w 8th av, 20.3x56.4, 3-sty brk tenement. Gertrude Dodd and ano agt Mary Kissinger et al; Francis W Judge, att'y, 90 West Broadway; James W Hyde, ref. (Amt due, \$9,064.37; taxes, &c, \$281.33.) Mort recorded Dec. 29, 1890. By Joseph P Day.
4th st, No 71, e s, 62.4 s 215th st, 31.2x105.1x 30x113.7, Wakefield. Chas M Preston recvr agt Frederick D Crowley et al; Chas W Day- ton, att'y, 27 William st; Elliot S Benedict, ref. (Amt due, \$1,987.59; taxes, &c, \$111.23; sub to prior mort of \$1,500.) Mort recorded Aug 31, 1894. By Bryan L Kennelly.
Jan. 4.
11th st, Nos 210 and 212, s s, 19.5 e Waverly pl, 38.10x54, two 3-sty brk tenements. Effe V V Knox et al agt Empire State Surety Co et al; Knox & Dooling, att'ys, 68 William st; Frank Cochrane, ref. (Amt due, \$18,971.68; taxes, &c, \$311.28.) Mort recorded April 2, 1904. By Joseph P Day.
Sheil st, No 32, n s, between 4th and 5th avs, lot 295, map of Wakefield, Bronx, 28.8x109.6. Chas M Preston recvr agt Christian S Hill et al; Chas W Dayton, att'y, 27 William st; Julius J Michael, ref. (Amt due, \$1,440.37; taxes, &c, \$133.81; sub to prior mort of \$1,300.) Mort recorded Jan 12, 1899. By Joseph P Day.
108th st, No 238, s s, 550 w Amsterdam av, 25.4x100.11, 2-sty brk stable. Lawyers' Mort- gage Co agt John D Murphy et al; Cary & Robinson, att'ys, 59 Wall st; Henry L Brant, ref. (Amt due, \$13,590.99; taxes, &c, \$564.82.) Mort recorded Feb 7, 1903. By Joseph P Day.

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Jan. 5.
89th st, No 319, n s, 270 w West End av, 20x
100, 3-sty and basement stone front dwelling.
Delafield S Alcott and ano agt Minnie B Riley;
Black, Olcott, Gruber & Bonyne, att'ys, 170
Broadway. (Sheriff's sale of all right, title
and int of Minnie B Riley; sale sub to three
mortg, aggregating \$24,000.) By Joseph P
Day.
122d st, Nos 232 to 236, s s, 203.10 w 2d av.
56.2x100.10, three 4-sty stone front tenements.
Mary A McGuire agt Harry E Phytte et al;
Smith & Martin, att'ys, 25 Broad st; Paul L
Kieuan, ref. (Amt due, \$5,991.64; taxes,
&c, \$81.) Mort recorded Aug 9, 1902. By
Joseph P Day.
Jerome av, Nos 3170 and 3172, e s, 86.7 s Van
Courtlandt av, 50x100, 3-sty frame tenement
and store and 1-sty frame store.
Villa av, w s, 188.4 s Van Courtlandt av,
100x100, 2-sty frame dwelling and store.
Villa av, No 224, e s, 425 n 204th st, late Potter
pl, 50x124.11x50x125.10, two 3-sty frame dwell-
ings.
Chas M Preston recvr agt Rosa Pistone et al;
Chas W Dayton, att'y, 27 William st; Donald
McLean, ref. (Amt due, \$9,125.45; taxes, &c,
\$2,813.56; sub to prior mort of \$7,500.) Mort
recorded May 18, 1899. By James L Wells.
Railroad av, s w cor Lawrence av, 125x—
Railroad av, s e cor Lawrence av, 80x—
Railroad av, s s, whole front between St Mary's
and St Agnes' Aves, 200x—

Railroad av, s e cor St Agnes' av, 125x—
Central av, s w cor Western av, 86x205.2.
Central av, s s, whole front between Western
and Lawrence ayes, 200x275.
St Mary's av, w s, 100 n Railroad av, 100x100.
Central av, s s, whole front between Main and
St Mary's ayes, 200x25.
Main av, e s, 50 s Central av, 25x—
Main av, e s, 100 n Railroad av, 150x100.
Railroad av, n e cor St Mary's av, 25x100.
St Agnes' av, s w cor Central av, 25x100.
Lorillard av, w s, whole front between Central
and Railroad ayes, 375x125x375x100.
Sea View av, e s, 50 s Central av, 225x100.
Whole block bounded by Lorillard, Railroad,
Bridge and Central ays and Pelham Bay.
Bridge av, n e cor Railroad av, 100x200.
Bridge av, e s, 150 n Railroad av, 105x irreg
to Pelham Bay.

Western av, w s, whole front between Central
and Westchester ays, 525x100x irreg x292.
Central av, n e cor Western av, 100x400.
Lawrence av, w s, 100 n Central av, 300x100.
Westchester av, s s, whole front between St
Agnes' and Sea View ays, 200x475x100x—
100x450.
Block bounded by Westchester, Sea View, Cen-
tral and Lorillard ays, 100x525.
Westchester av, n w cor Western av, 300x450x
irreg.
Western av, e s, 200 n Westchester av, 275x100.
Ferris av, s w cor Lawrence av, 100x275.
Ferris av, s e cor St Agnes' av, 229x425x
irreg to Pelham Bay.
Ferris av, n w cor Main av, 200x180x irreg.
Ferris av, whole front between Main and St
Mary's ays, 200x200 to Pelham Bay x irreg
x 285, map Pelham Park.
Julia J Correll agt Geo P Shirmir et al; Eustis
& Foster, att'ys, 80 Broadway; Louis B Has-
brouck, ref. (Amt due, \$25,104.03; taxes, &c,
\$6,338.70.) By D Phoenix Ingraham.
144th st, No 511, n s, 150.3 w Amsterdam av,
16.6x99.11, 3-sty brk dwelling. Mary E Rog-
ers as gdn agt Edgar Logan et al; Oakes &
Van Amringe, att'ys, 10 Wall st; John O
Duffy, ref. (Amt due, \$10,569.12; taxes, &c,
\$452.72.) By Philip A Smyth.

Jan. 6 and 8.

No Sales advertised for these days.

CONVEYANCES

Whenever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:

1st.—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.
2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
3d.—B. & S. is an abbreviation for Baragain and Sale deed, wherein, although the seller makes no expressed consideration, and thus impliedly claims to be the owner of it. The street or 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.
4h.—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.
5th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.
6th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.
7th.—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 2d figure indicates that the property is assessed as in course of construction.

December 22, 23, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Allen st, Nos 125 and 127, w s, 200 s Rivington st, 50x87.6, two 6-sty brk tenements and stores. Samuel Fleck, Jr, to Rosa Cohn. Mort \$53,000. Dec 15. Dec 22, 1905. 2:415—32 and 33. A \$32,000—\$70,000. other consid and 100
Allen st, Nos 43 and 45, w s, 50 n Hester st, 50x50, two 5-sty brk tenements and stores. Morris Haber et al to Abraham Levy. Mort \$44,000. Dec 20. Dec 22, 1905. 1:307—33. A \$20,000—\$30,000. other consid and 100
Broome st, No 18 n w cor Mangin st, 25x80, 5-sty brk Mangin st, Nos 15 to 19 tenement and store. Julius Stoloff to Samuel Bowitz and Samuel Friedman. Mort \$29,000. Dec 27. Dec 28, 1905. 2:322—26. A \$10,000—\$28,000. other consid and 100
Catherine st, No 51, e s, 75.5 n Monroe st, 27.3x106.7x27.1x104.9, 5-sty brk tenement and store. Daniel J Kane et al to Abraham A. Kotzen. Dec 22, 1905. 1:276—51. A \$18,000—\$31,000. other consid and 100
Chambers st, No 128, s s, 50 e West Broadway, 25x100, 5-sty stone front loft and store building. Estate of Samuel Colgate Co to Helena A Banks. Dec 26. Dec 27, 1905. 1:136—18. A \$56,600—\$73,000.
Cherry st, No 82, 2-sty frame (brk front) tenement and store; appraised at \$8,125.
Cherry st, No 84, 2-sty frame (brk front) tenement and store; appraised at \$8,125.
Mulberry st, Nos 5 and 9, two 6-sty brk tenements and stores and 6-sty brk lodging house on rear; appraised at \$86,875.
14th st, No 508 East, 5-sty brk tenement and store and 5-sty brk tenement on rear; appraised at \$18,750.
Goerck st, Nos 71 and 73, 3 and 4-sty brk tenements and stores and two 3-sty frame tenements on rear; appraised at \$27,500.
Wooster st, No 150, 5-sty brk tenement and store; appraised at \$35,000.
7th av, Nos 191 to 199½, two 5-sty brk loft and store buildings; appraised at \$143,750.
59th st, No 409 East, 4-sty brk tenement; appraised at \$12,500.
85th st, No 12 West, 4-sty and basement stone front dwelling; appraised at \$33,750.
86th st, No 5 East, 4-sty brk dwelling; appraised at \$50,000.
Harlem River property; appraised at \$8,625.
Bronxdale property; appraised at \$6,188.
Broadway lots, N Y City; appraised at \$5,000.
Old School House, Bronx; appraised at \$1,250.
150th st lots, Bronx; appraised at \$10,000.
Terrace pl property; appraised at \$35,000.
Certificate by Willis E Merriman 2d Deputy Comptroller of State N Y that amount \$8,895.21, the transfer tax upon real estate of William Nelson, has been paid. Dec 22. Dec 26, 1905. Transfer tax liber.
Cherry st, Nos 100 to 102½ n e cor Oliver st, 53.2x100x54x100, Oliver st, Nos 78 to 84 four 4-sty and two 2-sty frame tenements and stores, and 3-sty brk tenement and store. Eliza Dean and ano HEIRS Chas G Dean to Michael Santangelo. B &

S and C a G. Dec 14. Dec 26, 1905. 1:252—38 and 40 and 72 and 73. A \$27,000—\$33,000. other consid and 100
Courtlandt st, No 51 s e cor Greenwich st, 24.11x53.5x24x53.4, Greenwich st, No 169 4-sty brk building and store. Release dower. Henrietta Reisman widow to Samuel and Maurice Brill. Dec 27. Dec 28, 1905. 1:60—14 and 15. A \$96,800—\$105,000. nom
Same property. Henrietta Reisman and ano EXRS Gustav Reisman to same. Dec 27. Dec 28, 1905. 1:60—14 and 15. A \$96,800—\$105,000. 121.500
Dey st, No 62, n s, 58 w Greenwich st, 25.2x68x25.5x67.10, except part for Greenwich st, ¼ part, 4-sty brk loft and store building.
Washington st, No 499, e s, 59.9 n Spring st, 20.5x78.6x20.3x78.10 4-sty brk loft and store building.
Spring st, No 331, n s, 20.1 e Washington st, 20.1x60.1, 4-sty brk loft and store building.
122d st, No 117, n s, 215 w Lenox av, 19.7x100.11, 3-sty and basement stone front dwelling. Julius I Bacot to Jessie B Mattocks, Demarest, N J. Sub to life estate of Julia A Knapp. Jan 15, 1905. Dec 22, 1905. 1:82—39. A \$33,000—\$37,500, 2:596—51 and 98. A \$16,000—\$22,000, and 7:1907—23. A \$8,800—\$18,500. nom
Division st, No 244, n s, abt 85 e Attorney st, also at s e cor lot Chas Elliott, runs n 76 to side of lot fronting on Attorney st x e 25 x s 64 to st x w — to beginning, 5-sty brk tenement and store. Francis A Robinson to Abraham Dan and Isaac Wolf. Mort \$20,000. Dec 21. Dec 22, 1905. 1:315—22. A \$15,000—\$18,000. nom
Division st, No 244, n s, abt 90 e Attorney st, —x64x25x76 w s, 5-sty brk tenement and store. Abraham Dan to Minnie Goldstein. ¼ part. Mort \$21,500. Dec 22. Dec 26, 1905. 1:315—22. A \$15,000—\$18,000. other consid and 100
Dyckman st, e s, 100 n Vermilyea av, 100x125, vacant. Realty Operating Co to M McCormack Construction Co. C a G. Mort \$17,500. Dec 19. Dec 26, 1905. 8:2233. other consid and 100
Goerck st, No 102, e s, 221.7 n Rivington st, 25x98.10, 5-sty brk tenement. Julius Stoloff et al to Chone Jaffe. Mort \$25,000. Dec 26. Dec 28, 1905. 2:324—7. A \$8,000—\$20,000. other consid and 100
Henry st, No 47, n s, abt 265 w Market st, 25x100, 5-sty brk tenement and store. Esther Isenberg to Jacob Lazerowitz and Besie Goldstein. Mort \$32,700. Dec 15. Dec 27, 1905. 1:280—14. A \$18,000—\$35,600. other consid and 100
Hester st, No 88, s s, 58.2 w Allen st, 29.2x76.3x29.2x76.1, 5-sty brk tenement and store. Antonia wife of and Kaspar Diwald and Maria wife of and Anton Etlzbacher to Isidor Bloch. Q. C. Dec 12, 1903. Dec 23, 1905. 1:300—16. A \$20,000—\$30,000. nom
Same property. Johanna Baron widow et al to same. Q. C. Dec 14, 1903. Dec 23, 1905. 1:300. nom
Same property. Josef Socher et al to same. Q. C. Dec 14, 1903. Dec 23, 1905. 1:300. nom
Same property. Josefa Socher to same. Dec 21, 1903. Dec 23, 1905. 1:300. nom
Houston stn s, 210 e Goerck st, at w s of Mangin or East st, runs 3d st | n — to s s 3d st x e 70.7 to e s Mangin st or East st Mangin st | x s — to Houston st x w 70 to beginning, 1-sty frame store and vacant. Leon Sobel et al to Sobel & Kean (a corp). Mort \$40,000. Dec 21. Dec 23, 1905. 2:356.
Lafayette st, No 28, e s, 287.8 n 4th st, 28.4x150, 3-sty brk loft and store building and 3-sty brk building on rear. Philip Braender to Juliet M Hotchkiss. Mort \$54,000. Dec 27, 1905. 2:544—11. A \$59,000—\$65,000. other consid and 100
Lewis st, No 53, w s, 150 n Delancey st, 25x100, 4-sty brk tenement and store and 3-sty brk tenement on rear. Abraham Halprin et al to Tillie Weltz. Mort \$13,000. Dec 21. Dec 22, 1905. 2:328—26. A \$12,000—\$16,000. other consid and 100
McDougal st, No 39, w s, 70 s w King st, runs s w 20 x n w 24 x n e 24 x s e 20 x s w 11 x s 11 to beginning.
McDougal st, n w s, 63.10 s w King st, runs s w 6.4 x s e 2.10 x n w 7 to beginning, 2-sty frame brk front tenement.
Goffredo, Maresca to Astride Pardi. ½ part. All title. Mort \$6,000. Dec 21. Dec 22, 1905. 2:519—40. A \$4,000—\$5,000. other consid and 100
Marion st, No 50, deed reads Elm st, w s, 183 n Spring st, 26.5x 41.10x25.1x49.6, except part for Elm st, 3-sty brk building and store. Geo Ehret to Jos J Cullen. Dec 28, 1905. 2:496—29. A \$8,500—\$9,000. other consid and 100
Monroe st, No 277, n s, 25 e Jackson st, 25x95, 5-sty brk tenement and store. Isaac Huppert to Samson Friedlander. Mort \$13,000. Dec 21. Dec 27, 1905. 1:265—2. A \$8,000—\$13,000. other consid and 100
Mott st, No 162, e s, abt 135 s Broome st, 25x106, 5-sty brk tenement and store. Lewis Kresner et al to Cornelia McKay. Mt \$28,000. Dec 28, 1905. 2:470—6. A \$15,000—\$24,000. other consid and 100

THE CHARLES H. SMITH CO. SELLING, RENTING, COLLECTING REAL ESTATE 110 Van Siclen Ave., Brooklyn East New York (26th Ward) Property a Speciality Send Particulars

Dietzel. Mort \$25,000. Dec 20. Dec 26, 1905. 9:2400. other consid and 100
Minnieford av, e s, lot 399 and n 1/2 of lot 398 map Eliz R B King, at City Island, 37.6x—, with water and riparian rights. Thos B Watson to Augustus V Peterson. Dec 20. Dec 23, 1905. other consid and 100
Minnieford av, e s, lot 397 and s 1/2 lot 398 same map, 37.6x—, with riparian estate. Same to James H Norris. Dec 20. Dec 23, 1905. other consid and 100
Park av East e s, 202.5 n e 138th st, 100x222 to w s Canal pl late Mott Haven Canal, vacant. Eleanor White and ano EXRS, &c, Charles White to Wm H Toop. Dec 26. Dec 27, 1905. 9:2340. 33,500
Park av plots 4, 23, 24, map made by Horace Crosby at Pelham Hunter av Manor, contains abt 25 city lots. Robert C Black to Forest av Wm B Randall. June 13, 1899. Dec 26, 1905. R S \$8.50. nom
Park av, c 1, at n e cor lot intended to be described and being s e cor and distant 230.1 from monument 9 on map of land R C Black and S H Witherbee, Pelham Manor, contains 9.148-10.000 of an acre. Robt C Black to Wm B Randall. July 15, 1892. Dec 26, 1905. 4,000
Park av, No 4435, w s, 417.5 s 182d st, 25x98.10x25x97.11, 2-sty frame dwelling. Wm C Bergen to Jacob Schmidt. Correction deed. Mort \$3,500. Dec 21. Dec 23, 1905. 11:3030. other consid and 100
Prospect av, No 2264, e s, 106.2 s 183d st, 24x100, 2-sty frame dwelling. Sarah J Schaefer to Andrew Anderson. Mort \$2,500. Dec 22. Dec 26, 1905. 11:3113. other consid and 100
Rosedale av, w s, and being lot 481 blk P amended map Mapes estate. Isaac L Michael to Louis Abesson. Mort \$3,600. Nov 8. Dec 26, 1905. other consid and 100
Robbins av, n e cor 140th st, 125x100.9, vacant. Chelsea Realty Co to Leonard Weill. Dec 13. Dec 22, 1905. 10:2570 and 2569. other consid and 100
Ryer av, w s, 114.8 s 182d st, 50.3x125.5x50x130.4, vacant. Frank or Frank H Murphy to Olga Balaban. Dec 27. Dec 28, 1905. 11:3157. other consid and 100
Southern Boulevard, s e cor 141st st, 118x76.3x92x135.3, vacant. James H McHefhey to Harry Goodstein and John Palmer. Dec 22. Dec 26, 1905. Mort \$12,480. 12:2592. other consid and 100
Southern Boulevard, e s, 57 n 140th st, 57x103.7x—x107.6. 140th st, n s, 136.4 e Southern Boulevard, 25x75, vacant. Broadway Reliance Realty Co to Chelsea Realty Co. 25-100 parts. All title. All liens. Dec 18. Dec 22, 1905. 10:2592. other consid and 100
Same property. Cohn, Baer, Myers & Aronson Co to same. 33 1-3-100 parts. All title. All liens. Dec 18. Dec 22, 1905. 10:2592. other consid and 100
Same property. Samuel Green to same. 41 2-3-100 parts. All title. All liens. Dec 19. Dec 22, 1905. 10:2592. other consid and 100
Southern Boulevard, e s, 57 n 140th st, 57x103.7x—x107.6, vacant. 140th st, n s, 136.4 e Southern Boulevard, 25x75, vacant. Chelsea Realty Co to Louis Bernstein. Dec 21. Dec 26, 1905. 10:2592. other consid and 100
Southern Boulevard, s e cor 141st st, 116.9x76.4x—x135.3, vacant. Chelsea Realty Co to James H McHefhey. Dec 13. Dec 23, 1905. 10:2592. other consid and 100
St Lawrence av, w s, 150 n Mansion st, 25x100, vacant. Henry Hoffman to Nicholas J and Anna Matthieu, tenants by the entirety. Dec 26. Dec 27, 1905. 1,150
St Anns av, No 107, w s, 25 n 132d st, 25x74.11, 5-sty brk tenement. St Anns av, Nos 109 and 111, w s, 50 n 132d st, 50x75x50x74.11, two 5-sty brk tenements. Morris Haber et al to Newport Realty Co. Morts \$39,750. Dec 15. Dec 22, 1905. 9:2260. other consid and 100
Stebbins av, s w cor Jennings st, 75.7x38.6x48.8x69.6, vacant. Max Glauber to Eva Siegel. Mort \$6,000. Dec 21. Dec 22, 1905. 11:2972. other consid and 100
Tinton av, Nos 153 and 155, late Beach av, w s, 50 n Kelly st, 50x96.5x38x100, 5-sty brk tenement. Michl Meirowitz to Isidor Hammer. 1-3 part. Mort \$25,500. Dec 22. Dec 26, 1905. 10:2654. nom
Same property. Adolph Hyman to same. 1-3 part. Mort \$25,500. Nov 25. Dec 26, 1905. 10:2654. nom
Tremont road, n w cor Eastern Boulevard, 200 to Gainsborg av x100, Tremont Terrace. Casta Gainsborg to Amos R E Pinchot. Dec 26, 1905. other consid and 100
Trinity av, No 902, e s, 250 n 161st st, 25x100, 4-sty brk tenement. Franz F Pfaff to Jacob Schrupf. Dec 28, 1905. 10:2638. nom
Union av, No 673, w s, 175 n 152d st, 27.6x100, 4-sty brk tenement. Stanislaus Mendrycki to Jacob Herrman and Regina his wife, tenants by entirety. Mort \$10,000. Dec 15. Dec 22, 1905. 10:2665. nom
Vyse av, No 1379, w s, 131.4 n Home st, 20x100, vacant. Martha Graham to Arthur C Doornbos. Mort \$6,000. Dec 22. Dec 26, 1905. 11:2986. 100
Vyse av, w s, 150 n Jennings st, 50x100, vacant. Henry J Sheprow to Samuel Offer. Mort \$3,000. Aug 8, 1905. Dec 28, 1905. 11:2987 and 2988. nom
Webster av, w s, 314 n 168th st, 21x100, vacant. Maria I Tingley to Walter E Brown. Mort \$1,800. Sept 21, 1904. Dec 26, 1905. 9:2427. nom
Webster av, No 1522, e s, 172.1 n 171st st, 37.5x113 to Mill Brook x38.3x105.8, 5-sty brk tenement. Harris Ratner to Louis Samelso. Mort \$20,000. Oct 18. Rerecorded from Oct 19, 1905. Dec 23, 1905. 11:2896. other consid and 100
Williams av, e s, 225 n Tremont road, 25x100, Tremont terrace. Bankers Realty & Security Co to David Hartley and Mary Smith, Brooklyn, N Y. Dec 26. Dec 27, 1905. 1,000
Washington av, w s, 225 n 179th st, 50x145, vacant. Benj Fishman et al to Jacob Kovner. Mort \$9,000. Dec 26. Dec 27, 1905. 11:3033. other consid and 100
Washington av, s e cor 1st st, 50x100, Westchester. John F Barnecott to Mary L daughter of John F Barnecott. Dec 19. Dec 28, 1905. nom
Washington av, No 1735 n w cor 174th st, 25x90, 4-sty brk tenement and store. Paul M Herzog to Jacob Leitner. All liens. Dec 28, 1905. 11:2907. 100
Washington av, No 1735 n w cor 174th st, 25x90, 4-sty brk tenement and store. Jacob Leitner to

Saml Rosenberger and Harry Feller. Mort \$21,000. Dec 28, 1905. 11:2907 other consid and 100
White Plains road (3d st), w s, 85 s 22d av, 29x76, Wakefield. Seaver S Adams to Wm H Field, of Portchester, N Y. Mort \$800. May 19. Dec 28, 1905. other consid and 100
White Plains road or av (3d st), s e cor 21st av, lot 696 map Wakefield, except part for road. Thos J Flanagan et al to Louis Barnett. Mort \$5,750. Dec 21. Dec 27, 1905. other consid and 100
White Plains road, e s, at n line Bronxwood Park lots 62 and 63 map building lots in 24th Ward, near Williamsbridge station. William Duden to Gwladys C Barber. Aug 30. Dec 22, 1905. 3,850
Wilder av, w s, 325 n Jefferson av, 50x100, Edenwald. Land Co A of Edenwald to Benj Jaffe. Dec 7. Dec 22, 1905. nom
West Farms road, w s, 139 n Jennings st, 150.4x126.4x151.9x140.1, vacant. CONTRACT. James T Barry with Alex J Fraser. Nov 21. Dec 22, 1905. 11:3013. 12,500
Wendover av, No 756, s s, 151.7 e Washington av, 25.3x169.7x25x173.2, 4-sty brk tenement. Charles Singer to Jacob Marx. Mort \$20,700. Dec 21. Dec 23, 1905. 11:2912. nom
3d av, No 3481, w s, 230.9 s 168th st, 25x118.2x25x119.11, 4-sty brk tenement and store. FORECLOS. Alfred E Ommen to John Cools. Dec 22, 1905. 9:2372. 19,300
4th av, cor 15th st, being lots 480 and 446 map Village of Wakefield, 114x200. Isaac Chaitin to Edw J Gallagher and Thomas F Finnegan. Mort \$4,000. Dec 21. Dec 22, 1905. nom
Same property. Release dower. Rose Jennewein to Isaac Chaitin. All title. Dec 20. Dec 22, 1905. nom
Gore B map property Whitehall Realty Co. Wm F Kayser to Louisa Hoffman. Dec 22. Dec 27, 1905. other consid and 100
Lots 3, 20 and 72 map 123 lots Willis estate. Release mort. Margt S Willis to Hudson P Rose Co. Dec 22. Dec 26, 1905. 900
Lots 83 map 84 lots estate Susan A Valentine. Martin L Henry to Alina Boskell. Mort \$870. Dec 22. Dec 23, 1905. 12:3287. nom
Lots 21 to 23 map of lots at Mt Hope of estate John P Schmennger. Henry Iden and ano as EXRS John P Schmenger to Peter McOwen. Dec 28, 1905. 11:2890. 3,150
Lots 14, 15 in plot 4 map Frances Scofield estate on City Island. Fletcher P Scofield to Fredk W Paas. Q C. All title. Nov 20. Dec 28, 1905. nom
Lots 77 and 111 map 125 lots, Ruser estate. John Stich to John Stich Building Co. Morts \$4,600. Aug 31. Dec 22, 1905. nom
Lot S 3 map Bronxdale. CONTRACT. Thomas Hanretty to Sidney S Samuels. Mort \$500. Dec 20. Dec 22, 1905. 900
Plot begins 840 e White Plains road at point 1,000 n along same from n s Morris Park av, runs e 100 n 75 x w 100 x s 75 to beginning, with right of way to Morris Park av. Ephraim B Levy to Marie C Ossmann. Dec 6. Dec 22, 1905. nom
Plot begins 840 e White Plains road at point 1075 n along same from Morris Park av, runs e 100 x n 100 x w 100 x s 100 to beginning, with right of way to Morris Park av. Ephraim B Levy to Joseph C Luke. Dec 6. Dec 22, 1905. nom
Plot begins 150 n from n s Morris Park av, at point along same 809.6 e Unionport road, runs e 100 x n 25 x w 100 x s 25, right of way over strip to Morris Park av. Jacob Hyman to Louis Jacoba. Dec 21. Dec 22, 1905. nom
Plots 68 and 58 map Wakefield. The Monatiquott Real Estate Co of N Y to Margaret B Niles. Dec 18. Dec 26, 1905. nom
Strip 28x1.6, lying bet present n s 157th st and n s Prospect st, being strip lying in front of lot 186 map Village Melrose. Dora Lutz HEIR Dora Shertel or Shtatel to Mary Henning. Q C. All title. Oct 4. Rerecorded from Nov 10, 1905. Dec 28, 1905 9:2417. other consid and 100

LEASES

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

December 22, 23, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Bayard st, No 106, west store. Louis Peirano to Natale Mag-nani; 5 5-12 years, from Dec 1, 1905. Dec 28, 1905. 1:199..800
Canal st, No 172 1/2, store. Joe Levinson to Saml Blum; 1 year, from May 1, 1906. Dec 28, 1905. 1:201..... 1,200
Centre st, Nos 146 to 150, 3d loft. Patterson, Gottfried and Hunter, Lim, to Chas G Burgoyne; 1 year, from May 1, 1906. Dec 28, 1905. 1:198..... 2,500
Centre st, Nos 146 to 150, s e cor Walker st, store, 1st and 2d lofts and basement. Chas G Burgoyne to Patterson, Gottfried & Hunter, Lim; 5 years, from May 1, 1907. Dec 28, 1905. 1:198..... 12,000
Catherine st, No 66, store, &c. Adolph Baum to Samuel Cohn and ano; 3 years, from Mar 15, 1905. Dec 15, 1905. 1:278. Corrects error in last issue, when st No was 660..... 900
Cedar st, No 8, all. Daniel B Freedman to Fitzsimmons, Gleeson & Co; 3 years, from May 1, 1906. Dec 26, 1905. 1:41..... 2,000
Columbia st, No 132, all. Isidor Silverman and ano to Benjamin Rader; 3 years, from Sept 1, 1905. Aug 28, 1905. 2:335. Corrects error in issue of Sept 2, when st No was 152. 4,350
Corlears st, e s, bounded by s exterior bulkhead line, runs e from Corlears st, east x e exterior bulkhead line x n by Water st....
Water st, n w cor East st, 245x100, with land under water, wharf-age rights, &c.....
Henry E Coe EXR and TRUSTEE Chas A Coe to Hecker-Jones-Jewell Milling Co; 21 years, from May 1, 1904, with 21 years renewal. Dec 22, 1905. 1:264..... taxes, &c, and 24,000 and 30,000
East Broadway, No 222, 5 rooms on parlor floor and 7 rooms on 4th floor. Louis Friedenber to Nochim Sapiro; 3 5-12 years, from Dec 1, 1905. Dec 22, 1905. 1:286..... 780
Grand st, Nos 208 and 208 1/2. Surrender lease. Francesco Tocci to Anna A Bradford. Dec 4. Dec 26, 1905. 2:470..... nom
Grand st, No 265, 1st floor. Max Eisner to Sol L Friedlander; 2 7-12 years, from July 1, 1905. Dec 22, 1905. 1:305..... 780
Great Jones st, No 3. Assign lease. Annie Wintjen to Louisa Burggraf. Dec 27. Dec 28, 1905. 2:530..... nom

RECORD and GUIDE QUARTERLY

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RECORD AND GUIDE, 14-16 Vesey Street, NEW YORK

Houston st, No 443 East, cor store.....
Cannon st, No 137, store adjoining above.....
Victor Muller to Jacob Goldblatt; 5 years, from May 1, 1906.
Dec 26, 1905. 2:335..... 1,320
Houston st, No 346 East, all. Morris Ross to Davis Pollock; 3
years, from Dec 1, 1905. Dec 26, 1905. 2:384..... 3,316
Houston st, No 128, n w cor Sullivan st. Pasquale Viggiano and
ano to Raffaele Iansiti and Andrea Marchetti; 4 4-12 years,
from Jan 1, 1906. Dec 22, 1905. 2:525..... 1,200
Houston st, Nos 124 and 126 East, all. Hollis McAllister to Rob-
ert Denigris; 5 years, from Mar 1, 1906. Dec 27, 1905. 2:442.
..... 2,100
Maiden lane, No 85. Assign lease. Maurice Schilder to Sarah
Weiss. Dec 26. Dec 27, 1905. 1:68..... nom
Orchard st, No 146, north store. Harry Hirsh and ano to Mor-
ris Greenberg; 2 years, from May 1, 1905. Dec 27, 1905. 2:411.
..... 552
Rector st, No 33, 2d floor. John B Schroeder to Elias and Joseph
H Mackson; 4 9-12 years, from Aug 1, 1905. Dec 22, 1905.
1:55..... 600
Rivington st, No 83, part of store floor. Samuel Rosenfeld et al to
Moritz Hurowitz; 3 years, from May 1, 1905. Dec 26, 1905.
2:415..... 1,560
Stanton st, No 323, east store, &c. Nathan Conner to Louis From-
mer and Max Freiberg; 1 10-12 years, from July 1, 1905. Dec
23, 1905. 2:324..... 288
Suffolk st, Nos 171 and 173. Assigns two leases. Margt A
O'Reilly ADMRX Cornelius O'Reilly to Golde & Cohen. All
title. Dec 22. Dec 27, 1905. 2:355..... 4,250
Washington st, Nos 608 and 610, all. James Carroll to Frederick
Huff; 5 years, from Jan 1, 1906. Dec 26, 1905. 2:602..... 3,800
Waverly pl, n w cor University pl, 27.8x166.7 to an alley, x27.8
x168.5. Assign lease. Robert Weld to George Holmes EXR
and TRUSTEE Delia A Blanchard. All title. Dec 22. Dec 27,
1905. 2:550..... nom
7th st, Nos 295 and 297 East, east store. Louis Wolff to Philip
Silverman; 1 year, from May 1, 1905. Dec 26, 1905. 2:363. 384
8th st, No 52, s s, 98.2 e Greene st, 24.7x56 and 63.6x24.7x61.10
and 56. Assign lease. Arabella D Gould admrx Mary E Gould
to D Gould and Susan L Warren EXTRX, Edw S Gould. Dec
21. Dec 27, 1905. 2:548..... 35
Same property. Consent to assign lease. TRUSTEES of Sailors
Snug Harbor to same. Dec 21. Dec 27, 1905. 2:548.....
Same property. Consent to assign lease. Same to Arabella D
Gould ADMRX Mary E Gould. Dec 21. Dec 27, 1905. 2:548.
.....
Same property. Same to Edw S Gould EXR Mary E Gould; 21
years, from Nov 1, 1894. Dec 27, 1905. 2:548.....
8th st, No 52, s s, 98.2 e Greene st, runs s 56 x s 61.10 x e
24.7 x n 63.6 x n 56 to 8th st, x w 24.7 to beginning. Assign
lease. Arabella D Gould and ano as EXTRX Edw S Gould
to Chas Harft. Dec 27, 1905. 2:548..... 11,000
11th st, No 610, s s, 168 e Av B, 25x94.9, all. Henry Friedman
to Leiser and David Blatt; 3 years, from Feb 1, 1906. Dec 27,
1905. 2:393..... 3,600
11th st, No 344 East, basement. Francesco Randazzo to Saverio
Manzo; 1 4-12 years, from Jan 1, 1906. Dec 22, 1905. 2:452. 300
13th st, No 517 East, all. Surrender lease. Leopoldo Porzio to
Nathan Kohn. Dec 26. Dec 27, 1905. 2:407.....
..... other consid and 100
14th st, No 154 West, store. Jos Gonzalez and ano to Geo C Par-
aspolo; 5 years, from Jan 1, 1906. Dec 23, 1905. 2:609..... 480
16th st, No 415 West, all. Patrick H Quirk to Giovanni Garibaldi;
5 years, from Nov 1, 1905. Dec 22, 1905. 3:714..... 1,680
16th st, No 536 East, all. Samuel Fensterheim and ano to Ig-
nazio Cangioli; 3 years and 15 days, from Feb 15, 1906. Dec
26, 1905. 3:922..... 2,772
24th st, No 231 East, all. Garson Kamen to Leopold Diamond;
3 years, from Dec 1, 1905. Dec 23, 1905. 3:905..... 4,500
34th st, No 336 East, store floor. Julia F Karsch to Ida Di Stasio;
3 5-12 yrs, from Dec 1, 1905. Dec 22, 1905. 3:939. 735 and 840
42d st, No 111, n s, 125 w 6th av, 25x100.5. Assign lease. Leon
C Riggs to J E Riggs. Dec 22. Dec 23, 1905. 4:995..... nom
42d st, No 111, n s, 125 w 6th av, 25x100.5. Edw W Chamberlain
and ano to Leon C Riggs; 15 4-12 years, from Jan 1, 1906. Dec
23, 1905. 4:995..... taxes, &c, and 8,000
43d st, No 64, s s, 125 e 6th av, 20.8x100.5. Assign lease. Gio-
vanna P Maresi et al EXRS, &c, Pompeo Maresi to Samuel V
Hoffman. Dec 11. Dec 28, 1905. 5:1258..... 4,000
45th st, No 316, s s, 230 w 8th av, 20x100.5. Assign lease. Jen-
nie I Woodend to James W Howard. All title. Dec 14. Dec
27, 1905. 4:1016..... nom
48th st, No 39 West. Surrender lease. Chandler Robbins to the
TRUSTEES of Columbia College in City N Y. Dec 27. Dec
28, 1905. 5:1264..... nom
75th st, No 305 East. Assign lease. Louis Natelson to Bernard
S Natelson. Dec 27. Dec 28, 1905. 5:1450..... nom
75th st, No 309 East. Assign lease. Louis Natelson to Bernard
S Natelson. Dec 27. Dec 28, 1905. 5:1450..... nom
87th st, No 166 East. Assign lease. Phillip Wolber to Franz
Gross. Dec 23. Dec 27, 1905. 5:1515..... nom
101st st, Nos 322 and 324 East, store, &c. Lewis Newman and
ano to Amodee Pelos; 4 years, from Jan 1, 1906. Dec 22, 1905.
6:1672..... 480
102d st, No 19, n e cor Manhattan av. Catharine Brenen to
Henry S Kresel; 3 years, from Nov 1, 1905. Dec 28, 1905.
7:1838..... 540
103d st, Nos 304 to 310 East, all. Saml Glatner and ano to Hy-
man Goldberg; 3 yrs, from Jan 1, 1906. Dec 23, 1905. 6:1674.
..... 13,900
103d st, Nos 315 and 317 East, 2d, 3d and 4th floors. David Miller
to Albert Bielfeld and ano; 4 years, from May 1, 1906. Dec 23,
1905. 6:1675..... 4,800
109th st, No 162 East, all. Rosie D Otto to Julia Lobstein; 3 yrs,
from Oct 1, 1905. Dec 26, 1905. 6:1636..... 1,800
114th st, No 184 East, 1-sty frame extension, and yard in rear.

Jacob Schneider et al to Joseph Pavia; 2 years, from Aug 1,
1905. Dec 22, 1905. 6:1641..... 300
122d st, Nos 235 and 237 East, west store, &c. Jacob Wolf to Wm
A Russell; 4 1/2 years, from Nov 1, 1905. Dec 23, 1905. 6:1787.
..... 540 and 660
124th st, No 409 East, all. Harry Abrams to Albert Margarita;
5 years, from Feb 1, 1906. Dec 26, 1905. 6:1812..... 2,200
125th st, No 53 West. Assign lease. Joseph Flannery to Gustav
Woerfeld. Dec 20. Dec 28, 1905. 6:1723..... nom
147th st, No 309, n e cor Bradhurst av, store, &c. E M Andrews to
C F G Schirmer; 5 years, from May 1, 1906. Dec 22, 1905.
7:2045..... 4,080
Av A, No 1604, store, &c. Jacob Herrlich to Max Eisenbud;
4 4-12 years, from Jan 1, 1906. Dec 22, 1905. 5:1581..... 480
Av C, No 90, n e cor 6th st, all. M J Adrian to David Lazarus;
5 years, from May 1, 1906. Dec 28, 1905. 2:376..... 1,800
Broadway, w s, 150.10 n 225th st, 45x100, all. F P Hummel to
Ernest Weisswange and John G Beck; 3 1/2 years, from Nov 1,
1905. Dec 26, 1905. 13:3402..... 2,100 to 2,400
Broadway, s w cor 96th st, basement, &c. Samuel Jackson to Will-
iam Linden and Henry Hartjens; 6 8-12 yrs, from Jan 1, 1906.
Dec 26, 1905. 4:1243..... 2,000 to 4,000
Lenox av, s w cor 141st st, store No 2. Surrender lease. Charles
Halper to Central Building Impt & Investment Co. Dec 15.
Dec 22, 1905. 7:2009..... nom
Lexington av, No 1032, 3-sty house. Henry Meyers to Mr J
Goldstein; 2 10-12 years, from Dec 1, 1905. Dec 28, 1905.
5:1408..... 1,100 and 1,200
Madison av, n e cor 116th st, cor store. Sundel Hyman to Ju-
lius Krainier; 5 years, from Oct 1, 1905. Dec 27, 1905. 6:1622.
..... 1,650 to 1,800
St Nicholas av, n w cor 113th st, cor store, &c. Myron S Falk
to Salomon Rabinowitz; 3 years, from May 1, 1906. Dec 27,
1905. 7:1823..... 1,450 to 1,600
1st av, w s, 48.4 s 75th st, 24x100, all. Saml Riker EXR John
H Riker to Sigmund Orbach; 20 years, from Jan 1, 1906. Dec
28, 1905. 5:1449..... taxes, &c, and 900
2d av, No 524, n e cor 29th st, Assign lease. Thomas G M Far-
land to Dennis Scully. Dec 22. Dec 26, 1905. 3:935..... nom
3d av, No 2374. Assign lease. Morris Reichgott to Morris and
Johanna Klein. Dec 21. Dec 26, 1905. 6:1777..... nom
3d av, No 1646, store, &c. Reuben Isaacs to Paul Gayhart and
Andrew Hafennecker; 3 years, from May 1, 1906. Dec 28,
1905. 5:1521..... 900
4th av, No 97, store, &c. Abraham Hoppe to David Whitestone,
Brooklyn, N Y, 2 years, from May 1, 1905; privilege 1 year
renewal. Dec 27, 1905. 2:556..... 750
4th av, No 97. Assign lease. David Whitestone to Annie White-
stone. Dec 27, 1905. 2:556..... nom
5th av, w s, 47.5 n 49th st, —x—. Consent to assign lease. The
TRUSTEES of Columbia College in City N Y to John I Kane.
Dec 18. Dec 26, 1905. 5:1265..... nom
5th av, No 287, 2d floor. Geo R Read & Co AGENTS to Morris
Hertz; 2 8-12 years, from Sept 1, 1905. Dec 26, 1905. 3:860.
..... 1,500
5th av, No 622. Surrender lease. August Heckscher to TRUS-
TEES of Columbia College. Nov 1. Dec 23, 1905. 5:1265..... nom
5th av, No 355, n e cor 34th st, 31x100.....
34th st, No 1, n s, 100 e 5th av, 25x98.9.....
John N A Griswold to Benjamin Altman; 21 years, from May
1, 1904 (with 2 renewals of 21 years each). April 11, 1905.
3:864; taxes, &c, and \$30,000 and \$50,000 for first 21 years
and thereafter as per agreement. Corrects error in issue of
April 15, when lease read 21 years from May 1, 1925.....
7th av, s w cor 148th st, cor store, &c. Wm Abeles to Jos B Las-
coff; 5 years, from April 1, 1906. Dec 22, 1905. 7:2033.....
..... 1,100 to 1,500
8th av, No 2821, store. J B Ketcham AGENT of the Chelsea Realty
Co to Wm Lanteline; 4 years, 10 1/2 months, from Nov 15, 1904.
Dec 22, 1905. 7:2046..... 420 to 600
8th av, No 2481. Assign lease. August W Johnson to Fredk
Michaels. Oct 19. Dec 22, 1905. 7:1958..... nom
10th av, w s, 60.3 s 56th st, 20.1x80. Assign lease. Catharine
Mulligan to Ida Held. Dec 14. Dec 22, 1905. 4:1084..... nom
10th av, n e cor 33d st, No 463, ground floor. Jules S Bache and
Henry Wollman to Patrick Kilkenny; 5 years, from Nov 1, 1905.
Dec 26, 1905. 3:731..... 1,200 to 1,440

BOROUGH OF THE BRONX.

153d st, n s, — w Courtlandt av, —x— to s s 154th st. Wuensch
Paper Box Factory, &c. Wilhelmina Wuensch to Wuensch Paper
Box Mfg Co. Agreement modifying lease made May 27, 1905.
Dec 23, 1905. 9:2413.....
Union av, No 1010, middle store, &c. Joseph Mariamson to Joseph
D Corte; 5 years, from May 1, 1905. Dec 22, 1905. 10:2678. 240
Union av, No 925, cor store and 4 rooms. Fredk H Marjenhoff
to Chas Stiegler; 5 years, from Oct 1, 1905. Dec 27, 1905.
10:2668..... 960 to 1,200

MORTGAGES

December 22, 23, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Austin, Harry M, of Borough of Queens, to Henry A C Taylor.
Park av, Nos 583 and 585, n e cor 63d st, 50.5x100. P M. Dec
26, due June 30, 1907, 5%. Dec 26, 1905. 5:1398. 90,000
Axelrod, Jacob to Realty Mortgage Co. 92d st, n s, 250 w West
End av, runs n — x w — to e s Riverside Drive x s 61.7 to st x e
150 to beginning. Dec 21, demand, 5 and 6%. Dec 26, 1905.
4:1252. 208,750
Addison, John to John A Cowie exr James A Cowie. 19th st, No
362, s s, 60 e 9th av, 20x69.8. P M. Dec 28, 1905, 3 years,
5%. 3:742. 8,500
Adler, Louis N to Siegfried Loewenthal. 116th st, No 109, n s,

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- \$32,700. Dec 15, due June 15, 1909, 6%. Dec 28, 1905. 1:280.
4,800
- Loewenthal, Siegfried to Amelia M Bauchle. 115th st, No 4, s s, 100 e 5th av, 20x100.11. P M. Dec 22, 3 years, 5½%. Dec 28, 1905. 6:1620. 17,000
- Lorber, Samuel and Levi W Rubenstein and Joseph Larchan with LAWYERS TITLE INS & TRUST CO. 91st st, No 321, n s, 325 e 2d av, ——. Subordination mort. Dec 21. Dec 28, 1905. 5:1554. nom
- Lorber, Saml and Levi W Rubenstein to LAWYERS TITLE INS & TRUST CO. 91st st, No 321, n s, 325 e 2d av, 25x100.8. Dec 21, due Dec 31, 1905, 5½%. Dec 28, 1905. 5:1554. 19,000
- Lazinsk, Abraham, Abraham Besler and Jos Lengel to Julius Weinstein. 144th st, No 202, s s, 75 w 7th av, 75x99.11. Dec 22, 1 year, 6%. Dec 23, 1905. 7:2029. 4,000
- Lese, Louis to James H Londergan. 119th st, No 419, n s, 338 w Pleasant av, 25x½ blk. P M. Dec 1, 3 years, 4½%. Dec 23, 1905. 6:1807. 11,250
- Lowe, Chas and Max Jorrich to N Y Protestant Episcopal Public School. 99th st, s s, 175 w 2d av, 37.6x100.11. Dec 22, due Jan 1, 1911, 5%. Dec 23, 1905. 6:1648. 33,000
- Lowe, Charles and Max Jorrich to New York Protestant Episcopal Public School. 99th st, No 224, s s, 212.6 w 2d av, 37.6x100.11. Dec 22, due Jan 1, 1911, 5%. Dec 23, 1905. 6:1648. 33,000
- Leland, Charles R to TITLE GUARANTEE & TRUST CO. 11th st, No 213, n s, 20 e Waverly pl, 20x60. P M. Dec 22, demand. —%. Dec 23, 1905. 2:614. 8,000
- Levin, Louis to Lewis E Ransom. 53d st, No 540, s s, 225 e 11th av, 25x100.5. P M. Prior mort \$15,000. Dec 26, 5 years, 5½%. Dec 27, 1905. 4:1081. 6,500
- Levin, Louis to Lewis E Ransom et al exrs, &c, Phebe A B Ransom. 53d st, Nos 542 and 544, s s, 175 e 11th av, 2 lots, each 25x100.5. 2 P M morts, each \$6,500; prior mort \$15,000 on each. Dec 26, 5 years, 5½%. Dec 27, 1905. 4:1081. 13,000
- Machiz, Ida to DRY DOCK SAVINGS INSTN. 120th st, No 122, s s, 265 e Park av, 25x100.5. Dec 22, 1905, due, &c, as per bond. 6:1768. 18,000
- Marx, Geo B with St Lukes Hospital. Plot begins at former c 1 Stuyvesant st (closed), distant 28 s w from s s 13th st, runs s 25 x s 103.5 x n e 25.3 x n w 107.3 to beginning; 13th st, s s, 134 e 1st av, runs e 47.8 to c 1 former Stuyvesant st (closed) x w 57 x n e 31.3 to beginning; plot begins at c 1 of blk bet 12th and 13th sts, distant 242.6 s e 1st av, runs n 119.7 to c 1 Stuyvesant st x w 25 x s 107.3 x e 7.2 x s e 20.10 to beginning. Subordination mort. Dec 22. Dec 23, 1905. 2:440. nom
- McCreery, Robt S and Andrew B exrs James McCreery with Wm Johnston. 107th st, No 6, s s, 164.3 e 5th av, 31.1x100.11. Extension mort. Dec 13. Dec 22, 1905. 6:1612. nom
- Manheim, Louis with Max Silver. 9th st, Nos 734 and 736, s s, 218 w Av D, 40x93.11. Extension mort. Dec 18. Dec 22, 1905. 2:378. nom
- Machiz, Ida to Sarah A Joseph. 89th st, No 223, n s, 225 w 2d av, 25x100.8. P M. Dec 22, 5 years, 5½%. Dec 23, 1905. 5:1535. 20,000
- Martin, Kate F to Almira J Brown. 109th st, No 120, s s, 325 w Columbus av, 25x100.11. Prior mort \$20,000. Dec 22, 1905, 2 years, 6%. 7:1863. gold, 4,000
- McKay, Cornelia to Lewis Kresner and ano. Mott st, No 162, e s, 135 s Broome st, 25x106. P M. Dec 28, 1905, 3 years, 6%. 2:470. 5,000
- Murray, Joseph and Houlder Hudgins to TITLE GUARANTEE & TRUST CO. Park av, Nos 871 to 879, s e cor 78th st, 102.2x 50. P M. Dec 27, demand. —%. Dec 28, 1905. 5:1412. 85,000
- Machiz, Ida to Louis Minsky. 10th st, No 240, s s, 72 w 1st av, 28x92.3. P M. Prior mort \$22,000. Dec 11, 3 years, 6%. Dec 22, 1905. 2:451. 3,000
- Moses, Rachel, The Hebrew Benevolent & Orphan Asylum Society of City N Y. 76th st, No 190, s s, 150 w 3d av, 25x102.2. Dec 21, 5 years, 5%. Dec 22, 1905. 5:1410. 20,000
- Moses, Rachel to Gustav Kaufmann exr Leopold Kaufmann. 76th st, No 188, s s, 175 w 3d av, 25x102.2. Dec 21, 5 years, 5%. Dec 22, 1905. 5:1410. 20,000
- Machiz, Ida with Hyman Claman. 120th st, No 122 East. Subordination mort. Dec 22, 1905. 6:1768. nom
- Mingelgreen, Solomon to Harry Elias. Av C, No 215, w s, 23 n 13th st, 22.10x63. P M. Prior mort \$8,000. Dec 26, installs, 6%. Dec 27, 1905. 2:396. 3,000
- Murphy, John to Kips Bay Brewing & Malting Co. 11th st, No 347 West. Saloon lease. Dec 26, demand, 6%. Dec 27, 1905. 2:630. 1,500
- Manhattan Storage Warehouse Co to TITLE GUARANTEE & TRUST CO. 53d st, Nos 152 to 160, s s, 100 e 7th av. 91.8x 100.5; 7th av, Nos 801 to 819, n e cor 52d st, Nos 149 to 161, runs n 200.10 to s s 53d st, Nos 162 to 166, x e 100 x s 100.5 x e 125 x s 100.5 to 52d st x w 225 to beginning. Certificate as to consent of stockholders to mort for \$150,000. Dec 15. Dec 26, 1905. 4:1005. —
- Mandelbaum, Harris and Fisher Lewine to LAWYERS TITLE INS & TRUST CO. 137th st, No 104, s s, 75 w Lenox av, 25x99.11. P M. Dec 28, 1905, due Jan 5, 1906, 5½%. 7:1921. 8,000
- Mitchell, Margt S to Alexander Hadden. 62d st, No 204, s s, 100 w Amsterdam av, 25x100.5. Dec 28, 1905, 3 years, 5½%. 4:1153. 15,000
- Marcus, Geo E to TITLE GUARANTEE & TRUST CO. 74th st, No 30, s s, 80 e Madison av, 20x102.2. P M. Dec 27, demand, interest as per bond. Dec 28, 1905. 5:1388. 40,000
- Manheim, Louis to Constant Katz. 130th st, No 505, n s, 100 w Amsterdam av, runs n — x s w — x s 11 to st x e 33 to beginning. P M. Dec 26, 1905, 2 years, 5%. 7:1985. 5,000
- McCormack (M) Construction Co to The City Mortgage Co. Dyckman st, e s, 100 n Vermilyea av, 100x125. Dec 19, demand, 6%. Dec 26, 1905. 8:2233. 87,500
- Same to Realty Operating Co. Same property. Prior mort \$87,500. Dec 19, demand, 6%. Dec 26, 1905. 8:2233. 18,500
- McCormack (M) Construction Co to City Mortgage Co. Dyckman st, e s, 100 n Vermilyea av, 100x125. Certificate as to consent of stockholders to mortgage for \$87,500. Dec 19. Dec 26, 1905. 8:2235. —
- Manhattan Storage & Warehouse Co to TITLE GUARANTEE & TRUST CO. 7th av, Nos 801 to 819, n e cor 52d st, Nos 149 to 161, runs e 225 x n 100.5 x w 126 x n 100.5 to 53d st, Nos 162 to 166, x w 99 to av x s 200.10 to beginning. Given as collateral for mortgage on 53d st, s s, 99 e 7th av, 92.8x½ blk. Dec 22, 3 years, —%. Dec 26, 1905. 4:1005. 150,000
- Manhattan Storage & Warehouse Co to TITLE GUARANTEE & TRUST CO. 53d st, Nos 152 to 160, s s, 99 e 7th av, 92.8x100.5. Dec 22, 3 years, —%. Dec 26, 1905. 4:1005. 150,000
- Nevins, Abraham and Harry W Perelman to American Mortgage Co. 49th st, Nos 337 and 339, n s, 385 e 2d av, 40x100.5. P M. Dec 14, due June 30, 1907, 5½%. Dec 22, 1905. 5:1342. 14,000
- Same to same. Same property. P M. Prior mort \$14,000. Dec 14, due June 30, 1907, 5½%. Dec 22, 1905. 5:1342. 2,500
- N Y LIFE INS CO with Frederica Ashton. 82d st, No 10, s s, 157 w Central Park West, 18x100. Extension mort. Dec 11. Dec 27, 1905. 4:1195. nom
- N Y LIFE INS CO with Mary A Butler. 97th st, No 136, s s, 444 e Amsterdam av, 16x100.11. Extension mort. Dec 21. Dec 27, 1905. 7:1852. nom
- Nechols, Henry and Saml Blumenstock to Morris Franklin. 35th st, No 532, on map No 538, s s, 400 w 10th av, 25x98.9. P M. Prior mort \$10,000. Dec 26, due July 28, 1909, 6%. Dec 27, 1905. 3:706. 4,750
- Nechols, Henry and Saml Blumenstock to Dora E Sarasohn. 35th st, No 532, on map No 536, s s, 375 w 10th av, 25x98.9. P M. Prior mort \$10,000. Dec 26, due July 28, 1909, 6%. Dec 27, 1905. 3:706. 4,750
- Oppenheim, Wm to Wm H Sage et al exrs Dean Sage. 1st av, n e cor 94th st, 100.8x100. P M. Nov 1, 3 years, 5%. Dec 23, 1905. 5:1574. 30,000
- Oppenheim, Wm to Wm H Sage et al as exrs Dean Sage. 94th st, n s, 100 e 1st av, 102x100.8. P M. Nov 1, 3 years, 5%. Dec 23, 1905. 5:1574. 20,000
- Osk, Bessie to Corporate Realty Assoc. 114th st, Nos 447 and 449, n s, 93 w Pleasant av, runs n 44.8 x n w 1 x n 56.2 x w 49 x s 100.11 to st x e 50 to beginning. Building loan. Prior mort \$25,900. Dec 22, due Jan 1, 1907, 6%. Dec 23, 1905. 6:1708. 25,000
- Osk, Marcus L and Isidore Edelstein to Simon Myers and ano. 97th st, n s, 162.6 e Madison av, 45.10x100.10. P M. Dec 5, 1 year, 6%. Dec 27, 1905. 6:1603. 3,350
- Osk, Marcus L and Isidore Edelstein to American Mortgage Co. 78th st, Nos 328 and 330, s s, 300 e 2d av, 33.4x102.2. P M. Dec 26, due June 27, 1907, 5½%. Dec 27, 1905. 5:1452. 12,000
- Same to same. Same property. P M. Prior mort \$12,000. Dec 26, due June 30, 1907, 6%. Dec 27, 1905. 5:1452. 1,500
- Osk, Marcus L and Isidore Edelstein to Simon Myers and ano. 97th st, n s, 208.4 e Madison av, 2 lots, each 45.10x100.10. 2 P M morts, each \$3,325. Dec 5, 1 year, 6%. Dec 27, 1905. 6:1603. 6,650
- Same to Marcus L Osk and ano. Same property. P M. Dec 15, demand, —%. Dec 23, 1905. 6:1708. 4,900
- Ostrander, Harriet E to UNION DIME SAVINGS INSTN. Dey st, No 57, s w cor Greenwich st, No 178, 47.11x30.1x57.2x31.2. Dec 27, due May 1, 1908, 5%. Dec 22, 1905. 1:59. 5,000
- Ottenreuter, Joseph to Prescott Realty Co. 140th st, No 57, n s, 200 e Lenox av, 41.8x99.11. P M. Prior mort \$40,000. Dec 27, 4 years, 6%. Dec 28, 1905. 6:1738. 8,000
- Orawetz, Anthony to The F & M Schaefer Brewing Co. 6th st, No 431. Saloon lease. All title. Dec 22, demand, —%. Dec 26, 1905. 2:434. 500
- Pollak, Saml and Abraham Goodman to American Mortgage Co. 118th st, Nos 306 to 310, s s, 100 e 2d av, 81.6x100.10. P M. Prior mort \$34,000. Dec 26, due June 30, 1907, 6%. Dec 26, 1905. 6:1689. 4,000
- Same to same. Same property. P M. Dec 26, 1905, due June 30, 1907, 5½%. 6:1689. 32,000
- Pollak, Saml and Abraham Goodman to Moses I Siegel et al. 118th st, Nos 306 to 310, s s, 100 e 2d av, 81.8x100.10. P M. Prior mort \$36,000. Dec 20, due July 1, 1906, 6%. Dec 26, 1905. 6:1689. 7,000
- Parnass, Saml and Annie, and Geo and Jennie Dellon to Max Kobre et al. Lenox av, n w cor 142d st, 199.10 to s s 143d st x 100. Building loan. Dec 26, 1905, 1 year, 6%. 7:2011. 10,000

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Pettit, Franklin to The Realty Co of America. Broadway, n e cor 123d st, 201.10 to s s 124th st x 175. Certificate of partial satisfaction of mort. Dec 11. Dec 26, 1905. 7:1978.	73d st, No 231 East. Subordination mort. Dec 21. Dec 26, 1905. 5:1428.
Procter, Harley T to THE BOWERY SAVINGS BANK. 52d st, No 15, n s, 120 w Madison av, 50x100.5. Dec 27, 1905, due June 30, 1906, 5%. 5:1288.	Scheinkman, Bernard with THE TITLE INS CO of N Y. 73d st, No 233 East. Subordination mort. Dec 21. Dec 26, 1905. 5:1428.
Pilkington, James to MOUNT MORRIS BANK. 156th st, n s, 225 e 8th av, 50x99.11. Dec 22, 1905, 6 months, 6%. 8:2105.	Selleck Mfg Co to American Typefounders Co. Certificate as to consent of stockholders to mort dated July 1, 1905. Dec 16. Dec 28, 1905.
Powell, Steindler Realty Co to TITLE INS CO of N Y. 44th st, Nos 316 and 318, s s, 250 e 2d av, 2 lots, each 25x100.5. 2 mortis, each \$15,000. Dec 22, due June 30, 1908, 5½%. Dec 23, 1905. 5:1336.	Slifka, Morris to Eugene Vallens. 112th st, No 226, s s, 275 w 7th av, 17x100.11. P M. Prior mort \$8,000. Dec 28, 1905, 3 years, 6%. 7:1827.
Powell, Steindler Realty Co to TITLE INS CO of N Y. 103d st, No 218, s s, 205 e 3d av, 25x100.9. Dec 22, due Sept 30, 1908, 5½%. Dec 23, 1905. 6:1652.	Santangelo, Michl to American Mortgage Co. Cherry st, Nos 100 and 102½, n e cor Oliver st, Nos 78 to 84, 50x100. P M. Prior mort \$28,000. Dec 26, due June 30, 1907, 6%. Dec 26, 1905. 1:252.
Powell, Steindler Realty Co to N Y MORTGAGE & SECURITY CO. 103d st, No 220, s s, 230 e 3d av, 25x100.9. Prior mort \$7,000. Dec 22, due Sept 30, 1908, 5½%. Dec 23, 1905. 6:1652.	Same to same. Same property. P M. Dec 26, due June 30, 1907, 5½%. Dec 26, 1905. 1:252.
Polifeme, Augusta to Lillie G Field. Madison av, No 961, e s, 81.10 n 75th st, runs n 20.2 x e 100 x n 0.1 x e 5 x s 20.4 x w 105 to beginning. P M. Prior mort \$34,000. Dec 27, due Sept 30, 1906, —%. Dec 28, 1905. 5:1390.	Standard Operating Co to Markus Pollak. Amsterdam av, n w cor 174th st, 89.8x100. P M. Dec 26, 1 year, 6%. Dec 27, 1905. 8:2131.
Pasternack, Abraham to Sigmund Cohn. Rivington st, No 319, s s, 24.6 w Goerck st, 22.9x64. P M. Prior mort \$9,000. Dec 22, 1905, installs, 6%. 2:328.	Siegler, Frederick to NORTH RIVER INS CO. Grand st, No 349, s s, 66.6 w Essex st, 21x50. Dec 27, 1905, due June 30, 1909, 5%. 1:310.
Quinlan, Daniel J with Louis L Goldstein and ano. Rutgers pl, No 4 (Monroe st), Extension mort. Dec 18. Dec 27, 1905. 1:257.	Spence, Daniel B to The New York Law School. 181st st, n s, 125 w St Nicholas av, 23x100. Dec 26, demand, 5%. Dec 27, 1905. 8:2165.
Rauch, Samuel with THE NORTH RIVER INS CO. Grand st, No 349. Subordination mort. Dec 27, 1905. 1:310.	Seitz Realty Co to Simon Adler. 185th st, s s, 150 e Amsterdam av, 50x79.11. P M. Prior mort \$4,500. Dec 14, 1 year, 6%. Dec 22, 1905. 8:2149.
Realty Holding Co to John L Wall. 18th st, No 124, s s, 279 w 6th av, 24x92. P M. Prior mort \$10,000. Dec 27, 1905, 3 yrs, 6%. 3:793.	Schweitzer, Julius to Amelia Siegel and ano. 123d st, Nos 449 and 451, n s, 87.11 w Pleasant av, 50x100.11. P M. Prior mort \$12,500. Dec 21, due Mar 1, 1907, 6%. Dec 22, 1905. 6:1811.
Rothfeld, Isaac to Estelle Hershfield. 1st av, No 181, w s, 22.11 n 11th st, 22.11x100. Prior mort \$42,000. Dec 22, due Mar 1, 1906, 6%. Dec 26, 1905. 2:453.	Simmons, John E and Jacob C Harris with N Y MORTGAGE & SECURITY CO. 173d st, s s, 95 e Audubon av, 75x100. Subordination mort. Dec 20. Dec 22, 1905. 8:2129.
Reighley, Fredk G to THE TRUST CO of AMERICA. 41st st, No 14, s s, 202.6 e 5th av, 20.10x98.2. Dec 22, due Sept 29, 1910, 5%. Dec 23, 1905. 5:1275.	Sedgwick, Ellery to U S TRUST CO of N Y. Park av, No 1020, n w cor 85th st, 22.2x70. P M. Dec 22, 1905, due, &c, as per bond. 5:1497.
Rosenberg, Joseph, Jacob Feinberg and Jos and Jonas Freedman to Gerson M Krakower. 104th st, Nos 111 to 117, n s, 137 w Columbus av, 88x100.11. Prior mort \$115,000. Dec 21, due June 21, 1906, 6%. Dec 22, 1905. 7:1859.	Samilson, Harris to John Stich et al admr's Newman Stich for benefit Harry Stich. 94th st, No 165, n s, 170 e Lexington av, 18.9x100.8. P M. Dec 27, 3 years, 5%. Dec 28, 1905. 5:1523.
Rosenthal, Elias to Sydney Sloman. Edgecombe av, No 131, n w cor 141st st, 101.3x27.2x99.11x43.11. P M. Prior mort \$36,000. Dec 22, 3 years, 6%. Dec 23, 1905. 7:2051.	Same to Leopold Sonn. Same property. P M. Prior mort \$7,000. Dec 27, due Jan 1, 1909, 6%. Dec 28, 1905. 5:1523.
Rabinowitz, Joseph, Brooklyn, to Irving I Kempner. 14th st, No 515, n s, 216 e Av A, 25x103.3. P M. Dec 22, 5 years, 6%. Dec 23, 1905. 3:972.	Schmeidler, Leopold and Isaac, and Irving, William and Julius Bachrach to Henry Schmeidler. Forsyth st, No 69, w s, 101.7 n Hester st, 24.5x100.4x24.5x100.3. Estoppel certificate. Dec 19. Dec 23, 1905. 1:305.
Russell, Wm A to Henry Elias Brewing Co. 122d st, Nos 235 and 237 East. Saloon lease. Nov 27, demand, 6%. Dec 23, 1905. 6:1787.	Strauss, Clara to THE STATE BANK. St Nicholas av, No 340, n e cor 127th st, No 313, 25.3x87.6x25x91.3. Dec 21, 6 months, 6%. Dec 22, 1905. 7:1954.
Raskin, Elizabeth to Wm H Heddendorf. 106th st, No 111, n s, 130 e Park av, 25x100.11. P M. Prior mort \$11,000. Dec 27, due Jan 1, 1911, 5%. Dec 28, 1905. 6:1634.	Silverman, Arthur E to Thomas Simpson. Madison av, n e cor 96th st, No 50, 101.10x100. Dec 21, 1 year, 6%. Dec 23, 1905. 6:1602.
Rosenberg, Charles to Leonard Hagen. 9th st, No 51, n s, 302.4 w Broadway, 25x92.3. P M. Leasehold. Dec 9, due Dec 27, 1907, 6%. Dec 28, 1905. 2:561.	Simon, Solomon to American Mortgage Co. 124th st, No 218, s s, 225 e 3d av, 21x100.11. P M. Prior mort \$8,500. Dec 22, due June 30, 1907, 6%. Dec 23, 1905. 6:1788.
Rosenblum, Henry to Jonas Weil and ano. 25th st, No 225, n e s, abt 275 w 2d av, 25x98.9. P M. Prior mort \$23,000. Dec 28, 1905, due Oct 1, 1908, 6%. 3:906.	Simon, Solomon to American Mortgage Co. 124th st, No 218, s s, 225 e 3d av, 21x100.11. P M. Dec 22, due June 30, 1907, 5½%. Dec 23, 1905. 6:1788.
Rosenthal, Siegfried to Theresa Samuels. 117th st, No 3, n s, 100 w 5th av, 25x100.11. P M. Prior mort \$23,000. Dec 28, 1905, 2 years, 6%. 6:1601.	Sakolski, Isaac to Pincus Lowenfeld and ano. Park av, Lexington av, 130th st and 131st st, the block. P M. Prior mort \$200,000. Dec 22, 2 years, 6%. Dec 23, 1905. 6:1779.
Rathkamp, Diedrich J to The F & M Schafer Brewing Co. 8th av, No 60, s e cor Horatio st. Saloon lease. All title. Dec 28, 1905, demand, 6%. 2:616.	TITLE GUARANTEE & TRUST CO with Max Marx. 11th av, Nos 708 and 710, e s, 49.7 n 50th st, runs e 23 x s 0.8 x e 77 x n 51.6 x w 100 to av x s 50.10 to beginning. Agreement apportioning mortgage. Dec 22. Dec 27, 1905. 4:1079.
Rosenberg, Samuel to Pincus Lowenfeld and ano. 76th st, No 510, s s, 198 e Av A, 25x102.2. P M. Dec 28, 1905, due June 30, 1906, 6%. 5:1487.	Thomson, Nellie, Mamaroneck, N Y, to J Campbell Thompson. 125th st, Nos 63 and 65, n s, 185 e Lenox av, 25x99.11. Prior mort \$24,375. Dec 20, 1 year, 6%. Dec 22, 1905. 6:1723.
Reiner, Louis to Louis Nieberg. Pleasant av, No 319, s w cor 117th st, No 452, 75.7x94. P M. Dec 27, demand, 6%. Dec 28, 1905. 6:1710.	Thornall, Edw V to Charles F Hotmer. 41st st, No 351, n s, 125 e 9th av, 25x98.9. P M. Dec 28, 3 years, 5%. Dec 28, 1905. 4:1032.
Reiner, Louis to Louis Nieberg. Pleasant av, No 319, s w cor 117th st, No 452, 75.7x94. Building loan. Dec 27, 1 year, 6%. Dec 28, 1905. 6:1710.	Toplitz, Harry L to Julia Lord extrx Benj Lord. 28th st, No 34, s s, 300 e 6th av, 27.6x98.9. Dec 27, 5 years, 5%. Dec 28, 1905. 3:829.
Rosenberg, Alexander to Honora K Brennan. 40th st, No 223, n s, 255 w 2d av, 25x98.9; 40th st, n s, 280 w 2d av, 28x98.9. P M. Dec 26, 1 year, 5½%. Dec 28, 1905. 5:1314.	Uhlfelder, Simon, Abraham Weinberg with The Commonwealth Mortgage Co. 5th av, n w cor 137th st, —x—. Subordination mort. Oct 26. Dec 22, 1905. 6:1735.
Ryttenberg, Isabella L to TITLE GUARANTEE & TRUST CO. 78th st, No 63, n s, 122 w Park av, 17x102.2. Dec 28, 1905, demand, —%. 5:1393.	Vesell, Meyer to American Mortgage Co. 112th st, s s, 225 e Broadway, 25x100.11. P M. Dec 28, 1905, due June 30, 1907, 5½%. 7:1883.
Stinson, John to Katharine Rainsford. 105th st, No 224, s s, 237.6 w Amsterdam av, 18.9x100.11. P M. Dec 23, 3 years, 5%. Dec 26, 1905. 7:1876.	Walcoff, Bessie to Samuel Lampel and ano. 113th st, No 12, s s, 200 e 5th av, 25x100. P M. Prior mort \$22,000. Dec 28, 1905, 5 years, 6%. 6:1618.
Schwartz, Esther to Benj L Weil and ano. Av A, No 1016, e s, 25.5 n 55th st, 25x79.8. P M. Prior mort \$15,000. Dec 22, due June 22, 1906, 6%. Dec 26, 1905. 5:1371.	Ward, John Q A widow to N Y Instn for the Blind. 52d st, No 119, n s, 250 w 6th av, 25x100.5. Dec 28, 1905, due June 30, 1907, 5%. 4:1005.
Scully, Dennis to Lion Brewery. 2d av, No 524, n e cor 29th st. Saloon lease. Dec 22, demand, 6%. Dec 26, 1905. 3:935.	Wallenstein, Saul to Pincus Lowenfeld and ano. 78th st, Nos 265 to 269, n s, 42.2 w 2d av, 41.6x82.2. Building loan. Dec 26, 1 year, 6%. Dec 27, 1905. 5:1433.
Sagovitz, Joseph and Samuel Shapiro to Harris Mandelbaum and Fisher Lewine. 67th st, s s, 310 e 3d av, 80x100.5. Prior mort \$86,000. Dec 21, demand, 6%. Dec 26, 1905. 5:1421.	Same to same. Same property. P M. Dec 26, 1 year, 6%. Dec 27, 1905. 5:1433.
Silverman (Robt M) Realty & Construction Co to Robert M Silverman. Manhattan av, n e cor 107th st, 40.11x95. Prior mort \$140,000 on this and other property. Dec 21, due June 30, 1906, 6%. Dec 26, 1905. 7:1843.	Weinstein, Chas I to Pincus Lowenfeld and ano. 75th st, No 317, n s, 250 e 2d av, 25x102.2. Building loan. Nov 29, 1 year, 6%. Dec 27, 1905. 5:1450.
Silverman (Robt M) Realty & Construction Co to Robert M Silverman. Manhattan av, s e cor 108th st, 40.11x95. Prior mort \$100,000 on this and other property. Dec 21, due June 30, 1906, 6%. Dec 26, 1905. 7:1843.	Wolkenberg, Joseph to Mitchel Valentine. 7th st, Nos 238 and 240, s s, 128.5 e Av C, 45.5x90.10. Dec 26, 5 years, 5%. Dec 27, 1905. 2:376.
Silverman (Robt M) Realty & Construction Co to Robert M Silverman. Manhattan av, e s, 40.11 n 107th st, 3 lots, each 40x95. 3 mortis, each \$15,000; prior mort \$ —. Dec 21, due June 30, 1906, 6%. Dec 26, 1905. 7:1843.	Wolkening, Joseph to THE JEFFERSON BANK. 7th st, Nos 238 and 240, s s, 128.5 e Av C, 45.5x90.10. Prior mort \$50,000. Dec 26, demand, 6%. Dec 27, 1905. 2:376.
Silverman (Robt M) Realty & Construction Co to Robt M Silverman. Manhattan av, n e cor 107th st, 201.10 to s s 108th st x 95. Certificate as to consent of stockholders to five 2d mortis, the total amount of \$89,000. Dec 21. Dec 26, 1905. 7:1843.	Weill, Leonard to American Mortgage Co. 82d st, No 202, s s, 70 e 3d av, 16.10x102.2. P M. Dec 15, due June 30, 1907, 5½%. Dec 27, 1905. 5:1527.
Scheinkman, Bernard with The Board of Education in City N Y.	Same to same. Same property. P M. Prior mort \$7,000. Dec 15, due June 30, 1907, 6%. Dec 27, 1905. 5:1527.
	Weltz, Tillie to Abraham Halprin et al. Lewis st, No 53, w s, 150 n Delancey st, 25x100. P M. Prior mort \$13,000. Dec 21, 5 years, 6%. Dec 22, 1905. 2:328.

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CONSOLIDATED GAS COMPANY OF NEW YORK

Main body of text containing mortgage listings with details such as property addresses, dates, and amounts.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

207th st, s s, 100 e Perry av, 2-sty frame dwelling, 21x59; cost, \$5,000; John Maresca, 2376 Arthur av; ar't, John J Kennedy, Riverdale.—1371.
 209th st, n s, 338.4 e 4th av, 2-sty brk dwelling, 20x50; cost, \$6,000; Emilo Magaldia, 2171 1st av; ar't, B Ebeling, West Farms road.—1384.
 225th st, n e cor 5th av, 1-sty frame office and tool house, 12x24; cost, \$200; R A Quinn, 113 W 130th st; ar't, Olof Bergmark, Webster av and Southern Boulevard.—1380.
 236th st, n s, 100 w Hobart st, 2-sty and attic frame dwelling, peak shingle roof, 32x30; cost, \$4,000; Louisa Hoffman, 816 Trinity av; ar't, Geo Hoffman, 816 Trinity av.—1374.
 Belmont av, e s, 186.7 n 181st st, four 2-sty brk dwellings, 20x55; total cost, \$18,000; Rowland W Thomas, 1967 Hughes av; ar't, Chas S Clark, 709 Tremont av.—1385.
 Daly av, w s, 32.9 s 179th st, two 2-sty frame dwellings, 20x62.8; total cost, \$10,000; Cohen & Axelroad, 2108 Walton av; ar't, J J Vreeland, 2019 Jerome av.—1387.
 Grant av, w s, 50 n 165th st, 6-sty brk tenement, 50x87; cost, \$60,000; Moorehead Realty Construction Co, 718 E 142d st; ar't, Harry T Howell, 149th st and 3d av.—Corrects error in last issue, when location was n 155th st.—1352.
 Honeywell av, e s, 32.9 s 179th st, two 2-sty frame dwellings, 20x62.8; total cost, \$10,000; Cohn & Axelroad, 2108 Walton av; ar't, J J Vreeland, 2019 Jerome av.—1386.
 Mosholu Parkway North, e s, 153 n Van Cortlandt av, 2-sty frame dwelling, 21.6x45.2; cost, \$5,500; Tobias H Burke, care ar't, Fredk Jaeger, 1775 Weeks av.—1376.
 Tremont av, n e cor Hughes av, 4-sty brk tenement, 20.5x82; cost, \$25,000; Luigi Cilento, 4 E 115th st; ar't, Chas S Clark, 709 Tremont av.—1375.
 3d av, w s, 400 s 183d st, 1-sty frame office and storage, 15x35; cost, \$2,000; Bertha Volkening, 48 E 60th st; ar'ts, Chas Baxter & Son, 360 Alexander av.—1378.
 3d av, w s, 350 s 183d st, 1-sty frame store, 10x28½; cost, \$1,500; Bertha Volkening, 48 E 60th st; ar'ts, Chas Baxter & Son, 360 Alexander av.—1377.
 3d av, w s, 125 s 169th st, 1-sty frame shed, 53.8x33.10; cost, \$500; The John Eichler Brewing Co, on premises; ar't, M J Garvin, 3307 3d av.—1381.

34th st, No 41 West, add 3 stories to rear extension, new walls, to 4-sty brk and stone bank and office building; cost, \$7,000; The Thirty-Fourth Street National Bank, 41 W 34th st; ar'ts, Hiss & Weeks, 111 5th av.—3669.
 42d st, No 16 East, build bulkhead, stairs, skylight, to 6-sty brk and stone office building; cost, \$850; Chas Weinberg, 31 W 23d st; ar't, Thomas W Lamb, 224 5th av.—3666.
 48th st, No 523 West, windows, to 5-sty brk and stone tenement; cost, \$2,800; A Bruder, 762 8th av; ar'ts, Rees & Rossbach, 1947 Broadway.—3660.
 48th st, No 515 West, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,500; Pennsylvania Realty Co, 32 E 9th st; ar'ts, Rees & Rossbach, 1947 Broadway.—3659.
 55th st, Nos 26-28 West, 8-sty side brk and stone extension, 25x90, partitions, to 8-sty brk and stone dwelling and school; cost, \$80,000; John S Kennedy, 31 Nassau st; ar't, James B Baker, 156 5th av.—3664.
 69th st, No 135 East, toilets, partitions, windows, extension 16.8x5, to 4-sty brk and stone dwelling; cost, \$8,000; James McWalters, 22 E 21st st; ar't, J McWalter, 22 E 21st st.—3658.
 100th st, No 195 East, store fronts, toilets, partitions, to 5-sty brk and stone store and tenement; cost, \$3,500; Jacobs & Horowitz, 12 Newark av, Jersey City; ar'ts, Bernstein & Bernstein, 24 E 23d st.—3656.
 Av A, s e cor 92d st, alter entrance, to 2-sty brk and stone store and factory; cost, \$150; Geo Ringler & Co, on premises; ar't, Chas Stegmayer, 168 E 91st st.—3662.
 Broadway, No 359, girders, posts, to 5-sty brk and stone store and loft building; cost, \$1,000; Wainer Bros, Bridgeport, Conn; ar't, Max Muller, 3 Chambers st.—3663.
 Broadway | partitions, plumbing, to 3-sty brk and stone
 Hamilton pl | home; cost, \$1,500; Home for Chronic Invalids,
 138th and 139th sts | on premises; ar'ts, Buchman & Fox, 11 E 59th
 st.—3655.
 Pleasant av, Nos 267-269, partitions, windows, to two 3-sty brk and stone tenements; cost, \$300; D Garafalo, 184 E 114th st; ar't, J C Cocker, 103 E 125th st.—3661.
 1st av, Nos 85-87, toilets, plumbing, partitions, to two 3-sty brk and stone bath and dwellings; cost, \$5,000; Asher Drechsler, 137 Rivington st; ar't, Max Muller, 3 Chambers st.—3657.
 7th av, No 2301, show windows, chimney, toilets, to 5-sty brk and stone store and tenement; cost, \$7,000; Wm Whitehead, 184 W 135th st; ar't, Geo H Griebel, 2255 Broadway.—3670.

ALTERATIONS

BOROUGH OF MANHATTAN.

Allen st, No 101, toilets, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$3,000; Kittenplan & Rubinger, 5 Beekman st; ar't, L A Goldstone, 110 W 34th st.—3651.
 Allen st, No 36, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,000; Bokschizky & Rothowitz, 288 Broadway; ar't, Samuel Sass, 23 Park row.—3654.
 Cold st, Nos 30-34, stairs, alter floors, new walls, to 8-sty brk and stone telephone exchange and office building; cost, \$50,000; New York Telephone Co, 15 Dey st; ar'ts, Eidlitz & McKenzie, 1123 Broadway.—3668.
 Rivington st, No 111, windows, partitions, stairs, store fronts, to 3-sty brk and stone store and studio building; cost, \$1,500; Marcus Neustaedter, on premises; ar'ts, Horenburger & Straub, 122 Bowery.—3665.
 13th st, No 612 East, partitions, &c, to two 4 and 5-sty brk and stone tenements and wagon room; cost, \$2,500; Samuel Gold, 131 Monroe st; ar't, Horenburger & Straub, 122 Bowery.—3653.
 15th st, No 42 West, build roof house, alter walls, to 8-sty brk and stone loft building; cost, \$2,200; Hardman, Peck & Son, 138 5th av; ar't, John V Johnson, 97-101 22d st, Brooklyn.—3667.
 16th st, No 536 East, toilets, windows, partitions, to 5-sty brk and stone store and tenement; cost, \$3,000; L Feusterheim, 191 Rivington st; ar't, O Reissmann, 30 1st st.—3652.
 17th st, No 516 East, toilets, windows, to two 3 and 5-sty brk and stone factory buildings; cost, \$1,500; John Miller & Co, on premises; ar't, H Regelmann, 133 7th st.—3649.
 28th st, No 160 West, partitions, plumbing, to 4-sty brk and stone office and dwelling; cost, \$500; B Sire, 22 W 59th st; ar't, Thos S Godwin, 302 14th st, Brooklyn.—3650.

BOROUGH OF THE BRONX.

Hoffman st, No 2308, 1-sty frame extension, 20x4.6, and new partitions, to 2½-sty frame store and dwelling; cost, \$2,000; Carrie Stonebridge, 4143 Park av; ar't, A T Runde, 2184 Washington av.—668.
 169th st, n s, 98.1 e Shakespeare av, move 3-sty frame tenement; cost, \$1,200; Wm Daly, on premises; ar't, Richard R Davis, 247 W 125th st.—673.
 179th st, s s, 100 e Crotona av, 2-sty frame extension, 18.1x12, new bath, new stairs and new partitions, &c, to 2-sty frame dwelling; cost, \$1,500; Edw Houlihan, 977 E 179th st; ar't, J J Vreeland, 2019 Jerome av.—674.
 203d st, n s, 175 w Briggs av, new porch and cellar to 2½-sty frame dwelling; cost, \$250; C H Wainwright, on premises; ar't, G H Budlong, 2303 Loring pl.—675.
 236th st, s s, 310 w Katonah av, new door, to 2-sty frame dwelling; cost, \$100; G J Gillings, Pleasantville, N Y; ar't, J Melville Lawrence, 239th st and White Plains road.—678.
 Concord av, e s, 175.7 s 147th st, 2-sty frame extension, 11.6x7.8, to 2-sty frame dwelling; cost, \$200; Jos Gallick, 402 E 88th st, ow'r and ar't.—672.
 College av, s w cor 148th st, 1-sty frame extension, 2.10x47.6, to 2-sty frame store and dwelling; cost, \$500; Eufrico Berti, 227 E 52d st; ar't, Vincent Bonaguer, 971 Home st.—677.
 Intervale av, n e cor Freeman st, 1-sty brk extension, 38x23, new toilets, new stairs, to 4-sty brk stores and tenement; cost, \$5,000; Marcus Nathan, 150 W 120th st; ar't, Wm T La Velle, Southern Boulevard and Freeman st.—679.
 White Plains av, n e cor 222d st, 1 sty added to present 1-sty extension of 2-sty and attic frame dwelling; cost, \$600; Mrs Margaret Havens, on premises; ar't, Geo Hoff, Jr, 511 E 154th st.—680.

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 22.
 29th st, n s, 125.6 e 3d av, 45x98.9. Solomon Simon agt Abraham Siegel et al; Strasbourger, Weil, Eschwege & Schallek, att'ys; Joseph F Darling, ref. (Amt due, \$3,124.50.)
 Dec. 23.
 No Judgments in Foreclosure filed this day.
 Dec. 26.
 Macombs Dam rd, e s, 150 n 190th st, 665x230.6 to Croton Aqueduct. Wilbur K Matthews agt Ludovic A Damainville et al; Henry M Earle, att'y; Norman G Johnson, ref. (Amt due, \$2,820.)
 Dec. 27.
 Catherine st, No 74. Joseph Liebman agt Margaret Quinn et al; Guggenheimer, Untermyer & Marshall, att'ys; Charles Putzel, ref. (Amt due, \$17,911.39.)
 2d av, No 2291½. Nannie S Vanderpool agt Lydia B Koch et al; Harold Swain, att'y; Wm A Keener, ref. (Amt due, \$5,437.50.)

LIS PENDENS.

Dec. 23.
 Park av, No 1510. Dietrich W Wehrenberg agt Louis S Barnard; action to enjoin, &c; att'ys, Bushby & Berkeley.

East Broadway, s s, 26.1x100, lot 12, map of map made by Thomas Ludlow, 7th Ward. Abraham H Sarasohn agt Rebecca Kamisky et al; partition; att'y, B A Snitkin.
 Maple av, w s, 50 n 214th st, 25x100. Gaetano Ricco agt Rosa Amelio; specific performance; att'y, J H Corn.
 118th st, Nos 205 to 211 East. Fischel Realty Co agt David Edelstein et al; specific performance; att'y, H M Plateau.
 Dec. 26.
 Block bounded by Brook av, St Anns av, 142d and 143d sts. Frank J Cranwell agt The Sisters of the Poor of St Francis et al; action to foreclose mechanics lien; att'ys, Cohalan Bros.
 Dec. 27.
 25th st, No 108 East. John B Perry agt Henry G Smith; notice of attachment; att'ys, Files & Reese.
 Pleasant av, No 388. Chas H McCartie agt Margaret J Franklin; specific performance; att'ys, Lese & Connolly.
 105th st, Nos 68 and 70 East. Philip Rosenblum et al agt Michael Lessler et al; action to impress vendee's lien; att'y, M Rosenblum.
 Lexington av, n w cor 124th st, 67.6x40x irreg. Annie L Wilking agt Frederick Wilking et al; action to set aside conveyance; att'y, J C Lewis.
 Dec. 28.
 3d av, No 454. Jennie R J Irving agt Mary Jackson et al; partition; att'y, W S Smith.

23d st, No 166 West. Emma Kempner agt Leopold Barrenea et al; partition; att'y, H Danner.
 9th av, s w cor 27th st, 98.9x250. George Milne agt The Ingersoll-Sergeant Drill Co; warrant of attachment; att'ys, R & A C Weil.
 Dec. 29.
 74th st, s s, 185 e 3d av, 25x102.2. Isaac Miller agt Abraham Kaden et al; action to impress trust; att'y, D J Goldstone.
 77th st, No 328 East. Louis Lese agt Annie Gilefsky et al; action to impress vendee's lien; att'ys, Lese & Connolly.
 117th st, No 304 East. Sarah A Serrine and ano agt Andrew Wilson et al; partition; att'y, T J Meehan.

FORECLOSURE SUITS.

Dec. 23.
 No Foreclosure Suits filed this day.
 Dec. 26.
 62d st, No 233 East. Julius Hochrein agt Jeanette Bleistift; att'y, L S Goebel.
 Dec. 27.
 Vanderbilt av, w s, 428.10 s 175th st, 16.8x120.1 x20.7x120, Bronx. Empire City Savings Bank agt John R Sanderson; att'y, C W Dayton.
 Lyman pl, e s, 125 s Freeman st, 20x100. Ida Taylor agt William Loeb et al; att'ys, McLaughlin & Stern.
 Same property. Same agt Edw J Hinley et al; att'ys, McLaughlin & Stern.

Table listing names and addresses, including McCabe, Dominick—City of N Y, McPherson, Richard C—Frederick B House, Meyerhoffer, Sarah—Hyman D Baker, etc.

Table listing names and addresses, including Stratton, Frank A—Fiss, Doerr & Carroll, Suydam, Geo B—City of N Y, Stoddard, Edward—the same, etc.

CORPORATIONS.

Table listing corporations, including The Federal Copper Co—Sophie A M Preusch, The Dragon Mining Co—the same, Met St Ry Co—Frederick F Finkelday, etc.

Table listing names and addresses, including Municipal Bond & Securities Co—Madeline Pierce, Rldgway Belt Conveyor Co—Wm J Johnston, Arnold Advertising Agency—City of N Y, etc.

SATISFIED JUDGMENTS.

Dec. 23, 26, 27, 28 and 29.

Table listing satisfied judgments, including Aronowitz, Louis—C E Ring, 1902, Atwell, Geo J—N Y Contracting & Trucking Co, 1905, etc.

