

**REAL ESTATE BUILDERS GUIDE.**  
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DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,  
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**C. W. SWEET**

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THE most encouraging aspect of the present business situation is undoubtedly the increasing ease with which railroads are beginning to float new issues of securities. The success of the Pennsylvania Company in placing \$40,000,000 of bonds is conclusive upon this point; and the inevitable result of this ability on the part of the railroads to obtain the money necessary for improvements will stimulate the gradual resumption of such operations and the consequent revival of general business. There is not a large railway system in the country that was not obliged last fall to shut down on extensions and improvements, necessary either to develop traffic in sight or to handle in a more economical way existing traffic, and the managers of these corporations will understand how desirable it is to resume such improvements during a period of slack business. Fortunate indeed is the corporation or the individual who can afford to place permanent improvements on their properties at a time like the present. The majority of business men are obliged to do their building when labor, materials and money are all expensive; but the economical time to build is when labor, materials and money are relatively cheap. All these necessary implements of large structural operations, while not so cheap as they were some years ago, are assuredly less expensive than they were last year, and are also less expensive than they will become a year or two from now. The present is the time to place improvements upon property—even if such improvements do not offer an immediate opportunity of large profits. The people, who make money in good times, are the people, like Mr. Carnegie, who can afford to prepare during bad times for the inevitable recurrence of greater business activity. It is scarcely necessary to add that this principle applies just as much to house-builders as it does to railroads. The man who has the money to make a desirable improvement to a piece of real estate during the coming summer will make more money than the man who prefers or is obliged to wait a year or two. The quoted prices for labor and materials offer no accurate indication of cheapness of contemporary building operations compared to what they were a year ago. A shrewd purchaser, with cash to pay, can obtain bargains in almost every service or material he needs, and his building will cost him a substantially smaller sum than the buildings with which it competes. He can afford, consequently, to get along with only a few tenants for a while, because he knows that when his building does fill up he will be earning a much higher percentage on his improvement than will his neighbors who made their improvements either at an earlier or a later date.

THE proposed amendments to the Rapid Transit Act have passed the Legislature; and while there is no reason to suppose that they will not meet with the Governor's approval, property owners should not cease to exercise effective influence until the lines are actually in course of construction. Every property owner must understand how much hangs upon the early construction of new longitudinal subways. They are necessary for the Bronx, or else that borough will lose to Brooklyn and Queens thousands of inhabitants, which would otherwise have contributed to the prosperity of its business and the value of its real estate. They are just as necessary to Manhattan, because without additional underground roads

the increased business created by improved means of transit to Long Island and New Jersey cannot be properly handled. As soon as new subway contracts are let, if not before, real estate speculation will revive; and the millions spent upon the actual construction will help to stimulate local business by giving employment to thousands of unemployed laborers. Neither is there any reason to suppose that the terms which the Public Service Commission will be in a position to offer purpose. A contract extending fifty years should be an purpose. A contract extending fifty years should be an extremely profitable one for any corporation able to meet the necessary conditions. Every dollar invested in such a road would be returned two or threefold to its owners, and by the time the Commission is ready to advertise for bids there should be plenty of money available for investment in such an enterprise. Capitalists will not forget that the Interborough Company, before its fatal alliance with the New York City Railway Company, was one of the best and most profitable railway properties in the United States, and a fifty-year franchise, offered in 1908, should look much more attractive than did a seventy-five year franchise offered ten years ago. If the bill becomes a law, as it probably will, the early construction of new subways by private capital is almost a certainty, and the only cloud upon the situation will be the doubt whether the Interborough Company will be able to raise the capital which would enable it to be an effective competitor for the new franchises.

THE proposal to exempt bonds issued for the construction of subways from inclusion in the debt limit met with less opposition in the Legislature than was expected. The prospects are good that it will be approved by the next Legislature, and also that it will finally be endorsed by popular vote in the fall of 1908; and if this result is ever brought about, it will emancipate the city from a restriction which gravely embarrasses its freedom of action. For the last fifteen years the inability of the city to issue bonds for subway purposes has been a hindrance to the construction of an improved rapid transit system. The impediment has been evaded by various devices, but the time has come when such devices will no longer serve. At present the city cannot build subways without depending exclusively on private capital; and, of course, capitalists under such conditions will exact terms favorable to themselves. It is much better at the present time to pay the price which is necessary to tempt private capital to lend its assistance, but the city must not continue to be placed in such a position. It must be free to build the subways it needs whenever its interests demand such action; and the only way such freedom can be obtained is to place bonds issued for subway construction in the same class as bonds issued for improving our municipal water supply. Plenty of subways are just as vital to the city's prosperity as is plenty of water. Money invested in the former offers a larger percentage of profit, and it is absurd as a matter of accounting to charge the bonds issued for a remunerative subway as a liability without charging the subway itself as an asset. It was Mr. Bird Coler who first denounced the absurdity of such a method of bookkeeping, and if this financial reform is ever consummated he will deserve a large share of the credit attaching to it.

WHATEVER may be thought of Mr. Thomas F. Ryan's defence of the financing of the Metropolitan Street Railway system, it is at least conclusive upon one point. The financial methods of the managers of the property were not the most important cause of the receivership. At the time when the system was in process of formation and when its existing financial burdens were placed upon it, its managers counted upon an increase in business and income similar to the increase in business and income which had taken place during the earlier years of the history of the consolidated system. If such an increase had occurred, the earnings of the street railways would have been abundantly sufficient, not only to pay all fixed charges and the regular dividends, but also the additional burden of taxation imposed upon the property. It was the necessity of paying increasing charges and burdens out of what was practically a stationary income which caused the bankruptcy of the corporation. The capitalization had been based upon what seemed to be a reasonable anticipation of increasing earnings, and when no increasing earnings occurred, the result was necessarily a receivership. Mr. Ryan, in his defence, charges the diminished income chiefly upon the undue extension of the transfer system; and many newspapers have agreed with him that the

issue of transfers was carried further than the company could afford. The Record and Guide believes, however, that this opinion has been too easily accepted. The increased issue of transfers undoubtedly cut down the average fare per ride that the company received, but all past experience in street railway management testifies to the truth that a better and a cheaper service of this kind stimulates traffic to an extent which reimburses the street railway for the cost of its better service. The transfer system would not have hurt the Metropolitan system provided it could have continued to carry its increasing number of passengers economically. The system has broken down because it could not handle its increasing business efficiently and cheaply. The congestion of street traffic caused continual delays in operation, and augmented the number of damage suits; at the same time the constantly overcrowded condition of the cars enabled conductors to steal with impunity, and passengers to evade payment of their fares. If the company could have increased the number of cars operated in proportion to the increase in passengers and if these cars could have run on a fixed schedule without constant delays and accidents, the extension of the transfer system would have been a benefit to the company as well as to the public. It is essential that this point should be clearly understood, because, if the prevailing opinion is allowed to pass uncriticized, it will prevent the future development of the transfer system. The courts may be justified in diminishing the number of transfers issued, but the only warrant for such an order is, not that transfers necessarily mean a loss to the company, but that they are costly only when they create traffic, which for other reasons cannot be economically carried.

### LIVING ROOMS IN BASEMENTS.

ONE of the necessary conditions that must be present when an owner receives permission at the Tenement House Department to alter cellar or basement rooms for living purposes, is that his ceilings must be at least 4½ ft. above the level of the street. In a recent case a firm of owners, holding to the opinion that the height should be measured from the surface of the ground surrounding the house, appealed to the courts and were overruled, the last decision being from the Appellate Division.

The buildings which were involved in this case consist of fifteen high-grade houses on the southerly side of West 140th st, between 7th and 8th avs, and occupying a plot 575 feet in width and 99 ft 11 in. in depth. Through the middle of the block, running from 7th to 8th av, is a private way 26 ft. in width, whereof one-half consists of the rear of the relators' land. This way is created by a covenant which runs with the land for at least ten years from 1905, and thereafter as to each part of the premises upon which a building is constructed until such building shall be demolished and entirely removed.

Each of the buildings is 38 ft. 4 in. wide in the front and runs back at that width for a distance of 28 ft. 6 in. For the remainder of the distance each building is 25 ft. 4 in. in width, leaving unbuild upon each side of each lot a space or court 58 ft. 5 in. deep, by 6 ft. 6 in. in width. The buildings are so constructed that two of these courts come together, leaving between the rear portions of each two buildings an open space, half on one lot and half on the other, 13 ft. wide and 58 ft. 5 in. deep.

The surface of the right of way is at the same level as 140th st and 7th and 9th avs, being at the grade known throughout the Tenement House Act as the curb level. The surface of the open courts between the houses is depressed 7 ft. 6 in. below the curb level, terminating at the rear end in a stone retaining wall, which upholds the right of way, from which iron steps lead down into the courts. In each of the houses there are rooms at the level of the bottom of the depressed court with windows opening out upon it. It is these rooms which the owners desired to adapt for living purposes, and as the Commissioner refused to give his approval to the plans and specifications, a proceeding was brought to compel him to do so.

The owners insisted that they were entitled as a matter of strict legal right to the approval of their plans. The first objection which the Commissioner made to the plans was that the ceilings of the rooms are only two feet above the street surface at the curb, whereas they should be four feet six inches above that level. The ceilings of the rooms are nine feet high, but, as the street surface is seven feet higher than the floors of the rooms, the ceilings are only two feet higher than the street level. As the buildings were erected since the passage of the present Tenement House Act, therefore the application was governed by Title 1 of Chapter IV of the Act, which, in Section 91, relating to rooms in basements altered for living purposes, prescribes that "The ceiling of such room shall be at least four feet and six inches above the surface of the street or ground outside of or adjoining the same." The relators' contention was that the words "surface of the street" and

"ground outside of or adjoining the same" are used alternatively, and that the requirements of the statute would be met in the case of the rooms which they desired to convert into dwelling rooms, because their ceilings would be more than four feet and six inches above the surface of the sunken court, which, as they claimed, is the "surface of the ground immediately adjoining" the rooms, within the meaning of the statute.

Of course if this were the true construction to be given to the statute it would be quite possible, as Judge Scott says in the opinion handed down by the Appellate Division, for the owner of some other building to sink a court much deeper than seven feet, six inches, and the rooms opening upon it would be, within the law, if their ceilings extended to four feet six inches above the bottom of the well-like court thus created.

The Tenement House Commissioner, through Corporation Counsel John F. O'Brien, on the other hand contended that the street level, or as it is termed in the Act, the curb level, was intended as the primary determining factor regulating the height to which the ceilings of basement rooms must extend, and that they must also extend four feet and six inches above the adjoining ground, if the building be not built upon a street, or if the conformation of the land be such that a ceiling four feet and six inches in height above the curb level would not be that much above the surface of the ground immediately adjoining. In order to place this construction upon the statute the Court was asked to read the sub-division as if the word "and" were used instead of the word "or," so that the sub-division will read: "The ceiling of such room shall be at least four feet and six inches above the surface of the street and ground outside of or adjoining, the same."

The Appellate Division concurred in this view, saying that the words "and" and "or" when used in a statute are convertible as the sense may require. "The substitution of one for the other is frequently resorted to in the interpretation of statutes where the evident intention of the lawmakers requires it."

And the Court further says:

"In the interpretation of statutes the great principle which is to control is the intention of the Legislature in passing the same, which intention is to be ascertained from the cause or necessity of making the statute as well as other circumstances. A strict and literal interpretation is not always to be adhered to, and where the case is brought within the intention of the makers of the statute, it is within the statute, although by a technical interpretation it is not within its letter. In the construction of a law, every part of it must be viewed in connection with the whole. . . .

"Taking the Act as a whole, therefore, and bearing in mind the evils which it was designed to prevent, we find ourselves unable to accede to the construction contended for by the relators, which would go far to nullify the beneficent purposes of the Act. We are of the opinion that in using the words 'or ground outside of or adjoining the same' following the words 'surface of the ground,' the Legislature did not intend to permit the use for living purposes of rooms wholly or more than one-half below the street level."

The foregoing reason was considered sufficient to dispose of the owners' claim, that they were entitled as a matter of right to the approval of the plans, but there were other objections as well to the plans submitted.

LABOR UNION LAWS.—A member of Union No. 12, in the National Association of Heat, Frost, General Insulating and Asbestos Workers, was fined \$50 by the authorities of the union. He appealed to the Supreme Court (Second Department) and Justice Marean has handed down a decision, in favor of the member. In the written opinion the Court says: "The trial and conviction of the plaintiff was contrary to the provisions of Article III of the by-laws governing the defendant association, which reads: 'Any member working against the interests of the local in case of strike or any trouble between local and an employer shall, upon satisfactory proof being furnished, be expelled.' The plaintiff was tried for abusive language about and interference with the business agent, but there was no strike, nor was there any trouble between the local and the plaintiff's employer; therefore, there was no offense under this section justifying punishment. Although convicted the plaintiff was not expelled, but fined \$50. No authority was given to fine as the penalty for violating Section 2 is expulsion. The sentence was, therefore, improper and illegal. As the plaintiff has property rights resulting from his membership, the by-laws or agreement controlling him must be carefully followed before he can be deprived of these rights."

—Joseph P. Day, auctioneer, will offer for sale on Tuesday, May 5, at 11 a. m., 246 lots of the Wolfe estate, on White Plains road, Boston av, Bronx Park East (Bronx boulevard), north of Pelham parkway and opposite Botanical Gardens in Bronx Park. Property can be reached by taking 3d av "L" or subway to 177th st, then by trolley on White Plains road direct to property. Titles insured by Title Guarantee and Trust Co. and free to purchasers; 70 per cent. may remain on mortgage for one, two, or three years. See advertisement in to-day's issue for further particulars.

# CONSTRUCTION

## THE LAST WORD ON INTERIOR TRIM.

**I**NTERIOR TRIM in relation to the modern office building, apartment houses, and buildings of other descriptions, of today, throughout this metropolis, has been making rapid strides towards a more practical and serviceable style. In other words, the trim of today has been well thought out and in the

case of the office building in particular is pretty firmly established on sensible lines, both as to general design and kinds of woods used.

Some years ago, the idea prevailed that the more woodwork put into a building, the better the building. This practice, however, has to a great extent been done away with, and the present tendency is to use a good serviceable trim, which will both look well and stand well under all ordinary wear and tear.



F. S. BOSWORTH:

The better class of office buildings are being trimmed generally with African mahogany, and especially with selected veneers for the principal parts of the building and special offices. In these principal portions also is put a trim of special design, and in some instances, carving is introduced to give an artistic tone to the work.

In the upper portions of these buildings, or what is termed Typical Portion, a uniform trim is introduced, plain yet pleasing to the eye. This mahogany trim, together with suitable wall and ceiling decorations, constitutes the ideal office.

This particular treatment is confined mostly to the downtown districts, and has only lately been introduced, the previous idea being that all office buildings should be trimmed in oak. Notable examples of this mahogany treatment are: the Trinity Buildings, the U. S. Realty Building and the Trust Company of America Building.

Quartered oak is also used in this class of office building with good effect. In some instances the lower or principal portion of the building is trimmed with mahogany, and the upper or typical portion in oak.

In buildings of this class over 150 ft. high, in the past few years, fireproofed wood has been introduced with a view to making the buildings more fireproof, and still at the same time retaining the beauty of the graining of the different woods. This fireproofed wood, when properly treated, is undoubtedly a great fire retardent and adds to the safety of the building.

Taking into consideration the short time in which these skyscrapers are being constructed at the present time, makes it quite a problem to get together the enormous quantities of wood required to complete the trim for same.

When we stop to consider that close to two million feet of mahogany was specially imported for the three buildings some idea is obtained of what is being accomplished in the interior trim line today in this particular class of building, and it necessarily follows that the factory coping with this class of work must be large and well equipped and up to date in every particular, thus giving it proper facilities to produce the material in the shortest possible time consistent with good work, this being the essence of the greater part of these contracts.

### TRIM OF THE MODERN APARTMENT HOUSE.

Regarding the trim for the modern apartment house, this also has changed considerably in the last few years. The tendency now is to treat each principal room in the various apartments in some representative style, introducing, for instance, Louis XVI. in enamel finish for drawing rooms, Elizabethan in quartered oak for dining rooms, and the bedrooms generally treated in simple Colonial style, enamel finish and mahogany doors.

In some cases, mahogany constitutes the finish in dining rooms and libraries, these combinations as to styles and varieties of woods being varied to suit the architect or owner.

This treatment practically puts these buildings on a private house basis, and for this reason, such apartments are very attractive and much sought after. Notable examples of this class of building are the Langham Apartment House, 73d and 74th sts and Central Park West, and the new Park View Building, now being erected at 66th st and Madison av.

The trim for the better class of private houses at the present time can be considered as all special work, as the speculative element has practically been eliminated, and the architect under present conditions has more scope to show his individuality as to special treatment of the principal rooms, etc., and

almost invariably produces some very fine effects, introducing carved and composition ornament, with special designs of trim.

Undoubtedly this condition of affairs puts buildings of this character on a higher plane than ever before. Red mahogany, white mahogany, quartered oak, Circassian walnut, etc., are the woods generally used, the oaks being treated in many special finishes.

In addition to the above enumerated buildings, there is also the trim required for speculative buildings, such as apartment houses, two-family houses, etc., for the upper section of the city, which covers a large field.

Taking the trim business as a whole today, it is firmly established on a good working basis, and the up-to-date factories manufacturing work for all classes of buildings keep fairly busy.

F. S. BOSWORTH,

(Mgr. Batavia and New York Woodworking Co.)

## EMPLOYEES SHOULD CONCEDE MORE.

**“W**HAT is needed now is concession in labor wages,” said Mr. I. A. Hopper, president of the Building Trades Employers' Association, when discussing the cost of buildings and its relation to the labor question. “Formerly it was a case of reduction of wages. Before the time when employers and employees were organized the employer would reduce the wages of his mechanics according as circumstances required, not giving much consideration to the effect that such reduction would have on the general welfare of his men. If the cost of construction work rose and he found that he could not build with a profit he would arbitrarily lower the wages. If the workmen did not like it there would be others who could and would take their places.

“But conditions are different now. With the organization of employers and employees to look after their respective rights and interests there has followed the conference between the opposing sides and, as in New York, arbitration. But the object of arbitration committees cannot be carried out unless there is a spirit to concede something when there ought to be a concession, and to concede voluntarily.

“At present this concession should come from the employee. There ought to be more horse sense used in settling difficulties. Wages now are practically fixed by agreements between employer and employee by the year, a plan that has advantages. But in following this system there must be a liberal spirit of co-operation. We should change from reduction to concession. The employer no longer reduces wages as he did, and the wage-earner ought to meet him more by making concessions.

“I could not attempt to undertake a bricklaying contract now unless I engaged to pay 70 cents per hour. In fact, it is hard now to tell who is the capitalist. The laborer making \$1.50 or \$1.75 a day looks up to the mechanic making \$5 or \$6 a day as a wealthy man. From this view it is a question who is the capitalist—the man who receives \$5 a day, or the one who is able to pay it.

“We have to be prepared for a good many emergencies. I remember a case several years ago when unforeseen circumstances sent the price of brick up from \$7 to \$14 a thousand. It all happened within the space of two months. These things we have to take more or less of a chance on, and when such unexpected circumstances arise there ought to be consideration on all sides.”

## INTEREST IN MATERIAL EXHIBITION.

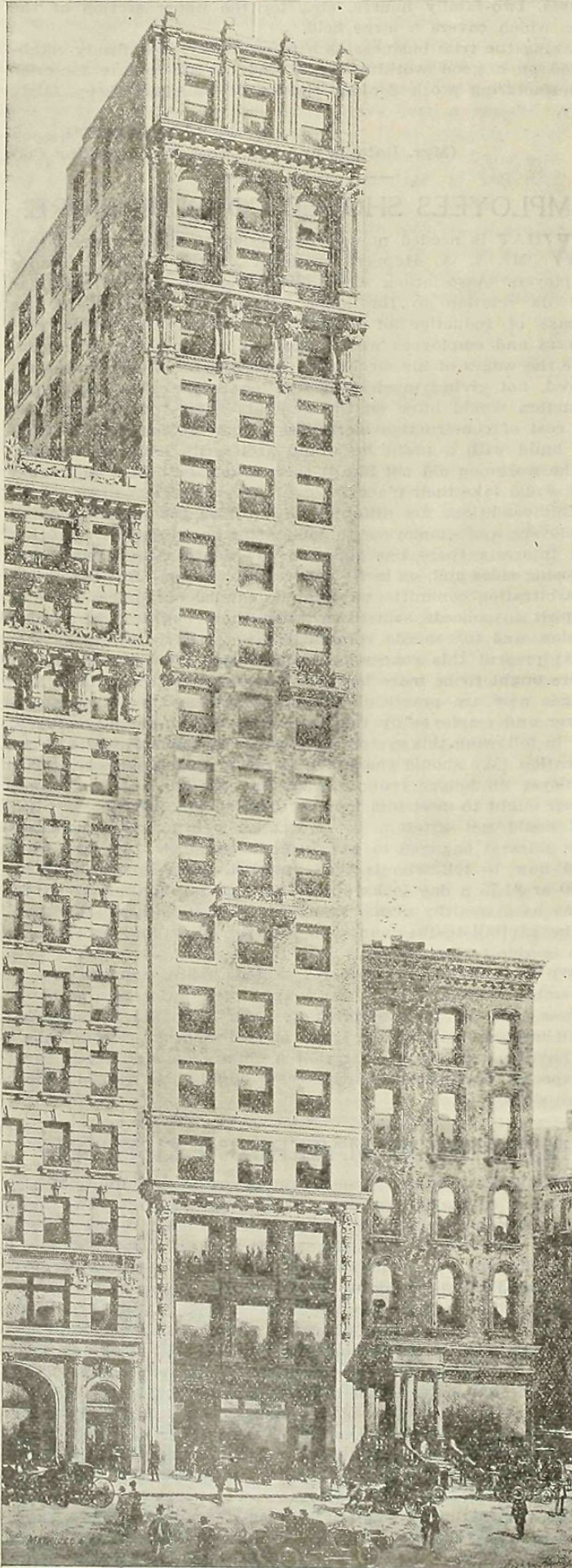
**T**HERE are so many persons coming to the exhibition department to make inquiries about space and the conditions for making a display that it will not be long before I will have to spend all of my time in the office,” said Mr. J. J. Conor, director of the permanent exhibition of building material, started by the Building Trades Employers' Association on the second floor of the new Builders' Exchange Building, 33rd st. “Every day sees new concerns signing contracts, and the spaces are going in an encouraging way. It will not be a great while before there is a waiting list. These exhibitions have been successful in all of the cities where they have received the support of the members of the associations operating them, and with that as a basis the New York exhibition ought to be one of the most successful of any in the country, as the support of the members of the Employers' Association has been assured in more ways than one.

“The installation of exhibits will start at once. When they begin to arrive the floor will have a different appearance. Some of them promise to be both costly and attractive. All of them will be instructive. The facilities provided in the location selected are of the best.”

# THE ARCHITECT WHAT HE HAS DONE RECENTLY AND WHY HE DID IT.

## HIGH BUILDING ON A NARROW PLOT.

In this building attention is directed to the extraordinary height for the width of base, and where special steel construction to overcome wind pressure was adopted. The whole struc-



FIVE HUNDRED AND FIVE FIFTH AVENUE BUILDING.  
Improved Property Holding Co., Owner.  
Maynicke & Franke, Architects.

ture is to be fireproof, including the wood. The floors will not be of wood, but will be of concrete finish. Three rapid running elevators will be provided, and from the second story up the building will be divided into offices—six to a floor. The first four stories of the front are to be of limestone with ornamental iron window frames. The upper part is to be of brick and terra cotta, and some granite will be used in the base.

The work is to go ahead immediately. The building will have a total height of eighteen stories and will cover a plot of 37 feet on 5th av, by 100 feet in depth. The cost will be in the neighborhood of \$250,000. The Improved Property Holding Company, 341 5th av, of which Henry Corn is president and the lessee, will erect the structure. The land is owned by Eliza L. Parsons, Schuyler L. Parsons, William Barclay Parsons and Harry de Berkley Parsons. Messrs. Maynicke & Franke, 298 5th av, are the architects.

The site is on the east side of 5th av, second door north of 42d st, and was occupied by a 4-sty dwelling, with stable in the rear. Excavating has commenced. Adjoining on the north is a 12-sty office building now about finished by the Fleischmann Realty and Construction Co., from plans by Messrs. Buchman & Fox.

## NO DARK ROOMS HERE.

The Clarendon apartment house is situated on the southeast corner of 86th st (Park st, 100 ft. wide), and Riverside drive, having just been finally completed by Randal H. Macdonald & Co., of 29 West 34th st, owners and builders. The building is twelve stories high, of steel construction and absolutely fireproof, and is cleverly arranged for two housekeeping apartments on each floor, consisting of ten to twelve rooms, with four bathrooms to each apartment.

The great feature of this house, aside from its architectural beauty, is the light and air given to the bedrooms. The living rooms are unusually large, being 22x30 and 19x23 ft., with dining rooms 19x20 ft. The rooms in all cases are grouped around the foyer hall, and in no case is it necessary to pass through a bedroom to enter a room, a very important point. There are two electric elevators, one freight and one passenger. The facade is made up of limestone on the first four stories, with

(Continued on page 757.)



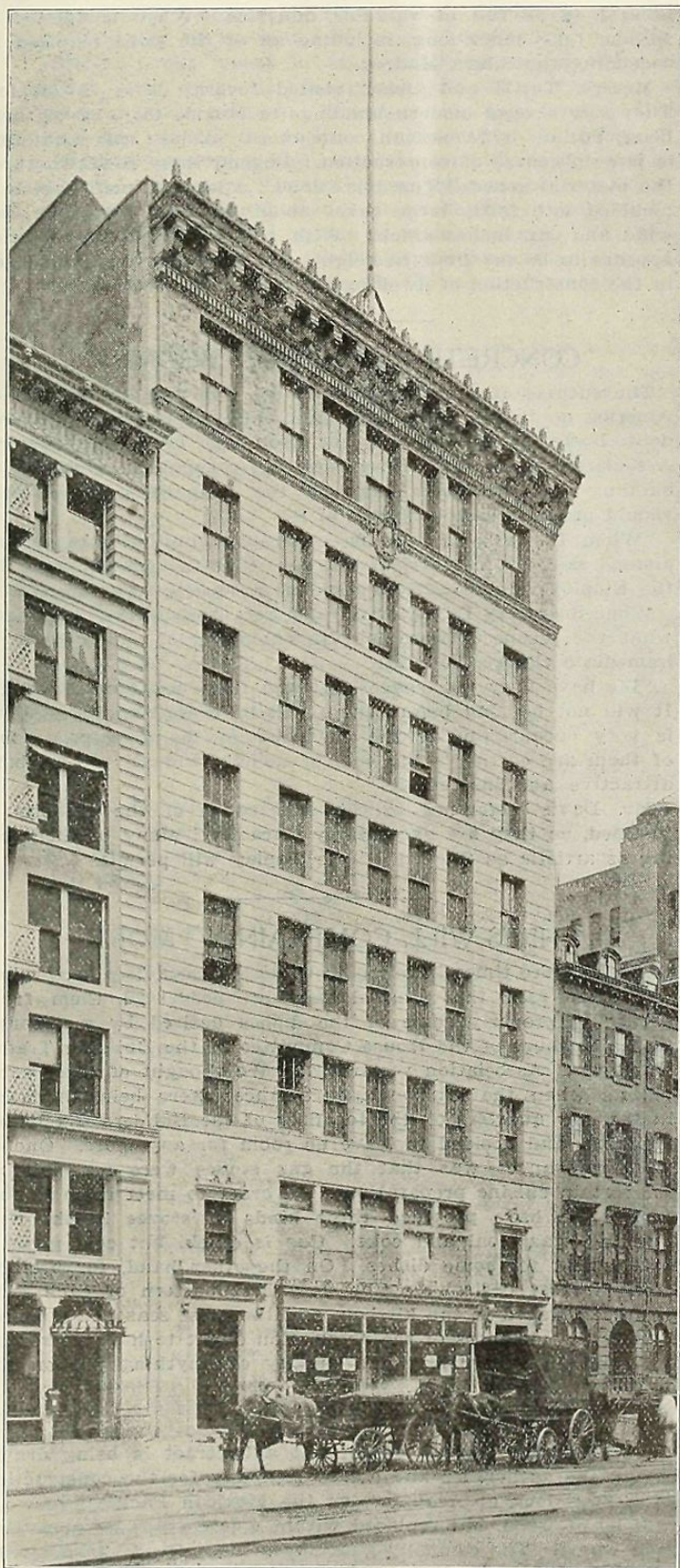
THE CLARENDON APARTMENT HOUSE.  
Riverside Drive and 86th st. Chas. E. Birge, Architect.

# RECENT ACHIEVEMENTS OF THE BUILDER.

## METHODS USED IN A CONCRETE CONSTRUCTION.

THE Eastman Kodak Building at Nos. 235, 237 and 239 West 23rd st, Manhattan, is an interesting example of the use of reinforced concrete for an office and loft building. This structure was designed by McKim, Mead & White, architects, and the general contract was let to M. Reid & Co. The Turner Construction Co., of No. 11 Broadway, was awarded a sub-contract for practically the entire building. They worked up the detailed structural design and completed the building in 110 working days.

The general dimensions of the building are 60 ft. by 90 ft. in plan, eight stories and basement in height. The story heights vary from 12 ft. 6 in. to 14 ft. 0 in. The basement being 10 ft.



REINFORCED CONCRETE OFFICE AND LOFT BUILDING.  
235-9 West 23rd St. McKim, Mead & White, Architects.  
Turner Construction Co., Concrete Construction.

in depth. The interior columns are of hollow cast iron, circular in section. The walls, wall columns, and the rear center columns are of reinforced concrete, as are also the floors, roof, partitions, stairs, and the fireproofing of the cast iron columns. Owing to the peculiar front detail it was found necessary to use steel girders at the floor levels on the front of the building, with the exception of a massive reinforced concrete front girder at the roof level. This girder carries the ornamental cornice by means of a cantilever slab. The front of the building consists of terra cotta tile with granite trimmings on the first and second floor levels. The cornice, as will be noticed in the accompanying photograph, is also of terra cotta tile.

The method of construction followed was "skeleton." The columns and floors being run up first, similar to steel cage construction, and the concrete walls followed after the floors as soon as practicable. The reinforced concrete partitions and the stairs were built in quick succession. The speed obtained after the first floor and basement were completed averaged a story every six days.

The building was begun on the day after Labor Day and the roof put on in late November. Owing to the severity of the winter of 1906-07 the completion of the walls and partitions was delayed a little, but the contract time of 110 working days was beaten by two days.

This building is used on the first floor for the headquarters of the Larkin Soap Company, who maintain there exhibition rooms for their premium prizes. Above the first floor the tenants largely utilize their space for offices and store rooms. The three top floors of the building are occupied by the Eastman Kodak Company as their New York wholesale quarters.

The building has been in use now about a year, and Mr. Snow, the manager of the Eastman Kodak Company, is the authority for the statement that he finds the reinforced concrete construction for a building of this character satisfactory in every respect.

## EMPLOYERS' ASSOCIATION MOVING.

Although the time for the moving of the Building Trades Employers' Association from its old quarters at 889 Broadway to the Builders' Exchange Building in 33d st was scheduled for May 1, such progress has been made by the house committee in preparing the new quarters that Secretary Wm. J. Holmes and J. J. Conor, manager of the material exhibition department, are already installed in their new offices. Mr. Conor moved last Monday and Mr. Holmes yesterday. It has been decided to move the cafe, general offices, parlors, etc., on April 28.

Most satisfactory progress is being made in starting the exhibition feature added to the work of the association. Mr. Conor has his quarters adjoining the elevators, so that he will be in immediate touch with every one who visits the second floor. The installation of exhibits has started. Mr. Conor states that indications show that there will be a steady stream of these and that the exhibition of building material will soon be worth visiting. Everything is ready for setting up the displays. The platforms and aisles between them have been sand-papered and oiled.

On the top floor, which will be devoted to the business and social quarters of the association, has been transformed into offices and social rooms. A large range has been placed in the kitchen to provide for the wants of the inner man at lunch time. Judging from the present appearance of this floor there will be nothing left for the members of the association to wish for. The flood of light is one of the best features of the new location.

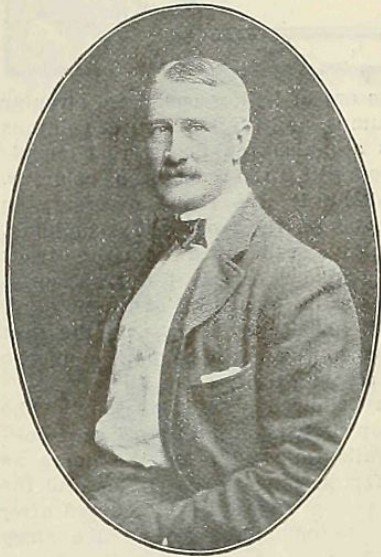
## NEW ELEVATOR PROBLEMS.

The question of putting two elevator cars in one shaft to save space in costly office buildings is one that is being discussed by elevator manufacturers and engineers. Queries as to the possibility of this being accomplished and the effect it would have are being received from time to time from owners who contemplate erecting high office buildings. Mr. P. R. Bolton, consulting engineer, 527 5th av, received one recently from a large real estate owner in Chicago.

"This question brings up new problems," said Mr. Bolton, in speaking of the matter, "and they are going to be difficult to solve. There is such a strong desire to economize every inch of space in costly business buildings that the necessity of having two cars in one shaft is one that will have to be taken up as a serious proposition very soon. This emphasizes the necessity of having more frequent changes in the code relating to such subjects."

## WHO'S WHO IN BUILDING—6.

ONE of the familiar and well-known figures in contracting circles in New York City, with a wide acquaintance and reputation throughout the country, is Franklin Remington, president of The Foundation Company, 115 Broadway, New York City, with whom is associated



FRANKLIN REMINGTON.

Moran, C. E.; Edwin S. Jarrett, C. E.; Louis L. Brown, C. E.; John W. Doty, C. E., and Edwin F. Kellogg.

Mr. Remington is a man who is not without honor in his own State, as well as in other States of the Union. His personality and solid type are regarded as identifying him with the highest class of contracting work, and, therefore, make him eligible to be considered one of the leading contractors of America.

Franklin Remington was born in Utica, N. Y., Nov. 16, 1866. He is a son of Samuel Remington, who is universally known as the president of the Remington Arms Co., fam-

iliar throughout the world as the manufacturers of rifles, shot-guns, etc. Franklin Remington attended St. Paul's School, Concord, N. H., and Harvard University. He was graduated from the latter institution in 1887. After spending a couple of years in traveling throughout the United States and abroad, he took up farming.

The collapse of the real estate boom in Kansas City wiped out what fortune he had accumulated. In 1892 he went to Chicago and started in the contracting business. With him was his brother, Carver Remington. This company undertook a considerable amount of work in the way of waterworks construction. The first contract was made for construction of the waterworks of the City of Hammond, Ind. Mr. Remington built the electric elevated railroad at the World's Fair, Chicago, 1893, which was the first road to use the third rail system. Mr. Remington was also engaged in the construction of the Chicago Drainage Canal.

In 1902 he came to New York City, and with Messrs. Moran and Jarrett organized The Foundation Company, with a view to making a specialty of difficult foundation work, particularly compressed air work. The members of this company have executed a number of important contracts.

Mr. Remington lives at Greenwich, Conn., and is a member of various clubs, such as the University Club, Harvard Club, Indian Harbor Yacht Club, Racquet and Tennis. He has a large acquaintance with prominent men of affairs, engineers, contractors and architects, and has been able to build up his business largely through his acquaintance. This speaks eloquently for the personality which we present. He is one of those kind of men who rise above their business and who influence others by sheer force of personal magnetism. A man rarely succeeds in technical or mechanical lines if there is not placed in him that confidence necessary to the stability of business. After all, it is the men and not the desks and office furniture which are the assets of our great contracting companies. Mr. Remington has accomplished a great deal, and this with comparative ease, when one realizes what prestige his company has gained since its organization only six years ago. He is also president of the Waterproofing Company.

Those associated with Mr. Remington esteem him for traits of character which are truly estimable. He impresses one as being scrupulously honest and fair in his dealings. He has a real sense of justice, and seeks quickly equitable adjustments. He is pleasantly informal, and at the same time earnest, conservative and generous.

He has a beautiful home and aside from business is somewhat domesticated. He is known to be absolutely fearless in the pursuit of his favorite sport—sailing. It is understood that he will sail anywhere, at any time. He has a great appreciation of healthful out-door exercise as is shown in his robust physique and constant application to yachting when his time permits.

A VISITOR FROM BALTIMORE.—Mr. Frank Bennett, a general contractor of Baltimore, Md., was a visitor at the Building Trades Employers' Association this week. Mr. Bennett's father, B. F. Bennett, might be called the Nestor of the builders of the Monumental City, he having been a contractor in that place for several generations, and still attends to his business, although an octogenarian. Mr. Bennett put up many of the finest structures in Baltimore. When at the association rooms Mr. Bennett was the guest of Mr. Chas. A. Heil, of the Stanley Hoisting Company.

## NEW YORK CONTRACTORS VISIT TEXAS.

Frederick B. Tuttle, of the Tuttle Roofing Company, 522 East 20th st., and Frederick R. Usher, who is with John Downey, the builder, 410 West 34th st., recently returned from a long and interesting trip through several of the Southwestern States and Mexico. Messrs. Tuttle and Usher, who are interested in the new railroad that is being constructed from Kansas City to Topolobampo, on the west coast of Mexico, were the guests of the Kansas City, Mexico and Orient Railroad Company, which is building the line, on a special train going over that part of the road which has been completed. Mr. A. E. Stillwell is the promoter of the new enterprise.

Some interesting facts regarding the construction of the road over the Sierra Madre Mountains in Mexico are told. The great problem was to overcome the obstacle raised by this range in the path of the railroad. It is estimated that fully \$1,000,000 was spent for surveying alone. It was impossible to tunnel through the mountains, as they are many miles in width, being surmounted by a plateau extending at least 50 miles east and west. The bed was finally laid at a grade of 2½ per cent. in order to climb to the plateau 8,000 feet above the sea level.

At one point a straight line drawn for two miles will cross the tracks four times. Between two tracks, at one place, there is but 100 feet, notwithstanding which one is 170 feet above the other. The road passes through the States of Kansas, Oklahoma, Texas and the States of Chihuahua and Sonora in Mexico. It taps a rich agricultural country and the mountainous region is said to be full of valuable minerals. When completed it will be 1,658 miles long, including all of the loops required in ascending the Sierra Madres.

Messrs. Tuttle and Usher visited several cities in Mexico. They saw several modern buildings in Mexico City, all of them being put up by American contractors. A post office building is now in course of construction. Beyond these few structures the material generally used is "dobe," a kind of mud, which is moulded into fairly large cakes about two feet long, one foot wide and six inches thick. With this material three stories appears to be the limit in height, and it is nearly always used in the construction of dwellings.

## CONCRETE EXHIBITION BOOMING.

The success of the exhibition of the Concrete Association of America on the eleventh floor of 225 5th av is cited by President Isaac A. Hopper, of the Building Trades Employers' Association, as a good reason why the permanent exhibition of building material undertaken by the Employers' Association should prove what is expected of it.

"When I saw how well the concrete exhibition was getting along," said Mr. Hopper, "I felt sure that the one proposed by the Employers' Association would be a success from the start."

When Secretary Davis, of the Concrete Association, was asked what the prospects were for the exhibition of which he is in immediate charge, he said:

"We have very few spaces left and these are fast filling up. It will not be long before there will be a waiting list. What is very encouraging is the character of the displays. Some of them are costing a big sum of money, and all will be both attractive and instructive."

Mr. Davis' reference to the appearance of the exhibits is justified, as they are exceedingly attractive, many of them being as artistic as the aim of the display will permit.

## CHEFS WILL COMPLAIN NO MORE.

"There were times in our old quarters at 889 Broadway when the chefs said that limited facilities prevented them from preparing properly some of the dishes desired by members," said a member of the House Committee of the Building Trades Employers' Association yesterday. "We thought of these complaints when the kitchen appurtenances were being installed in the new quarters on the top floor of the Builders' Exchange Building, and decided to leave no room for any more. One of their grievances was that the gas stoves were not suitable for certain cuisine preparations. In order to meet them in this regard we have provided three kinds of stoves in the new building—gas, coal and coke. Gas is quick, but coal gives a better heat for some dishes. On the other hand, for broiling coke is most desirable. The very best pattern of each kind has been placed in the kitchen, and the most seasoned epicures among the members of the association ought to have no reason to complain for variety and quality of anything put on the table."

—A Mexican journal states that a contract is being drawn up by the authorities and a new company for the construction of a new dock at Acapulco, on the Mexican Pacific coast. It will be of wood, but replaced within a few years by a modern iron wharf. The company guarantees to equip the harbor with all the apparatus needed for the convenience and safety of ships, including railroad tracks, cranes, buoys, beacons, lights, etc., and also to dredge channels.

## THE MAN ON THE STREET.

WIEN one looks up at a high building, numerous men are seen working on the edge. You may try and put yourself in their places and realize that they are used to the heights, and that with any kind of care the dangers are not so great as imagined. While there are casualties now and then, the proportion to the number of men employed is comparatively small. The average workman keeps a level head when at work.

A much greater danger lies in our modern concentrated civilization to the man who is working on the "nervous edge." Architects who do their arduous professional work in the daytime and have multitudinous social duties at night with an eye to "acquaintances" are an example. There are also many builders who carry heavy technical or financial responsibilities, and fail to leave them in their offices when they close their roll-top desks. Not that hard work generally hurts anybody, but many people cannot work unless they worry too. So follow excesses to maintain the balance—brain-fag, nervous prostration and a whole brood of evil spirits.

There is one successful contractor who has eliminated all this. He has in spite of everything maintained his poise, and his face and form show the serenity of a mind able and active, and he goes about his multitudinous tasks with calmness.

\* \* \*

It does not take much fuss to handle material as we do it now. A big four-horse truck drives up the street and, gee whiz, before you know it tons of steel are sailing skyward. Is it necessary to move a tool house? Presto! it is going elsewhere. Great blocks of stone obey the magic wand of the boom. Just watch the men of the guide line. They can almost shave a hair's breadth. Ex-sailor men these, often, from the way they handle the ropes. On these high buildings of ours, it's pretty nice work, and when the wind blows strongly it takes a good, strong arm. It also shows the excellent quality of wire cable that is manufactured. Now and then a man goes up on the load. The crowd thinks it a great stunt. Not so, he is just part of the game. Familiarity breeds contempt for danger and it saves steps, any way, for the man on the load.

\* \* \*

What a good thing to the eye it is to see precision of action, as a swinging sledge in the hand of an adept, and the man holding the drill, never doubting the accuracy of the blow; the deft stroke of the stone-cutter at work on a moulding, the ringing blow of a front brick-layer making nice joints; and think of the training it takes to acquire this dexterity. This is indicative surely of clear thinking.

It is why workmen are generally pretty straight in speech as well as sure of motion. Perhaps it is why in Germany they put architectural students through courses of practical work. It makes for the well-developed man. Sometimes it seems as if it would be well also if the men of the pen could have the advantages of such a training. However, they always try to get as close to it as possible, and draftsmen have to any way. Pretty nearly every drawing is fairly accurate, even in these blue-print days with washing and shrinking. Figured dimensions take preference to scaling.

\* \* \*

Don't be sure, fellow citizens of the building trades, that the next decade or two will not see women superintendents on the structures where now men reign supreme. The basis of this possibility is a little incident which shows the manner of girl who is coming along.

Our suburban train had pulled out of the station quite rapidly. Through the window I saw a form flying down the road. It was a girl about eighteen years old, of the typewriter kind. She did not hesitate a jiffy, even as she was lost sight of close under the window, for speedily she composedly entered our car from the platform. Everybody expected a catastrophe, and each man was ready to reach for the bellrope.

In a relieved tone one man gasped, "What do you think of that?" "She's a bird," came spontaneously the answer. Do you think such a feminine proposition would hesitate at climbing ladders or riding on hod-hoists, or giving guilty foremen straight, if soft voiced, dressing downs, long to be remembered? Better stop rolling cigarettes, boys, and get down to your practical technology in actual material. Something will be doing with our little sisters ere we realize it.

\* \* \*

This year Easter Sunday fell on April 19, the anniversary of Lexington and Sumter. The latter was the parting of the ways for Abraham Lincoln. When one looks on the features of this man it is hard to eliminate the thought that if instead of being a master of statecraft, he had been of our trades. Think of the work he would have accomplished, the organization he would have brought together, the innovations and reforms he would have put through, and as years came on and his intense activities had abated somewhat as a public-spirited citizen, how he would have counted in movements for municipal improvements, parks, buildings, and other civic advances. All of this is possible when you realize the potentialities of this heroic figure, but it was not so to be.

## ARCHITECTURAL EXPOSITION NEXT FALL.

THE first annual National Architectural Exposition will be held during the week of September 14th to 19th at Madison Square Garden. By a combination of all departments in Architecture, Engineering, Painting, Sculpture, the Trades,



Manufacturing and Craftsmanship pertaining to the construction, equipment and decoration of buildings, as well as landscape and garden effects, this coming function is intended to be a radical departure from the usual form of exhibitions.

Its attractiveness and importance should bring visitors, especially from the professions, the manufacturers, the trades, students, lovers of art and science in every section of the United States, and it

will be of special interest to people of wealth and culture—the purchasing public. Manufacturers of the newest and best in building construction and materials, in articles of equipment and decoration, will be able, conveniently and interestingly to present their products to the professions, the trade and the public by exhibition, demonstration and application. Raw material and manufactured goods entering into the construction of buildings, engineering effects, decoration, landscape and garden features will be shown. No space will be allotted to exhibits possessing no special features of novelty, utility, originality or beauty.

The management announces that many architects of prominence will aid and co-operate and will exhibit in the salon models, casts, drawings and photographs of unusual interest. This display of valuable and artistic models of great edifices, the results of much thought and study by the leading architects, together with drawings and photographs of special interest will prove of infinite educational value to the students and lovers of art and science and to the technical and general press and the laymen.

The salon will be a separate and distinct department of the exposition, occupying the high elevated promenade platform twenty feet wide, surrounding the entire arena. On this platform there will be forty studios of equal size, about 16 ft. x 7 ft., affording three walls in each studio for hanging and ample room in the center of each studio for models. These architects, who are the patrons of the first National Architectural Exposition will arrange and hang their own collections.

Sculpture and paintings will be features of the exposition, and many masterpieces of art have been promised by individuals and societies, and the management is arranging with representative organizations to place in separate rooms and departments exhibits that are allied to architecture and in keeping with the plan and scope of the exposition.

The exposition will open on the Saturday preceding the week of September 14th to 19th; this opening night is to be an invitation inspection to the press and the professions, a society event, a dress rehearsal with band concerts.

The general manager has had experience in successfully organizing and directing large expositions in industry, art and science, and with the co-operation of the Madison Square Garden Company this first annual National Architectural Exposition will be carried forward on an elaborate, generous and artistic scale.

## NO DARK ROOMS HERE.

(Continued from page 754.)

light brick, limestone and terra cotta trimmings above, topped with a flat tile roof. The site is one of the most attractive and desirable locations on Riverside drive, commanding a magnificent view of the river. Macdonald & Co. were the general contractors, issuing all sub-contracts. The Otis Elevator Co. furnished the elevators, and the Eastern Steel Co., 71 Broadway, had the structural steel and iron work. Charles E. Birge, of 29 West 34th st, being the architect.

A VALUABLE SUGGESTION.—To make paint adhere to galvanized iron is usually a difficult matter, and numerous experiments have been made in order to surmount the difficulty. The United States government has adopted a mode of procedure in this direction which is giving quite satisfactory results. Vinegar is used in washing the surface before painting. Its action roughens the metal, causing the paint to adhere more closely.

# BUILDING MATERIAL AND EQUIPMENT.

## And News Regarding Source of Supply

### Lumber Yard Management.

Mr. J. S. Davis, president of the New York Lumber Trade Association, was an honored guest and speaker at the recent annual meeting and banquet of the Philadelphia Lumbermen's Exchange. In his address he referred to the tendency to in-



JAS. S. DAVIS,

President of the N. Y. Lumber Trade Association.

crease the volume of sales without due regard to the volume of profit. He then said:

"One of my friends, as astute a man as I know, tells me that the worst competition a retail yard has is its own outside salesmen, for they are constantly endeavoring to meet the other man's prices, which are always obtained from the customer, and usually by word of mouth. Another man equally qualified to judge thinks that this trade obtained by our outside salesmen amounts to about 25 per cent of the total trade, and that the untoward effort put forth to get it causes the entire volume of business to bring in a return from 5 to 10 per cent less than it otherwise would bring in. Though I am not inclined to accept the conclusions of these gentlemen as accounting entirely for the present condition, I do accept them as one of the influences which work detrimentally to the securing of reasonable profits.

"My own experience leads me to believe that much of this trouble lies in our ignorance of the actual cost of doing business. We have a more or less vague idea that it costs us a certain percentage of our sales to turn over our business, say 15 to 20 per cent. on our sales or from three and a half to five dollars a thousand to take our lumber from the wharf or cars and get it back into cash again. Where and how this money is expended in our operating expenses and general charges is not got at with sufficient detail and accuracy. I believe we should formulate our general system of accounts, separating the general and overhead expense from the direct expense. Let the general expense account include such items as general supervision, rent, insurance and interest; let direct operating expense be subdivided into perhaps some such general heads as purchasing and receiving expense and selling and delivering expense, allowing the lumber in the pile to be the dividing line between these two classifications. In other words, charge under the head of purchasing and receiving expense all the outlay entailed in buying our lumber and getting it into the pile. And under the head of selling and delivering expense charge our outgoing cartage, stable expenses, outside salesmen's salaries and expenses, and all

those hundred and one items that go into the selling and delivering of lumber. Then I would suggest that we go further and begin our fiscal year either the first of April or the first of May, and at the end of six months take an inventory and balance our books, and then again at the end of six months do likewise. By keeping a record of the number of feet we receive and also the number of feet that we sell we can readily divide the expense of doing our business by these totals, and obtain the cost that the general expenses bear per thousand to the whole business; and also the cost per thousand of purchasing and receiving and the cost per thousand of selling and delivering. Such a classification and handling of accounts I think would work out results that would be anything but an agreeable surprise to the yard dealer."

### Wrecker a Misnomer.

"I think that the name of our business is a misnomer at times," said Mr. John Rheinfrank, president of the Rheinfrank House Wrecking Company, 620 East 14th st, the other day. A representative of the Record and Guide had been escorted over the large storage space used by the company adjoining their office in 14th st, and the appearance of the place justified Mr. Rheinfrank in his statement. Almost everything required for the construction of a business building, dwelling or church was stored there. "When a wrecking company undertakes a contract now to demolish a structure it pays for the privilege, getting its money back in the disposal of those parts of the building which can be used over again. Fine mantels, exquisite old marble, handsome plumbing fixtures, colonial doors and woodwork, antique decorative works, ornaments from church interiors, costly glazed windows and so on almost ad infinitum are found stored away until the time when an artist, owner or contractor comes along and finds use for such things.

"The wrecker saves much of what he removes. In this respect he is the very opposite of a wrecker," said Mr. Rheinfrank, "and I sometimes wish that this were indicated in the name of the business. There are things secured from buildings that cannot be replaced for money. We destroy only what is useless, what cannot be put to any further use in the construction or decoration of buildings."

**GOOD YEAR EXPECTED.**—"We are closing up quite a number of small contracts," remarked Mr. Chas. A. Heil, of the Stanley Hoisting Company, 620-630 West 25th st, "and we expect that these will be followed very soon by big ones. The big ones will depend upon the amount of large undertakings to be put on the market this year, and from present indications it looks as if the number of these will be more than expected last winter when the industrial depression was at high water mark."

Mr. Heil states that there is very little activity in Baltimore at present, and that there could be more construction work in Washington than reported. His company had its share in the rebuilding of the "burnt district" of Baltimore after the great fire several years ago, so many contracts being signed that Mr. Heil was in that city most of the time for many months after the conflagration.

Chas. M. Straub, architect, has removed from 122 Bowery to his new offices southeast corner 4th av and 14th st.

### Interlocking Tiling for Railroad Cars.

The tiling department of the New York Belting and Packing Company, 91 and 93 Chambers st, has received an order from the New York, Ontario and Western Railroad to place the interlocking tiling in nine more of the new cars put into operation on that railroad. This tiling is in use in a large number of the cars of the same road.

This order recalls the fact that practically all of the big trunk lines in the country have decided in favor of the interlocking rubber tiling for the aisles of their better cars, and for the entire floor of the dining and club cars. After a thorough test extending over many years this kind of covering for public and semi-public corridors and social rooms has proved its durability, and its use is rapidly increasing. The same rubber tiling, supplied by the New York Belting and Packing Company, has been in service on one of the ferry-boats between Manhattan and Jersey for nine years. It is still as serviceable as ever, although the design does not stand out so clear as when it was first laid. By interlocking the little units of this rubber tiling the entire borough of Manhattan could be covered as if by a single piece. There are no seams, the joints of the interlocking parts disappearing.

One of the best effects ever produced in an office building with this kind of flooring is that to be seen in the new offices of the Hamburg-American Steamship Company on Broadway. The appearance of the tiling is in accord with the magnificent interior designed and executed for the company.

### Japanese Quick to Imitate.

"The Japanese are quick to imitate," said Mr. John C. Upton, secretary of the New York Metal Ceiling Company, 539 West 24th st, in speaking about foreign trade. "We shipped some goods to Japan before the war with Russia and it is hard to say whether they were used in the construction of buildings or for samples to be imitated. From reports I have heard they do not need to have models in many cases, so quick are they to pick out the important points involved and copy the design or method. Apparently the struggle with Russia affected business conditions in the country, as we are not receiving so many orders from that part of the world."

Mr. Upton said that foreign trade was not so good at present, but that he expected it would pick up with the opening of summer.

"Domestic business could be better. The installation of metal work in public schools, especially when they are being repaired, is increasing. There is some relationship between disastrous fires in buildings where people are congregated and the decision to use metal ceilings or other material for protection against fires, but the effect on business after such conflagrations is not felt for some time."

—The Vapor Heating Company, of Philadelphia, which has moved to 503-507 North American Building, of that city, has issued a booklet illustrative of the Broomell Vapor System. The publication is exhaustive on the subject and is worth reading. There are many new things on vapor heating not so generally known as they should be, and the information given by the Vapor Heating Company is a guide in this respect. The New York office is at 1123 Broadway.



PRICES CURRENT

BRICK.—Prices are unsettled and quotations nominal. Most of the Hudson River building brick now being disposed of in this market bring \$5.25 to \$5.75 for Hards. Occasionally a load of common Hards brings the latter figure, but most of the sales are at \$5.25. Any price under this would not represent what is termed in the trade good brick, and any price over \$5.75 would indicate a selected cargo. Occasional sales of selected stock are made at \$6.00. Light Hards are quoted at \$4.00, and sales of mixed cargoes are occasionally taken at \$4.75@5.00.

Last week 47 barge loads of Hudson Rivers were distributed, and 37 for the week ending April 11. The average is about fifty per cent of normal business.

The members of the Hudson River Brick Manufacturers' Association met at Newburgh on Thursday afternoon. The matter of towing rates was discussed; also the advisability of aiding a new line. Whatever is done will not be by the association, but by the manufacturers in their individual capacity. A plan for extending the service of the Shamrock Towing Line was presented at the meeting. As has been announced in the river papers, the Cornell Steamboat Co., which does the bulk of the towing of the Hudson River, recently raised its rates. As the brickmakers are materially affected by the advance in rates, they began to talk up an opposition towing line.

BRICK.	Cargo Lot.
Hudson River Selected...Per M.	\$6 00 @
do Common... do	5 25
do Light hard.. do	4 00
do Pale .....	...
New Jersey, Hard..... do	...
Croton Point—Brown, f. o. b. do	12 50
do Dark and red. do	12 50

Fronts:		
Bufs, No. 1 (delivered at buildings) .....	Per M \$21 00	26 00
Greys, various shades & speckled.	25 00	31 00
White, No. 1.....	27 00	30 00
White, No. 2.....	20 00	25 00
Old Gold .....	28 00	30 00

Enameled:		
English size .....	70 00	80 00
American size .....	60 00	70 00
Seconds, etc. ....	40 00	60 00

FIRE BRICK.		
(Usual allowance must be made for store rates.)		
Welsh, ex-vessel .....	\$23 00 @	27 50
English .....	30 00	35 00
English, choice brands.....	42 50	45 00
Scotch .....	33 00	35 00
American, No. 1.....	21 00	25 00
American, No. 2.....	18 00	20 00
Paving Brick .....	22 00	28 00

CEMENT.—Business from the suburbs for domestic cements shows a little improvement, but Manhattan work continues dull, but with good prospects for the immediate future. Manufacturers report better business in other sections of the country than in the metropolitan district, and very nearly a full revival from the panic. This business has put all the mills at work, though, of course, by no means at their full capacity. Quotations are unchanged in this market.

CEMENT.		
Rosendale, or Natural, in wood, per bbl.....	@	95
Portland, Domestic, in cloth*.....	1 48	
(*All standard American Portland Cement Companies repurchase cloth sacks at the rate of 7½ cents each, or 30 cents a barrel.)		

Manufacturers' Quotations:		
The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given:		
Atlas Portland .....	\$1 50 @	1 55
Alsens (American) Portland.....	1 48	...
Vulcanite .....	1 53	...
Trowel Portland .....	1 48	...
Nazareth .....	...	...
Dragon Portland .....	1 55	...
Dyckerhoff (German) Portland... ..	2 45	...
Alsens (German) Portland.....	2 35	...

IRON, STEEL, ETC.—A large amount of structural steelwork is projected, both here in New York and throughout the country, and new projects are coming forward in plans filed. When this work begins to come out with regularity there ought to be a fair amount of work. Railroads are increasing their purchases of structural material for bridges. Among

the work to come out presently is a large tonnage for the Staten Island ferry terminal, for which bids will be received on May 7. The Pennsylvania Steel Company has taken this week two contracts for railroad bridges in New Jersey.

A tide of improvement is setting in at the mills, especially those in the Pittsburgh district. Official pig-iron quotations may or not be a joke, but there is no question that those on structural material have been well maintained by the large interests. Small fabricators, however, make sacrifices, but there is no organized effort being made to pull the prices of shapes down.

The Iron Age says that on a recent Brooklyn contract for a manufacturing plant for which cast iron columns are to be used, the fabricating work being of a simple character, a price of \$42 is said to have been made. The general foundry business continues weak. A large requirement in tinplate of all grades is reported. Black plates are not moving slowly, but there is a fair business in galvanized sheets.

A member of the firm of P. Delany & Co., manufacturers of steam boilers and tanks, remarked this week that he found large apartment house work still continuing slow. Though the number of plans filed was increasing and money gradually loosening up, actual results had not yet begun to show in his line.

Builders' hardware has been in a condition corresponding to the inactivity of the building trades, but within a fortnight there has been an improvement noticeable in some hardware stores, attributable to the revival in suburban building, where most of the trade is coming from at present.

PIG IRON.		
The following are the nominal delivered prices in this district for shipment during the next two months. The outside are the combination asking prices. Southern prices delivered, New York, Brooklyn or Jersey City, include lighterage:		
Northern.		
No. 1 x Jersey City.....	\$17 75 @	\$18 75
No. 2 Foundry x Jersey City....	17 25	18 25
No. 2 Plain.....	16 75	17 75

Southern.		
No. 1 Foundry, steamship dock..	17 10	17 60
No. 2 Foundry, spot (nominal)..	16 65	17 10
No. 3 Foundry .....	16 00	16 50

STRUCTURAL.		
Beams and Channels, 15-in. and under .....	1 86	....
Angles .....	1 86	....
Tees .....	1 86	1 96
Zees .....	1 86	1 96

BAR IRON FROM STORE (National Classification.)		
ROUND AND SQUARE IRON.		
1 to 1½.....base price .....	\$2 00	
¼ to ¾ in. ....	1-10c extra	
2 to 2½ ins. ....	2-10c extra	

FLAT IRON.		
1½ to 4 in x 5 to 1 in., base price .....	2-00	
1½ to 4x½x5-16 .....	2-10c extra	
2 to 4 in x 15 to 2 in. ....	5-10c extra	
4½ to 6 in x 11-16 to 1½ in. ....	4-10c extra	

Norway Bars .....	3 60	8 75
Norway Shapes .....	3 75	4 00
Machinery Steel, Iron finish, base .....	...	2 10
Soft S11 Bars, base or ordy sizes .....	...	2 10
Tool Steel, regular quality.....	7 00	....
Tool Steel, extra quality.....	13 00	....

SOFT STEEL SHEETS.		
¼ and heavier .....	2 55	
3-16 .....	2 65	
No. 8 .....	2 65	
Blue Annealed.		
No. 8 .....	2 50	....
No. 10 .....	2 50	....
No. 12 .....	2 55	....
No. 14 .....	2 60	....
No. 16 .....	2 70	....
(One Pass R.G. cleaned Cold Rolled. American.)		
No. 16 .....	\$2 90	\$3 30
No. 18 } .....	2 95	3 40
No. 20 } .....	3 00	3 35
No. 22 } .....	3 05	3 40
No. 24 } .....	3 10	3 45
No. 26 .....	3 20	3 50

NAILS.		
Wire Nails, small lots from store..	@	2 40
Cut Nails, small lots from store...		2 30

RUSSIA, PLANISHED, ETC.		
Genuine Russia, according to assortment, per lb.....	11¼@14	
Patent Planished, per lb.....A, 10c; B, 9c, net		
Galvanized iron sq. sq. price.....	70 and 10%	
Metal Laths, per sq. yd.....	22 @	24

SOLDERS.	Case.	Open.
Half and Half.....	22	@ 22½
No. 1.....	19	19½

SPELTER.		
Ton lots .....	6	6¼

TERNE PLATES.  
N.B.—The following prices are for IC 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating.....	@	\$17 10
About 30-lb. coating.....		15 00
About 20-lb. coating.....		13 50
About 15-lb. coating.....	10 70	11 25
About 8-lb. coating, box.....		8 70

PIG LEAD.		
Ton lots .....	5	@ 5¼
Less .....	5½	5½

ZINC.		
Sheet, cask lots.....per lb.		7½
Sheet, per lb.....		8

LIME.—Since the re-opening of a number of banks which were closed in Brooklyn, building activities are more numerous in that borough. In fact, the lime trade is better in all the boroughs. Quotations on standard brands continue unchanged.

"I think that we will have a good fall," said Mr. Orin F. Perry, manager of the Rockland-Rockport Lime Company, Fuller Bldg., the other day. "Business dropped back somewhat as a result of the general industrial depression, but it is picking up now. We are looking forward to a more active summer and bright conditions in the fall."

Mr. Perry's statement is echoed by many contractors and supply dealers. Those who do business on a more or less small scale report more optimistically about the present, but the big contractors and dealers, such as the Rockland-Rockport Company, give a reliable gauge of every branch in building circles as the character of structures in the erection of which they participate usually indicate prosperity and confidence.

LIME.		
500 bbl. lots delivered to the trade in Greater New York.		
Pennsylvania, common .....	per bbl.	75 @ 80
State common, cargo rate. ....		80 85
Rockland-Rockport, Com. ....		1 02
" " L. ....		1 12
" " special, 320 lbs. ....		1 42
Select finish, per 350 lbs., net....		1 62
Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots. Add 25c. to above figures for yard rates.		
Berkshire Finishing, large barrels, ...		1 50

LATH.		
Eastern Spruce, slab.....	3 25	3 50

LUMBER.—In the suburbs carpenter work is clearly multiplying, with a corresponding improvement at the retail yards.

Secretary Daniel Featherstone of the Manhattan District Council of the Brotherhood of Carpenters and Joiners, said this week that carpenter work, so far as Manhattan borough was concerned, is picking up, and that Manhattan was the dull spot in the district. In the outskirts business was looming up very well, but Brooklyn was not quite what it ought to be. Some Manhattan carpenters were finding work in the suburbs.

Secretary Featherstone estimated that in Queens and Richmond carpenters and joiners are all at work, in the Bronx 10% are idle, in Brooklyn 15% and in Manhattan 25%.

In midwinter Mr. Featherstone estimated for the Record and Guide that the percentage of employment in his trade for the whole city was but 50%.

Statistics given out this week from Albany regarding selected trade unions, in various lines, state that practically one out of every three union men in this State was idle at the close of 1907. In New York city the percentage was 34.2, as compared with 32.7 for the rest of the State.

The New York, New Haven & Hartford officials have, since the first of the month, been paying 5 cents less for railroad ties. They now pay 50 cents for No. 1 grade and 30 for No. 2 grade.

Considerable concessions continue to be made in the general market in the matter of prices on various lines. There is an element of forced liquidation, and there is an element that will not give way. On well manufactured stock in hardwoods there is still firmness in prices, and when a builder gets concessions it is very likely to be on something that fits the price. This is more particularly true of hardwoods than of some other lines.

The market on high-grade stock on yellow pine, North Carolina and hemlock is suffering much less from keen competition than the low grades.

The quotations given in this list are the wholesale prices to the retail trade on well manufactured and graded stock, according to the inspection rules at present obtaining. It is not practicable to give a line of retail quotations thoroughly reliable, because terms of sale and other factors influence prices.

SPRUCE.

Table with 2 columns: Quantity (2 inch cargoes, 6 to 9 inch cargoes, 10 to 12 inch cargoes) and Price (\$17 00 @ \$23 00, 19 00 21 00, 21 00 24 00)

HEMLOCK.—Pa. Hemlock, f. o. b. New York. Base price, \$21 per M.

PINE, YELLOW—Long Leaf.

By Sall.

Table with 2 columns: Building orders (12-in. & under, 14-in. and up), Yard orders, Ship stock, Heart face siding, 1 in. wide boards, 1 1/2 in. wide boards, 2 in. wide plank, Kiln dried sap siding, Yellow Pine Box Boards, Yellow Pine Stepping. Prices range from \$25 00 @ \$26 00 to \$42 00 45 00.

By Steam, add \$1.00 to \$1.50.

LONG LEAF YELLOW PINE FLOORING. OFFICIAL LIST.

Table with 2 columns: "A" or Clear Heart Face rift D M & HBK 13-16 x 2 1/2 counted, "B" Rift DM & HBK 13-16 x 2 1/2 counted, "A" Sap Rift DM & HBK 13-16 x 2 1/2 counted, "B" Sap Rift DM & HBK 13-16 x 2 1/2 counted, "A" Flat DM & HBK 13-16 x 2 1/2 counted, "B" Flat DM & HBK 13-16 x 2 1/2 counted, No. 1 Common DM & HBK 13-16 x 2 1/2 counted. Prices range from \$52 00 @ \$53 00 to \$23 00 24 00.

WHITE PINE.

(Rough or dressed.)

Table with 2 columns: Good Uppers, Shelving, Cutting up, No. 2 Dressing Boards, No. 1 barn boards, No. 2 barn boards, No. 3 barn boards. Prices range from \$95 00 @ \$ to \$35 00 35 00.

HARDWOOD FLOORING—

K. D. Bored, End Matched or Butted, Hol. Bk. and Bundled.

13-16 Oak, 2, 2 1/4 and 2 1/2.

Table with 2 columns: Clear quartered white oak, Select quarter-sawed white oak, Clear quartered red oak, Select quarter-sawed red oak, Clear Plain sawed white oak, Select P. S. white oak, Clear plain sawed red oak, Select P. S. red oak, Common oak, red and white, No. 2 Factory or common oak, red and white. Prices range from \$86 00 to \$23 00.

Plain Oak.

Table with 2 columns: 4/ in 1st and 2ds, 5/4, 6/4 and 8/4 in. 1st and 2ds, 4/ in. Common, 5/4, 6/4 and 8/4 in. Common, 4/4 in. Culls, 5/4, 6/4 and 8/4 in. Culls. Prices range from \$49 00 @ \$52 00 to \$24 00 30 00.

SHINGLES—

(New York Lighterage Limits.)

Table with 2 columns: 6 x 18 No. 1 Heart Cypress Shingles, 6 x 18 No. 1 Primes or A's, Extrocedas. Prices range from \$8 50 per M. to \$4 15 @ \$4 25.

HARDWOOD.

Table with 2 columns: White Ash, Brown Ash, Basswood, Red Birch, White Birch, Cedar, Cherry, Chestnut, Chestnut, Cypress 1st and 2ds, Elm, Hazel, Mahogany, Maple, Walnut, Yellow Poplar. Prices range from \$53 00 @ \$56 00 to \$43 00 46 00.

OILS AND LUBRICANTS.—Only small lots are involved in the business offered for linseed oil. A moderate business is being done in mineral lubricants, with prices holding on the basis of former quotations.

OILS, City Prices.

Table with 2 columns: Linseed Oil, raw, 5 bbl. lots, do boiled. Prices are 42 43 and 43 44.

PAINTS, Dry.

Table with 2 columns: Lead, red, American, Litharge, Ochre, Venetian red, Venetian red, Tuscan red, Oxide zinc, Oxide zinc. Prices range from 6 3/4 to 10 1/2.

PAINTS IN OIL.

Table with 2 columns: Lead, white, American, Lots of 500 lbs. or over, Lots less than 500 lbs., Lead, English, Blue, Chinese, Blue, Prussian, Blue, ultramarine, Brown, vandyke, Green, chrome, Sienna, burnt, Sienna, raw, Umber, burnt, Umber, raw. Prices range from 6 3/4 to 14 1/2.

Terms for American lead are: On lots of 500 lbs. and over, 60 days or 2 per cent. for cash, if paid in 15 days from date of invoice.

MISCELLANEOUS.

Table with 2 columns: Glue, low grade, per lb., Glue, cabinet, Glue, medium white, Glue, extra white, Glue, French, Glue, Irish, Putty in bulk, Putty in bladders, Putty in tin cans, Whiting, gilders, etc., Whiting, common. Prices range from \$0 10 @ \$0 12 to \$55 60.

PLASTER PARIS.

Table with 2 columns: Calcined, ordinary city, Calcined, city casting, Calcined, city superfine. Prices are \$1 35 @ \$1 50, 1 40 1 55, and 1 45 1 60.

STONE.—The Woodbury Granite Company has obtained the contract for the stone work of the West Side Market house, Cleveland, O. The granite will come from the company's pink quarry on the Maine coast. It is to be polished and to do this work additional polishing facilities will be added to the large plant. The pink stone is to be shipped from Maine and finished at Hardwick. It will be a quarter of a million job with about \$150,000 for the granite work. The company also has the contract for the base, approaches and steps of a postoffice to be erected at York, Neb. Another job that will come from the Woodbury quarries this season is the Cummer-Diggins office building at Cadillac, Mich. The base of this building will be in polished granite.

A report that the superintendent of the quarry of the Benvenue Granite Company had been instructed to dismantle the plant at Maromas, Conn., was affirmed by Mr. Smith at the New York office of the company, 41 Park row. The equipment is to be removed to Maine, where the company operates a large quarry. Much of the work for some time at the quarry had been trimming granite shipped there in the rough state from the Maine quarry. At one time over 200 men were employed in Maromas.

Medina sandstone is to be used to a

considerable extent for paving and curbing in Bay Ridge and Flatbush. In every case where blue stone, cement or sandstone was mentioned as a possible material for curbing, Medina sandstone was selected. It was also selected for the paving. Following are the streets for which improvements were voted: 74th st, 58th st, 44th st, 63d st, 54th st, Bridge st, Concord st, Tillary st, Duffield st, Chapel st.

Mr. Johnson, of the E. J. Johnson Company, slate manufacturers, 38 Park Row, returned this week from a brief visit to several out-of-town points. He found business picking up a little, although there is much room for improvement.

"A large portion of the work in progress now seems to be municipal contracts or construction for public enterprises," said Mr. Johnson, when seen after his return. "As a result business in slate blackboards is better than it is in other kinds of slate, such as roofing. We are doing a lot of estimating, and this ought to develop into construction activity. The demand for our product is increasing appreciably, and we are looking forward to a brisk summer and fall."

The installation of slate blackboards is increasing in all kinds of schools. Its permanency and fine quality as against some compositions are being recognized more and more. Even school children notice the difference in blackboards, preferring to write on those which do not crack.

STONE.—Wholesale rates, delivered at New York.

Table with 2 columns: Nova Scotia in rough, per cu. ft., Ohio freestone, Minnesota freestone, Longmeadow freestone, Brownstone, Portland, Conn., Brownstone, Belleville, N. J., Scotch redstone, Lake Superior redstone, Granite, Maine, grey, black, Milford Pink, Picton Island red granite, Picton Island pink gran., Limestone, buff and blue, Kentucky Limestone, Portage or Warsaw Stone, Caen, Vermont white building marble, South Dover building marble, Bennington building marble, Georgia building marble, Tennessee Marble, Wyoming Bluestone, Hudson River Bluestone (promiscuous sizes, per cu. ft.). Prices range from \$90 @ \$ to \$84 ....

SLATE.—Prices are per square, delivered in New York in car lots.

Table with 2 columns: Genuine No. 1 Bangor, No. 1 Chapman, No. 1 Red, Brownville and Monson Maine, Peach Bottom, Unfading Green. Prices range from \$5 25 @ \$6 50 to 6 00 7 00.

Fire Curtain Was Effective.

At a weekly meeting of the London County Council the Theatres Committee made the following statement: "We have to report that the stage portion of Drury Lane Theatre, with the exception of the enclosing walls, was almost wholly destroyed by fire in the early morning of March 25th, 1908. The fire brigade was notified of the fire by telephone at 4.27 a. m. The fire curtain, which is composed of two sheets of asbestos cloth on an iron frame, but is not packed with slag-wool or silicate cotton, as is the case with the curtains at new theatres, was down when the firemen arrived at the theatre, and although it buckled slightly with the draught from the auditorium, it enabled the brigade to restrict the fire to the stage portion.

"The armored doors in the theatre also withstood the fire satisfactorily, but the solid iron doors buckled.

"We have since visited the theatre, and we were greatly impressed by the clearness with which the result of the fire demonstrates the value of some of the principal precautions against the spread of fire insisted upon by the Council in places of public entertainment."

## BUILDING OPERATIONS.

### Palmer & Hornbostel Win Contest.

Announcement is made that the first prize for the best general plan for the group of buildings, that the Western University of Pennsylvania proposes to erect on the site recently purchased in the Schenley Farms district, has been won by Messrs. Palmer & Hornbostel, of No. 63 William st, Manhattan, and Pittsburgh. The actual prize given to Palmer & Hornbostel is the contract for drawing plans for the first individual building of the group, that for the School of Mines, which will be erected at a cost of \$175,000. There will be thirty buildings in all and they will be arranged in five secondary groups or divisions, namely, Mining and Engineering, College, Professional, Dormitory and Library, and Museum. The main entrance to the grounds will be at Bayard st and Grant boulevard. It is proposed to start work this year on the first of the mining and engineering buildings. It will be three stories, accommodate 300, containing 5,000 sq. ft. of area, and is to be ready for occupancy by Jan. 1, 1909. The cost of the whole group of thirty buildings completed, according to rough estimates, approximates between \$8,000,000 and \$25,000,000, according to the materials and decorations used. Messrs. Jansen & Abbott, of Pittsburgh, won second place, and the Allegheny county prize of \$1,000. Third place and \$1,000 prize money were awarded to Allison & Allison of Pittsburgh. Other winners are: Fourth, Lord & Hewlett, Manhattan, \$1,000; fifth, Whitfield & King, Manhattan, \$1,000; sixth, Belquist & Lee, of Pittsburgh; seventh, Haight & Githens, of Manhattan; eighth, Heacock & Hokasan, of Philadelphia; ninth, George B. Post & Sons, Manhattan, \$1,000 invitation fee; tenth, Ripley, Russell & White, Boston. The committee which made the awards was composed of George H. Clapp, chairman; Dr. John A. Brashear, Benjamin Thaw, W. L. Scaife, T. H. B. McKnight, J. B. Eisaman, A. J. Kelly, Jr., S. B. McCormick and S. B. Linhart, secretary. Prof. Warren P. Laird, of the University of Pennsylvania, acted as advisor. Messrs. Palmer & Hornbostel also recently designed the Carnegie Technical Schools and the proposed Soldiers' and Sailors' Memorial Home.

### New Development for Yonkers.

YONKERS.—Mr. Eugene Gerbereux, of Yonkers, lately purchased the property bounded by Broadway and Hamilton av, Post and Morris sts, comprising 88 full city lots, 25x100 ft. The property is situated in the south part of Yonkers, west of Park Hill, and on the direct trolley line connecting with the New York subway; five minutes' walk to the Putnam or Ludlow railroad stations, and about the same time to the Park Hill station. The property will be improved with 3-sty 2-family dwellings, private dwellings, a 4-sty apartment house, and 5-sty apartment houses, with stores, will be built on Broadway. John Ph. Voelker, architect, of No. 979 3d av, Manhattan, is preparing plans and specifications for the buildings. It is also proposed to erect a hotel on the premises. Mr. Gerbereux is organizing a company with Mr. Voelker for the developing of the property.

### Changes in Plans of McAdoo Terminal Uptown.

6TH AV.—It was learned this week that plans for the uptown terminal building for the Hudson and Manhattan Railroad Company, to be erected on a plot 250x300 ft, at 6th av, 32d and 33d sts, in Greeley sq, will not be more than 8-stories and basement in height, and will not contain

a hotel. The Record & Guide was also informed that the upper eight floors above the ground floor which is to be devoted to the railroad terminal, will be occupied by an out-of-town concern as a department store. It was previously announced that the structure would be 20 stories or more, containing a hotel. No building contracts have yet been awarded. Further particulars will be given in later issues. (See issue Oct. 12, 1907.)

### New Masonic Temple for Brooklyn.

HERKIMER ST.—A large plot of land has just been purchased by Kismet Temple, A. A. O. N. M. S. (Masonic order), of Brooklyn, situated on the south side of Herkimer st, about 100 feet west of Nostrand av, on which will be erected a magnificent granite temple in the early future. The structure is to cost approximately \$200,000, and will measure in dimensions 100x185.6 feet. No architect has yet been commissioned. The building committee is composed of Chas. Cranford, Edward Lyons, James H. Rollins and others. It is proposed to put up a building that will seat in comfort from 2,500 to 3,000 persons, containing a banquet room, where 2,000 people can be accommodated.

### Union Theological Seminary Plans.

MANHATTAN.—The Union Theological Seminary, 700 Park av, Manhattan, will take bids on revised plans for part of the buildings which are to comprise the seminary to be located at 120th to 122d sts and Broadway. Messrs. Allen & Collens, of Boston, Mass., and Louis E. Jallade, No. 1170 Broadway, this city, are associated architects. The entire group includes a 5-sty administration building, a 6-sty library building, a 7-sty dormitory building and a chapel.

### E. E. Paul to Build Telephone Exchange.

UNION HILL, N. J.—General contract for the construction of the new telephone exchange at Union Hill, N. J., for the New York and New Jersey Telephone Company, has been awarded by Messrs. Eidlitz & McKenzie, No. 1123 Broadway, to the E. E. Paul Co., of 289 4th av, Manhattan. The structure will measure 49 x 73 ft., containing four stories, pressed brick front, trimmed with limestone.

### Rumor of New Fifth Ave. Building.

5TH AV.—It was rumored this week that preliminary steps are now under way for the construction of a high office and store building at No. 303 5th av, but so far as could be learned no plans have yet been actually settled upon. The owner on record of Nos. 303 and 305 5th av is the City Investing Co, and No. 307 5th av is owned by Grafton Minot. Marshall Field is also the owner of adjoining property.

### Contract for 15th Street Building.

15TH ST.—General contract has been awarded to Jacob A. Zimmerman, 1358 Broadway, for the new 10-story business building, which Edward F. Caldwell & Co. (electric fixtures), 38 West 15th st, are to erect on a plot 50 x 100 ft., at No. 36 West 15th st, for which Messrs. McKim, Mead & White, 160 5th av, have prepared plans. (See issue Dec. 21, 1907.)

### Bids Opened.

The contract for installing fixtures in the U. S. custom house at Seattle, Wash., has been awarded to Cassidy & Son Manufacturing Co., Manhattan, at \$4,745.90.

The bid of the Narragansett Machine Co., of Providence, R. I., \$1,125.63 in amount, has been accepted for the instal-

lation of gymnasium apparatus in the gymnasium at Fort Jay, N. Y.

The contract for furnishing two boilers, flue connections, etc., at the naval station, Bremerton, Wash., has been awarded to the Babcock & Wilcox Co., Manhattan, at \$33,330, including Foster super-heaters and oil burners.

Bids for dredging in Shrewsbury river, New Jersey, were received by D. W. Lockwood, colonel of engineers, U. S. Army, New York; John & Joseph Mc-Spirit, 18 Wayne st, Jersey City, N. J., 28 cts. per cu. yd., scow measurement (low bid).

The following awards have been made for the construction complete of one double coast artillery barracks at Fort Hancock, N. J.: R. P. & Ed. O. Hamilton, Brooklyn, construction, \$68,400; E. B. Gill & Co., Newark, N. J., plumbing, \$7,294.42; Nicholas Plumbing & Heating Co., Columbus, O., heating, \$5,596; E. E. Lowell, Portland, Me., wiring, \$1,364; fixtures, \$574.

Bids were opened by the Board of Education Monday, April 20—No. 1: For installing heating and ventilating apparatus in Public School 3, The Bronx. John Hankin & Bro., \$36,950 (low bid). Other bidders were Raisler Heating Co., Frank Dobson Co., Inc.; E. Rutzler Co., Daniel J. Rice, James Curran Mfg. Co., Gillis & Geoghegan. No. 2: For installing electric equipment in Public School 159, Brooklyn. Commercial Const. Co., \$8,220 (low bid). Other bidders were: T. Frederick Jackson, Inc.; Griffin & Co., Cowden & DeYoung, Peet & Powers, Reis & O'Donovan, Inc. No. 3: For installing electric equipment in Public School 4, Manhattan. Commercial Construction Co., \$7,944 (low bid). Other bidders were: Griffin & Co., The Spiro Co., Reis & O'Donovan, Inc.; Cowden & DeYoung. No. 4: For installing electric equipment in Public School 3, The Bronx. Cowden & DeYoung, \$11,830 (low bid). Other bidders were: Reis & O'Donovan, Inc.; A. Feldmann Construction Co., Inc.; Commercial Construction Co., T. Frederick Jackson, Inc.; Irving A. Bogan. No. 5: For installing electric equipment in new Public School 154, Brooklyn. Peet & Powers, \$7,280 (low bid). Other bidders were: T. Frederick Jackson, Inc.; Commercial Construction Co., Cowden & DeYoung, Reis & O'Donovan, Inc.; Griffin & Co. No. 6: For installing heating and ventilating apparatus in new Public School 155, Brooklyn. James Curran Manufacturing Co., \$42,000 (low bid). Other bidders were: Gillis & Geoghegan, E. Rutzler Co., Blake & Williams, Frank Dobson Co., Inc.

### Contracts Awarded.

MANHATTAN.—P. Roberts & Co., 33-37 Sullivan st, have received the contract for interior changes to the 3-sty warehouse, No. 70 West st, for Le Roy Edgar and others, 170 West 59th st.

Thomas Cockerell & Son have received the contract for improvements to the 3-sty dwelling No. 415 West 59th st, owned by the Paulist Fathers. Anthony & Robb, 170 5th av, prepared the plans.

MANHATTAN.—Henry Hanlein & Son, 401 East 103rd st, have the general contract to erect the 1-sty stone and steel shed, 175 x 100 ft., on the south side of 104th st, 200 ft east of 1st av, to cost \$13,486. The Berlin Construction Co., 220 Broadway, prepared the plans.

MANHATTAN.—Erskine Van Houten, 25 West 42nd st, has obtained the general contract to erect the 2-sty office building, 23 x 78.6 ft., at No. 100 Washington st, from plans by Henry J. Hardenbergh, 1 West 34th st. F. Augustus Schermerhorn, Whitestone, N. Y., is the owner.

MANHATTAN.—During the week the contract for the Parochial School at Castle av and West Farms rd, the owner of which is St. Raymond's Roman Catholic Church, was awarded to F. J. Kelly & Son, of B'klyn. The architect is Geo. H. Streeton, 289 4th av, Manhattan, and plans provide for a 3-sty building of terra cotta, brick and stone.

#### Estimates Receivable.

Bids will be received by the Park Board Thursday, April 30, for painting menagerie buildings located in Central Park, opposite East 64th st.

By the Department of Public Charities, Wednesday, April 29, for general repairs to the New York City Training School for Nurses, Blackwells Island.

Bids are asked by J. W. Stevenson, Commissioner of Bridges, until 2 p. m., April 23, for completing the abandoned contract for the construction of the Madison av temporary bridge over the Harlem River.

By the President of the Board of Trustees, Monday, April 27, for furnishing and setting of lighting fixtures in pavilions A and B of the New Bellevue Hospital, 1st av to East River and 26th to 29th st, Manhattan.

Murray Contracting Co. have the contract from the War Dept. to remodel the Mess Hall and alter same into an administration building at Madison Barracks, Sacketts Harbor, N. Y. They desire sub bids on plumbing, steam heating, plastering, painting and interior trim. Address Murray Con. Co., Sacketts Harbor, N. Y.

By the Board of Water Supply, in the office of the Board, No. 299 Broadway, Tuesday, May 12, for the construction of the Wallkill Pressure Tunnel, being a portion of the Wallkill division of the Catskill aqueduct, crossing under the valley of the Wallkill River, in the towns of New Paltz and Gardiner, Ulster County, New York.

By the Commissioner of Docks, Thursday, May 7, for preparing for and building a new ferry house at the Manhattan terminal of the Staten Island ferry, at the foot of Whitehall st, East River. Friday, May 1, for furnishing all the labor and material required for furnishing and delivering piles. Thursday, April 30, for furnishing and delivering oils, etc. Monday, April 27, furnishing and delivering cement and for furnishing, delivering and putting in place rip rap stone.

By the President of the Borough of Brooklyn, Wednesday, April 29—No. 1. For regulating, grading, curbing and laying sidewalks on Carroll st, from Rogers av to Nostrand av. No. 2. For regulating, grading, curbing and laying sidewalks on 68th st, from 3rd av to 4th av. No. 3. Drawing materials to the Bureau of Sewers, Brooklyn. No. 4. Constructing temporary screen chamber at outlet of Kings County sewer; also for the completion of silt and trap basin at Paerdegat basin and Flatlands av. No. 5. For repairs and alterations to the 7th District Municipal Court, Brooklyn. No. 6. For repairing, altering and painting of the four free floating baths, Brooklyn.

By the Superintendent of School Buildings, Monday, April 27—No. 1. For installing electric equipment in new Public School 155, on northwest corner of Herkimer st and Eastern Parkway, Brooklyn. No. 2. For installing heating and ventilating apparatus for additions to and alterations in Public School 16, on Matilda and Catherine sts, 150 ft. south of East 240th st, Wakefield. No. 3. For the erection of partitions forming three new classrooms, wardrobes, etc., on first story of Public School 32, 183rd st, Beaumont and Cambreling avs, Bronx. No. 4. For furnishing and applying double acting

mortise and surface bolts to exitdoors for various schools, Bronx. No. 5. For alterations, repairs, etc., for Public Schools 1, 8, 16, 23, 41, 44, 107, 108, 180 and Washington Irving High school, Manhattan. No. 6. For forming offices, committee room, etc., on the ninth floor of the hall of the Board of Education, Park av and Fifty-ninth st. No. 7. For installing heating and ventilating apparatus in new Public School 56, on the corner of Elm st and Orchard av, Richmond Hill, Queens. No. 8. For installing heating and ventilating apparatus in new Public School 90, on Washington and Lincoln avs, 208 ft. north of Jamaica av, Richmond Hill. No. 9. For installing fire alarm telegraph system in Public Schools 2, 3, 16 (old), 22, 24 and 30, Richmond.

#### Apartments, Flats and Tenements.

MANHATTAN.—Nos. 73-75 Forsyth st, two 5-sty tenements will be improved by the J. B. Watteran estate, from plans by H. Regelman, 133 7th st.

MANHATTAN.—S. J. Bromberg, 205 Av B, owner, Samuel Sass, 23 Park row, architect, will make extensive alterations to the 4-sty flat building, No. 205 Av B. Cost, \$6,000.

MANHATTAN.—Schancupp & Goldberg, 157-159 East 72d st, will make extensive alterations to the 5-sty tenement No. 3 Hester st. M. Zipkes, 353 5th av, is architect.

MANHATTAN.—J. C. Cocker, 103 East 125th st, is preparing plans for \$4,000 worth of alterations to the 5-sty flat No. 543 West 125th st, owned by C. DeV Potter, 543 West 125th st.

MANHATTAN.—Plans are being prepared by H. J. Feiser, 150 Nassau st, for \$6,000 worth of interior changes to the 5-sty flat Nos. 530-532 West 35th st, owned by Philip Brady, 863 6th av.

MANHATTAN.—Wm. B. Nesbitt, Ardsley-on-Hudson, N. Y., will make \$9,000 worth of interior changes to the 5-sty tenement No. 146 East 39th st, from plans by Theodore C. Visscher, 425 5th av.

MANHATTAN.—L. A. Sheinart, 944 Stebbins av, is planning for alterations to the 5-sty flat building Nos. 426-428 West 42d st, owned by F. N. Trow and B. T. E'esser, 216 West 103d st. Estimated cost, \$5,000.

MANHATTAN.—L. A. Goldstone, 110 West 34th st, is preparing plans for two flats, 49x90.3 and 41x90.3 feet, for Kittenplan & Rubinger, 5 Beekman st, to be situated on 15th st, Nos. 234 to 242 West, to cost \$90,000.

MANHATTAN.—Henry T. Bulman, Broadway and 156th st, will erect from plans by Schwartz & Gross, 347 5th av, a 6-sty apartment house, at the southwest corner of Broadway and 162nd st, to cost \$200,000.

MANHATTAN.—Robert Ferguson & Sons, 119 Manhattan av, will erect on the north side of 178th st, 101.9 ft. east of Broadway, a 5-sty flat building, 50x87 ft., to cost \$35,000. Geo. Fred Pelham, 503 5th av, is planning.

MANHATTAN.—Transit Realty Co., 198 Broadway, will erect a 6-sty high class flat, 100.8x44.6 ft, at the southeast corner of Riverside Drive and 138th st, from plans by Schwartz & Gross, 347 5th av. Estimated cost, \$100,000.

MANHATTAN.—Neville & Bagge, 217 West 125th st, are preparing plans for a 6-sty flat building for the Danow Realty Co., 47th st and North River, to be erected on the south side of Manhattan st, 466.3 feet west of Broadway, to cost \$73,000.

BRONX.—Edward J. Byrne, No. 3025 3d av, is preparing plans for the Moorehead Realty & Construction Co. for three 5-sty apartment houses, each 40 x 88 ft.,

to be situated on the south side of 149th st, near St. Ann's av, at a total cost of \$120,000.

MANHATTAN.—Plans are being prepared by Sommerfeld & Steckler, 19 Union sq, for a 6-sty \$100,000 flat building, 100x58.10 ft, for the Cathedral Realty Co., 70 West 109th st, to be erected on the north side of 109th st, 150 ft. west of Columbus av.

MANHATTAN.—Sommerfeld & Steckler, 19 Union sq, are preparing plans for a 6-sty flat building, 99.11x90 feet, for the Crystal Realty & Construction Co., 319 West 89th st, to be erected at the northeast corner of Broadway and 160th st, to cost \$125,000.

NEWARK, N. J.—No contracts have been awarded on the apartment house to be erected at the northeast corner of Clinton and Farley avs, Newark, for Isbon B. Scott, Jr., architect for which is Hy. Baechlin, Newark. Brick, 4-sty, 50x92 ft, to cost about \$45,000.

NEW HAVEN, Conn.—From plans drawn by Architect Frank Elwood Brown, a store and tenement is to be erected at No. 107 Haven st, for Antonio Sullo. The building will be of brick construction, 20 x 42 ft. The owner will do the mason and carpentry work.

WATERBURY, Conn.—Architect Joseph T. Smith has completed plans for a store and tenement to be erected on North Main st for Chris C. Russell. Hard wood finish, modern plumbing, tar and gravel roof, electric lights, metal ceiling, plate glass and all conveniences.

BRISTOL, Conn.—Architect Joseph T. Smith has plans out for figures for the new block to be erected in Bristol for George L. Lilley, of Waterbury, Conn., and W. J. Tracy, of Bristol. Plate glass, steam heat, modern plumbing, metal ceilings, iron beams and girders, etc., are required.

ALBANY, N. Y.—The city architect has prepared plans for a 5-sty apartment house costing between \$40,000 and \$50,000, which will be built by Cameron & Hawn on the south side of State st, just east of Lark st. The entire fronting of the first story will be of limestone. Work is expected to start about May 1 and the house will be ready by October.

JERSEY CITY, N. J.—Hyman Rosensohn, Newark, N. J., is drawing plans for a brick building 50 x 70 ft. It will be erected at 219-221 New York av, Jersey City Heights, by Harris Koplinsky. The structure will be three stories and contain nine 4-room apartments. Mr. Rosensohn is also working on plans of two 8-family apartment houses that Daniel J. Murphy will erect at 33 and 69 Jackson av, Jersey City.

#### Churches.

ALBANY, N. Y.—John Mantica, 72 Beaver st, is chairman of building committee of the St. Anthony de Padua R. C. congregation, which will build a church from plans prepared by Architect C. G. Ogden, 61 State st.

BLACKWELL'S ISLAND.—Plans have been completed by William Flanagan, Ft.

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East 26th st, for the new church, 68.8 x 124.8 ft., which the Catholic Diocese of New York, St. Patrick's Cathedral, is soon to erect on Blackwell's Island, west side, opposite 67th st, at a cost of \$100,000.

**BETHEL, Conn.**—Architects J. J. Dwyer and J. J. McMahon, of Hartford, have completed plans for the new church to be erected in Bethel for St. Thomas' Episcopal church. It will be 52 x 100 ft., of brick, with granite trimmings and slate roof. The seating capacity will be about 400.

**ARVERNE, L. I.**—This place will soon have a Roman Catholic church. As a site for the edifice, a plot, 140 x 200 ft., at the northwest corner of Remington av and Amstel boulevard, has been bought by the Right Rev. Bishop Chas. E. McDonnell. It has not yet been announced when work will be begun.

**BATAVIA, N. Y.**—Contract for building St. James Church in Batavia was let at a special meeting Saturday last. The contract was given to H. H. Edgerton, mayor of Rochester, for \$61,575. Of this sum \$52,762 is for the church proper and \$8,813 for the parish house. In addition, minor contracts and estimates amount to \$20,245, making a total of \$81,820.

**Dwellings.**

**BINGHAMTON, N. Y.**—The Lacey-Rose Realty Co. is preparing to erect twenty-five new houses on the Bennett tract, Binghamton.

**MONTCLAIR, N. J.**—Lambert & Eagles, 99 Nassau st, Manhattan, have completed plans for a 2½-sty residence, at Montclair, N. J., for John A. Barclay, 195 Broadway.

**CORONA, L. I.**—Junction av, southwest corner, and Main st, Corona, will be improved by W. Cochran, Willow and Main sts, with three 2-sty dwellings, 25 x 56 ft, to cost \$12,000.

**RIDGEWOOD, L. I.**—DeKalb av, south side, 236 ft. east Onderdonk av, Ridgewood, will be improved by Frank C. Eckart, 521 Himrod st, with six 2-sty dwellings, 19 x 60 ft., to cost \$24,000.

**BAYSIDE, L. I.**—Warburton av, northwest corner 6th st, Bayside, will be improved by the Bayside Estate Co., 29 West 34th st, Manhattan, with two 2-sty frame dwellings, 24 x 35 ft., to cost \$9,000.

**FLUSHING, L. I.**—At Flushing, Herbert S. Harvey, 126 Washington st, will erect in State st, north side, 300 ft. west Parsons av, from plans by W. H. Kramer, one 2-sty frame dwelling, 36 x 34 ft., to cost \$9,500.

**FOREST HILL, L. I.**—L. Berger & Co., architects have completed plans for a 2-sty dwelling, 25 x 39 ft., for the Cord Meyer Development Co., to be erected in Gown st, east of Colonial av, Forest Hill, to cost \$4,000.

**NEW HAVEN, Conn.**—Mrs. Jennie Penney will erect a frame dwelling in Whalley av, near Pentleton st, 26 x 51 ft., 2½-stys, containing 16 rooms. D. Morcaldi will do the mason work and Albert Penney the carpentry.

**RICHMOND HILL, L. I.**—On Chestnut st, east side, 150 ft. south Jamaica av, Richmond Hill, Edward Weckinjer, Richmond Hill, will erect two 2-sty brick dwellings, 50 x 46 ft., to cost \$9,000. C. W. Vanderbeck, architect.

**MORRIS PARK, L. I.**—W. H. Mohrman, Beach st, Morris Park, will erect on Broadway, south side, 25 ft east of Leferts av, Morris Park, three 2-sty dwellings, 20 x 52 ft., to cost \$10,000. H. P. Jeffreys, Jr., has prepared plans.

**STAMFORD, Conn.**—Plans by Architect Nelson E. Emmens are out for figures for the erection of a large addition to the residence of Harry Bell at the corner of South and Bell sts. New plumbing and hot water heating will be required.

**KEARNY, N. J.**—Rizzolo & Gonelli, Newark, N. J., are drawing plans for a

3-sty brick dwelling for Donato Rizzolo to be erected at the corner of Johnson av, Kearny. The ground dimensions are 32 x 63 ft. The estimated cost is \$13,000.

**RIDGEWOOD, L. I.**—Plans have been completed for the erection of a 2-sty brick residence for Engelbert Buser, 488 Grove st., to be erected in Madison st, east of Covert av, Ridgewood. L. Berger & Co., architects. Estimated cost, \$4,000.

**LEWISTON, N. Y.**—Plans are being prepared by A. A. Post, architect, Mooney Bldg., Buffalo, for a 3-sty and basement convent, to be erected near Lewiston, for the Buffalo Academy of the Sacred Heart, Sisters of St. Francis, Buffalo. Estimated cost, \$300,000.

**MANHATTAN.**—Blanche Heller is now taking figures on alterations and additions to her residence, No. 4 East 82nd st. Plans provide for an extension 8 x 9 ft., 5 stys high, and general interior changes. It is expected that contracts will be awarded shortly.

**NEW FOUNDLAND, N. J.**—Spring activity is noticed in this section in the number of summer cottages which are being built. Mr. W. H. MacIlroy, of New York City, is erecting the frame work for a new summer hotel. Work is being done by local contractors.

**HARTFORD, Conn.**—Architects Brocklesby & Smith have completed plans and bids are being received for the fine residence to be erected on Prospect av by Rev. Samuel Simpson, of Hartford Theological Seminary. It will be about 40 x 50 ft., frame construction, with large portico.

**YONKERS, N. Y.**—General contract for the residence to be erected at Yonkers, N. Y., for Mr. Wm. E. Jackson, of 149 Broadway, Manhattan, for which Warren H. Conover is architect, was awarded to W. A. L'Hommedieu & Co., 114 East 23rd st, Manhattan. The cost is approximately \$11,000.

**Halls and Clubs.**

**CORTLAND, N. Y.**—The report that the Knights of Columbus would erect a building for its own use is denied by a prominent member of the order.

**LAFARGEVILLE, N. Y.**—The Penet Square Hall Co. has purchased of A. B. Beardsley a lot on Main st, for the erection of a town hall. Work on the building will be commenced this summer.

**GENEVA, N. Y.**—Arthur E. Nash, 27 East 22d st, Manhattan, has completed plans for a 3-sty city hall, 100 x 150 ft., for the City of Geneva, N. Y. Estimated cost, \$100,000. Address city clerk.

**HORNELL, N. Y.**—The Young Men's Christian Association will have plans prepared for a building, to be erected at Elm and Broad sts. Work will go ahead this fall. Cost about \$20,000. Architect not selected.

**NEW CANAAN, Conn.**—The following building committee has been appointed to secure plans and specifications for the proposed new town hall to be erected in this place: F. E. Weed, E. B. Lawrence, F. S. Dawless, J. M. Silliman and Hanford S. Weed. It is proposed to erect a building costing about \$12,000. The selectmen will call a town meeting some time in July to look over the plans.

**Hospitals and Asylums.**


**ROCKAWAY BEACH.**—Funds are now being raised for the construction of a new hospital building at Rockaway Beach. An entertainment for this benefit will be held.

**MANHATTAN.**—Bids will be received in June or July by Messrs. York & Sawyer, architects, 156 5th av, for the 7-sty fireproof hospital and laboratory, 60 x 136 ft., to be erected by the Rockefeller Institute for Medical Research, at the foot of East 66th st. Estimated cost is \$200,000.

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NORWICH, Conn.—Bids are being received for the erection of the proposed colony building at the Norwich Hospital for the Insane. The structure will be of brick or concrete, and provide accommodations for 100 patients. The heating will be by steam and the roofing concrete. Bids will be received for both a brick and a concrete structure.

#### Museums.

PRINCETON, N. J.—Architects Parish & Schroeder, No. 3 West 29th st, Manhattan, are taking estimates on the Geological and Biological Museum and Laboratory, to be erected at Princeton, N. J. The contract will very likely be awarded soon.

#### Office and Loft Buildings.

CORTLAND, N. Y.—Negotiations are now in progress between the heirs of the late Burnett Miller and a local contractor for the purchase of land, on which a business block will be erected.

MANHATTAN.—Architects Delano & Aldrich, 4 East 39th st, have completed plans for a store and loft building to be erected at 15-17 West 38th st for the Barbey Estate. Brick, structural steel, and terra cotta, 50 ft front.

MANHATTAN.—Bids are being received by Wm. H. Gompert, 2102 Broadway, for the erection of the 16-sty office building, for the Sinclair Realty Co., 31 Nassau st, to be situated at the southeast corner of Broadway and 8th st, at a cost of \$400,000.

MANHATTAN.—Messrs. Mulliken & Moeller, Park av and 41st st, are preparing plans for an 11-sty office and loft building for A. G. Pierce Co., 101 West 42d st, to be erected at Nos. 99 to 101 5th av, at a cost of \$700,000. No contracts have yet been awarded.

MANHATTAN.—Contractors are estimating on the new loft building to be erected at Nos. 49-51 West 24th st for Edmund Coffin. Hill & Stout, 1123 Broadway, are the architects. Plans as figured provide for a 11-sty fireproof building, 45x91 ft. Approximate cost is \$140,000.

#### Schools and Colleges.

MAMARONECK, N. Y.—A. G. C. Fletcher, 41st st and Park av, Manhattan, has completed plans for an addition to the high school, Mamaroneck, N. Y.

ROCHESTER, N. Y.—Architect J. Foster Warner, Rochester, N. Y., has awarded contracts for Public School No. 26, a brick and steel fireproof building, two stories, 60x124 ft., to A. Friederich's Sons Co., Rochester.

HARTFORD, Conn.—The North East School District, of this city, has voted to purchase land and erect a 12-room addition to the present school building at a cost of about \$50,000. Marshall L. Hill, Chn. Bldg. Com.

BRIDGEPORT, Conn.—Architect Joseph W. Northrop has been selected to draw plans for the proposed new school house, to be erected on Maplewood av. Mr. Northrop will also draw plans for the two-room addition to the Grand st school.

PLAINFIELD, N. J.—Bids are asked until April 27 by the Board of Education of Plainfield for erecting the 2-sty school building at Plainfield. The structure will cost about \$90,000. Hale & Rogers, 11 East 24th st, Manhattan, are the architects.

TUCKERTON, N. J.—The Board of Education will hold a meeting for the purpose of voting on an issue of bonds for a new High School building, to cost between \$14,000 and \$20,000. No plans have yet been prepared. W. H. Kelly, president.

SUMMIT, N. J.—The general contract for the erection of the new school building for St. Teresa's Church, from plans

prepared by W. A. Balch, Manhattan, has been awarded by Father Tursell to E. M. Waldron & Co., 84 South 6th st, Newark, N. J.

SCHENECTADY, N. Y.—The Nott street school building, which has been condemned by Chief Yates of the Fire Department, will be remodeled and an eight-room addition erected during the summer, if the recommendations of City Engineer Trumbull are carried out.

NEW ROCHELLE, N. Y.—George K. Thompson, 66 Broadway, Manhattan, has completed plans for a 3-sty school building for the Board of Education. Albert Leonard, superintendent of schools, New Rochelle, N. Y. Estimated cost, \$100,000. Bids will be received until May 1.

OSSINING, N. Y.—Contract for the addition to the High School at Ossining, N. Y., has been awarded to John V. Schaefer, Jr., & Co., 11 E. 59th st, Manhattan. Plans for this building were provided by Wilson Potter, of 1 Union sq, Manhattan, and the total cost is approximately \$20,000.

WILLIMANTIC, Conn.—The State Board of Education has adopted plans submitted by Davis & Brooks, architects, 49 Pearl st, Hartford, for the model school in Willimantic, which is to be built at a cost of \$90,000. Bids for the construction will be advertised for in a few days.

GLENDALE, L. I.—Contract for the Parochial School at Glendale, L. I., which is now being erected for the Roman Catholic Church of St. Pancraz, Reilly & Steinback, Manhattan, architects, has been awarded to Herman Veit, of 258 Devoe st, Brooklyn. Brick, 100x40 ft, seating capacity, 250.

HACKENSACK, N. J.—The Rev. J. J. Cuneely, Hackensack, N. J., has awarded contracts for the school and hall for Holy Trinity Parish to E. M. Waldron & Co., 84 South 6th st, Newark, N. J. This building is to be of brick and stone, two stories high and basement, and is to cost approximately \$30,000.

MYSTIC, Conn.—Several architects from out of town are drawing sketches for the proposed new school house to be erected in this place. There is an appropriation of \$50,000 for the building, which will be built of brick, provided with steam heat and conveniences. C. H. Holdredge is the first selectman.

NEW HAVEN, Conn.—Architects Brown & Von Beren have completed preliminary plans for the proposed new fireproof school house, to be erected at Lafayette and Prince sts. It will be a brick structure, 3 stories high, with a gravel roof. There will be 18 rooms and a large auditorium. The working plans will be put out for figures soon.

NEWARK, N. J.—The committee appointed two months ago to consider plans and specifications for a new school for Broad Street Park has decided upon an eight-room building. The plans were prepared by Klemann & Fowler of Trenton. It will be erected on the site now occupied by the old school house and will be of red brick, with brownstone trimmings. Estimated cost \$30,000.

#### Theatres.

ASBURY PARK, N. J.—Work is being pushed on the Casino at Asbury Park, for which E. A. Arend, Asbury Park, is architect. General contractors of this building are I. R. Taylor & Co., of this place. The construction is frame, one story high, 90x120 ft.

MANHATTAN.—Contract for the theater to be erected at Nos. 22 to 26 West 53rd st, for Butler Davenport, for which Erwin Rossbach is architect, has been awarded to the Gerstle-Frank Contracting Co., of 120 West 42nd st. No sub-contracts have been awarded. Plans provide for a brick and terra cotta building, three stories, 62 x 100 ft. The seating capacity is 1,100.

#### Warehouses and Factories.

NEW HAVEN, Conn.—C. M. Foster will erect a frame factory in East Ferry st, near Farren av. The building will be 24 x 36 ft., with a wing.

ROCHESTER, N. Y.—Walker & Nicholas, architects, are preparing plans for a factory building for the Rochester Canned Fruit Co., Percy E. Snell, manager.

TRENTON, N. J.—The Hemsley Patent

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Adjustable Top & Tire Bolting Machine Co., Trenton, will erect a plant to manufacture the Hemsley tire bolting machine. Joseph Hemsley is interested.

NIAGARA FALLS, N. Y.—The American Cyanide Company, of which Frank A. Washburn, of New York City, is president, will erect a new factory for the manufacture of cyanide at Niagara Falls, N. Y.

LAUREL HILL, L. I.—Plans are ready by T. L. Sweet, architect, for the erection of a 2-sty brick factory in Van Mater st, west of the L. I. R. R., Laurel Hill, 37 x 47 ft., to cost \$4,400. The Standard Oil Co., 26 Broadway, Manhattan, owner.

WATERBURY, Conn.—McCarthy & Plumpton have received the contract for plumbing and roofing for the new meat house being erected on Sperry st for Nelson Morris & Co., by John W. Gaffney & Co. The foundation is now under way.

MANHATTAN.—No contracts have yet been placed for the 6-sty warehouse and office building, 44.3 x 97.10 x 99.2 ft., which W. H. Whiting, 5 Beekman st, will erect at Nos. 19-21 Beekman st, to cost \$50,000. Two buildings will be demolished. Materials will be stone, brick and iron front, Indiana limestone trimmings, copper and glass skylights, steam heat, tar and gravel roof. James B. Baker, 156 5th av, is architect.

**Government Work.**

Fort Totten, N. Y.—Sealed proposals will be received until April 29 for addition to wharf here. Chas. A. Clark, first lieutenant, C. A. C., Q. M.

Office Constructing Q. M., Fort Slocum, N. Y.—Sealed proposals will be received June 1, for earth filling behind sea walls here. Address Constructing Q. M.

Office Constructing Q. M., Fort Slocum, N. Y.—Sealed proposals will be received until 10 a. m., June 1, for construction of sea wall here. Address Constructing Q. M.

U. S. Engineer Office, New London, Conn.—Sealed proposals for dredging in Bridgeport Harbor, Connecticut, will be received May 13. Harry Taylor, Major, engineers.

U. S. Engineer Office, Wilmington, Del.—Sealed proposals for dredging for improvement of Tuckerton Creek, N. J., will be received May 4. C. A. F. Flagler, major, engineers.

Bids will be called for at an early date by the constructing quartermaster, Fort Terry, N. Y., for the construction of a bakery, including the necessary plumbing, heating and wiring.

Office Constructing Q. M., Fort Slocum, N. Y.—Sealed proposals will be received

June 1 for construction of roads, sidewalks, gutters, drains, etc., here. Address Constructing Q. M.

West Point, N. Y.—Sealed proposals, subject to the usual conditions, will be received May 6 for stone crusher plant, steam engine and boiler. Address Quartermaster, West Point, N. Y.

(Continued on page 798.)

**BUILDING NOTES.**

Cash is "pouring into the banks." Get ready to catch some of the overflow.

The E. A. Carpenter Const. Co. will remove in a few days from 299 Broadway to 103 Park av, corner 41st st, Terminal Building.

Mr. J. J. Murphy, president of the Murphy Const. Co., has returned from his trip to Virginia, having entirely recovered from his recent illness.

John T. Williams & Son, manufacturers of barytes, barium and zinc products, have changed their sales office from 27 William st. to 114-118 Liberty st.

The two labor organizations in the marble industry have agreed to submit their differences to the Executive Council of the American Federation of Labor for arbitration.

A public hearing will be held by the Building Code Revision Committee on Sky and Electric Signs in the Aldermanic Chamber, City Hall, Wednesday, April 29, at 2 p. m.

Forty millions more for the Pennsylvania to spend on improvements. That will put a lot of mechanics at work. The money comes easy, too. Must be getting plentiful again.

Cash continues to accumulate in this market, notwithstanding the exportation of gold to Europe. Time money rates are at the lowest point in a year. High grade commercial paper is being discounted at 4 to 4½ per cent.

The National Elevator Company has moved its offices from 400 West 23d st to 24 Stone st. It was desired to have the offices in a more central location and more room was needed to handle the increasing business of the company.

The John P. Kane Company, on account of the large increase in its business, has been obliged to move to larger quarters. They have been located at 4th av and 22d st for the past 15 years, but are now on the 8th floor of the Terminal Building, Park av and 41st st.

An announcement that should be of interest to contractors who have occasion to use clean steam cinders in quantity has just been issued by the Starr Co., 302 Broadway, to the effect that they have entered into a contract for the entire output of the Brooklyn Edison Co.

May 1st the Fleischman Bros. Co., consisting of Gustave J. and Leon Fleischman, will take over the construction work of the Fleischman Realty & Construction Co., 170 Broadway, which will discontinue active building. Fleischman Bros. Co. will be located in their new building, No. 507 5th av.

The New York State Civil Service Commission, Albany, will hold examinations on May 9 for the following positions: Assistant civil engineer, \$5 to \$6 a day; bridge designer, \$1,500 to \$2,100; bridge draughtsman, \$1,200 to \$1,500; leveler, \$4.50 to \$5 a day; mechanical draughtsman, \$900 to \$1,500.

The store at No. 1135 Broadway, for the decorations of which the Havana Cigar Co. paid upwards of \$50,000, is about to be abandoned. The store, it is rumored, never paid expenses, and is now to be converted into a tailoring establishment for Stewart & Co., successors to Sharpe & Co., at present in 5th av Hotel building, who will take possession about June 1.

Much of the success of the International Employing Plasterers' Association, whose headquarters are at 74 West 126th st, is due to an efficient Business Agent. His business is to negotiate settlements for the employing plasterers with builders in matters where misunderstandings arise. John F. Niebuhr is the business agent for the association. Mr. Niebuhr started in life as a law clerk, but changed his mind later and learned the plastering trade with Michael McCormack. Eight years ago he began business as a contracting plasterer. Mr. Niebuhr is a director in the Builders' League of New York and was re-elected to the office of business agent of the International Employing Plasterers' Association at their meeting on Jan. 8. He is a charter member of this organization and since its inception has been one of the hardest and most earnest workers in its ranks.

—Delay in the work on the Academy of Music in Brooklyn has prevented Salagona & Co., 306 West 13th st, from starting on the marble mosaic work, for which this concern has the contract.

—A catalogue has just been issued by Warren Webster & Co., of Camden, N. J., to describe the Webster system of steam circulation for heating purposes. The information given and the profuse illustrations are both interesting and valuable to those to whom this subject appeals. The advantages of the Webster system are treated from several standpoints, including economy, simplicity, control and noiseless operation. A catalogue can be had for the asking.

**PROJECTED BUILDINGS**

The first name is that of the ow'r; ar't stands for architect; m'n for mason, c'r for carpenter, and b'r, for builder. When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

**BOROUGH OF MANHATTAN.**

**SOUTH OF 14TH STREET.**

Beekman st, Nos 19 and 21, 6-sty and basement brk and stone warehouse or offices, 44.3x97.10 and 99.2, tar and gravel roof; cost, \$50,000; W H Whiting, 5 Beekman st; ar'ts, James B Baker and W F Hemstreet, 156 5th av.—139.  
Washington st, No 100, 2-sty brk and stone offices, 23x78.6, tar and gravel roof; cost, \$8,000; F Augustus Schermerhorn, Whitestone, N Y; ar't, H J Hardenbergh, 1 W 34th st.—140.

**BETWEEN 14TH AND 59TH STREETS.**

25th st, Nos 45-51 West, 11-sty brk and stone mercantile building, 100x85, slag roof; cost, \$400,000; Building & Engineering Co, 53 W 24th st; ar't, Wm H Birkmire, 396 Broadway.—143.  
44th st, Nos 207 to 215 W, 10-sty brk and stone hotel, 106.1x45th st, Nos 206 to 214 W, 200.10, tile roof; cost, \$1,000,000; William Waldorf Astor, 23 West 26th st; ar'ts, Clinton & Russell, 32 Nassau st; b'r, John Downey, 410 W 34th st.—142.

**BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.**

69th st, n s, 265 w Amsterdam av, 6-sty brk and stone tenement, 80x87.5; cost, \$175,000; Silverman-Jones Const Co, 17 W 17th st; ar'ts, Schwartz & Gross, 347 5th av.—141.

**BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.**

104th st, s s, 200 e 1st av, 1-sty brk and stone shed, 175x100; cost, \$13,486; Henry Hanlein & Sons, 401 E 103d st; ar't, Berlin Construction Co, 220 Broadway.—137.  
Blackwell's Island, w s, opposite 67th st, 1-sty brk and stone church, 68.8x124.8; cost, \$100,000; Catholic Diocese of New York, St Patrick Cathedral; ar't, Wm Flanagan, foot East 26th st.—138.

**NORTH OF 125TH STREET.**

141st st, s s, 100 w Amsterdam av, 6-sty brk and stone tenement; cost, \$25,000; Wm M Moore, 508 W 134th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—136.

**BOROUGH OF THE BRONX.**

Park View pl, e s, 235 s 190th st, 2-sty frame dwelling, 33x32; cost, \$4,000; Benioff Realty Co, 42 E 15th st; ar't, Albert Humble, 1170 Broadway.—249.  
Sycamore st, e s, 247.3 s 254th st, 2-sty brk dwelling, garage and stable, 63x34; cost, \$6,000; Thos A Buckner, Riverdale; ar't, Robt W Byers, 835 Prospect av.—252.  
6th st, n s, 105 e Av C, two 2-sty frame dwellings, 21x53 each; total cost, \$10,000; J Edward Bentz, Butler pl and Zerega av; ar't, Otto C Krauss, 14th st and Av B.—244.

- 214th st, n s, 275 e Maple av, 2-sty frame dwelling, 22x41; cost, \$3,500; Guiseppe Calussi, 239th st and White Plains av; ar't, L Howard, 1861 Carter av.—251.
- 227th st, n s, 306 e Barnes av, two 2-sty frame dwellings, 21x48 each; total cost, \$8,400; Swedish American Realty Co, John Benson, 209th st and Hull av, Pres; ar't, Ehrich Peterson, 428 Garfield st.—250.
- 261st st, n s, 483 w Broadway, 2-sty frame dwelling, 24x61; cost, \$9,000; F P & H A Forster, 45 William st; ar't, Edw'd S Child, 17 State st.—246.
- Cruger av, e s, 85 n Barnett pl, 2-sty brk dwelling, 20x52; cost, \$6,000; Frank Flood, 179 Cruger av; ar't, Thomas Flood, 1382 Boston road.—247.
- Crotona av, n e cor 180th st, 5-sty brk tenement, 35x92; cost, \$38,000; Amalia Pirk, 589 E 198th st; ar't, J J Vreeland, 2019 Jerome av.—256.
- Columbus av, n s, 25 w Garfield st, 3-sty brk store and tenement, 25x72; cost, \$12,000; Mrs Anna Remington, Garfield st; ar't, B Ebeling, Walker and Berrian avs.—263.
- Country Club av, s s, 125 w John st, 2-sty frame dwelling, 20x30; cost, \$3,500; Chas R and Geo J Baxter, Middletown road; ar't, Chas R Baxter, Middletown road.—264.
- Duncomb av, n s, 267 w Elliott av, two 2-sty frame dwellings, 19.6 x29.6 each; total cost, \$5,000; Eugene Flaurand, 2131 Washington av; ar't, Geo P Croster, 223d st and White Plains av.—248.
- Hermany av, n s, 349 e Castle Hill av, 2-sty frame dwelling, 19.6 x25; cost, \$1,500; John Braconeri, 781 Tinton av; ar't, Louis Falk, 2785 3d av.—253.
- Inwood av, e s, 295 s 170th st, 2-sty brk dwelling, 22x52; cost, \$6,000; Harriet McKiernan, 1360 Inwood av; ar't, Jos V McKiernan, 1360 Inwood av.—260.
- Jackson av, e s, 530 n Railroad av, 2-sty frame stable, 13x15; cost, \$1,000; Frank Regus, on premises; ar't, Otto C Krauss, 14th st and Av B.—245.
- Minneford av, e s, 100 n Cross st, 2½-sty frame dwelling, 21x32, peak shingle roof; cost, \$4,500; J Lane, Davison and Grant avs; ar't, B Ebeling, Walker and Berrian avs.—254.
- Mosholu Parkway, n s, 70 e Perry av, 1½-sty frame building, 35x16 and 25; cost, \$350; G B Raymond, 2832 Marion av; ar't, H N Wells, 199th st and Decatur av.—255.
- Sheridan av, w s, 89.5 s 162d st, 3-sty brk tenement, 21x65.6; cost, \$10,000; E H Martins, 706 E 165th st; ar't, John P Boyland, 396 Broadway.—258.
- Southern Boulevard, e s, 286.6 n Freeman st, four 4-sty brk tenements, 19 and 18.6x69.6; total cost, \$36,000; John P Leo, 770 St Nicholas av, ow'r and ar't.—259.
- Undercliffe av, w s, 167 n Sedgwick av, 2-sty frame dwelling, 21x52; cost, \$6,000; Elizabeth Schauze, East Orange, N J; ar't, James R Rice, 4277 3d av.—243.
- Unionport road, e s, 225 s Morris Park av, 2-sty brk dwelling, 20x52; cost, \$5,500; Thos Wendle, 2129 Lexington av; ar't, T J Kelly, Morris Park av.—261.
- Valentine av, e s, 169 n 183d st, five 2-sty frame dwellings, 18.5x37 each; total cost, \$25,000; William Wainwright Building Co, on premises; ar't, Chas S Clark, 445 Tremont av.—262.
- White Plains av, e s, 200 s Pelham Parkway, 1-sty frame shed, 38x22; cost, \$250; Joseph Sormani, on premises; ar't, William Schnauffer, 363 E 149th st.—257.
- 40th st, No 148½ E, partitions and sash, to 4-sty brk and stone tenement; cost, \$100; Francis Bossong, 148½ E 40th st; ar't, A E Nast, 147 4th av.—727.
- 42d st, No 214 W | interior changes to 9-sty brk and stone  
41st st, Nos 207-219 W | theatre building; cost, \$3,000; Klaw & Erlanger, 214 W 42d st; ar't, D P Appell, 5 E 42d st.—714.
- 43d st, No 35 West, alter floors, windows, to 4-sty brk and stone light manufacturing building; cost, \$12,000; Bernard W Weble, 140 Park av; ar't, John P Boyland, 396 Broadway.—748.
- 43d st, No 125 West, partitions, windows, to 3-sty brk and stone office building; cost, \$450; Harry Von Tiller, 37 W 28th st; ar'ts, Ambrosius & Hess, 10 E 42d st.—734.
- 44th st, No 219 West, new plumbing, electric lights, to 4-sty brk and stone dwelling; cost, \$3,500; William Waldorf Astor, London, Eng; ar't, Clarence L Seferit, 410 W 34th st; b'r, J J Downey, 410 W 34th st.—733.
- 51st st, No 414 West, partitions, windows, toilets, to 4-sty brk and stone tenement; cost, \$1,800; Mary Cahill Donohue, 414 W 51st st; ar't, Wm G Clark, 438 W 40th st.—745.
- 58th st, No 350 East, alter roof, to 5-sty brk and stone tenement; cost, \$75; M Gafney, 123 Broad st; ar't, Henry Regelmann, 133 7th st.—736.
- 59th st, No 415 West, 1-sty brk and stone front extension, 24x12, new walls, to 3-sty brk and stone dwelling; cost, \$1,600; Paulist Fathers, 415 W 59th st; ar'ts, Anthony & Robb, 170 5th av.—743.
- 66th st, No 14 West, 6-sty brk and stone rear extension, 12.8x9.8, fireproof floors, to 6-sty brk and stone garage; cost, \$25,000; Whitney Lyon, Hotel Marie Antoinette, 67th st and Broadway; ar't, R E Dusinger, 123 E 23d st.—749.
- 68th st, No 56 E, partitions to 4-sty brk and stone dwelling; cost, \$750; Order of Dominican Sisters, on premises; ar't, Chas Schaefer, Jr, 1 Madison av.—724.
- 76th st, No 12 E, partitions, fixtures to 4-sty brk and stone residence; cost, \$150; Mrs A Schiffer, 12 E 76th st; ar'ts, Schwartz & Gross, 347 5th av.—723.
- 82d st, No 219 E, partitions, windows, toilets to 3-sty brk and stone store and dwelling; cost, \$1,000; Leopold Brand, 28 W 120th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—710.
- 115th st, No 310 E, 1-sty brk and stone rear extension, 15x15, alter posts and girders to 4-sty brk and stone tenement; cost, \$500; P Rescigno, 310 E 115th st; ar't, A Harlach, 2245 Hughes av.—726.
- 125th st, No 224 W, store fronts, to 2-sty brk and stone store and loft; cost, \$3,000; Francis Blanco, 268 W 127th st; ar't, Robert T Lyons, 31 Union sq.—731.
- Av A, n w cor 91st st, store fronts, partitions, to 4-sty brk and stone tenement; cost, \$1,200; Sam D Wohlfeil, 441 E 87th st; ar'ts, B W Berger & Son, 121 Bible House.—741.
- Av B, No 53, show windows, to 6-sty brk and stone tenement; cost, \$1,000; Mary McGovern Murray, 321 W 77th st; ar't, Ignatz I Rosenberg, 99 7th st.—742.
- Bowery, Nos 81 and 81½, partitions, windows, toilets to 4-sty brk and stone store and tenement; cost, \$5,000; Chas H Moses, Aaron and Moses Schulman, 134 Canal st; ar't, Samuel Sass, 23 Park row.—732.
- Broadway, No 2630, partitions, show windows to 3-sty brk and stone office and meeting room; cost, \$1,000; Wm F Loew, 2630 Broadway; ar't, L F J Weiher, 103 E 125th st.—730.
- Broadway, Nos 1786 and 1788, beams, columns to 2-sty brk and stone garage and storage; cost, \$900; Mrs Morris K Jessup, care of Douglass Robinson, 146 Broadway; ar't, Chas E Reid, 105 E 14th st.—718.
- Lexington av, No 2023, stairs, piers to 5-sty brk and stone tenement and store; cost, \$500; Moritz & Neuman, 304 Pearl st; ar't, M M Loinger, 230 E 10th st.—720.
- 3d av, Nos 1214 and 1216, windows, partitions to 4-sty brk and stone tenement and store; cost, \$300; Ehler Osterholt, 21 E 93d st; ar't, S B Ogden & Co, 954 Lexington av.—715.
- 3d av, No 1534, store windows, to 5-sty brk and stone stores and tenement; cost, \$2,000; Henry Baab, 1534 3d av; ar'ts, Gross & Kleinberger, Bible House.—744.
- 5th av, Nos 2152 and 2154, 5-sty brk and stone rear extension, 36x24.10, partitions to two 4-sty brk and stone dwellings; cost, \$12,000; Sundel Hyman, 2069 5th av; ar'ts, Sommerfeld & Steckler, 19 Union sq.—721.
- 6th av, w s, 50th st to 51st st, alter platforms, tanks, to —sty brk and stone car barn; cost, \$4,500; N Y City R R Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—746.
- 8th av, e s, 49th st to 50th st, tank, to —sty brk and stone car barn; cost, \$4,800; N Y City R R Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—747.

## ALTERATIONS.

## BOROUGH OF MANHATTAN.

- Battery pl, Nos 4 and 5, erect sign to 4-sty brk and stone stores and tenement; cost, \$162; Z Schreyer, on premises.—722.
- Cherry st, No 306, toilets, partitions, windows, to 5-sty brk and stone tenement and stores; cost, \$1,000; Harris Falkin, 466 Pearl st; ar't, Otto L Spannhake, 233 E 78th st.—750.
- East Broadway, No 217, partitions, show windows, to 4-sty brk and stone tenement; cost, \$1,200; H Suel, 217 East Broadway; ar't, O Reissmann, 30 1st st.—740.
- Fulton st, No 178, alter girders, columns, stairs, install elevators, new front wall to 4½-sty brk and stone office and store building; cost, \$15,000; A A Newman, Chicago, Ill; ar't, B E Stern, 7 W 38th st.—729.
- Norfolk st, No 145, 1-sty brk and stone rear extension, 25x44.8, new runway to 5-sty brk and stone stores and tenements; cost, \$500; P Malzman, Grand and Allen sts; ar'ts, H Horenburger, 122 Bowery.—713.
- West st, No 70, stairway, toilets, columns, to 3-sty brk and stone warehouse; cost, \$4,755; LeRoy Edgar et al, 170 W 59th st; ar't, Peter Roberts, 37 Sullivan st.—738.
- Water st, Nos 337½-339, erect stairs, to three 4-sty brk and stone tenements and factory; cost, \$500; Thomas Hayeck, 81 West st; ar't, Harry Zlot, 230 Grand st.—737.
- 3d st, No 51 E, toilets, partitions to 3-sty brk and stone store and tenement; cost, \$500; Maria Bley, on premises; ar't, Frank Hausle, 81 E 125th st.—709.
- 3d st, No 170 E, partitions, windows, skylights to two 4-sty brk and stone tenements; cost, \$2,000; Egerton L Wintrop, 242 E Houston st; ar't, Henry Regelmann, 133 7th st.—712.
- 5th st, No 710 E, partitions, store fronts to 6-sty brk and stone stores and tenement; cost, \$1,000; Joseph Schenkeim, 67 Av B; ar't, C Dunn, 214 E 14th st.—716.
- 11th st, No 525 E, alter elevator to 4-sty brk and stone stable; cost, \$3,000; Sherman & Gore, 525 E 11th st; ar't, Louis A Sheinart, 944 Stebbins av.—719.
- 23d st, No 150 E, 2-sty brk and stone rear extension, 25x30, stairs, plumbing fixtures, skylights to 3-sty brk and stone stores and lofts; cost, \$6,000; S L & S Frank, 144 E 24th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—711.
- 31st st, Nos 216-222 West, toilets, partitions, windows, skylights, to four 3-sty brk and stone tenements; cost, \$2,800; Penna Tunnel & Terminal R R Co, 53 Irving pl; ar't, Louis F Fick, 534 W 178th st.—739.
- 37th st, No 107 E, 3-sty and cellar brk and stone rear extension, 9x16.6x33.7, alter stairs, partitions to 4-sty brk and stone dwelling; cost, \$10,000; Mrs M B Sedgwick, 129 E 36th st; ar'ts, Renwick, Aspinwall & Tucker, 320 5th av.—725.
- 39th st, No 212 E, skylights, partition, sash to 4-sty brk and stone tenement; cost, \$300; Duncan Phyfe, 58th st and Lexington av; ar't, A E Nast, 147 4th av.—728.
- 39th st, No 146 E, plumbing, partitions, windows, doors to 5-sty brk and stone studios; cost, \$9,000; Wm B Nisbet, Ardsley-on-Hudson; ar't, Theodore C Visscher, 425 5th av.—717.
- 40th st, No 447 West, partitions, skylights, toilets, to 4-sty brk and stone store and tenement; cost, \$500; Henry Cramer, 451 W 40th st; ar't, Jas W Cole, 403 W 51st st.—735.

## BOROUGH OF THE BRONX.

- 156th st, n s, 200.2 w Elton av, new water closets, new partitions, &c, to 3-sty frame store and tenement; cost, \$2,000; Julius H Hass, 2008 Bathgate av; ar't, George Fuchs, Jr, 777 Elton av.—183.
- 156th st, n e cor Forest av, new window, new partitions, to 5-sty brk tenement; cost, \$100; Morris Lazar, on premises; ar't, George Rick, 956 Forest av.—184.
- 163d st, n s, 205 e Tinton av, 3-sty frame extension, 18.4x12, to 3-sty frame store and dwelling; cost, \$1,500; Andrea Manzi, 659 Prospect av; ar't, Robt Glenn, 356 E 149th st.—191.
- 173d st, e s, 134 s Westchester av, new door, new partitions, to 2-sty frame dwelling; cost, \$50; Michael Fleming, on premises, ow'r and ar't.—181.
- 201st st, No 281, 1-sty frame extension, 6x43.6, to 2-sty and attic frame dwelling; cost, \$250; Anthony F A Schmitt, 604 Courtlandt av, ow'r and ar't.—182.
- Concord av, e s, 100 n 144th st, 2-sty frame extension, 6x8, to 2-sty frame dwelling; cost, \$200; Charles King, 834 E 156th st; ar't, Louis Falk, 2785 3d av.—188.
- Fieldstone av, w s, 112 s Faraday av, 1-sty frame extension, 13x13, to 2½-sty frame dwelling; cost, \$50; Harry Emery, Riverdale, ow'r and ar't.—186.
- Inwood av, e s, 295 s 170th st, move and add 1 sty of frame to 1-sty frame dwelling; cost, \$700; Harriet McKiernan, on premises; ar't, Jos V McKiernan, on premises.—187.
- White Plains av, w s, 50 n Baychester av, 2-sty brk extension, 8.7x38.3, and new partitions, &c, to 2-sty brk stores and dwelling; cost, \$1,500; Wm W Penfield, East 242d st; ar't, Wm Thos Mapes, White Plains av.—189.
- Woodycrest av, e s, 343 s 168th st, move 2-sty and attic frame dwelling; cost, \$800; Michael McDermott, 326 St Nicholas av.—185.
- 3d av, w s, 41.6 s 166th st, new columns, new piers, and lower to curb level, &c, 3-sty brk dwelling and amusement hall; cost, \$2,000; Susie Piser, 150th st and 3d av; ar't, Michael J Garvin, 3307 3d av.—190.
- Bartow Railroad yard, 61 s City Island road, move 1-sty frame passenger station; cost, \$50; N Y, N H & H R R Co, New Rochelle; ar't, P A Banksora, New Rochelle.—192.



# REAL ESTATE

## REAL ESTATE AND BUILDING STATISTICS.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1908.		1907.	
April 17 to 23, inc.		April 19 to 25, inc.	
Total No. for Manhattan	168	Total No. for Manhattan	282
No. with consideration	19	No. with consideration	24
Amount involved	\$676,400	Amount involved	\$766,444
Number nominal	149	Number nominal	258

1908.		1907.	
Total No. Manhattan, Jan. 1 to date	\$,111	Total No. Manhattan, Jan. 1 to date	4,774
No. with consideration, Manhattan, Jan. 1 to date	206	No. with consideration, Manhattan, Jan. 1 to date	351
Total Amt. Manhattan, Jan. 1 to date	\$11,424,990	Total Amt. Manhattan, Jan. 1 to date	\$17,897,443

1908.		1907.	
April 17 to 23, inc.		April 19 to 25, inc.	
Total No. for the Bronx	122	Total No. for The Bronx	218
No. with consideration	15	No. with consideration	41
Amount involved	\$210,873	Amount involved	\$214,722
Number nominal	107	Number nominal	177

1908.		1907.	
Total No., The Bronx, Jan. 1 to date	2,196	Total No., The Bronx, Jan. 1 to date	2,784
Total Amt., The Bronx, Jan. 1 to date	\$1,968,435	Total Amt., The Bronx, Jan. 1 to date	\$1,514,292
<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>5,307</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date</b>	<b>7,558</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$13,393,425</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$19,411,735</b>

#### Assessed Value, Manhattan.

1908.		1907.	
April 17 to 23, inc.		April 19 to 25, inc.	
Total No., with Consideration	19	Total No., with Consideration	24
Amount Involved	\$676,400	Amount Involved	\$766,444
Assessed Value	\$554,700	Assessed Value	\$656,500
Total No., Nominal	149	Total No., Nominal	258
Assessed Value	\$7,295,800	Assessed Value	\$11,296,500
Total No. with Consid., from Jan. 1st to date	206	Total No. with Consid., from Jan. 1st to date	351
Amount involved	\$11,424,990	Amount involved	\$17,897,443
Assessed value	\$9,062,700	Assessed value	\$10,655,600
Total No. Nominal	1,905	Total No. Nominal	4,423
Assessed Value	\$160,132,700	Assessed Value	\$190,962,200

#### MORTGAGES.

1908.		1907.	
April 17 to 23, inc.		April 19 to 25, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	162	Total number	279
Amount involved	\$3,502,909	Amount involved	\$6,496,352
No. at 6%	71	No. at 6%	112
Amount involved	\$1,352,186	Amount involved	\$439,100
No. at 5 1/2%	32	No. at 5 1/2%	17
Amount involved	\$1,019,100	Amount involved	\$44,225
No. at 5%	33	No. at 5%	58
Amount involved	\$811,352	Amount involved	\$270,200
No. at 4 1/2%	5	No. at 4 1/2%	20
Amount involved	\$101,000	Amount involved	\$571,500
No. at 4%	21	No. at 4%	33
Amount involved	\$219,271	Amount involved	\$378,251
No. without interest	39	No. without interest	49
Amount involved	\$256,425	Amount involved	\$948,200
No. above to Bank, Trust and Insurance Companies	34	No. above to Bank, Trust and Insurance Companies	7
Amount involved	\$974,500	Amount involved	\$44,000

1908.		1907.	
Total No., Manhattan, Jan. 1 to date	2,723	Total No., Manhattan, Jan. 1 to date	5,476
Total Amt., Manhattan, Jan. 1 to date	\$59,888,821	Total Amt., Manhattan, Jan. 1 to date	\$189,726,849
Total No., The Bronx, Jan. 1 to date	1,793	Total No., The Bronx, Jan. 1 to date	2,535
Total Amt., The Bronx, Jan. 1 to date	\$9,511,958	Total Amt., The Bronx, Jan. 1 to date	\$17,744,899
<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>4,516</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date</b>	<b>8,011</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$69,400,779</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date</b>	<b>\$157,471,748</b>

#### PROJECTED BUILDINGS.

1908.		1907.	
April 18 to 24, inc.		April 20 to 26, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	8	Manhattan	28
The Bronx	29	The Bronx	18
<b>Grand total</b>	<b>37</b>	<b>Grand total</b>	<b>46</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$1,771,486	Manhattan	\$1,465,150
The Bronx	201,500	The Bronx	473,550
<b>Grand Total</b>	<b>\$1,972,986</b>	<b>Grand Total</b>	<b>\$1,938,700</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$144,342	Manhattan	\$233,278
The Bronx	9,200	The Bronx	15,900
<b>Grand total</b>	<b>\$153,542</b>	<b>Grand total</b>	<b>\$249,178</b>
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	152	Manhattan, Jan. 1 to date	318
The Bronx, Jan. 1 to date	389	The Bronx, Jan. 1 to date	629
<b>Manh'tn-Bronx, Jan. 1 to date</b>	<b>541</b>	<b>Manh'tn-Bronx, Jan. 1 to date</b>	<b>947</b>
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$15,214,586	Manhattan, Jan. 1 to date	\$26,480,360
The Bronx, Jan. 1 to date	3,570,220	The Bronx, Jan. 1 to date	7,067,625
<b>Manh'tn-Bronx, Jan. 1 to date</b>	<b>\$18,784,806</b>	<b>Manh'tn-Bronx, Jan. 1 to date</b>	<b>\$33,547,985</b>
Total Amt. Alterations:		Total Amt. Alterations:	
Manh'tn-Bronx, Jan. 1 to date	\$1,590,187	Manh'tn-Bronx, Jan. 1 to date	\$7,247,688

### BROOKLYN.

#### CONVEYANCES.

1908.		1907.	
April 16 to 22, inc.		April 18 to 24, inc.	
Total number	556	Total number	669
No. with consideration	32	No. with consideration	29
Amount involved	\$425,875	Amount involved	\$518,725
Number nominal	524	Number nominal	640
<b>Total number of Conveyances, Jan. 1 to date</b>	<b>8,018</b>	<b>Total number of Conveyances, Jan. 1 to date</b>	<b>10,735</b>
<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$9,210,867</b>	<b>Total amount of Conveyances, Jan. 1 to date</b>	<b>\$8,162,141</b>

#### MORTGAGES.

1908.		1907.	
Total number	520	Total number	633
Amount involved	\$1,951,618	Amount involved	\$2,470,435
No. at 6%	380	No. at 6%	292
Amount involved	\$1,251,716	Amount involved	\$775,950
No. at 5 1/2%	80	No. at 5 1/2%	226
Amount involved	\$369,350	Amount involved	\$1,165,225
No. at 5%	35	No. at 5%	98
Amount involved	\$232,227	Amount involved	\$487,950
No. at 4 1/2%	1	No. at 4 1/2%	1
Amount involved	\$1,000	Amount involved	1
No. at 4%	1	No. at 4%	1
Amount involved	\$5,000	Amount involved	1
No. at 2%	1	No. at 2%	1
Amount involved	\$3,500	Amount involved	1
No. without interest	22	No. without interest	17
Amount involved	\$88,825	Amount involved	\$41,810
<b>Total number of Mortgages, Jan. 1 to date</b>	<b>7,328</b>	<b>Total number of Mortgages, Jan. 1 to date</b>	<b>11,026</b>
<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$26,313,315</b>	<b>Total amount of Mortgages, Jan. 1 to date</b>	<b>\$50,686,134</b>

#### PROJECTED BUILDINGS.

No. of New Buildings	68	No. of New Buildings	289
Estimated cost	\$508,650	Estimated cost	\$1,995,245
Total Amount of Alterations	\$406,235	Total Amount of Alterations	\$107,894
<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>1,136</b>	<b>Total No. of New Buildings, Jan. 1 to date</b>	<b>3,142</b>
<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$6,569,497</b>	<b>Total Amt. of New Buildings, Jan. 1 to date</b>	<b>\$21,521,844</b>
<b>Total amount of Alterations, Jan. 1 to date</b>	<b>\$1,495,000</b>	<b>Total amount of Alterations, Jan. 1 to date</b>	<b>\$1,796,592</b>

## THE WEEK.

The volume of business reported showed a slight falling off, though there were a number of interesting sales put through. On the whole, brokers are somewhat encouraged. The mortgage market is in better shape than it has been for a long time. The sales reported show a demand for Manhattan and Bronx realty by the investing public. For the past month or so the speculative element has been prominent. Smaller holdings are now in demand, which is always a good sign. Brokers would rather sell ten small parcels to ten different men, than one piece which aggregated the same amount. The sales were quite evenly distributed. All sections of the city came in for their share of transfers.

In the Fifth av section, James B. Clews, a nephew of Henry Clews, bought from the New York and Harlem Railroad Co. the northeast corner of Fifth av and 85th st, 25x100. This was formerly part of the old car barn site. The 6-sty elevator apartment house, Nos. 2 and 4 St. Nicholas pl, 74.11x100, known as "Audubon Court," also changed hands. The new owner is Henry J. Lange. This house is admirably located at the junction of this street and St. Nicholas av. There is a triangular park in front of the building, which adds greatly to its value. Permanent air and light is assured. The 6-sty elevator apartment house, 3485 and 3487 Broadway, 50x100, was sold to an investor by the Cabot Real Estate Co.

The northeast corner of Rivington and Suffolk sts, known as 146 Rivington st, 34x75, also figured in a deal, together with the adjoining houses, 119 to 123 Suffolk st. The two 4-sty stables, Nos. 320 and 322 West 16th st were disposed of to Charles de Casanova. These buildings are on a plot 37.6x40x irregular. A sale of some importance was consummated in the Bronx. The Sykes Realty Corporation bought the northwest corner of Prospect av and 160th st. It is reported that the property brought close to \$80,000. The size of the parcel is 77x148 on the street. This price establishes a new record price for this section of the Bronx.

Among the mortgages recorded was one of \$49,000, due date and rate as per bond, affecting the property 127 and 129 West 125th st. This plot was sold recently by the New York Operating Co., P. H. Lynch, president, to John D. Beals, who resold it to the Robert Reid Co. The property is subject to two mortgages aggregating \$126,000. Another mortgage recorded during the week was one for \$60,000 at five per cent due April 1, 1913,

on the property 257 6th av. This house is on the west side of the avenue, about 46 feet north of 16th st. The United States Trust Co. of New York was the lender and Charles J. Smith the borrower. Joseph Wittner secured from Charles Laue a building loan of \$100,000 on the property at the northeast corner of Eighth av and 21st st. This mortgage is due April 11, 1911, and bears interest at the rate of 6 per cent. J. H. Davis borrowed from the Realty Mortgage Co. \$210,000 for one year at 6 per cent on the property on the north side of 143d st, 100 feet east of Broadway. This was a building loan.

The market all told is in a healthy condition. Certain people who bought property in the outlying sections, and paid the asking price, many times without even taking the trouble to look at what they were purchasing, are still the owners of record. These are the people who are loudest in their denunciation of the realty market. When closely questioned, however, in most cases, they are willing to admit that they did not use ordinary business judgment. Many people who had never owned real property suddenly became active operators. In the majority of instances they did not know even the rudiments of the business. They cannot get rid of their holdings, because the price paid was out of all proportion to its worth.

Many professional speculators have disposed of some of their realty by means of a trade. Trading is a dangerous thing, unless one is familiar with every detail of the real estate business. There is an old saying that in a trade one of the parties gets the worst of it. While this is not always true, still in the main it holds good. The builder is really the legitimate man to deal in exchange. He can sell a finished building to an investor and take in part payment some lots with the intention of improving them with a suitable structure, but the uninitiated nearly always get the worst of the bargain. Most brokers believe that by fall confidence will be entirely restored.

## THE AUCTION MARKET

The auction market is still in an unsettled state. There has been but little improvement shown lately. It is in better condition than some months ago, but still the forced sales are as a general thing knocked down to the plaintiff in the action.

At the stand of Joseph P. Day the southwest corner of Hamilton pl and 144th st, a 6-sty apartment house, was to have been sold, together with the northwest corner of 143d st, but was withdrawn. These properties were put up for sale at auction early last January and were knocked down to the Realty Transfer Co., the plaintiff in the action, for \$821,510. The former property was reported sold to a Mr. Schwartz on April 11. All told there were thirty-one parcels advertised for sale. Of these seven were sold, three were bought by party in interest, four were withdrawn, six were adjourned, seven to the plaintiffs in the various actions, two bid in and two knocked down.

A year ago a notable sale was held at this time. It was the sale of 891 lots belonging to the Ogden estate. The total amount obtained was \$1,670,675. The average price per lot disposed of was \$1,873. It was commented on at the time that comparatively few parcels went to speculators. In the main investors were the bidders. The sale was considered a great success. Should a sale of this character be advertised today, what would the result be? It is not a pleasant thought. Suffice it to say that none is scheduled.

There will be offered next week several properties at voluntary sale. A 15-year lease of the 5-sty business building 262 Fifth av is going to be offered to the highest bidder. The lease calls for the payment of \$9,000 per annum, taxes, water rents and insurance. The 4-sty and basement dwelling 206 Lenox av will also be put up for sale.

## LAW DEPARTMENT

### DECLINED TO TAKE TITLE.

To the Editor of the Record and Guide:

A recent decision by a city court judge in a suit for commission will be of interest to brokers. The facts are as follows:

The properties involved in the case were two adjoining dwellings in West 13th st belonging to two estates closely related. The broker had proper written authority from the trustee who represented both estates. During negotiations, which spread over about a fortnight, the property was treated as one, the expressed purpose of the intending buyers being to improve the plot. The price and the terms of sale were finally agreed upon by the trustee and by the intending buyers. In drawing the contract the attorney for the seller discovered that, although the houses were two of a row and were divided by a party wall, the distance from a common monument in the two descriptions made an apparent gap of two inches between the two houses.

This was due, obviously, to an error in a former deed, which could be (and in fact has since been) corrected. The intending buyers, however, required that the contract stipulate that the two properties were contiguous. This was done. It was further

stipulated in the contract that if on this or other ground the title should prove unmarketable the contract should be void, and the first payment thereunder, together with a stated sum to cover the cost of search, should be paid by the vendor to the vendees.

Contracts were signed and exchanged. The search by the title company revealed first, that a corrective deed would be required before the contiguity of the properties would be guaranteed; second, that there was a restriction against building on the front eight feet of the lot. On these grounds the intending buyers declined to take title, and the payments made under the contract and the stated sums agreed upon were paid to them.

The trustee declined to pay the brokerage, on the ground that there had been no sale, his contention being that the agreement signed was in effect an option which the other parties might or might not take up. The broker's contention was that the agreement was a contract; that he, having had proper authority from the trustee for offering the property for sale, had found the buyer; that he had brought about an agreement between the trustee and the buyers as to the price and the terms of sale, and that the intending buyers were ready and able to carry out this agreement; that the subsequent discovery of the defect due to incorrect former deed, although it was made before the contract was executed, and the revelation by the search of the restriction as to building above mentioned, in no way affected the fact that an agreement to sell on the part of the trustee, and to buy on the part of the intending buyers, had been brought about by the broker, and that he was, therefore, entitled to the regular commission.

The decision was rendered in favor of the trustee, the defendant in the action.

Without any intention of reflecting upon the legal acumen of the eminent justice who rendered the decision, the writer, and, he believes, other brokers also, would be interested in your views on the subject.

D.

There are a good many details in the foregoing statement of one of those frequent and confusing differences that are constantly arising between owners and brokers, respecting the right to a commission on a sale that fails.

Many of these details lead to an impulsive decision at first hearing in favor of the brokers, as that it was understood by all concerned that the properties were to be contiguous—in all respects one plot with no gap anywhere between.

But there is nothing in the statement as respects the employment of the broker which makes such a fact, or presumed fact, any part of the selling details given to the broker. The fact that all parties so understood, and that two separate estates were thereby bound, seems to be negated by the decision of the Court, and in this we are inclined to concur; but for the above reason and not on the defendant's theory of the sale being a mere option.

When we come, however, to deal with a restriction of the front eight feet of each lot, the case stands on the usual law as to commissions, "that if title fails on the part of the seller the broker is entitled to his commission, unless that defect had been disclosed to him in the representations of his employment."

—Ed.

### GARAGES NOT A NUISANCE.

To the Editor of the Record and Guide:

Can you tell me in what number of your publication there appeared a decision in a real estate case, where a party erected a small 1-sty building (to house an automobile) on rented property in rear of house tenanted by him, and owner or landlord objected, as well as one other property owner adjoining, claiming that the private auto garage was a nuisance. I am told there are several such cases that have been heard in court, and that the tendency has been to favor the automobile owner. One of these decisions at least, I am told, you printed in your paper.

ANSWER.—We do not recall the case supposed to have been so cited in a previous issue. There is a case on the subject generally (*Stein v. Lyon*, 91 App. Div., 593) holding that the construction and maintenance of an automobile station or garage in a neighborhood occupied by expensive residences does not constitute a common law nuisance.—Editor.

REAL ESTATE FIRM INCORPORATES.—The firm of Gardner & Co. has been incorporated, with offices at 1531 Broadway. They will conduct a general real estate business on Long Island, in Manhattan, Brooklyn and New Jersey. They will buy, sell and develop tracts and will form syndicates to carry on large improvement operations. Frank J. Gardner is the president; Frederick J. Quinby, vice-president and general manager of the wholesale department; J. Walter Bitting, former manager for the McVicker, Gaillard Realty Co., treasurer and general manager of the retail department. A Western syndicate of capitalists bought from this company a tract comprising 1,700 acres of land at Stanhope, N. J. This property extends from Lake Hopatcong to Budd's Lake, and has large frontages on both these bodies of water. A summer residence colony will be formed and the property improved under the supervision of Gardner & Co., who will also act as general sales agents.

WHEN BUYING REAL ESTATE.

THE WISDOM OF EMPLOYING COMPETENT COUNSEL.

The same papers are usually employed in buying as are used in selling a piece of real estate, viz., the contract of sale, the deed covering the premises in question, and in most instances one or more sets of purchase money bonds and mortgages. In every case the title of the seller should be examined by the attorney for the purchaser. Each of the above will be considered in their natural order.

BEFORE THE CONTRACT OF SALE.

In the first place, before entering into a contract to purchase a piece of real estate, the buyer should ascertain by actual survey the exact dimensions of the property he is about to buy, in order that the contract and deed may contain a description of all the property intended by the purchaser to be included in the transfer.

As an illustration of the result of a failure to do this, I have in mind a piece of property in Orange, N. J., where there was included in the contract and deed but fifty feet of a sixty-foot plot. After the transfer had taken place and the seller had refused to buy the other ten feet, which, of course, he supposed he had originally purchased, the original owner fenced off that ten feet, and it has been allowed to remain in a neglected condition for fifty years.

The purchaser should also ascertain before entering into the contract how the intended grantor acquired title to the premises, since if he acquired it within three years by will, or as an heir, in a case where there was no will and three years have not expired from the time when letters of administration were granted, it would be practically impossible for the purchaser to obtain a loan upon the premises or to sell the same until the aforesaid periods had expired, in as much as lawyers generally consider such a title to be unmarketable. Nevertheless, despite these facts the purchaser, once having executed a contract to buy the premises, could be compelled to take them in an action for specific performance.

CONTRACT OF SALE.

As I stated in the former article, the contract for the purchase and sale of real estate is equally as important as the deed by which the property is actually conveyed. This is true from the standpoint of the purchaser as well as from the standpoint of the seller. The description of the property; the covenants of warranty; the exceptions to the title; the terms of payment of the bond and mortgage are all absolutely determined by the contract.

It will thus be seen how important it is that the contract be prepared by some one familiar with the laws of the State in which the property is situated, and having the interests of the purchaser in view all of the time. The description as stated above should cover all of the property which the buyer intends to purchase, and should consist of as full a description of the premises as possible, being particular to give the street and the properties of abutting owners as boundaries.

Following the description should be inserted a list of the only encumbrances subject to which the property is to be taken. If mortgages, they should never be assumed by the purchaser where he can possibly avoid it; if restrictions, they should be fully set out in the contract; if taxes, the years and amounts should be given. If title is to pass shortly before the taxes for the current year become a lien, it is frequently possible where the request is made at the time of signing the contract to have the seller pay his proportionate share of the taxes, and the saving thus effected will frequently more than pay for the charges of the attorney for services rendered in connection with the entire transfer. Referring again to the mortgages which are liens against the premises, the purchaser should ascertain before entering into the contract when they become due and, if in the near future, he should require the seller to obtain extensions of the same at the same rate of interest for a reasonable time; otherwise the buyer may find himself compelled to obtain new mortgage loans, the seller's assurances that he could renew the old mortgages to the contrary notwithstanding.

If the property is to be taken subject to restrictions, the buyer should also familiarize himself with these before signing the contract, since he may find that he will not be allowed to use the premises for the very purposes for which he is buying them. It is frequently necessary to the culmination of the purchase that the title be satisfactory to the institution or person loaning the money with which the buyer expects to partly pay for the property, and in such a case the contract should contain a clause to the effect that the title must be satisfactory to such attorney or institution.

The clauses to be contained in the contract with reference to the deed and the bonds and the mortgages and the preparation of the same will now be considered under their respective headings.

THE DEED.

Care should be taken to see that the seller agrees to give a full covenant warranty deed, and in cases where another kind of a deed is agreed upon the contract should explicitly state such kind, and the buyer should be aware in every case of the

(Continued on page 10.)

BROOKLYN RENTALS.

Frequently stocks listed on the New York Exchange that pay large dividends do not sell for a price commensurate with these dividends in comparison to the better known stocks, but after a while the public learn of these steady divi-

dends and the stock commences to have friends, and the price steadily rises until it takes its place among the old reliable line of securities and becomes eminently respectable and a conservative investment. Flats and tenements in Brooklyn, erected on a given price for a lot, rent for more money than similar flats and tenements erected on a lot in New York, that cost more than two or three times as much.

The investor is slowly but surely appreciating this state of facts, and the small merchant, who

has from three to eight thousand dollars saved up, is buying the property in Brooklyn, in preference to the 5-story flats sold heretofore in Manhattan, to this character of people.

The drawback to the property in Brooklyn is the transit facilities. Brooklyn as a home city has many more attractions than Manhattan has to offer. There is nothing in this borough of the "hoi polloi"; nothing of the Times Sq. district; nothing of the "nouveau riche."

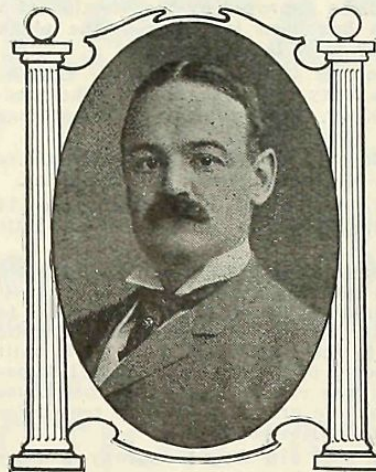
Several times adventurous citizens have been bold enough to erect theatres and to fit up clever restaurants in Brooklyn, but they have been failures. This borough is essentially a City of Homes, excellent schools, excellent churches, excellent parks and drives and every other attribute of health for the welfare of conservative citizens, and above all is the cleanness and purity of the social life in Brooklyn, the more distinctly emphasized with the borough's juxtaposition to Manhattan, and just as surely as the transit is given to Brooklyn, just so surely will the value of flat and tenement investments rise to the same level as Manhattan.

But a little while ago Harlem was looked upon as the last place ever made and one that was never finished, but to-day Harlem is scarcely heard of, as it is entirely swallowed up in Greater New York, and the stigma of Harlem is erased. Brooklyn, Williamsburgh, East New York, Flatbush, Brownsville and all the other smaller and local centres of this borough will be forgotten in a few years and all be rightly termed the City of New York, "the best possible place to invest," and the people will not ask whether it is the Bronx, Harlem, Queens, Flatbush, Richmond, Brooklyn, or Manhattan, but will seek the best return on their investments and will buy accordingly; and the sentimentality of owning a piece of New York real estate will extend to embrace all these boroughs, and there will be no distinction as to what originally was the town or village that eventually was merged into the contiguous whole of New York, which is the fact to-day existing in the city of London, which is the amalgamation of thirty-three small towns and hamlets.

When this equalization of values comes to pass it would seem to me that it will be a matter of wonder that this condition was permitted to exist as long as it has, without the present real estate buyer taking advantage of it.

Such a condition will not long continue. Some of the wise operators in New York are purchasing holdings in Brooklyn. It is idle to dwell upon the well-known rise in East New York, particularly the locality known as Brownsville—that sounds like an Oriental fable. Lots that four years ago were used for cultivation of corn and potatoes are now selling for from five to twelve thousand dollars a piece, and why? It is because the Hebrews, the shrewdest and ablest people in handling real estate, appreciated that they could get more for their dollar in this location, with its comparative nearness to the centre of New York, than the purchasing power of that dollar could buy elsewhere within the same radius. They had no sentimentality, you had to "show them," and therefore they settled where they did, and the rents there to-day are equaling the East Side of Manhattan, per square foot and per room; and the sagacity of this particular race of people has created a staple value in this one spot in Brooklyn which is but the forerunner of what the entire borough will be in point of value in a few years hence, when the tunnels and proper and adequate transit is extended to Brooklyn from Manhattan. When this will be I do not know, but I do know that it will only be when the people of Brooklyn will get together as a whole and not fight among themselves as to where a certain subway will go and subdue the egoism and selfishness in their natures sufficiently to comprehend the fact that every subway and every improvement in transit

(Continued on page 9.)



VENNETTE F. PELLETREAU.

## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET. Downtown Corner Sold.

**CANAL ST.**—Wm. D. Kilpatrick sold to James H. Cruikshank the plot of about 3,300 sq. ft., vacant, at the northeast cor of Canal and Greenwich sts. The plot will be improved by the erection of a 7-sty mercantile building, which has been leased from the plans for 15 years to Lahn & Simons by M. & L. Hess.

**CHRISTOPHER ST.**—Pepe Bros. & Gallo sold for the Galland Realty Co. 118 Christopher st, a 5-sty tenement, 26x87. The present sellers bought this flat Feb. 10, 1908, subject to a mortgage of \$25,000.

**GROVE ST.**—Pepe Bros. & Gallo sold for Ira K. Bennett 36 Grove st, a 4-sty dwelling, 21x100, to Michael E. Pepe, for occupancy.

**MACDOUGAL ST.**—Pepe Bros. & Gallo sold for E. Gerbereux 114 Macdougall st, a 6-sty tenement, 25x100, to Maresca Bros. Title will be taken May 1.

**RIVINGTON ST.**—A. Phillips has sold for J. Shavell to Perlstein & Rosenthal the 6-sty tenements 146 Rivington st, at the northwest cor of Suffolk st, 34x75, together with the adjoining houses 119 to 123 Suffolk st. Directly opposite on the southeast cor is Public School 160. There is a saloon in the house just sold. It is built to a depth of 71 ft. This property is located near the Williamsburgh Bridge entrance. A lease was recorded affecting this house on Feb. 13, 1906. Nine rooms on the ground floor were rented for 5 years at a graduating rental of \$720 to \$900.

**WEST BROADWAY.**—J. Husson sold 416 West Broadway, a 4-sty building, 25x70, between Spring and Prince sts.

**16TH ST.**—Herbert A. Sherman sold to Chas. F. de Casanova the two 4-sty stables, 320 and 322 West 16th st, 37.6x40x irreg. Gould & Wilkie were the attorneys for the seller, and H. J. Bigham, of 92 William st, represented the purchaser. It is reported that while Mr. de Casanova signed the contract, he is acting as agent for the real purchaser. The plots abutting on 15th st are of unusual depth. There is an old farm line running through this block. The depth of the 15th st lots is about 172 ft. Title will be taken on May 18.

**23D ST.**—J. W. Dimick sold 258 West 23d st, a 4-sty building, 25x98.9. The buyer is J. J. Cavanagh, who owns 260 and 262, adjoining, and now controls 73 ft. frontage, which he will utilize for his restaurant business.

#### Mercantile Structure Bought for Investment.

**27TH ST.**—The Advance Realty & Construction Co., Frederick C. Gilsey, President, sold the 9-sty fireproof office building 43 West 27th st, 25x98.9, between Broadway and 6th av, to J. B. Thompson. This property has been held at \$190,000, and is mortgaged for \$105,000. The gross rents aggregate \$22,000. This structure was built by the present sellers. The Hotel Earlington is about 50 ft. to the west of this property. On the opposite side of the street is the power house of the Edison Co.

#### Sales in West 34th Street.

**34TH ST.**—Joseph Burke sold to C. J. Schehan the 5-sty flat 320 and 322 West 34th st, 50x120. It is reported that the buyer will erect a 12-sty apartment house on the property.

**34TH ST.**—Joseph Burke sold to C. J. Schehan 323 West 34th st, a 4-sty dwelling, 21x100, adjoining the Manhattan Opera House.

#### Estate Sells 37th Street Dwelling.

**37TH ST.**—James Kyle & Sons sold for the estate of John N. Stearns the 4-sty and basement private dwelling, 158 East 37th st, 20x100. Title will be taken May 1. A paper was recorded April 11 affecting this property. In part it reads: "All estate, real and personal, of which John N. Stearns died possessed, except income on 2,300 shares of stock John N. Stearns & Co. Release dower. Alice A. Stearns to Henry S., John N., Jr., and Louis Stearns, Alice S. Gibb and Walter C. Stearns. Quit claim deed." This property is assessed at \$23,500.

**43D ST.**—James W. Kelly sold for Anna Dietz, of 1245 Degraw st, Brooklyn, 450 West 43d st, a 3-sty dwelling, 19x100.5, to a buyer for occupancy. The present seller acquired this property on Dec. 20, 1907. It is assessed at \$10,500.

#### Estate Sells Dwelling.

**47TH ST.**—J. Walter Rosenberg, of Philadelphia, bought from the Marcy estate 109 West 47th st, a 3-sty brownstone front dwelling, 20x100.

**6TH AV.**—M. & L. Hess sold for William Menken 460 and 462 6th av, southeast cor of 28th st, a business building, 49x60. The price is said to have been \$350,000.

### NORTH OF 59TH STREET.

**71ST ST.**—Alexander J. Roux & Co. sold for Mrs. Rockhill and others 251 West 71st st, a 3-sty and basement dwelling, 16.8x102.2. The buyer will occupy. This block is exclusively devoted to private residences. The property is mortgaged for \$15,000.

#### Mrs. Lazarus Sells Dwelling.

**77TH ST.**—Mrs. Josephine Lazarus sold to Mrs. C. L. Best 64 East 77th st, a 4-sty dwelling, 12.6x102.2.

**81ST ST.**—Frederick T. Barry sold for Abraham Schwab 105 East 81st st, a 3-sty and basement dwelling, 20x102.2. Abraham Schwab transferred to Leo L. Schwab 1/2 part on July 2, 1906. There was at that time a mortgage of \$18,000 on this house.

**84TH ST.**—G. H. Corey, as attorney, sold for Louis de Wardener Hollub, of Alassio, Italy, 317 West 84th st, a 3-sty American basement dwelling, 19x102.2, to Mrs. H. Gattling.

**85TH ST.**—Bloodgood & Gilbert sold for the Hinton estate 105 East 85th st, a 3-sty and basement building, 25.5x102.2, adjoining the northeast cor of Park av.

**86TH ST.**—Heilner & Wolf and N. L. & L. Ottinger sold to Mrs. Annie MacStewart for occupancy 128 West 86th st, a 4-sty and basement brownstone dwelling, 20x106.10.

**97TH ST.**—The estate of Philip Freund sold 144 East 97th st, a 5-sty flat, 27x100.11, adjoining the southeast cor of Lexington av.

**120TH ST.**—Edmund Frank sold 202 West 120th st, a 6-sty new-law house, 37.6x100.11, adjoining the southwest cor of 7th av.

#### Plottage Sold on Claremont Avenue.

**CLAREMONT AV.**—Bernard Smyth & Sons sold to Chas. M. Rosenthal for William and James Bradley the southwest cor of Claremont

av and 122d st, 100x100. This plot has a direct frontage on Riverside Drive and is opposite the site of the proposed Theological Seminary on Claremont av, from 120th to 122d st.

**LEXINGTON AV.**—Gustave S. Boehm sold to Minnie Weinstein 825 Lexington av, a 3-sty dwelling, 20x70. Montgomery & Seitz were the brokers.

#### Jas. B. Clews Buys Fifth Avenue Corner.

**5TH AV.**—The New York & Harlem Railroad Co. sold to James B. Clews, a nephew of Henry Clews, the northeast cor of 5th av and 85th st, 25x100, formerly part of the car barn site. Mr. Clews will improve the property with a dwelling for his own occupancy. Romaine C. Nichols & Co. and Frederick T. Barry were the brokers. The reported price is \$125,000.

### WASHINGTON HEIGHTS.

#### Sells Broadway Apartment.

**BROADWAY.**—Slawson & Hobbs sold for the Cabot Real Estate Co. to a client for investment 3485 and 3487 Broadway, a 6-sty elevator apartment house known as the Delancey, 50x100. Title will be taken about May 1.

**BROADWAY.**—Albert B. Ashforth sold for the Capital Realty & Construction Co. to Paul M. Herzog, representing an estate, the two 6-sty apartment houses, with stores, at 3301 to 3307 Broadway, northwest cor of 133d st, 80x125. The cor house is 115 ft. deep and the adjoining house 112 ft. deep. On the block below is a gas tank of the Consolidated Gas Co.

**BLACKSTONE AV.**—Duff & Brown sold for Michael Cahill the plot 50x150 on the east side of Blackstone av, 150 ft. north of Spuyten Duyvil Parkway. The buyer will erect detached dwelling.

**SHERMAN AV.**—Arthur P. O'Brien sold to Edmund I. Trowbridge the southwest cor of Sherman av and Hawthorne st, 100x110.

#### Audubon Court Bought by an Investor.

**ST. NICHOLAS PL.**—Renton Moore Co. sold for Hogenauer & Wesslau to Henry J. Lange 2 and 4 St. Nicholas pl, 74.11x100, a 6-sty elevator apartment, known as Audubon Court. This property is located 124.11 south of 150th st and faces a triangular park. The present sellers purchased the property from Eleanor and Georgiana White, executrices of Charles White, on February 25, 1904, paying \$29,500. They then constructed the present structure. This parcel has been held at \$160,000. The gross rentals aggregate in the neighborhood of \$19,000. Adjoining on the south is Arundel Court, a 6-sty elevator apartment house, 109.11x200. This building has a frontage on Edgecombe av, and on the other side of this last named avenue is Colonial Park. The Purling is next door to Arundel Court on the south and is a 7-sty structure, 50x200, also fronting on Edgecombe av. The purchaser of Audubon Court recently sold the southeast cor of West End av and 69th st, 25.5x100. This latter property was held at \$62,000, subject to a mortgage of \$40,000.

### BRONX.

#### Simpson Street Apartment Changes Hands.

**SIMPSON ST.**—Williamson & Bryan sold for James T. Barry the 5-sty apartment house 1104 Simpson st.

**ST. MARY ST.**—Charles Flaum has sold for C. M. Silverman to a builder the block front on St. Mary st, between Cypress and Beekman avs, 189.4x100x120. The property is opposite St. Mary's Park.

**156TH ST.**—Cahn & Cahn sold for E. Wedderein to E. Helm 654 East 156th st, a 2-sty frame dwelling, 16.8x100.

**CAMBRELENG AV.**—Ernst & Cahn in conjunction with J. J. Pittman sold 2303 Cambreleng av, a 2-sty and basement frame 1-family house, 18.8x100, to Morris Kann.

**GLEBE AV, ETC.**—Charles Costar sold for Domina Plaute the plot on the east side of Glebe av, 250 ft. north of Westchester av, 50x139; also the southeast cor of Lyon and Parker avs, 50x100; also the lot 25x100 on the east side of Parker av, 100 ft. south of Lyon av. The purchaser of all these properties is Martin Pletscher, who will improve them immediately with 2-family houses.

**JEROME AV.**—Wm. M. Fleming sold for Charles Klingenschmidt 2441 Jerome av, a 4-sty flat, with store, 27x90. Title will be passed in the middle of May. The gross rents aggregate \$2,400.

**LAFONTAINE AV.**—Ernst & Cahn and J. J. Pitman sold for H. B. Soderberg 2058 Lafontaine av, a 2-sty dwelling, 16x100.

**OLINVILLE AV.**—Ernst & Cahn sold in conjunction with Thomas F. Murphy for Mrs. Mary E. Allen the 2-sty and basement frame detached 2-family house, 25x100, known as 147 Olinville av.

**PAULDING AV.**—Ernst & Cahn have sold for Jacob Max the southwest cor of Paulding av and 225th st, 34x111.

**PROSPECT AV.**—Williamson & Bryan sold for Dr. S. K. Johnson the southwest cor of 178th st and Prospect av, 120x100, to a builder, who will erect a 5-sty apartment house.

#### Record Price in Bronx.

**PROSPECT AV.**—L. M. Mosauer, of the office of Jacob Leitner, sold for Wm. P. Harris and Arthur McGraw executors of the estate of Emma McGraw Harris, to the Sykes Realty Corporation the northwest cor of Prospect av and 160th st. The plot has a frontage of 77 ft. in Prospect av and a depth of 148 ft. in the street. This plot is at the foot of the Prospect av subway station stairs, in the Longwood section, and will be improved immediately with stores similar to those erected on the adjoining plot by Jas. F. Meehan. The price paid establishes a new record for that section of the Bronx. The property was held at \$80,000, and was sold at about that figure.

**WASHINGTON AV.**—Jacob Leitner sold for a client to Leader & Bloom the plot 50x100 in the east side of Washington av, 110 ft. south of 172d st. The buyers will erect a 6-sty flat with stores.

**WEBSTER AV, ETC.**—O'Hara Bros. sold a 50-ft. plot in Webster av, north of Scott av; also for William Winghart a 50-ft. plot in the east side of Marion av, south of 198th st, to a builder; also for Mary Bostwick the southeast cor of Travers st and Hull av, to a builder, who will improve with private houses.

**WESTCHESTER AV.**—Andrew Hally sold for Sarah Nerenberg the 3-sty building at the southwest cor of Westchester and Zerega avs.

### LEASES.

The Duross Co. leased the 3-sty dwelling 824 Greenwich st for John J. Danahar to Kate Moloney.

Louis Schrag leased for Wilhelmina B. Neilley the dwelling 129 West 21st st to Ellen Evans for a term of years.

Edward N. Crosby & Co. leased for the Chesebro-Davidson Realty Co. the 4-sty brk building 117 West 28th st for a term of years.

Albert B. Ashforth leased to a client the house 10 East 32d st, owned by Wm. F. Havemeyer; also the house 144 West 32d st,

**ABSOLUTE SALE**

AT PUBLIC AUCTION

246 LOTS

**WOLFE ESTATE**

TUESDAY, MAY 5, at 11 A. M.

WHITE PLAINS ROAD

BOSTON AVENUE

Bronx Park East (Bronx Boulevard)

North of Pelham Parkway and Opposite the Beautiful Botanical Gardens in Bronx Park

SPECIAL NOTE

**AT PUBLIC AUCTION IN 1893**

Lots similar to these, situated between Boston Avenue and Crotona Park, 170th Street and 171st and 172d Streets, sold for from \$600 to \$1,000 per lot. TO-DAY'S VALUE IS from \$6,000 to \$10,000 per lot.

Therefore Every \$100 invested IN THESE LOTS PRODUCED from \$2,000 to \$3,000

**This Opportunity Should Be Yours NOW!**

THE BRONX PARK BOTANICAL GARDENS, IMPROVEMENTS, ARE THERE NOW. Property can be reached by taking 3d Ave. "L" or Subway to West Farms Station or 177th St., then taking trolley on White Plains Road direct to the property. It lies directly north of Bronx and Pelham Parkway at the junction of the Boston Road and New White Plains Road. The New Rochelle and Williamsbridge cars also pass by the property, or you can take 3d Ave. "L" to Bronx Park Station and walk across the beautiful Botanical Gardens direct to the property.

70% may remain on mortgage for 1, 2, or 3 years. Titles insured by Title Guarantee and Trust Company, and free of charge to purchasers.

Maps and particulars from

**JOSEPH P. DAY, Auctioneer**

31 NASSAU STREET, NEW YORK CITY

**WANTED 20 MEN**

FOR

**REAL ESTATE DIRECTORY WORK**

Must be hustlers and of good address. None but those who can give the highest references regarding integrity need apply. Permanent positions for the right kind of men. Apply by letter only, giving age, references and salary expected.

**VERIFICATION OF ADDRESSES**

will be the work. We intend to have every one living in the vicinity of New York, whose name appears in the *Real Estate Directory*, visited, to ascertain if he is the actual owner of the property in question. This is a *gigantic work*, and will make the *Real Estate Directory*, issued September the first, a marvel of accuracy.

**THE REALTY RECORDS COMPANY**

11 EAST 24th STREET

Jas. K. Holly leased for the Morris estate the 5-sty business building 140 East 14th st for 21 years, at an aggregate rental of about \$170,000.

Harold H. Harding leased for William Thompson for a term of years the 3-sty building at the northeast cor of 165th st and Summit av.

Herbert W. Clark leased for the J. M. Haffen Brewing Co. to William Maynard the hotel building at 4203 3d av, opposite the Bronx Borough Building.

L. J. Phillips & Co. leased for the estate of John O'Neill to Frazin & Oppenheim for 10 years and 3 months the entire building 360 6th av, east side, between 22d and 23d sts.

Barnett & Co. leased for Katherine Prussi the 3-sty dwelling 59 East 127th st; the 3-sty dwelling 170 East 129th st to Mrs. C. McKenna; the 3-sty dwelling 27 East 127th st to a Mrs. Nevins; for a client the 4-sty building 215 East 125th st, and for Mary J. T. Cannon the 3-sty dwelling 17 East 130th st to Mary Neidecker.

Wm. A. White & Sons leased for Chas. E. Ellis to Jacques Hoffer for a term of years the Hotel Stirling, at 208 and 210 West 56th st, an 8-sty structure, 50x120. Mr. Hoffer was for many years with the Hotel Cecil in London. He is well known abroad, having been connected with the Ghezireh Palace Hotel, Cairo, and the Galle Face Hotel, Ceylon.

Douglas Robinson, Charles S. Brown & Co. leased for the City Real Estate Co. 259 Madison av, 7 West 37th st, to Henry Unger; the 3-sty dwelling 269 Lexington av for the City Real Estate Co. 107 East 71st st; for L. G. Smith 56 East 79th st; for J. H. Chalmers 119 East 79th st to Bishop Frederick Courtney, and for Edith E. McCagg 10 East 73d st.

Woodcock & Britt leased for Mrs. C. M. Benson to Mrs. E. Collins the brk dwelling 263 West 11th st; also for Mrs. C. M. Benson to Bernhard Frachat the 4-sty and basement brk dwelling 265 West 11th st; also for Miss Belle G. Budd to Marie Fuller the 3-sty and basement brk dwelling 37 Jane st; and for Mrs. Maria C. Southmayd to James Curry the 3-sty and basement brk dwelling, 829 Greenwich st.

Henry D. Winans & May leased for Chas. E. Appleby to the New York Taxicab Co. an additional plot on the southerly side of West 57th st, 500 ft. from 11th av, giving the Taxicab Co. control for 50 years of a site 250 ft. on 57th st x144.11 ft. deep, upon which they are erecting a \$300,000 garage; also for a long term for Mrs. Henry Block to H. Carroll Brown 18 East 76th st, a new 5-sty low entrance modern residence, 22x106.2.

## UNCLASSIFIED SALES.

The total number of sales reported is 54, of which 17 were below 59th st, 17 above, and 20 in the Bronx. The sales reported for the corresponding week last year were 152, of which 59 were below 59th st, 47 above, and 46 in the Bronx.

The total number of mortgages recorded for Manhattan this week were 152, as against 176 last week, and in the Bronx 133, as against 114 last week. The total amount involved is \$299,949, as against \$4,186,818 last week.

The amount involved in the auction sales this week was \$682,411, and since January 1, \$15,774,329. Last year the total for the week was \$2,752,263, and from January 1, \$15,739,486.

4TH ST.—N. Brigham Hall & Son sold for the Radford estate to M. E. Sulzer 175 West 4th st, a 3-sty dwelling, lot 18x55.

PROSPECT AV.—The Gaines-Roberts Co. sold 691 Prospect av, a new 6-sty apartment house, 40x195, about 150 ft. north of 163d st. This part of Prospect av has been extraordinarily active for a year past.

BROOK AV.—Leo M. Mosauer, of the office of Jacob Leitner, sold for Stevenson & Raldris the new 6-sty flat, with store, 1525 Brook av, to the Sandow Realty Co., and for David Greenfeld the plot on the east side of Brook av, 126 ft. north of 170th st, 48x100.

MACY PL.—Jacob Leitner sold for Morris Amdur the 2-sty and basement 2-family brk house 1039 Macy pl, 25x100.

KELLY ST.—Jacob Leitner sold for Emanuel Stern the plot on the west side of Kelly st, 206 ft. north of Longwood av, 80x100, to the Kellwood Realty Co., which will erect two 5-sty houses.

115TH ST.—Elsie Oppenheim sold to Wm. A. Pond Phipps 237 and 239 West 115th st, a 5-sty flat, 50x100.11.

9TH AV.—Nellie Ferguson resold 774 9th av, a 5-sty flat, 25x100.

TREMONT TERRACE.—Benjamin Gainsborg sold to J. Gertrude Baxter the plot 50.4x115.6x50x121.8 at the northeast cor of Middletown road and Pilgrim av.

MONROE AV.—Martin Goldfarb bought through E. J. Reynolds the southwest cor of Monroe av and 173d st, 95x95.

## REAL ESTATE DIRECTORY SUPPLEMENT.

The Supplement of the Real Estate Directory is now being issued to all subscribers of the Real Estate Directory. This is a handsomely bound cloth volume of 150 pages, and contains in geographical and alphabetical order a list of all the property conveyed during the year 1907, with the addresses of the new purchasers, and something like 5,000 changes and corrections of addresses, which have been made since the 1907 Real Estate Directory was issued.

During the year a letter, under a two-cent stamp, was sent to every name in the alphabetical list, and all the undelivered letters were carefully laid aside and a search made for the owners. The correct address was secured in ninety-five per cent of the cases. These new addresses all appear in this Supplement.

The Supplement was issued in compliance with the demand of the subscribers to the Real Estate Directory that the proper time to bring out the Real Estate Directory was at the beginning of the busy season, namely, September 1st. At a considerable additional expense, the Realty Records Co. decided to issue two volumes during the year 1908, without an additional charge to their subscribers.

The Real Estate Directory, the Supplement, and the Checking Index, the last copy of which is furnished free to all new subscribers, bring the record of conveyances down to date.

## SPRING RENTING CONDITION.

SATISFACTION EXPRESSED IN OUTLYING DISTRICTS, WHILE IN THE BUSINESS SECTION THERE ARE MANY VACANCIES.

THE moving time in the downtown section is well under way. There are many new buildings open, and they are rapidly being tenanted. There are comparatively few changes in the uptown section. Each year there are less families moving in the spring, until now the fall is the acknowledged time. There are many vacancies in the new skyscrapers, but there is generally a feeling of optimism. As a general thing the amount of tenanted space ranges from 60 to 80 per cent. in this class of structure.

When one considers the great amount of building that was done during the two previous years, it is really remarkable that the percentage of vacancies is so small. To be sure in some instances inducements have been offered, but only on long-term leases. It is a great thing to get a good class of tenants, because they will remain if treated properly.

### BUILDINGS WELL RENTED.

Mr. E. T. Platt, treasurer of the United States Express Co., said: "We are well satisfied with the renting condition of our building, No. 2 Rector st. There is fully 85 per cent. of the space taken. We have reserved one entire floor to accommodate any prospective tenant who may desire a large amount of room. The prices obtained by us range from \$1.25 to \$2.50 per square foot. In some cases we made slight concessions. For example, in several instances we allowed tenants time, rent free, where they had unexpired leases. All the doors and trim in this building are of steel. We do our utmost to please our tenants and do all reasonable repairs promptly and well. Leaving out the location of our building and its advantages of light and air, I attribute our system of dealing with our tenants as the reason of our success."

Mr. K. B. Conger, renting agent of the Hudson and Manhattan Terminal Buildings: "We are about 60 per cent. rented. Times are certainly improving. We have closed more leases during the past fifteen days than we did in the previous forty-five days. We had our building ready for occupancy fifteen days prior to the contract date. We are very proud of this fact. The first tenant, the United States Steel Product Co., started to move in April 9. They occupy an entire floor in the Courtlandt st building. It occupied three days to get them installed. Since then the system that we have put into use to aid the tenants in getting settled has worked admirably."

### THINKS CONDITIONS UNSATISFACTORY.

Joel S. De Selding, of De Selding Bros.: "The renting conditions in the downtown office business section have been affected this year by several unusual causes, which have produced results not entirely satisfactory to the owners of buildings.

"The first cause was the general business depression of last fall, and its continued effects are seen in the curtailment of space by firms who have felt the pressure of the hard times.

"Second cause: The over anxiety on the part of owners of some of the new buildings to find tenants at any price, irrespective of their schedule and the real market value. Their inducements have been so great and the canvassing so strenuous that tenants have been allowed to believe that they could name their own price and get the offices.

"The opening of the new tunnels and rapid transit facilities, and general business improvement, will, in time, fill all the buildings that now show vacancies, and we look for a bright future within the next year."

### SLIGHT OVERPRODUCTION.

Lewis Phillips, of L. J. Phillips & Co: "Renting in the uptown section is quiet. This is to be expected, as the renting period is in the fall. The downtown business district indicates that there is a slight overproduction at present. The natural increase in demand will, however, in my opinion, fill the vacancies. The owners of new buildings have in several instances offered inducements to prospective tenants. Old leases in a number of cases were assumed. Concessions in rentals were also made. The old buildings which are centrally situated have, however, not been affected. These new buildings are not drafting the occupants from the older structures. This situation has existed before in New York and has righted itself. It will do so again."

### HEIGHTS AND BRONX SATISFIED.

Charles Griffith Moses: "Washington Heights renting conditions are very good. There are hardly any private dwellings vacant, and the demand is good. Well built elevator apartment houses well located are renting splendidly. There are few vacancies. This also applies to the '6-sty walk-ups.' The remarkable part of it is that in many cases the top floor rents first. The section in most demand is Broadway, from 135th to 167th sts."

Emil Leitner, of Jacob Leitner & Brother: "The renting in the Bronx is good. I wish that the mortgage condition and the selling market was keeping pace with it. Our vacancies hardly reach five per cent. The houses near the transit stations, say within a radius of five blocks, naturally go first. We are not making as many concessions as we did a few months ago.



# WANTS AND OFFERS



**Revised Lists**  
**Investment**  
**Properties**  
**Private Houses**  
**N. L. & L. OTTINGER,**  
 31 Nassau St.

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. JACOB A. KING, 596 Broadway, N. Y., or West End, N. J.

**Builder or Material Dealer will find profitable investment in approved system of Reinforced Concrete. "REINFORCEMENT," care Record & Guide.**

**Estate owning patent for improved Steel Reinforcing Bar for Concrete, already highly approved, will sell or lease. "ESTATE," care Record & Guide.**

REAL ESTATE MAN, thoroughly proficient in managing large clientage, as well as big force of employees; also experienced in selling, is open for first-class salaried position. "CAPABLE," Box 342, Record and Guide.

WANTED—A1 man in leasing department; small salary and commission; state experience and references. "H. J. S.," Box 55, Record and Guide.

WE WILL PAY for information leading to electrical work, new addition or repairs. "W. R. A.," Box 60, Record and Guide.

## OAKDALE ACREAGE

AT

## AUCTION

**Tuesday, May 12th, at 12 o'clock**  
**EXCHANGE SALES ROOMS**  
 14 Vesey Street, Manhattan

Divided in 4 and 5 acre plots. A permanent right of way to shore of Great South Bay will be included in the sale.

The property lies adjacent to Idle Hour, the beautiful estate of W. K. Vanderbilt, and opposite Oakdale Depot. Property carefully restricted. Title Insurance free. 65% can remain on mortgage for three years at 4%.

**BRYAN L. KENNELLY**  
**AUCTIONEER**  
**156 BROADWAY**

## Lawyers Title Insurance & Trust Company

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**LEND ON APPROVED STOCKS** and Corporation Bonds 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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### NOTICE TO BROKERS

The well known S. B. Clark Property and Machinery of Cracker Bakery, established 36 years, 494-6-8 Grand Street, N. Y., 50 x 80 feet. Two Brick Buildings, heavy mill construction. One Five Story, 20 x 80 feet. One Six Story, 30 x 80 feet. Steam and electric power. Offered for sale or lease. Full particulars upon application.

**FRANK BROAKER 150 NASSAU STREET NEW YORK**

ESTIMATOR WANTED in building office. Must be competent. Good opportunity to connect with established hustling concern. Applications confidential. Box 118, Record and Guide.

DRAFTING of every description. Drawings made for reproduction, etc. R. G. Ball, 1133 Broadway, N. Y., Room 1014; tel. 4712 Mad.

### LEASE EXPIRATIONS

900 expirations of leases of business firms in the wholesale district for year 1909 for sale. Submit offer to Box 65 Record and Guide.

### Rule for Valuing Fractional Lots in Manhattan

The rule for valuing fractional lots in Manhattan Borough, prepared by Henry Harmon Neill, has been printed by The Record and Guide on a sheet of cardboard suitable for framing or hanging on an office wall. Copies will be sold at 25 cents each.

Apply at office of **The Record and Guide, 11 to 15 East 24th St.**

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## REAL ESTATE NOTES

The Schwab Realty Co. will move its offices to 261 Broadway on May 1.

Abram Bachrach announces that he will move his office on April 28 to 64 East 91st st. He has been located for the past five years at 128 Broadway.

S. DeWalltearss, auctioneer and real estate broker, announces that he will remove his office on May 1 to 135 Broadway. He has been located at 171 Broadway for the past 22 years.

The duplex apartment, on the southeast corner of 7th av and 58th st, owned by the Stuyvesant Co-operative Buildings Co., Walter Russell, president, has been purchased by the Alvin Construction Corporation. This property has been in litigation for some time past.

Lohbauer's Park, a resort on the shore of Pelham Bay, well known to thousands of Bronx residents, is to be sold at auction by Joseph P. Day under orders from the owners, the Lohbauer Park Improvement Co. The sale, which will cover 700 lots, will take place on Tuesday and Wednesday, May 19 and 20.

The studio and hotel building on the south side of 77th st, 150 ft. east of Columbus av, which has been in litigation for some time, has changed hands. Walter Russell sold his interest to the West 77th St. Co. Messrs D. Canavan and Lewinson, who are in the iron business, are members of the

company. The structure was built from plans of Harde & Short, 3 West 29th st, and was started in the early part of 1906. The approximate cost was \$1,000,000.

The partnership heretofore existing between James N. Wells and William J. Wells, having been dissolved by the death of Mr. James N. Wells in February, it is announced that the real estate and insurance business established in 1819 by the grandfather of the late partners and conducted for the past 73 years at the present location, will be continued by the undersigned under a new partnership, retaining the old firm name of James N. Wells' Sons. They are members of the Board of Brokers.

Bryan L. Kennelly, auctioneer, will offer for sale Tuesday, May 12, at 12 o'clock, Exchange Sales Rooms, 14 Vesey st, Manhattan, Oakdale acreage divided in four and five-acre plots. A permanent right-of-way to shore of Great South Bay will be included in sale. The property lies adjacent to Idle Hour, the beautiful estate of W. K. Vanderbilt, and opposite Oakdale depot. Property restricted. Title insurance free; 65 per cent. can remain on mortgage for three years at 4 per cent.

Joseph P. Day, auctioneer, will offer for sale, Tuesday, May 12, at 11 a. m., at the Exchange Sales Rooms, 14-16 Vesey st, Manhattan, by order of the Hunts Point Realty Co., 369 choice Bronx lots, with valuable water front. This property is accessible now. Improvements are there. Only one block east of Southern boulevard and Simpson st subway station. Title policy free and savings bank books accepted; 70 per cent. may remain on bond and mortgage at 5 per cent for one, two or three years. See advertisement elsewhere in to-day's issue for further particulars.

# PROPERTY OWNERS' SECTION.

## PUBLIC WORKS.

**NEW STREET.**—(Along westerly side Harlem River.) Acquiring title, from Broadway to Muscoota st (225th st), and to extensions of 226th st (Hyatt st) and 227th st (Ashley st) from their present terminals to the new street. Proceedings initiated by Local Board.

**EMERSON ST.**—To pave with asphalt block pavement, curb and recurb from Broadway to 10th av. Proceedings initiated by Local Board.

**WEST 167TH ST.**—To construct sewer between Amsterdam av and Audubon av. Proceedings initiated by Local Board.

**WEST 168TH ST.**—To construct sewer between Broadway and Fort Washington av. Proceedings initiated by Local Board.

**WEST 169TH ST.**—To construct sewer between Broadway and Fort Washington av. Proceedings initiated by Local Board.

**WEST 171ST ST.**—To construct sewer between Harlem River and Sedgwick av, and in Sedgwick av, between West 171st st and Commerce av. Proceedings initiated by Local Board.

**THIRD AV.**—Opening as widened on its easterly side, from Washington av to a point north of Lorillard pl. Area of assessment fixed by Board of Estimate as follows: Bounded on the east by a line always distant 100 feet easterly from and parallel with the easterly line of Third av, the said distance being measured at right angles to the line of Third av on the north by a line at right angles to Washington av at a point where the southeasterly line of Washington av is intersected by the easterly line of Third av; on the west by the easterly line of Third av, and on the southeast by the northwesterly line of Lorillard pl.

**GARFIELD ST.**—Reducing width from Morris Park av to land of New Haven R. R. Proceedings initiated by Local Board.

**PERRY, HULL AND NORWOOD AVS.**—Opening, across former Jerome Park Branch N. Y. & Harlem R. R. Proposed revised area of assessment as follows: Bounded on the southwest by the northeasterly side of Mosholu Parkway North as heretofore; on the northeast by the southwesterly side of Woodlawn road as heretofore; on the southeast by a line midway between Norwood av and Webster av as heretofore; and on the northwest by a line midway between Hull av and Perry av. Board of Estimate will consider on May 8.

**HAVEN AV.**—Laying out extension from West 170th st to Fort Washington av, and of West 169th st from Fort Washington av to Haven av. Recommended to the Board of Estimate by Local Board of Washington Heights.

## ASSESSMENTS.

**EAST 172D ST.**—Regulating, etc., between Boston road and the Southern boulevard. Area of assessment: Both sides of East 172d st, from Boston road to the Southern boulevard, and to the extent of half the block at the intersecting streets. Assessment entered April 21. Payable within 60 days.

**3D AV.**—Repairing sidewalks where necessary in front of lots on the east side, 238 ft. south of 175th st. Area of assessment: Lots Nos. 38, 39, and 41, in Block 2930. Assessment entered April 21. Payable within 60 days.

**EAST 163D ST.**—Regulating, etc., between Sherman av and the Grand Boulevard and Concourse. Area of assessment: Both sides of East 163d st, from Sherman av to the Grand Boulevard and Concourse, and to the extent of half the block at the intersecting streets. Assessment entered April 21. Payable within 60 days.

**EAST 140TH ST.**—Sewer between the end of the existing sewer west of Cypress av and Cypress av. Area of assessment: Northwest and southwest corners of Cypress av and 140th st. Assessment entered April 21. Payable within 60 days.

**PERRY AV.**—Sewer between East 200th and 201st sts. Area of assessment: Both sides of Perry av, between 200th and 201st sts. Assessment entered April 21. Payable within 60 days.

**NEW ST.**—Regulating, etc., from Reade st to Chambers st, and laying necessary bridgestones. Area of assessment: Both sides of the new street west of the Hall of Records, from Reade to Chambers st, and to the extent of half the block at the intersecting streets. Assessment entered April 21. Payable within 60 days.

**ADVANTAGES OF SIDE ENTRANCES.**—A large number of lot owners in the Bronx are planning to improve their holdings with side entrance 2-family houses this spring in the hope of quickening sales. The side entrance is a new idea and is fast becoming popular. It eliminates the regulation hallway, allowing a sitting room at the front and a dining room at the rear, each the full width of the building. Houses of this description have been built on Whitlock av, Bronx, by Geo. F. Johnson's Sons.

## CONDEMNATION PROCEEDINGS.

**BECK ST.**—Opening and extending from Longwood av to Intervale av. Commissioners Edward D. Dowling and Sidney R. Walker give notice that they will present final report in this proceeding to Supreme Court on April 28.

**HIGH BRIDGE PARK.**—Extending in accordance with a plan adopted by the Board of Estimate Dec. 11, 1903, and approved by the Mayor Dec. 18, 1903. Commissioners Wm. E. Stillings, J. J. McCormick and Sidney J. Cowen will present final first partial and separate report in this proceeding to Supreme Court on April 28.

**GROTE ST.**—Opening from East 182d st to Southern Boulevard. Commissioners Frank D. Arthur, Henry H. Sherman and Roderick J. Kennedy have completed the supplemental and amended estimate and assessment in this proceeding. Objections may be presented in writing at 90-92 West Broadway on or before May 12.

**WEST 152D ST.**—Change of grade between Broadway and Riverside drive. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**WEST 162D ST.**—Change of grade west from Broadway to Fort Washington av. Board of Assessors give notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**WEST 164TH ST.**—Change of grade west from Broadway to Fort Washington av. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**WEST 211TH ST.**—Change of grade from 10th av to bulkhead line of Harlem River. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**WEST 215TH ST.**—Change of grade west from Broadway to a point 465 ft. easterly from 9th av. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**BAILEY AV.**—Change of grade from a line north of 233d st to its junction with Fort Independence st. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**ANDERSON AV.**—Change of grade from West 164th st to Shakespeare av. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**BAINBRIDGE AV.**—Change of grade from Mosholu Parkway north to Woodlawn road. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**EAST 170TH ST.**—Change of grade from Jerome av to Cromwell av. Board of Assessors gives notice to all persons claiming to have been injured in this proceeding to present their claims in writing at 320 Broadway on or before May 12.

**DELANCEY ST.**—Opening and extending on the southerly side, from Clinton st and Bowery. Commissioners John C. Clark, Arthur Ingraham and Daniel E. Dowling have completed their supplemental and amended estimate as to Damage Parcel No. 85. All persons objecting are invited to present their objections in writing at 90-92 West Broadway on or before May 7.

**WEST 160TH ST.**—Opening and extending between Broadway and Riverside Drive. Commissioners John B. Trainer, Michael T. Daly and Thos. S. Scott give notice that they have completed their estimate and assessment in this proceeding, and have filed an abstract, with maps, etc., in the Bureau of Street Openings, 90-92 West Broadway.

**YOUNG MEN'S CHRISTIAN ASSOCIATION BANQUET.**—The fourth annual banquet of the Real Estate Classes and Acmy Real Estate Club of the West Side Y. M. C. A. will be held at Hotel Astor on Tuesday evening, April 28, at 7 o'clock. Among the guests and speakers invited are the following: Francis E. Ward, toastmaster; Joseph L. Bittenwieser, Minturn Post Collins, J. Clarence Davies, G. Richard Davis, Joseph P. Day, Robert E. Dowling, Lawrence B. Elliman, E. H. Gilbert, John H. Hallock, M. Joseph Harson, R. O. Haubold, Edward L. King, William M. Kingsley, Ronald C. Lee, Henry F. Miller, Henry Harmon Neill, Thomas P. Neville, Lawson Purdy, William H. Reynolds, George S. Rice, Joel S. de Selding, Robert E. Simon, Loton H. Slawson, Walter Stabler, E. A. Tredwell, Lawrence Veiller and R. E. Wilcox.



JOSEPH P. DAY, Auctioneer

# ABSOLUTE AUCTION SALE

BY ORDER OF THE  
**Hunts Point Realty Co.**

**369 Choice Bronx LOTS**

with Valuable Water Front

This property is very accessible now. Improvements are there.

**STUDY THE MAP HEREWITH**

Visit the property yourself and notice its nearness to East 163d St One block East of Southern Boulevard and Simpson St. Subway Station.

**NOTICE:** Private Dwellings, two family and Elevator Apartment Houses in immediate vicinity. Remember, Southern Boulevard Subway will soon be built.

**ATTEND SALE AT**

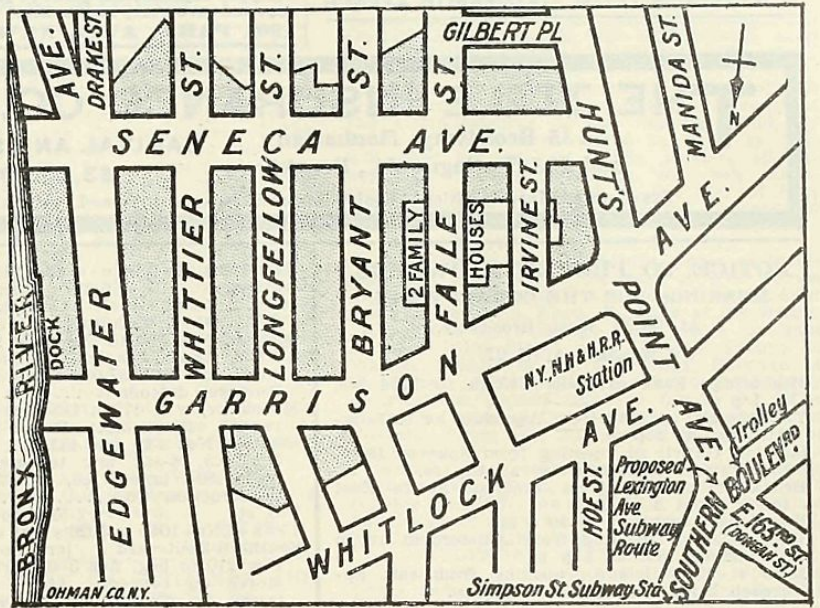
Exchange Salesroom, 14-16 Vesey St., New York City,

**Tuesday, May 12th, at 11 A. M.**

70% may remain on bond and mortgage at 5 per cent. for One Two or Three Years

Title Policy Free. Savings Bank Books Accepted  
SEND FOR BOOKLET

**JOSEPH P. DAY, Auct'r, 31 Nassau St.**



## LEGISLATIVE DIGEST.

The Rapid Transit act introduced by Assemblyman Robinson was passed by both houses and now goes to the Governor. Mr. Allan Robinson, president of the Allied Real Estate Interests, said in reference to this bill:

"The passage by the Legislature of Assemblyman Robinson's bill amending the Rapid Transit Act brings nearer to New York the realization of better transit facilities, but the work is not by any means completed. If the Governor signs this bill, as he is expected to do, the way will be open for private capital to come in. This doesn't mean that private capital is sure to bid for subway franchises. It is understood, for instance, that the present traction syndicate is in no position to undertake any new ventures. No other capitalists have as yet intimated their desire to build any new subways. It is possible, of course, that with better financial skies, money can be found to build subways this spring or summer. The public ought not to be surprised, however, if we have to wait a few weeks or months until the effects of the late panic have ceased to be felt.

"The Allied Real Estate Interests took up this work with the idea of securing something more than mere legislation, and it purposes to continue its efforts until in the popular phrase, 'the dirt is flying.' If the effort to sell the subway franchises fails, then the city must undertake the work of construction, and with the added inducements now offered by these new amendments, private capital may surely be found to operate a subway even if it might not be willing to undertake the construction of one."

The Senate, by a vote of 26 to 19, passed the Torrens system of recording real estate transfers, introduced by Senator Greene. The bill, which has already passed the Assembly, now goes to the Governor for his signature. Its adoption was recommended by a Commission appointed by Gov. Hughes last year to investigate and report whether it was practical in this State. The country Senators, as a rule, voted against the bill. Senator Cassidy (Republican) cast the deciding vote.

The New York Central Railroad bill, under which the city authorities could grant a perpetual franchise to the railroad for franchise rights on the streets in the Bronx was killed by a vote of 90 to 36.

Senator McManus had passed out of its order the bill reducing the fare to Coney Island to 5 cents. Senators Agnew, Cassidy, Davis, Dunn, Hinman, McCarren, White and Wilcox voted against the bill. The final vote was 36 to 9. The bill now goes to the Governor for his approval.

**REAL ESTATE BROKER APPOINTED RECEIVER.**—David H. Hyman, of 313 East 57th st, was appointed receiver of the New York Building Loan and Banking Co. This company went into enforced liquidation in September, 1903. At that time Charles M. Preston was made receiver. On his application Supreme Court Justice Dowling accepted his resignation and appointed Mr. Hyman in his stead. Ill-health is given as the reason for Mr. Preston's resignation.

**DEARTH OF 50 PER CENT. MORTGAGES.**—Fifty per cent. mortgages on modern, well located brick or stone residences, flats and store buildings, in New York City, are becoming more and more difficult to obtain. They are usually secured by constant advertising and soliciting, and offer the best security for idle funds.

## A SATISFYING OPINION.

In a written request of Comptroller Metz to the Corporation Counsel for an opinion respecting certain matters relating to the installation of water meters the writer asked the following question:

"Under what conditions can a property owner be required to install a meter? In other words, what classes of property are exempt from the provisions of the Charter giving the Department of Water Supply, Gas and Electricity authority to install meters?"

Answering this query, Acting Corporation Counsel G. L. Sterling replied that the classes of buildings in which the Commissioner of Water Supply is authorized, in his discretion, to place water meters are thus stated in Section 475, viz.:

"All stores, workshops, hotels, manufactories, office buildings, public edifices, at wharves, ferry houses, stables, and in all places in which water is furnished for business consumption."

Mr. Sterling also affirmed that the Commissioner may also cause in his discretion, water meters to be placed in the following classes of buildings under Section 475, "if authorized thereto by resolution or ordinance of the Board of Aldermen": "All apartment houses, tenements, flat houses and private dwellings."

In qualifying his opinion, Mr. Sterling reasons that it is evident that close questions of fact may arise in many cases as to whether or not a particular building is within one of the classes enumerated in the section mentioned, and that all that can be stated generally is that if any building is not within the classes named, then the Commissioner has no authority to cause a meter to be placed therein, and any charge therefor does not constitute a valid lien.

## CLOSING REAL ESTATE LECTURE.

The last lecture of the Real Estate Class of the West Side Branch of the Y. M. C. A. was delivered by Joseph P. Day on Tuesday evening last at the club rooms in West 57th st.

Three different courses have been given. The first one was held on Tuesday nights. There were twenty-five lectures in this course, given by twenty-five different men. The second course consisted of twelve lectures on real estate law. These were held on Monday evenings and were delivered by Henry F. Miller. The third course was a series of twenty-five lectures on the Management of a Real Estate office by Ronald C. Lee. These classes are going to be continued next fall. Mr. Day on last Tuesday night said in part as follows:

"You are to be congratulated upon having had the opportunity of listening to men who are considered as great leaders in different lines of the real estate business. Just think of how much further advanced we are to-day than even five years ago! How is it possible for us to complain of our opportunities of to-day?"

"What good does it do us if we know all about realty matters, but do not make use of the opportunity to test our knowledge? The best way to begin business life is to broaden our field of acquaintance as much as is in our power. The larger your circle of friends, the more opportunities will arise to make good use of what you have learned here.

"The broader the mind the better the salesman. Ever remember how much you have been favored with opportunities here for broadening your mind, by listening and getting life experiences from the accepted leaders in every profession of the real estate field."

MISCELLANEOUS.

JOSEPH P. DAY
REAL ESTATE
AUCTIONEER AND APPRAISER
MAIN OFFICE 31 NASSAU ST., AGENCY DEPT. 932 EIGHTH AVENUE

MISCELLANEOUS.

IF YOU HAVE AN IDEA JOIN THE INVENTORS' FACILITY LEAGUE

We will tell you just what your idea is worth, as a practical and useful product, giving you expert engineering and mechanical advice as to what improvements may be made, and how to proceed at the least expense.

MISCELLANEOUS.

THOMAS DIMOND
All Kinds of Iron Work for Buildings
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EDGAR J. LEVEY, President
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EDWIN A. BAYLES, Sec'y.
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS. HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.
Monday, April 27.
Highbridge Park extension, 159th to 172d sts, at 1 p m.
Tremont av, opening from Aqueduct av to Sedgwick av, at 2 p m.

Wednesday, April 29.
East 210th st, etc., opening, at 3 p m.
Riverside drive, widening bet 139th and 142d sts, at 2 p m.

Friday, May 1.
Gun Hill rd, widening from Webster av to Elliott av, at 2 p m.
At 258 Broadway.

Monday, April 27.
Pier 53, at 10.30 a m.
Bridge 3, Section 3, at 2 p m.

Tuesday, April 28.
Clinton st, police station, at 10.30 a m.
Brooklyn bridge, at 10.30 a m.

Wednesday, April 29.
Pier 36, at 10.30 a m.
Willard Parker Hospital, at 2 p m.

Broadway, No 3500 n e cor 143d st, 99.11x100, 143d st (6-sty brk tenement and store. (Amt due, \$178,632.85; taxes, &c, \$1,150.86.) Withdrawn

80th st, Nos 512 to 516, s s, 223 e Av A, 75x102.2, two 6-sty brk tenements and stores. (Amt due, \$10,437.03; taxes, &c, \$100.) John Rumore, defendant

Morris av, w s, 172 n 183d st, 25x106x25x106.5, vacant. (Partition.) Frank D Macdonald, 2,050 68th st, Nos 433 and 433A, n s, 150 w Av A, 50x100.5, 6-sty brk tenement. (Amt due, \$8,486.80; taxes, &c, \$1,063.44.) Fremont Construction Co.

156th st, Nos 1010 to 1026 s 100 x e 210 to Southern Boulevard (ern Boulevard x n 100 x w 210 to beg, five 5-sty brk tenements and stores on corners. (Amt due, \$11,610.34; taxes, &c, \$2,880; sub to two morts aggregating \$160,200.) Wm M G Watson

\*Vandewater st, No 36, s s, 106.11 w Pearl st, runs s 28.2 x w 2.9 x s 21.10 x w 14.4 x n 50.2 x e 17.4 to beg, 2-sty brk tenement. (Amt due, \$8,172.78; taxes, &c, \$89.09.) The United States Savings Bank of the City of N Y

Washington av, No 1115, w s, 268.10 n 166th st, 16x93, 4-sty brk tenement. (Amt due, \$2,281.63; taxes, &c, \$176.49.) Elizabeth Little

138th st, n s, 344.2 e Southern Boulevard, 225 x100, vacant. (Amt due, \$38,417.58; taxes, &c, \$534.59.) John F Watson

\*Rogers pl, w s, 383.10 n Westchester av, 25 x72x25x72.4, vacant. (Amt due, \$1,571.30; taxes, &c, \$61.70.) Nelson Smith

D. PHOENIX INGRAHAM.
Broadway, s w cor 170th st, runs s 111.10 x w 114.6 x n 25.2 x w 25 x n 75.7 x e 90.10 to beg, vacant. (Voluntary.) Bid in at \$65,000

\*Central Park West, No 241 n w cor 84th st, 84th st, No 1 (25x100, 4-sty and basement stone front dwelling. (Amt due, \$78,545.07; taxes, &c, \$1,039.49.) Bankers Life Ins Co of the City of N Y

L. J. PHILLIPS & CO.
Church st, No 316, w s, 69.7 s Lisenard st, 24.10x75.2x24.10x75.4, 5-sty brk loft and store building. (Partition.) Adj to May 5

Total Corresponding week, 1907. 2,752,263
Jan. 1st, 1908, to date. 15,774,329
Corresponding period, 1907. 15,739,486

VOLUNTARY AUCTION SALES.
April 28.
JOSEPH P. DAY.
Lenox av, 206, 4-sty and base brk and stone dwelling, 20x80.

147th st, n s, 100 w 7th av, vacant, 124.9x99.11. Audubon av, s w cor 174th st, vacant, 25x100. 3d av, n e cor 35th st, three 4-sty brk buildings with stores, 100x74.1x irreg.

JULIUS H. HAAS.
At Bronx R. E. Auction Rooms.
226th st, s s, 280 e White Plains av, 200x114, vacant.

ADVERTISED LEGAL SALES.
Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.
April 25.
No Legal Sales advertised for this day.

BRYAN L. KENNELLY.

78th st, No 315, n s, 152 w West End av, 16x102.2, 4 1/2-sty brk and stone dwelling. (Voluntary.) Bid in at \$27,750

\*92d st, Nos 403 and 405, n s, 94 e 1st av, 40x100.8, 6-sty brk tenement and store

DIVIDENDS.

BOND & MORTGAGE GUARANTEE CO.
175 Remsen St., Brooklyn, N. Y., April 20, 1908.
A quarterly dividend of three per cent. has been declared, payable May 15th, 1908, to the stockholders of record at the close of business on May 9th. CLINTON D. BURDICK, Treasurer.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending April 24, 1908, 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 Advertisd Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.
JOSEPH P. DAY.
Hamilton pl (s w cor 144th st, 108.6x82.7x144th st, No 500/99.11x125, 6-sty brk tenement and store. (Amt due, \$179,059.79; taxes, &c, \$1,268.34.) Withdrawn

# OFFICIAL LEGAL NOTICES

## PUBLIC NOTICES.

### CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the Superintendent of Street Cleaning, Borough of Richmond, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, the building now standing on property owned by the City of New York, acquired for street opening purposes in the

#### BOROUGH OF RICHMOND.

Being a two-story frame house on the property owned by the City of New York on Tompkins Street near the S. I. R. T. R. R. crossing, Clifton, S. I., Borough of Richmond, and which is more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, 280 Broadway, Borough of Manhattan.

Pursuant to a resolution of the Commissioners of the Sinking Fund adopted at a meeting held April 1, 1908, the sale of the above described building will be held by the direction of the Comptroller on

TUESDAY, APRIL 28, 1908,

at 11 o'clock a. m. on the premises on conditions as appearing in the City Record.

H. A. METZ,  
Comptroller.

(2703)

### CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the President of the Borough of Brooklyn public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, the building now standing upon property owned by the City of New York, acquired by it for street opening purposes in the

#### BOROUGH OF BROOKLYN.

Being the building situated on the northwest corner of 12th Street and Surf Avenue, in the 31st Ward, Borough of Brooklyn, City of New York, taken for the opening of 12th Street, in the former Town of Gravesend, and which is more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, 280 Broadway, Borough of Manhattan.

Pursuant to a resolution of the Commissioners of the Sinking Fund adopted at a meeting held April 1, 1908, the sale of the above described building will be held by direction of the Comptroller on

MONDAY, APRIL 27, 1908,

at 11 o'clock a. m. on the premises on conditions as appear in the City Record.

H. A. METZ,  
Comptroller.

(2691)

### CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the President of the Borough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, the buildings owned by the City of New York acquired for street opening purposes in the

#### BOROUGH OF BROOKLYN.

Being a three-story and basement frame building on Oak Street near Guernsey Street, Borough of Brooklyn, and which is more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, 280 Broadway, Borough of Manhattan.

Pursuant to a resolution of the Commissioners of the Sinking Fund adopted at a meeting held April 1, 1908, the sale of the above described building and appurtenances thereto will be held by the direction of the Comptroller on

WEDNESDAY, APRIL 29, 1908,

at 10 o'clock a. m. on the premises on conditions as appearing in the City Record.

H. A. METZ,  
Comptroller.

(2697)

### CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the Commissioner of Parks for the Boroughs of Brooklyn and Queens, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, the power plant now existing upon property owned by The City of New York, acquired by it for Park purposes in the

#### BOROUGH OF BROOKLYN.

Being the power plant at the Brooklyn Institute of Arts and Sciences, Eastern Parkway, consisting of the following:

- 2-75-h. p. horizontal tubular boilers and fronts.
- 2-4" lever safety valves.
- 2-4" spring safety valves, about 44 ft. of 7" steam pipe.
- 2-4" globe valves.
- 1-120-h. p. Harrisburg Ideal D. C. Engine with throttle valve and exhaust.
- 1-75-h. p. Harrisburg Ideal D. C. Engine with throttle valves and exhaust.
- 1-75-k. w. General Electric Dynamo D. C., 115 volts.
- 1-50-k. w. General Electric Dynamo D. C., 115 volts.

Pursuant to a resolution of the Commissioners of the Sinking Fund adopted at a meeting held April 1, 1908, the sale of the above power plant and machinery thereto will be held by the direction of the Comptroller on

WEDNESDAY, APRIL 29, 1908,

at 11 a. m. on the premises on conditions as appearing in the City Record.

H. A. METZ,  
Comptroller.

(2694)

## PUBLIC NOTICES.

### CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the President of the Borough of the Bronx, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired for street opening purposes in the

#### BOROUGH OF THE BRONX.

(1) Being all those buildings, parts of buildings, etc., lying within the lines of West Farms Road, between Rosedale Avenue and Westchester Creek in the 24th Ward, Borough of the Bronx.

(2) Being the buildings lying within the lines of East 161st Street from Jerome Avenue to Walton Avenue in the 23d Ward, Borough of the Bronx, all of which are more particularly described on certain maps on file in the office of the Collector of City Revenue, Department of Finance, Room 141, 280 Broadway, Borough of Manhattan.

Pursuant to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 9th, 1907, the sale of the above described buildings and appurtenances thereto will be held, by direction of the Comptroller, on

TUESDAY, MAY 5TH, 1908,

at 11 o'clock A. M., on the premises, upon the terms and conditions as appearing in the City Record.

(Signed) J. H. McCOOEY,

Deputy and Acting Comptroller.

City of New York, Department of Finance, Comptroller's Office, April 18, 1908. (2835)

PUBLIC NOTICE IS HEREBY GIVEN TO the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz:

#### BOROUGH OF BROOKLYN.

List 9709, No. 1. Paving with asphalt Prescott place, from Herkimer street to Atlantic avenue.

List 9715, No. 2. Paving with asphalt Douglass street, between Underhill and Washington avenue.

List 9717, No. 3. Paving with asphalt East Sixteenth street, between Beverley and Dorchester roads.

List 9718, No. 4. Paving with asphalt Forty-sixth street, between Sixth and Seventh avenues.

List 9724, No. 5. Paving with asphalt East Twenty-eighth street, between Newkirk and Foster avenues.

List 9725, No. 6. Paving with asphalt East Twenty-ninth street, between Newkirk and Foster avenues.

List 9726, No. 7. Paving with asphalt Eighty-fourth street, from Third avenue to a point about 400 feet west of the westerly line of Third avenue, and with granite from a point 400 feet westerly of Third avenue to Second avenue.

List 9729, No. 8. Paving with asphalt Sherman street, between Tenth and Eleventh avenues.

List 9730, No. 9. Sewer on the westerly side of Stillwell avenue, between Mermaid and Neptune avenues.

List 9737, No. 10. Paving with asphalt blocks Eleventh avenue, between Seventy-ninth and Eightieth streets, and between Eighty-second and Eighty-sixth streets.

List 9738, No. 11. Paving with sheet asphalt Eleventh avenue, between Eightieth and Eighty-second streets.

List 9739, No. 12. Paving with asphalt Fifty-third street, between Sixth and Seventh avenues.

List 9742, No. 13. Paving with asphalt Bay Ridge parkway, and between Second and Seventh avenues.

List 9744, No. 14. Paving with asphalt Fourth street, between Eighth avenue and Prospect Park West.

List 9745, No. 15. Paving with asphalt Howard avenue, between Eastern Parkway Extension and Pitkin avenue.

List 9748, No. 16. Sewer in Seventy-ninth street, from Sixteenth avenue to Nineteenth avenue.

List 9749, No. 17. Sewer basin on the southwest corner of Knickerbocker avenue and Grove street.

List 9756, No. 18. Paving with asphalt Fortieth street, between Fort Hamilton and Fourteenth avenues.

List 9769, No. 19. Paving with asphalt Newkirk avenue, between Flatbush avenue and East Seventeenth street.

List 9770, No. 20. Paving with asphalt Rogers avenue, between Park place and Montgomery street.

List 9782, No. 21. Grading lots on the north side of St. Marks avenue, between Utica and Schenectady avenues, known as Lots Nos. 56 and 59 of Block 1354.

List 9794, No. 22. Paving with asphalt Foster avenue, between Flatbush avenue and East Seventeenth street and between East Fourteenth street and Coney Island avenue.

List 9798, No. 23. Sewer basin on the northwest corner of Crescent street and Hill street.

List 9799, No. 24. Sewer basins on the northeast corner of Norman avenue and Russell street, on the northeast corner of Norman avenue and Humboldt street and on the northwest corner of Norman avenue and Moultrie street.

List 9829, No. 25. Grading a lot on the northwest corner of Thirty-third street and Fifth avenue.

All persons whose interests are affected by the above named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing,

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of April 15 to 29, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

1ST WARD. 9TH AVENUE—REGULATING, GRADING, CURBING AND PAVING, from Grand to Jamaica Avenues.

HERMAN A. METZ,  
Comptroller.

City of New York, April 14, 1908. (2819)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of April 15 to 29, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

24TH AND 26TH WARDS, SECTION 5. PARK PLACE—REGULATING, GRADING, CURBING AND FLAGGING, between Eastern Parkway Extension and East New York Avenue. 26TH WARD, SECTION 13. CLEVELAND STREET—REGULATING, GRADING, CURBING AND FLAGGING, between Pitkin and Livonia Avenues. FOLSOM PLACE—CURBING, RECURBING, GUTTERING AND PAVING, between Linwood and Essex Streets. 30TH WARD, SECTION 17. 11TH AVENUE—REGULATING, GRADING, CURBING AND FLAGGING, from 65th to 69th Streets. 32D WARD, SECTION 15. EAST 31ST STREET—PAVING, between Avenue F and Glenwood Road.

HERMAN A. METZ,  
Comptroller.

Approved:  
DANIEL MOYNAHAN,  
Collector of Assessments and Arrears.  
City of New York, April 14, 1908. (2815)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of April 23 to May 7, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 9.—EAST 163D STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between Sherman Avenue and the Grand Boulevard and Concourse. 23D WARD, SECTION 10. EAST 140TH STREET—SEWER, between the end of the existing sewer west of Cypress Avenue and Cypress Avenue. 24TH WARD, SECTION 11. EAST 172D STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES, PLACING FENCES, between Boston Road and the Southern Boulevard. 3D AVENUE—PLACING GUARD-RAIL, FILLING IN AND REPAIRING SIDEWALKS, in front of lots on the east side, 238 feet south of 175th Street. 24TH WARD, SECTION 12. PERRY AVENUE—SEWER, between East 200th and 201st Streets.

HERMAN A. METZ,  
Comptroller.

City of New York, April 21, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of April 23 to May 7, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

6TH WARD, SECTION 1. REGULATING, GRADING, CURBING AND RECURBING THE NEW STREET, on the west side of the HALL OF RECORDS, from Reade to Chambers Streets, and LAYING NECESSARY BRIDGESTONES.

HERMAN A. METZ,  
Comptroller.

City of New York, April 21, 1908.

## PUBLIC NOTICES.

### CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

At the request of the President of the Borough of the Bronx, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, at public auction, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired for street opening purposes in the

#### BOROUGH OF THE BRONX.

(1) Being all those buildings and parts of buildings lying within the lines of Main Street, City Island, and the approach to the City Island Bridge to Long Island Sound.

(2) Being the buildings and parts of buildings in what is known as parcel "A" of the easterly approach to the City Island Bridge in the 24th Ward, Borough of the Bronx, and which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, 280 Broadway, Borough of Manhattan.

Pursuant to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 9th, 1907, the sale of the above described buildings and appurtenances thereto will be held, by direction of the Comptroller, on

MONDAY, MAY 4TH, 1908,

at 11 o'clock A. M., on the premises, upon the terms and conditions as appearing in the City Record.

(Signed) J. H. McCOOEY,

Deputy and Acting Comptroller.

City of New York, Department of Finance, Comptroller's Office, April 18, 1908. (2833)

# WATER SUPERVISION CO.

## 3 PARK ROW, NEW YORK

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Send for our book "WATER TAX?"

Read what satisfied clients say :

NEW YORK, October 4th, 1907.

**GENTLEMEN :** After your supervision of our Brooklyn property for a period of some months we are pleased to note the saving in the consumption of water, sometimes amounting to nearly 50 per cent. Your reports show a thorough and careful supervision, and we feel that the result will pay us many times over for the amount of your charges.

Very truly yours, G. TUOTI & CO.

### PUBLIC NOTICES.

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to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before May 26, 1908, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.  
ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER,  
Secretary.  
No. 320 Broadway,  
City of New York, Borough of Manhattan.  
April 23, 1908. (2889)

**PUBLIC NOTICE IS HEREBY GIVEN TO all persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets to present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, on or before May 12, 1908, at 11 o'clock a. m., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office.**

- #### BOROUGH OF MANHATTAN.
- List 9788. One Hundred and Fifty-second street, between Broadway and Riverside drive extension.
  - List 9790. One Hundred and Sixty-second street, west from Broadway to Fort Washington avenue.
  - List 9791. One Hundred and Sixty-fourth street, west from Broadway to Fort Washington avenue.
  - List 9792. Two Hundred and Eleventh street, from Tenth avenue to bulkhead line of Harlem River.
  - List 9793. Two Hundred and Fifteenth street, west from Broadway to a point 465 feet easterly from Ninth avenue.

- #### BOROUGH OF THE BRONX.
- List 9801. Anderson avenue, from West One Hundred and Sixty-fourth street to Shakespeare avenue.
  - List 9862. Bailey avenue, from a line north of Two Hundred and Thirty-third street to its junction with Fort Independence street.
  - List 9880. Bainbridge avenue, from Mosholu parkway north to Woodlawn road.
  - List 9881. One Hundred and Seventieth street, west from Jerome avenue to Cromwell avenue.

- #### BOROUGH OF BROOKLYN.
- List 9753. Calyer street, between Newell and Diamond streets.
  - List 9761. East Fifteenth street, between Cortelyou and Dorchester roads.
  - List 9768. Ninety-sixth street, between Shore road and Marine avenue.
  - List 9771. Sutter avenue, between Sheffield and Pennsylvania avenues.
  - List 9774. Dean street, between Troy and Schenectady avenues.
  - List 9780. Martense street, between Rogers and Nostrand avenues.
  - List 9783. Warehouse avenue, between Surf and Neptune avenues.
  - List 9797. Thirty-eighth street, between Third and Fifth avenues.
  - List 9811. Degraw street, between Classon and Washington avenues.
  - List 9812. Dumont avenue, from a point 75 feet west of Bristol street to Howard avenue, and from Rockaway avenue to Howard avenue.
  - List 9815. Fourth street, between Eighth avenue and Prospect Park West.
  - List 9819. Forty-first street, between New Utrecht avenue and Old City line.
  - List 9822. Kingston avenue, between St. John's place and Eastern Parkway.
  - List 9823. Newkirk avenue, between Flatbush avenue and East Seventeenth street.
  - List 9825. Sixty-first street, between Third and Fourth avenues.
  - List 9826. Siegel street, between White and Bogart streets.
  - List 9832. Bay Ridge Parkway, from Fifth avenue to Seventh avenue, and from Shore road to First avenue.
  - List 9834. East Fifth street, between Fort Hamilton avenue and Albemarle road.
  - List 9836. Eighty-first street, between Eleventh and Thirteenth avenues.
  - List 9837. East Sixteenth street, between Beverley and Dorchester roads.
  - List 9838. First avenue, between Fifty-seventh street and a point midway between Sixtieth and Sixty-first streets.
  - List 9839. Lincoln avenue, between Atlantic and Glenmore avenues.
  - List 9840. Rockaway avenue, from Hegan to Stanley avenue.
  - List 9841. Sixty-first street, between Fifth and Sixth avenues.
  - List 9842. Sixth avenue, between Bay Ridge avenue and Seventy-first street.
  - List 9843. West Sixteenth street, from Mermaid to Neptune avenues.
  - List 9844. Eighty-sixth street, between Fifth and Thirteenth avenues.
  - List 9845. Glenmore avenue, from Elbert lane to the Queens County line.
  - List 9851. Eighty-fifth street, between Fourth and Seventh avenues.
  - List 9853. Fourteenth avenue, between Seventy-fifth and Seventy-ninth streets.
  - List 9859. Utica avenue, between East New York and Church avenues.
  - List 9863. Ashford street, between Livonia and Pitkin avenues.
  - List 9864. Fortieth street, between Sixth and New Utrecht avenues.

- List 9865. Kenmore place, between Woodruff and Caton avenues.
- List 9867. Seventy-second street, between Second avenue and Shore road.
- List 9869. Norman avenue, from end of Belgian pavement, about 100 feet west of Morgan avenue, to Bridgewater street.
- List 9870. Degraw street, between Flushing and Franklin avenues, except right of way of Brighton Beach Railway.
- List 9871. Dumont avenue, between Van Sicken and Schenck avenues.
- List 9872. East Nineteenth street, between Avenues L and M.
- List 9873. Farragut road, from Rogers avenue to a point 120 feet, more or less, east of East Thirty-fourth street.
- List 9874. Forty-fourth street, between Sixth and Fort Hamilton avenues.
- List 9875. Rogers avenue, between Park place and Montgomery street.
- List 9876. Seventieth street, between Fourteenth and Fifteenth avenues.
- List 9877. Sterling place, between Utica and Schenectady avenues.
- List 9882. East Fifth street, between Albemarle road and Church avenue.
- List 9883. East Twenty-eighth street, between Newkirk and Foster avenues.
- List 9884. East Twenty-ninth street, between Newkirk and Foster avenues.
- List 9885. Fifty-fifth street, between Eleventh avenue and Kouwenhoven lane.
- List 9887. Fifty-third street, between Sixth and Seventh avenues.
- List 9888. Grant avenue, between Jamaica and Liberty avenues.
- List 9889. Ninety-third street, between Shore road and Third avenue.
- List 9890. New York avenue, between Clarkson street and Church avenue.
- List 9892. Sutter avenue, between Howard avenue and East Ninety-eighth street.
- List 9893. East Twenty-ninth street, between Clarendon road and Avenue G.
- List 9896. Bath avenue, between Fourteenth avenue and Bay Eighteenth street, and between Bay Nineteenth street and Twenty-first avenue.
- List 9899. Etna street, from Dresden street to Hale avenue, and from Norwood avenue to the City line.
- List 9900. Forty-sixth street, between Sixth and Seventh avenues.
- List 9901. Gelsten place, between Eighty-sixth and Ninety-fourth streets.
- List 9902. Hinsdale street, between Sutter and Riverside avenues.
- List 9905. Newkirk avenue, between East Twenty-sixth street and Nostrand avenue.
- List 9906. Ninty-fifth street, between Fourth and Marine avenues.
- List 9907. Seventy-fourth street, between Fourteenth and Sixteenth avenues.
- List 9910. Sixty-second street, between Fifth and Sixth avenues.
- List 9911. Bay Eleventh street, between Eighty-sixth street and Cropsy avenue.
- List 9912. Bay Fourteenth street, between Cropsy avenue and Eighty-sixth street.
- List 9913. East Twenty-ninth street, between Farragut and Glenwood roads.
- List 9915. Flatlands avenue, from Mill lane to Lots lane.
- List 9916. Howard avenue, between Eastern Parkway extension and Pitkin avenue.
- List 9919. Seventh avenue, between forty-third and Forty-ninth streets.
- List 9929. East Second street, from Greenwood avenue to Vanderbilt street.
- List 9930. East Third street, between Ditmas avenue and a point 120 feet, more or less, north of Avenue F.
- List 9931. East Fourth street, between Vanderbilt and Hamilton avenues.
- List 9932. Fortieth street, between Fort Hamilton and Fourteenth avenues.
- List 9933. Gravesend avenue, between Twenty-second avenue and Shell road.
- List 9934. Park place, between Rochester and Buffalo avenues.
- List 9935. Seventieth street, from New Utrecht avenue to a point about 130 feet east of sixteenth avenue; and from a point about 160 feet east of Seventeenth avenue to Eighteenth avenue.
- List 9936. Twentieth street, between Tenth avenue and Vanderbilt street.
- List 9996. Christopher street, between Livonia and Riverdale avenues.
- List 9997. East Fourth street, between Avenue C and Church avenue.
- List 9998. East Seventh street, between Church avenue and Johnson street.
- List 9999. Forty-first street, between Thirtieth and New Utrecht avenues.
- List 2. Fifty-third street, between Fort Hamilton and Eleventh avenues.
- List 3. Gravesend avenue, between Fort Hamilton and Twenty-second avenues.
- List 5. Hawthorne street, between Nostrand and New York avenues.
- List 6. Hart street, between Wyckoff avenue and St. Nicholas avenue.
- List 7. Ninetieth street, between Third and Fifth avenues.
- List 8. Seventy-sixth street, between Third and Fourth avenues.
- List 9. Williams avenue, between New Lots road and Louisiana avenue.
- List 15. Bay Ridge avenue, between Third and Fifth avenues.
- List 19. East Thirty-first street, between Clarendon road and Newkirk avenue.
- List 20. Eighty-seventh street, between Third and Fourth avenues.
- List 22. Hawthorne street, between Rogers and Nostrand avenues.

- #### BOROUGH OF QUEENS.
- List 9921. Academy street, between Payntar avenue and Wilbur avenue.
  - List 9922. Crescent street, from Jane street to Payntar avenue, and from Freeman avenue to Webster avenue.
  - List 9923. Grand avenue, from Tenth avenue to the old Bowery Bay road.
  - List 9926. Thirteenth avenue, from Grand avenue to Flushing avenue.
  - List 9927. Willow street, from Main street to Hoyt avenue.
  - List 9945. Gates avenue, from Woodward avenue to Kings County line, Second Ward.
  - List 9946. Madison avenue, north side, from Borum avenue to Murray street, Third Ward.
  - List 9947. North Prince street, between Broadway and State street.
  - List 9948. Ralph street, from Grand View avenue to Kings County line, Second Ward.
  - List 9949. Academy street, from Broadway to Grand avenue, First Ward.
  - List 9950. Grove street, from a point 200 feet north of Onderdonk avenue to Woodward avenue, Second Ward.
  - List 9951. Sixteenth avenue, from Broadway to Jamaica avenue, First Ward.
  - List 9952. Sixteenth avenue, from Broadway to Graham avenue, First Ward.
  - List 9953. Sixth street, from Vernon avenue to Jackson avenue, First Ward.
  - List 9954. Grove street, from Kings County line to a point 200 feet north of Onderdonk avenue, Second Ward.
  - List 9955. Eleventh avenue, from Broadway to Newtown road, First Ward.
  - List 9956. Fifth avenue (Briell street), from Broadway to Graham avenue, First Ward.
  - List 9957. Hallett street, from Flushing to Hoyt avenue, First Ward.
  - List 9960. Marc place, from Grand to Newtown avenue.
  - List 9961. Albert street, from Ditmas avenue to Potter avenue, and Potter avenue, from Albert street to Steinway avenue, First Ward.
  - List 9962. Crescent street, from Flushing to Hoyt avenue, First Ward.
  - List 9963. Delap place, from west side of Grand street to east side of Bergen avenue.
  - List 9964. Eighth avenue, from Graham to Washington avenue, First Ward.
  - List 9968. Eleventh avenue, from Grand to Wilson avenue.
  - List 9969. Fifth avenue, from Pierce to Jackson avenue.
  - List 9970. Fifteenth avenue, from Broadway to Newtown road.
  - List 9971. First avenue, from Webster to Payntar avenue, First Ward.
  - List 9972. Freeman avenue, from Academy street to Crescent street, First Ward.
  - List 9973. First avenue (Lockwood street), from Washington to Webster avenue, First Ward.
  - List 9975. Ninth avenue, from Pierce to Graham avenue, First Ward.
  - List 9976. Norman avenue, from Wyckoff to Cypress avenue, Second Ward.
  - List 9977. North Washington place, from Hallett street to Van Alst avenue, First Ward.
  - List 9978. Pomeroy street, from Jackson to Washington avenue, First Ward.
  - List 9979. Pomeroy street, from Grand to Potter avenue, First Ward.
  - List 9980. Potter avenue, from Ninth to Tenth avenue, First Ward.
  - List 9981. Potter avenue, from Kouwenhoven street (Eighth avenue) to Goodrich street.
  - List 9982. Radde street, from Jane street to Hunter avenue, First Ward.
  - List 9983. Sixth avenue (Barto street), from Broadway to Graham avenue, First Ward.
  - List 9984. Seventh avenue, from Jackson to Washington avenue, First Ward.
  - List 9985. Sixteenth avenue, from Wilson to Flushing avenue, First Ward.
  - List 9986. Seventh avenue (Blackwell street), from Grand to Woolsey avenue, First Ward.
  - List 9988. St. Nicholas avenue, from Gates to Myrtle avenue, Second Ward.
  - List 9989. Third avenue (Lathrop street), from Washington to Graham avenue, First Ward.
  - List 9990. Third avenue, from Jackson to Washington avenue, First Ward.
  - List 9991. Thirteenth avenue, from Broadway to Graham avenue, First Ward.
  - List 9992. Third avenue, from Jamaica to Grand avenue, First Ward.
  - List 9993. Webster avenue, from Vernon avenue to East River, First Ward.
  - List 9994. Welbur avenue, from Academy street to William street, First Ward.
  - List 9534. Taylor street, from Van Alst to Hopkins avenue, First Ward.
  - List 32. Academy street, from Payntar to Washington avenue, First Ward.
  - List 33. Greenpoint avenue, from Borden to Thompson avenue, First Ward.

#### BOROUGH OF RICHMOND.

- List 9784. Seaview avenue, from Richmond road to Southfield boulevard.
- List 9894. Forest avenue, from Brooks avenue to Cherry lane.

ANTONIO ZUCCA,  
PAUL WEIMANN,  
JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER,  
Secretary.  
No. 320 Broadway,  
City of New York, Borough of Manhattan.  
April 21, 1908. (2877)

ADVERTISED LEGAL SALES.

(Continued from page 776.)

773.90; taxes, &c, \$791.97.) Mort recorded May 14, 1902. By Joseph P Day. Wadsworth av, No 141 n e cor 180th st, 119.6x 180th st 100, three 5-sty brk tenements. North American Mortgage Co agt Tyler Realty & Mortgage Co et al; Clarence L Westcott, att'y, 100 Broadway; Arthur J McClure, ref. (Amt due, \$87,741.79; taxes, &c, \$1,069.17.) Mort recorded June 7, 1907. By Joseph P Day.

April 28.

80th st, No 118, s s, 525 e Amsterdam av, 17.6 x 102.2, 4-sty basement stone front dwelling. Wm C Delaney et al, exrs, &c, agt Robert Wallace et al; Simpson, Werner & Cardozo, att'ys, 52 Broadway; Richard H Clarke, ref. (Amt due, \$20,837.58; taxes, &c, \$—.) Mort recorded May 15, 1894. By Joseph P Day. 136th st, No 134, s s, 333.4 w Lenox av, 16.8x 99.11, 3-sty stone front dwelling. The Trustees of Robert College of Constantinople agt Wm H Flitner et al; Thornton & Earle, att'ys, 38 Park Row; Paul Fuller, Jr, ref. (Amt due, \$12,245.08; taxes, &c, \$1,054.12.) Mort recorded May 28, 1896. By Bryan L Kennelly. 6th av, No 11, w s, 111.7 n Carmine st, 17.10 x 90, 3-sty brk tenement and store. 201st st, No 206, s s, 61.11 e Grand Boulevard and Concourse, 25x115.4x26.2x123.9, 2-sty frame dwelling. Bleecker st, No 144, s s, 25 w West Broadway, 25x125, 3-sty brk tenement and store. Laura Schroder agt Ernestine Von Munster et al; Sidney H Stuart, att'y; Richard M Henry, ref. (Partition.) By Joseph P Day. Freeman st, n e s, 100 s e West Farms road, 84.5x60.11x133.9x131.9, vacant. Emma A Jaeger agt Abraham Greenberg et al; L M Berkeley, att'y, 220 Broadway; Martin Saxe, ref. (Amt due, \$4,414.45; taxes, &c, \$814.48.) Mort recorded Jan 31, 1905. By Joseph P Day. 150th st, No 552, s s, 469.6 w Amsterdam av, 17x99.11, 3-sty brk dwelling. The Farmers Loan & Trust Co agt John J Sheehan et al; Turner, Rolston & Horan, att'ys, 22 William st; Geo A Lavelle, ref. (Amt due, \$10,084.05; taxes, &c, \$190.12.) Mort recorded Nov 29, 1904. By Joseph P Day. 161st st, No 577, n s, 118.11 e Broadway, 18x 99.11, 4-sty brk dwelling. Bankers Life Ins Co of the City of N Y agt John A Donnegan et al; Van Schaick & Brice, att'ys, 100 Broadway; Edw L Parris, ref. (Amt due, \$14,472.16; taxes, &c, \$227.60.) Mort recorded April 25, 1906. By Joseph P Day. Southern Boulevard, s s, 54.7 e Av St John, 420.7x102.6x397.9x100, vacant. The Mutual Life Ins Co of N Y agt Northwestern Realty Co et al; James McKeen, att'y, 55 Cedar st; Denis O'L Cohalan, ref. (Amt due, \$37,583.67; taxes, &c, \$2,211.85.) By Joseph P Day. 149th st, No 204, s s, 125 w 7th av, 25x99.11, 5-sty brk tenement. Max Marx agt Hampden Realty & Construction Co et al; Action No 1; Lewis S Marx, att'y, 128 Broadway; Frank C Avery, ref. (Amt due, \$6,471.87; taxes, &c, \$296.99; sub to a first mort of \$18,000.) Mort recorded Jan 6, 1906. By Samuel Marx. 149th st, No 202, s s, 100 w 7th av, 25x99.11, 5-sty brk tenement. Same agt same; Action No 2; same att'y; Paul L Kiernan, ref. (Amt due, \$6,471.87; taxes, &c, \$296.99; sub to a first mort of \$18,000.) Mort recorded Jan 6, 1906. By Joseph P Day. Lyman pl e s, intersec n w s Stebbins av, Stebbins av runs n 152.7 x e 129.1 x s w 197.9 to beg, vacant. Lawyers Title Ins & Trust Co agt Henry L Ketcham et al; Philip S Dean,

HERBERT A. SHERMAN REAL ESTATE AUCTIONEER, BROKER, APPRAISER, AGENT.

OFFICES GROUND FLOOR, ASTOR BUILDING 9 PINE STREET ST. PAUL BUILDING, 220 BROADWAY 532 FIFTH AVENUE, Cor. 44th St Private Telephones Wire Connecting All Offices.

att'y, 37 Liberty st; Chas W Ridgway, ref. (Amt due, \$13,536.50; taxes, &c, \$—.) Mort recorded Dec 8, 1904. By Joseph P Day. 7th av, Nos 2167 to 2177, s e cor 129th st, 99.11 on map Nos 2169 to 2177, 6-sty brk tenement and store. Isaac Liberman et al agt Leo S Greenbaum et al; J C Levi, Weil & Newhouse, att'ys; Edw W McDonald, ref. (Amt due, \$30,121.69; taxes, &c, \$1,982.51; sub to a first mort of \$170,000 and a mechanics lien of \$292.69 and a chattel mort of \$1,150.) Mort recorded June 4, 1907. By Joseph P Day.

April 29.

178th st, No 160, s s, 167.1 w Grand Boulevard and Concourse, 25x94.3x25x94.5, 2-sty frame dwelling. York Clinton Co agt Matilda Levins; W C Damron, att'y, 215 Montague st, Brooklyn; Malcolm Sundheimer, ref. (Amt due, \$1,944.35; taxes, &c, \$810.21.) Mort recorded Oct 3, 1907. By Bryan L Kennelly. Washington av, No 1727, w s, 35 s 174th st, 65x90, 2 and 3-sty frame dwelling and vacant. Hyman Fish agt Abraham Orently et al; Moses N Krakower, att'y, 53 Park Row; Arthur D Truax, ref. (Amt due, \$4,449.11; taxes, &c, \$—; sub to a mort of \$10,000.) Mort recorded March 7, 1906. By D Phoenix Ingraham. 67th st, No 428, s s, 220 w Av A, 40x100.5, 6-sty brk tenement and store. Mamie Cowen agt Morris J Gordon et al; Chas A Strauss, att'y, 150 Nassau st; Alexander Thain, ref. (Amt due, \$3,192.14; taxes, &c, \$—.) Mort recorded March 27, 1907. By Samuel Marx. 110th st, s s, 125 e 2d av, 150x100.11, vacant. Chas E Sands et al, trustee, agt Manuel Oppenheim et al; Bowers & Sands, att'ys, 31 Nassau st; Isaac F Russell, ref. (Amt due, \$37,988.76; taxes, &c, \$539.21.) Mort recorded May 4, 1905. By Joseph P Day. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 x n 40 to beg, 6-sty brk tenement and store. Business Men's Realty Co agt Henry Wilchinsky et al; Abraham Nelson, att'y, 30 Pine st; Geo E Plunkitt, ref. (Amt due, \$10,661.17; taxes, &c, \$1,100; sub to a mort of \$21,075.) Mort recorded April 19, 1906. By Joseph P Day. 71st st, No 411, n s, 138 e 1st av, 25x102.2, 6-sty brk tenement and store. Golde & Cohen agt Mollie Goldman et al; Manheim & Manheim, att'ys, 302 Broadway; Chas I Taylor, ref. (Amt due, \$3,375.32; taxes, &c, \$530; sub to a mort of \$25,000.) Mort recorded Jan 26, 1906. By Sam Marx. Bryant av, No 1350 s e cor Jennings st, 125x Jennings st 100, 2-sty frame dwelling and vacant. Geo W Robinson agt Isaac Schwartz et al; Arthur Knox, att'y, 198 Broadway; Wm J Bolger, ref. (Amt due, \$2,638.30; taxes, &c, \$920.) Mort recorded March 2, 1905. By James L Wells. Union av, No 845, w s, 41.6 n 160th st, 20.9 x 100.7, 3-sty frame tenement. Gustav M Junker agt Paul A Junker et al; William

Langdon, att'y, 5 Beekman st; Wm J Bolger, ref. (Partition.) By Joseph P Day. St Ann's av, e s, 300 s 156th st, 75x90, vacant. Ellen Ingraham et al agt John P Perlflechter et al; Robert W Maloney, att'y, 309 Broadway; Lyttleton Fox, ref. (Amt due, \$6,913.60; taxes, &c, \$389.38.) Mort recorded March 14, 1899. By Joseph P Day.

April 30.

Barclay st, No 87, n e cor Wash- Washington st, Nos 225 and 227, runs n 62.8 x e 76.2 x s 21.1 x w 57 x s 48.5 x w 19.7 to beg, one 4 and one 5-sty brk loft and store buildings. The Maximilian Fleischmann Co agt Gertrude R Waldo et al; Frederick S Jackson, att'y, 1 Madison av; Terence J McManus, ref. (Amt due, \$46,057.74; taxes, &c, \$879.43.) Mort recorded Dec 10, 1904. By Joseph P Day. Bond st, No 33, s s, 194.10 e Lafayette st, 25 x 114.2x25.7x119, 3-sty brk loft and store building. 47th st, Nos 114 and 116, s s, 193.10 w 6th av 37.6x100.5, 5-sty brk tenement. Sheriff's sale of all right, title, &c, which Catherine G Gallagher or Taylor, had on July 11, 1906, or since; Morton Stein, att'y, 37 Liberty st; Thomas F Foley, sheriff. By Joseph P Day. 80th st, No 215, n s, 225 w Amsterdam av, 25 x 102.2, 5-sty stone front tenement. Eugenie H Meyer agt Madge I Hennen et al; McLoughlin & Martin, att'ys, 309 Broadway; William Klefn, ref. (Amt due, \$10,394.26; taxes, &c, \$499.64; sub to a first mort of \$25,000.) Mort recorded Jan 2, 1901. By Joseph P Day. Broome st, No 206, n s, 50 e Norfolk st, 25x 100, 5-sty brk tenement and store and 5-sty brk tenement in rear. Gerson M Krakower agt Julia Bermann et al; Wm J Lippmann, att'y, 116 Nassau st; Geo E Plunkitt, ref. (Amt due, \$3,045.78; taxes, &c, \$676.49; sub to two prior mortg aggregating \$42,000.) Mort recorded Feb 6, 1906. By Joseph P Day. 112th st, No 237, n s, 185 w 2d av, 18.9x100.10, 3-sty frame dwelling. Wm F Patterson, exr, agt Wm J Hutcheon et al; Frank M Tichenor, att'y, 38 Park Row; Cambridge Livingston, ref. (Amt due, \$7,172.22; taxes, &c, \$89.09.) Mort recorded Dec 28, 1906. By Joseph P Day. Riverside drive, No 524, e s, 600.2 s 127th st, 75x86, 6-sty brk tenement. The Metropolitan Improvement Co agt The Rutland Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Walter B Caughlan, ref. (Amt due, \$58,149.85; taxes, &c, \$—.) Mort recorded June 30, 1905. By Joseph P Day. Riverside Drive, No 524, e s, 600.2 s 127th st, 75x86, 6-sty brk tenement. Commonwealth Mortgage Co agt The Rutland Realty Co et al; Clarence L Westcott, att'y, 100 Broadway; Walter B Caughlan, ref. (Amt due, \$66,723.94; taxes, &c, \$3,976.84.) By Joseph P Day.

May 1.

3d st, No 402, s s, 90.9 e Goerck st, 45.4x82.9x 45x88.6, 7-sty brk tenement and store. John F O'Rourke agt Joseph Goldfine Realty Co; sheriff's sale of all right, title, &c, which Joseph Goldfine Realty Co had on March 3, 1908, or since; Joseph B Reilly, att'y, 42 Broadway; Thomas F Foley, sheriff. By Joseph P Day. Broome st, Nos 19 and 21, s w cor Mangin st, 50 Mangin st, No 13, 75, 6-sty brk tenement and store. The State Bank agt Pincus Ronginsky et al; Julius J & A Lyons, att'ys, 76 William st; Edw B La Petra, ref. (Amt due, \$25,279.26; taxes, &c, \$1,401.62; sub to two mortg aggregating \$36,000.) Mort recorded March 6, 1906. By Joseph P Day.

May 2 and 4.

No Legal Sales advertised for these days.

REAL ESTATE RECORDS

Key to abbreviations:

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 Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having

been no official designation made of them by the Department of Public Works.

5th.—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.

6th.—The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1907.

CONVEYANCES

April 17, 18, 20, 21, 22 and 23. (No. 17.)

BOROUGH OF MANHATTAN.

Attorney st, No 6, e s, 161.3 s Grand st, 20.6x50, 3-sty brk tenement. Phillip Goldstein to Abraham L Kass. Mort \$7,000. R S \$3.50. Mar 14, 1901. Re-recorded from Mar 14, 1901. Apr 20, 1908. 1:315-2. A \$8,000-\$11,000. other consid and 100 Carmine st, No 79, n s, abt 307.10 w Bedford st, runs n 66.3 x s w 39.10 x w 4.9 x s w 29 x e 24 to beginning, 3-sty brk tenement and store. PARTITION, Mar 4, 1908. Geo H Francoeur ref to Esseff Realty Co, a corpn. April 20, April 21, 1908. 2:582-48. A \$3,500-\$6,000. 6.850 Division st, No 244, n s, abt 85, e Attorney st, —x76x25x64, 5-sty brk tenement and store. Isaac Wolf to Charles Bernstein. Mort \$27,500. April 18. April 23, 1908. 1:315-22. A \$15,000-\$23,000. other consid and 100

Downing st, No 57, n s, 221 w Bedford st, 19.9x90, 5-sty brk tenement and 2-sty brk stable in rear. Downing st, No 59, n s, 240.9 w Bedford st, 19.4x90, 3-sty brk tenement and part 2-sty stable in rear. Downing st, No 61 (rear of) begins 260 w Bedford st, and 70 n Downing st, runs n 20 x w 20.2 x s 20 x e 20.2 to beginning, part 2-sty brk stable in rear. PARTITION, Mar 4, 1908. Geo H Francoeur ref to Domenico and Joseph Rovigno. April 20. April 21, 1908. 2:528-87, 88 and part of 89. A \$14,000-\$19,500. 20,100 East Broadway, No 113, s s, 46.9 w Pike st, 23.2x85, 4-sty brk tenement. Fredk W Huber to Joseph Huber. 1/2 part. B & S. All liens. April 21. April 22, 1908. 1:282-21. A \$19,000-\$25,000. nom Fort Charles pl, late Van Corlear pl, n s, abt 198.8 w 227th st, deed reads 318.5 e of line between lands of Dyckman & Camp & Seybel, runs n 106.8 x w 25 x s 91.10 to pl, x e 29 to beginning, being lot 108 map No 738a of North Marble Hill, vacant. Wm N Reed to Potter & Bro, a corpn. April 16. April 17, 1908. 13:3402-453. A \$1,800-\$1,800. other consid and 100

# PLANS and DRAWINGS a Specialty The Electro-Sun Blue Print Co.,

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Goerck st, Nos 71 and 73, w s, 100 s Rivington st, 50x100, one 3 and one 4-sty brk tenements and stores and 3-sty frame tenement in rear. Sara Cuperman to Martin Goldfarb. Q C. April 20. April 22, 1908. 2:328-58. A \$24,000-\$28,000. 500

Grand st, No 208, n s, 23.4 e Mott st, 23.11x100x23.7x100, 6-sty brk tenement, and store. Salvatore Zuccaro to Onofrio Lo Pinto. 1-8 part. Morts \$48,050. April 16. April 23, 1908. 2:470-31. A \$18,000-\$38,000. 1,000

Greenwich st, No 488, w s, 109.3 n Canal st, 20x65.6x22x57, with all title to alley, 2-sty brk tenement and store and 2-sty brk stable in rear. 2:595-82. A \$5,500-\$6,000.

Renwick st, Nos 6 and 8, e s, 41.2 n Canal st, 33.4x70, two 3-sty brk tenements. 2:594-53 and 54. A \$8,000-\$10,000.

Water st, No 399, s s, 73.9 e Catherine slip, 20x72.9, 1 and 2-sty frame (brk front) stable. 1:250-33. A \$5,000-\$6,000.

28th st, Nos 548 to 552 s s, 125.1 e 11th av, runs e 74.11 x s 27th st, Nos 547 to 553 197.6 to n s 27th st x w 100 x n 98.9 x e 25.1 x n 98.9 to beginning, 6-sty brk loft building. 3:699-60-5.

11th av, Nos 258 and 260 s e cor 27th st, runs e 275 x s 98.9 x w 27th st, Nos 544 to 558 175.4 x n 48.8 x w 98.8 to av x n 50.1 to beginning, 2, 3, 4 and 6-sty brk loft buildings. 3:698-67 and 69. A \$78,000-\$120,000.

11th av, Nos 248 to 252 e s, 99.6 s 27th st, runs e 99.8 x n 0.9 x 26th st, No 557 e 25.4 x s 98.9 to n s 26th st x w 25.7 x n 25 x w 99.5 to av x n 73 to beginning, 2 and 3-sty brk storage building. 3:698-lot 5 and part lot 5.

26th st, n s, 99.5 e 11th av, strip, runs n 25 x w 1.2 x s 25 to st at point 98.4 1/4 e 11th av x e 1.0 1/4 to beginning.

11th av, No 256, e s, 50.1 s 27th st, 24.8x99.8, 2-sty brk shop. 3:698-part lot 2.

11th av, No 254, e s, 74.9 s 27th st, 24.8x99.8, 2-sty brk shop. 3:698-part lot 2.

102d st, Nos 327 and 329, n s, 200 w 1st av, 50x100.11, 1-sty brk building and 1-sty frame sheds. 6:1674-17. A \$13,000-\$15,000.

Smith Ely et al EXRS, HEIRS, & C, Ambrose K Ely dec'd to Maria L Vanderpoel, of Summit, N J. June 22, 1907. Apr 23, 1908. 2:595 and 594, 1:25, 6:1674. nom

Henry st, No 99, n s, 55.4 w Pike st, 30x45, 5-sty brk tenement and store. Release mort. Mutual Life Ins Co of N Y to Julius Tishman. April 18. April 21, 1908. 1:282-assessed with lot 15. nom

Henry st, No 30, s s, abt 170 e Catharine st, 25x100, 6-sty brk tenement and store. Ida and Barnett Feinstein to Joseph Davis, of Brooklyn. Morts \$39,250. Jan 7. April 20, 1908. 1:277-43. A \$18,000-\$38,000. other consid and 100

Mangin st, No 29, w s, 150 n Broome st, 25x100, 7-sty brk loft and store building. Meyer Lefkowitz to Annie Koplik and Pauline Rosner. Morts \$40,000. April 15. April 21, 1908. 2:322-20. A \$8,000-\$10,000. other consid and 100

Marion st, No 19, e s, 192.3 s Spring st, 27x99.3x26.2x99.3, 5-sty brk tenement and store. Michele Brigante to Michael Brigante Co, a corpn. All liens. April 22, 1908. 2:481-9. A \$22,000-\$28,000. nom

Mitchell pl, No 7 or n s, 108 s e 1st av, 18x80.10, 4-sty stone 49th st front tenement. Louis Fradkin to Rebecca wife of Louis Fradkin. Mort \$5,500. April 22. April 23, 1908. 5:1361-6. A \$4,500-\$6,500. nom

Mulberry st, Nos 78 and 80, e s, 150 n Bayard st, 50x100, 6-sty brk tenement and store. Angelo Legniti to Zilda Cerabino. 1/2 part. All title. Mort \$65,000. April 21. April 22, 1908. 1:200-6. A \$38,500-\$95,000. other consid and 100

Orchard st, No 58, e s, abt 125 s Grand st, 25x87.6, 6-sty brk tenement and store. Moses Price to Herman B Grossman. Mort \$29,500. April 20. April 22, 1908. 1:309-8. A \$18,000-\$28,000. 100

Prince st, Nos 131 to 135, n s, 40 w Wooster st, 60x71.3, 7-sty brk loft and store building. Master Builders Realty and Construction Co to Henry Brandt, of Jersey City. 1/4 part. Mort \$80,000. April 23, 1908. 2:515-39. A \$45,000-\$100,000. omitted

Same property. Same to Emil D Reichow, of Mt Vernon. 3/4 parts. Mort \$80,000. Apr 23, 1908. 2:515. omitted

Rivington st, No 146 n w cor Suffolk st, runs w 34 x n 75 Suffolk st, Nos 119 to 123 x w 44 x n 25 x e 78 to w s Suffolk st x s 100 to beginning, two 6-sty brk tenements. Jacob Shevell to Louis Perlstein and Jacob Rosenthal. Mort \$96,000. Apr 20. Apr 22, 1908. 2:354-70 and 72. A \$51,000-\$98,000. nom

Roosevelt st, No 94, e s, 100.1 n Cherry st, 20.7x41.6x20.3x41.6, 4-sty frame (brk front) tenement and store. FORECLOS, Mar 19, 1908. John E Sheehy referee to Bernard F Golden. Apr 20. Apr 22, 1908. 1:111-18. A \$4,100-\$8,000. 6,600

St Nicholas pl, w s, 164.4 n 153d st, 60x104, vacant. FORECLOS, Mar 20, 1908. Roger A Pryor to Fredk N Du Bois, of Catskill, N Y. Mar 23. Apr 17, 1908. 7:2069-8. A \$20,000-\$20,000. 15,000

St Nicholas pl, e s, 150 n from c l 153d st, 75x100, vacant. FORECLOS, Mar 20, 1908. Edward Browne referee to Fredk N Du Bois, of Catskill, N Y. Mar 27. Apr 17, 1908. 7:2054-79 to 81. A \$28,500-\$28,500. 25,000

Stanton st, No 47, s w s, 48.1 s e Forsyth st, runs s w 70 x s e 7 x s w 5 x s e 11.8 x n e 75 to st, x n w 18.8 to beginning, 3-sty brk tenement and store with 1-sty brk extension. Michael Cohen to Fanny wife of Michael Cohen. All liens. April 15. April 20, 1908. 2:421-55. A \$12,000-\$15,000. other consid and 100

Vandewater st, No 36, s s, 106.11 w Pearl st, runs w 17.4 x s w 50.2 x e 14.4 x n 21.0 x e 2.9 x n 28.2 to beginning, 2-sty brk tenement. FORECLOS, April 20, 1908. S Howard Cohen ref to United States Savings Bank of City of N Y. April 21, 1908. 1:113-14. A \$4,000-\$6,000. 8,000

Wall st, Nos 71 to 75 s w cor Pearl st, runs w 70.4 x s 60.9 Pearl st x s e 19 to n s Beaver st, x e 61.6 to Beaver st, Nos 93 and 95 north corner Beaver and Pearl sts x n along Pearl st, 22.5 to beginning, 7 and 8-sty brk and stone office and store building. William W Smith to Bank of the Metropolis. Mort \$300,000. Nov 21, 1907. April 21, 1908. 1:27-17. A \$390,000-\$450,000. nom

Washington st, No 807, e s, 78.6 n Horatio st, runs n 18.1 x e 91 x s 12.1 x w 7.1 x s w 5.7 x w 85.5 to st, at beginning, 3-sty brk tenement and store. Garrett H Freeborn to Cornelius C Freeborn of New Milford, N J. Mort \$5,000. Oct 14, 1907. April 21, 1908. 2:643-40. A \$7,500-\$8,500. nom

Water st, No 340, n s, abt 105 e Roosevelt st, 25x64, 3-sty frame (brk front) tenement and store. Charles B Van Valen to Mary E Sandford widow of Belleville, N J. Mort \$8,500. April 21, 1908. 1:110-37. A \$6,400-\$8,500. nom

Willett st, No 66, e s, 125 s Rivington st, 24.9x100, 5-sty brk tenement and store. Adolf D Lindemann to L G W Realty Co, a corpn. Mort \$32,000. April 20. April 21, 1908. 2:338-47. A \$14,500-\$35,000. 1,000

6th st E, No 313, n s, 199.6 e 2d av, 20.6x81.9, 3-sty brk tenement and store. August Goetz to Benjamin Glasgow. Mort \$10,000. April 20. April 22, 1908. 2:448-49. A \$12,000-\$18,000. other consid and 100

7th st E, No 27, n s, 282 e 3d av, runs n 75 x e 26 x s 0.2 x e 0.2 x s 74.10 to n s 7th st, x w 26.2 to beginning, 5-sty brk tenement. Christian Schmelz to Philippina Klesius. Mort \$21,000. April 1. April 21, 1908. 2:463-44. A \$13,000-\$28,000. other consid and 100

9th st E, No 741, n s, 168 w Av D, 25x92.3, 4-sty brk loft and store building. Olive wife of and John Neely to Nathaniel J Neely, of Brooklyn. Morts \$13,000. April 20. April 21, 1908. 2:379-44. A \$14,000-\$18,000. nom

14th st W, No 223, n s, 275 w 7th av, 25x120, 4-sty stone front tenement. Susan McVickar Hemenway et al HEIRS, & C, Sarah Hinton to Mary E wife of Edward C Gregory. 1/2 part. All title. April 2. April 20, 1908. 3:764-26. A \$19,500-\$25,000. other consid and 100

25th st W, Nos 553 to 557, n s, 100 e 11th av, 75x98.8, 6-sty brk foundry. Release mort. U S Mortgage and Trust Co as TRUSTEE to J B and J M Cornell Co. Q C. April 14. April 22, 1908. 3:697-5. A \$23,000-\$70,000. nom

25th st W, Nos 553 to 557, n s, 100 e 11th av, 75x98.8, 6-sty brk foundry. Release mort. Mutual Life Ins Co of N Y to J B & J M Cornell Co. April 21. April 22, 1908. 3:697-5. A \$23,000-\$70,000. 40,000

25th st W, Nos 553 to 557, n s, 100 e 11th av, 75x98.9, 6-sty brk foundry. J B and J M Cornell Co to Standard Oil Co of N Y, a corpn. April 20. April 21, 1908. 3:697-5. A \$23,000-\$70,000. other consid and 100

26th st W, No 332, s s, 425 e 9th av, 25x98.9, 5-sty brk tenement and store with 1-sty brk extension. FORECLOS, April 1, 1908. Edward Browne ref to Charles Martin. Mort \$12,000. April 20, 1908. 3:749-61. A \$10,500-\$17,000. 11,000

27th st W, No 31, n s, 397 e 6th av, 28x98.9, 5-sty stone front building and store. Edwin B Meeks EXR Joseph W Meeks to Max Cohen. April 20, 1908. 3:829-19. A \$62,000-\$72,000. 70,000

27th st E, No 107, n s, 100 e 4th av, 16.8x98.9, also land at Wareham, Mass, part 4-sty brk building and store. Release dower. Lucy W wife of Peter C Hewitt to Edith C Bryce of Roslyn, L I. Q C. April 6, 1908. April 18, 1908. 3:883-assessed with lot 7. nom

28th st E, No 108, s s, 125 e 4th av, 20x98.9, 3-sty brk dwelling. Release dower. Lucy W wife of Peter C Hewitt to Sarah A and Erskine Hewitt and James O Green TRUSTEES Peter Cooper decd. Q C. April 6. April 18, 1908. 3:883-86. A \$16,000-\$19,000. nom

35th st W, Nos 29 and 31, n s, 405 w 5th av, 40x98.9, 3-sty brk loft and store building. FORECLOS, April 15, 1908. Dudley F Malone ref to John C Barr, of Brooklyn. Mort \$190,000. April 16. April 20, 1908. 3:837-24. A \$117,000-\$150,000. 8,000

37th st W, No 516, s s, 250 w 10th av, 25x98.9, 1-sty brk stable. Matthew Rahl et al HEIRS, & C, Andrew Rahl to Peter White. Mort \$4,000. April 18. April 21, 1908. 3:708-45. A \$6,500-\$7,000. 100

43d st W, No 423, n s, 275 w 9th av, 20x100.4, 4-sty stone front tenement. Charles Duggin to the Society of the New Church Signified by the New Jerusalem in the City of N Y. April 21. Apr 22, 1908. 4:1053-21. A \$9,000-\$13,000. nom

47th st W, No 128, s s, 456.3 e 7th av, 18.9x100.5, 4-sty stone front dwelling.

47th st W, No 130, s s, 437.6 e 7th av, 18.9x100.5, 4-sty stone front dwelling. Kathleen L Coddington et al EXRS Charles E Coddington to estate of Charles E Coddington, a corpn. April 15. April 20, 1908. 4:999-46 and 47. A \$62,000-\$64,000. 65,000

47th st W, No 130, s s, 437.6 e 7th av, 18.9x100.5. Declaration as to correct description in deed recorded Sept 11, 1907. Benjamin S Peck to Charles E Coddington of Bay Shore, L I. Mar 12, 1908. April 20, 1908. 4:999.

47th st W, No 76, s s, 41 e 6th av, 19x70, 3-sty stone front dwelling. Alice Simpson to Fred M Will. Morts \$37,000. April 20, 1908. 5:1262-73. A \$30,000-\$39,000. other consid and 100

48th st W, No 153, n s, 220 e 7th av, 20x89.9x20.2x92.5, 4-sty stone front dwelling. Hannah Maher to Edw G Glennon. Mort \$15,000. Jan 13, 1903. April 20, 1908. 4:1001-10. A \$28,000-\$30,000. nom

49th st W, No 134, s s, 450 w 6th av, 25x100, 3-sty brk stable. PARTITION, Mar 4, 1908. George H Francoeur ref to Esseff Realty Co, a corpn. April 20, 1908. 4:1001-51. A \$35,000-\$36,000. 35,200

51st st W, No 422, s s, 491.6 e 10th av, 16.6x100.5, 5-sty stone front tenement. Josephine Church to Walter S West. Mort \$5,000. April 21. April 22, 1908. 4:1060-44 1/2. A \$7,000-\$10,000. nom

52d st E, s s, 218 e Madison av, 17.6x100.5, vacant. Derick Lane to Geo T Lane, Yonkers, N Y. Mort \$32,000. April 22, 1908. 5:1287-43. A \$32,000-\$32,000. nom

58th st E, No 355, on map Nos 353 and 355, n s, 75 w 1st av, 25x100.4, 3-sty brk stable. Eliz H Rightmire to Thos F Rightmire. Mort \$8,000. May 19, 1896. April 23, 1908. 5:1351-22 1/2. A \$10,000-\$16,500. nom

58th st W, Nos 349 and 351, n s, 150 e 9th av, 50x100.5, 5-sty brk and stone hotel, St Albans. Release dower. Mary G wife Chas D O'Connell to Wm H Danvers. Apr 17, 1908. 4:1049-7. A \$40,000-\$77,000. nom

60th st, W, No 207, n s, 125 w Amsterdam av, 25x100.5, 5-sty brk tenement and store. Abraham Feinberg to Barnett Nitzburg. Morts \$16,300 and all liens. April 20. April 21, 1908. 4:1152-27. A \$6,000-\$15,000. other consid and 100

61st st W, No 243, n s, 175 e West End av, 25x100.5, 5-sty brk tenement and store. Jennie Gottlieb to Morris Goldstein. Mts \$17,650. Mar 30. April 21, 1908. 4:1153-8. A \$6,000-\$14,000. other consid and 100

68th st W, No 19, n s, 217 w Central Park West, 16x100.5, 4 and 5-sty stone front dwelling. Eliz S Hamilton EXTRX Albert Willcox to Henry Sillocks. All liens. April 8. Apr 21, 1908. 4:1121-23 1/2. A \$13,000-\$24,000. 31,000

68th st E, No 56, s s, 40 w Park av, 20x100.5, 4-sty and basement stone front dwelling. Emil C Bondy and ano EXRS Charles Bondy to Arthur W Saunders of Brooklyn. April 20, 1908. 5:1382-38½. A \$50,000-\$56,000. 69,500

69th st W, Nos 315 to 323, n s, 225 w West End av, 124.8 or 125 x100.5, three 6-sty brk tenements and stores. Archibald H Murdock to Lizzie Flig. B & S and C a G. Morts \$123,750 and all liens. Dec 6, 1907. April 18, 1908. 4:1181-19 to 23. A \$36,000-P \$111,000. nom

70th st E, Nos 409 and 411, n s, 213 e 1st av, 50x100.4, 6-sty brk tenement. Sadie Brody to Abraham D Weinstein. Morts \$61,400. April 21, 1908. 5:1465-9. A \$17,000-\$57,000. other consid and 100

70th st E, No 422, s s, 237 w Av A, 38x100.5, 6-sty brk tenement and store. Joseph Schonhaut to Klara Schonhaut. Mort \$49,000. April 21. April 22, 1908. 5:1464-35. A \$12,500-\$43,500. other consid and 100

71st st E, No 185, n s, 100 w 3d av, 16.10x102.2, 3-sty and basement stone front dwelling. Abraham Bernheimer to Sidney S Graber. Mort \$15,000. April 20. April 22, 1908. 5:1406-33. A \$12,000-\$16,000. nom

71st st E, Nos 236 and 238, s s, 120 w 2d av, 40x100.4, two 4-sty stone front tenements. Joseph I and Louis M Teichman EXRS Isaac Teichman to Barbara Wachtel. Morts \$18,000. Apr 16. Apr 17, 1908. 5:1425-30 and 30½. A \$18,000-\$30,000. 27,750

71st st E, No 185, n s, 100 w 3d av, 16.10x102.2, 3-sty stone front dwelling. Lorin S Bernheimer to Abraham Bernheimer. All liens. May 19, 1905. Apr 17, 1908. 5:1406-33. A \$12,000-\$16,000. nom

73d st E, No 29, n s, 18 w Madison av, 15x80, 4-sty stone front dwelling. Mary E Sargent to Chas C, Jr, Helen S and Eliz P Sargent. Mort \$15,000. April 17. April 18, 1908. 5:1388-16½. A \$32,000-\$36,000. gift

75th st W, No 153, n s, 179 e Amsterdam av, 21x102.2, 4-sty and basement stone front dwelling. Mary B Crook to Myrtilia F Hendricks. April 20, 1908 4:1147-8. A \$15,000-\$30,000. other consid and 100

78th st W, No 225. Power of attorney. Emma M Schorer to Chas F Schorer. Mar 2. April 21, 1908. 4:1170. —

81st st E, No 229, n s, 254.2 w 2d av, 25.5x102.2, 4-sty brk tenement and store and 3-sty frame tenement in rear. Benjamin Weinstock to Samuel Kaplan. Mort \$16,500. April 15. April 22, 1908. 5:1527-14. A \$10,500-\$12,500. 100

81st st E, Nos 526 to 528, on map Nos 528 to 532, s s, 233 w East End av, 50x102.2, 6-sty brk tenement and store. Derick Lane to Geo T Lane. Morts \$49,500. April 22, 1908. 5:1577-36. A \$15,000-\$58,000. nom

82d st W, No 128, s s, 305 w Columbus av, 20x102.2, 4-sty and basement brk dwelling. Josephine I Lynch to Frank K Johnston. B & S. Mort \$18,000. Feb 19, 1906. April 21, 1908. 4:1212-45. A \$11,000-\$23,500. nom

84th st E, No 155, n s, 277.3 w 3d av, 21.1x102.2, 4-sty stone front tenement. Arnold Davidson to Lulu Banford. Morts \$15,000. Apr 13. Apr 17, 1908. 5:1513-25. A \$11,000-\$15,000. 100

86th st E, Nos 157 to 161, n s, 204.5 w 3d av, 76.8x100.8, 1, 2, and 3-sty brk theatre (Yorkville). Benjamin Hurtig et al to the Eighty-Sixth Street Theatre Co, a corpn. All liens. April 6. April 23, 1908. 5:1515-26. A \$56,000-\$135,000. nom

89th st E, Nos 7 and 9, on map Nos 9 and 11, n s, 178.11 e 5th av, 51.1x100.8, two 5-sty stone front dwellings. Moritz Falkenau to Falcon Realty Co, a corpn. C a G. Mort \$210,000. April 22. April 23, 1908. 5:1501-8 and 9. A \$112,000-\$270,000. nom

101st st W, No 323, n s, 190 w West End av, 20x100.11, 3-sty and basement stone front dwelling. Walton Ferguson to Mary M Meyer. April 21, 1908. 7:1889-50. A \$12,500-\$21,000. nom

108th st E, No 164, s s, 167 e Lexington av, 17x100.11, 4-sty stone front tenement. Max Pocker to Bessie M Pocker. Mort \$9,500. April 22, 1908. 6:1635-46. A \$6,500-\$9,500. nom

108th st E, No 217, n s, 210 e 3d av, 25x100.11. Mort \$14,000.

108th st E, No 219, n s, 235 e 3d av, 25x100.11. Mort \$14,500.

108th st E, No 221, n s, 260 e 3d av, 25x100.11. Mort \$14,000.

three 4-sty stone front tenements, store in No 219. John McDonald to Nunzio A Bruno. April 20. April 21, 1908. 6:1658-9 to 11. A \$21,000-\$43,500. other consid and 100

108th st W, No 71, n s, 100 e Columbus av, 25x100.11, 5-sty brk tenement. Eliz A Whitmore to Chas O and John W Foster. Mts \$26,000. April 15. April 21, 1908. 7:1844-5. A \$11,000-\$26,000. nom

110th st E, Nos 342 to 346, s s, 75 w 1st av, 75x100.11, three 4-sty brk tenements and stores. Felix Gasparrini to Michael Marone. Q C. Mar 28. April 21, 1908. 6:1681-30½ to 32. A \$18,000-\$33,000. nom

114th st E, No 350, s s, 125 w 1st av, 25x100.10, 6-sty brk tenement and store. Charles Greenberg to The Mishkind-Feinberg Realty Co. All liens. Apr 11. Apr 17, 1908. 6:1685-34. A \$6,000-\$29,000. nom

114th st E, Nos 98 to 106, on map Nos 98 to 104, s s, 34.10 or 43.10 e Park av, 80x100.11, two 6-sty brk tenements and stores. Fannie Miller to Samuel Shapiro. All liens. April 10. April 18, 1908. 6:1641-67 and 69. A \$32,000-\$100,000. other consid and 100

115th st W, Nos 237 and 239, n s, 225 e 8th av, 50x100.11, 5-sty brk tenement. CONTRACT. Elsie Oppenheim with Wm A Pond Phipps. Morts \$55,000. April 21. April 23, 1908. 7:1831-10. A \$22,000-\$60,000. 63,500

115th st E, No 73, n s, 115 w Park av, 25x100.10, 5-sty brk tenement. Bertha Michaels to Rachel and Sarah Yeamans. Morts \$23,200 and all liens. April 13. April 21, 1908. 6:1621-31. A \$10,000-\$18,000. nom

115th st E, Nos 111 and 113, n s, 89.6 e Park av, runs n 18.6 x e 0.6 x n 56.6 x e 36 x s 75 to st, x w 36.6 to beginning, 6-sty brk tenement and store. Ida B Hyman to Gertrude L Smith. C a G. All liens. April 8. April 22, 1908. 6:1643-6. A \$12,000-\$35,000. nom

115th st E, No 9, n s, 175 e 5th av, 25x100.11, 5-sty brk tenement. Morris Kalman to Samuel K Johnson. Morts \$25,500. April 20. April 22, 1908. 6:1621-8. A \$10,000-\$23,000. other consid and 100

115th st E, No 9, n s, 175 e 5th av, 25x100.11, 5-sty brk tenement. David H Hyman to Morris Kalman. Mort \$25,500. Apr 2. April 22, 1908. 6:1621-8. A \$10,000-\$23,000. nom

117th st W, No 312, s s, 168.9 w 8th av, 26.3x100.11, 5-sty stone front tenement. Hyman Siegel to Harry Siegel. Mort \$19,700. April 20. April 22, 1908. 7:1943-40. A \$11,500-\$20,000. other consid and 100

118th st E, No 241, n s, 160 w 2d av, 20x100.10, 3-sty brk dwelling. Babette Meyer to Bertha Newman. Mort \$8,000. April 20, 1908. 6:1783-18. A \$5,500-\$9,000. 13,500

118th st E, Nos 537 and 539, on map No 537, n s, 457.1 e Pleasant av, 40.10x100.11, 5-sty brk tenement. Annie Perylman to

Mike Wilkins. Q C. All liens. April 18. April 20, 1908. 6:1815-19. A \$9,000-\$30,000. other consid and 100

118th st W, No 130, s s, 336 w Lenox av, 20x100.11, 3-sty and basement stone front dwelling. Harry Schreier to Rachel Schreier. Mort \$19,400. Dec 20, 1905. April 20, 1908. 7:1902-47. A \$9,600-\$21,000. nom

119th st W, s s, 50 e Amsterdam av, runs s 125.11 x e 50 x n 26 x e 175 x n 105.11 to st x w 225 to beginning, vacant. Marcus L Osk and ano to Sidney Hersch. B & S. All liens. Apr 16. Apr 17, 1908. 7:1962-26 to 34. A \$107,000-\$107,000. nom

120th st W, No 156, s s, 191.8 e 7th av, 16.8x100.11, 3-sty and basement brk dwelling. Caroline Bookman et al EXRS, &c, Jacob Bookman to Harcourt Realty Co. Mort \$10,000. April 17. April 20, 1908. 7:1904-55. A \$8,000-\$16,000. 21,000

Same property. Harcourt Realty Co to Clementine M and Milton M Silverman. Mort \$10,000. April 20, 1908. 7:1904. other consid and 100

120th st W, No 158, s s, 175 e 7th av, 16.8x100.11, 3-sty and basement brk dwelling. Caroline Bookman et al EXRS, &c, Jacob Bookman to Harcourt Realty Co. Mort \$10,000. April 17. Apr 20, 1908. 7:1904-56. A \$8,000-\$16,000. 21,000

Same property. Harcourt Realty Co to Clementine M and Milton M Silverman. Mort \$10,000. April 20, 1908. 7:1904. other consid and 100

121st st E, Nos 102 and 104, s s, 40 e Park av, 50x75.7, 6-sty brk tenement and store. Release mort. The New York Trust Co, a corpn, to Liebhenthal Construction Co, a corpn. April 17. Apr 20, 1908. 6:1769-68½. \$—\$. 33,250

121st st W, No 13, n s, 181 e Lenox av, 19x100.11, 4-sty and basement stone front dwelling. Frank A Seitz Realty and Construction Co to Samuel J Meltzer. Mort \$19,250. April 17. April 18, 1908. 6:1720-44. A \$9,500-\$23,000. other consid and 100

122d st W, No 110, s s, 135 w Lenox av, 18x100.11, 3-sty and basement stone front dwelling. Lewis L Lefferts to John A Lefferts of Elizabeth, N J. 1-6 part. Q C. April 16. April 22, 1908. 7:1906-39. A \$8,600-\$18,000. nom

123d st E, No 239, n s, 380 e 3d av, 25x100.11, 3-sty frame dwelling. Samuel Lipman to Rosa Rosenfeld of Brooklyn. Mort \$6,500. April 16. April 20, 1908. 6:1788-16. A \$7,000-\$9,000. 100

124th st E, No 411, n s, 150 e 1st av, 25x100.11, 5-sty brk tenement. Caterina A Verderosa to Michael Gagliardi. ½ right, title and interest. Morts \$10,000. Mar 20. April 23, 1908. 6:1812-8. A \$4,000-\$11,500. nom

128th st E, No 102, s s, 70 e Park av, 30x99.11, 6-sty brk tenement. FORECLOS, Mar 24, 1908. James W Hyde ref to Jacob Marx. Mort \$26,500. April 2. April 21, 1908. 6:1776-68. A \$9,000-\$36,000. 12,000

130th st W, No 222, s s, 265 w 7th av, 17.6x99.11, 3-sty and basement stone front dwelling. Francis J Markham to James J De Coursey. Mort \$10,000. Apr 15. Apr 17, 1908. 7:1935-44½. A \$7,000-\$11,500. other consid and 100

130th st W, No 260, s s, 169 e 8th av, 16x99.11, 3-sty and basement stone front dwelling. Moser Arndtstein to Asher Miller. Mort \$10,000. Apr 17, 1908. 7:1935-57. A \$6,400-\$11,000. other consid and 100

131st st E, No 53, n s, 150 w Park av, 25x99.11, 5-sty brk tenement. Franziska M Britting to John G Lindenberger. Mort \$25,000. April 22. April 23, 1908. 6:1756-30. A \$7,500-\$23,000. other consid and 100

131st st E, No 11, n s, 200 e 5th av, 25x99.11, 5-sty brk tenement. David Horn to Malvina Greenwald and Jenny Roth. Mts \$23,000. April 15. April 18, 1908. 6:1756-9. A \$8,500-\$24,000. other consid and 100

133d st E, Nos 53 and 55, n s, 140 w Park av, 50x99.11, 6-sty brk tenement. David Miller to Cassel Cohen. Mort \$48,500 and all liens. Mar 25. April 22, 1908. 6:1758-29. A \$12,000-\$58,000. nom

133d st W, No 533, n s, 350 w Amsterdam av, 25x99.11.

133d st W, No 535, n s, 375 w Amsterdam av, 25x99.11. two 5-sty brk tenements. Pauline Cohen to Sarah Goldberg. 1-3 part. Morts \$44,300. Apr 20. Apr 21, 1908. 7:1987-17 and 18. A \$15,000-\$42,000. other consid and 100

133d st W, No 533, n s, 350 w Amsterdam av, 25x99.11.

133d st W, No 535, n s, 375 w Amsterdam av, 25x99.11. two 5-sty brk tenements. Julia Witkind to Sarah Goldberg. 1-3 part. Mort \$44,300. Apr 20. April 21, 1908. 7:1987-17 and 18. A \$15,000-\$42,000. other consid and 100

134th st W, No 314, s s, 200 w 8th av, 25.5x99.11, 5-sty brk tenement. Ellen Cowman to Bridget N Walsh, wife of James E. Mort \$27,000. Sept 10, 1907. Apr 23, 1908. 7:1959-24. A \$8,500-\$24,000. nom

137th st W, No 30, on map Nos 30 and 32, s s, 335 w 5th av, 37.6x99.11, 6-sty brk tenement and store. Benjamin Nieberg to the Sun Construction Co. All liens. April 17. April 18, 1908. 6:1734-50. A \$12,000-P \$38,000. nom

142d st W, n s, 350 e 7th av, 50x99.11, vacant. Pincus Lowenfeld et al to James Reynolds and John T McMahon. Mort \$16,000. April 20. Apr 21, 1908. 7:2011-16 and 17. A \$18,000-\$18,000. other consid and 100

143d st W, n s, 312.6 e Broadway, 212.6x99.11.

143d st W, n s, 100 e Broadway, 212.6x99.11.

Party wall agreement. The West Side Construction Co with Joseph H Davis. April 22. April 23, 1908. 7:2075. nom

143d st W, No 472, s s, 46.10 e Amsterdam av, 16.4x99.11, 3 and 4-sty stone front dwelling. Sarah E Strickland widow and DE- VISEE Chauncey H Strickland to John McGowan. Mort \$12,000. April 21. April 23, 1908. 7:2058-56½. A \$4,300-\$12,500. other consid and 100

147th st W, n s, 125 e Broadway, 100x99.11, vacant. Augusta C Field to Isaac M Berinstein. April 15. April 21, 1908. 7:2079-7 to 10. A \$36,000-\$36,000. other consid and 100

160th st W, No 540, s s, 375 w Amsterdam av, 15.5x99.11, 3-sty stone front dwelling. Anna G Hesse to Annie L Ostermeyer. All liens. April 2. April 23, 1908. 8:2118-23. A \$5,000-\$11,000. nom

168th st W, Nos 514 and 516, s s, 120 e Audubon av, 50x95, two 5-sty brk tenements. Joseph S Acker to Leo Levinson and August and John H Shroder. Morts \$36,000. April 23, 1908. 8:2123-86 and 87. A \$14,000-\$38,000. other consid and 100

178th st W, No 661, n s, 137.6 w Wadsworth av, 12.6x100, 3-sty brk dwelling. Malvina Lansing to Donna V Thompson. All liens. April 18. April 20, 1908. 8:2163-22. A \$3,250-\$6,500. nom

184th st W, n s, 200 e St Nicholas av, 90x99.11, vacant. Joseph Zelenko et al to Westchester Avenue Realty Co, a corpn. Mort \$12,500. Apr 15. Apr 17, 1908. 8:2157-part lot 29 and 27 and 28. A \$—\$. other consid and 100

184th st W, n s, 200 e St Nicholas av, 90x99.11, vacant. Westchester Avenue Realty Co to Joseph Zelenko, Harry Kitzinger and Harry N Baruch. Mort \$12,000. April 20. April 22, 1908. 8:2157-25 to 28. A \$23,500-\$23,500. other consid and 100

215th st W, n s, 50 e 9th av, 50x99.11, vacant. James G Tyler to Wm H Peck. Morts \$9,000 and all liens. April 13. April 20, 1908. 8:2196-43 and 44. A \$8,000-\$8,000. 100

Bolton road, e s, — n Dyckman st and being part lots 5, 6 and 7 map No 521 of Samuel Thomson, 12th Ward, bounded n by line 112.10 n of c l 208th st, e by land Isaac Dyckman, s and w by c l of private road running through lots 5 to 10 leading from land Abraham R Van Nest to road from Kingsbridge road to R R station beginning at a stake 112.10 at right angles with c l 208th st, x n w 417.9 to c l private road, x s — x s w 50 and 50 and 225 and 125, x s e 75 and 146.7 to land of Dyckman, x n e 474.7 to beginning, contains 3 18-100 acres, with all title to strip on e about 1.6 on s end and 1 ft in width on n end, 3-sty brk dwelling and vacant. Edw B Talcott EXR Harriet N Talcott to Howell H Barnes. Apr 20. Apr 21, 1908. 8:2255-150. A \$32,000-\$36,000. 45,000

Bowery, No 55, e s, 75.1 s Canal st, 25.3x149.5x25x146.3, 1 and 2-sty brk mission.

Canal st, No 132, s s, 120.8 e Bowery, 23x75.1x23x75.1, 4-sty brk loft and store building.

Wm J McCreery to the City of N Y. Q C. Feb 18. Apr 17, 1908. 1:290-14. A \$30,000-\$35,000, and 20. A \$18,000-\$25,000. nom

Same property. Ethan S Allen to same. Q C. Feb 18. Apr 17, 1908. 1:290. nom

Same property. Lucy Disbrow et al to same. Q C. Feb 25. Apr 17, 1908. 1:290. nom

Same property. The Farmers Loan & Trust Co and ano as TRUSTEES Harriet I Sperry to same. Q C. Feb 25. Apr 17, 1908. 1:290. nom

Bowery, Nos 327 and 329, e s, 25.10 n 2d st, runs n 41.10 x e 82.6 x s 16 x e 0.5 x s 25 x w 72.8 to beginning, 4-sty brk loft and store building and 4-sty brk lodging house. Sarah A Hewitt et al TRUSTEES Peter Cooper for Sarah A Hewitt to Edith C Bryce. 1/2 part. Jan 24. April 18, 1908. 2:458-2 and 3. A \$23,000-\$33,000. 23,000

Bowery, No 389 or 391, e s, 97 n 5th st, 24.6x80, 2 and 3-sty brk 3d av, No 33 tenement and store. Edith C Bryce to Sarah A and Erskine Hewitt and James O Green TRUSTEES Peter Cooper for Sarah A Hewitt. 1/2 part. All title. Jan 24. April 18, 1908. 2:461-5. A \$14,000-\$20,000. 3,187.50

Bowery, Nos 254 and 256, w s, 210.11 n Prince st, 41.7x91x41.11x 92.3, two 3-sty brk tenements and stores. Harcourt Realty Co to Clementine M and Milton M Silverman. Mort \$30,000. April 20. April 21, 1908. 2:507-36 and 37. A \$34,000-\$43,000. other consid and 100

Broadway, Nos 3480 to 3488, n e cor 142d st, 99.11x100, 6-sty brk 142d st, Nos 547 and 549 tenement and store "Castleton." C M Silverman & Son, a corpn, to Harcourt Realty Co, a corpn. Mort \$175,000. April 20, 1908. 7:2074-1 to 4. A \$72,000-\$ other consid and 100

Broadway, Nos 3490 to 3496, s e cor 143d st, 99.11x100, 6-sty brk 143d st tenement and store "Saguenay." C M Silverman & Son, a corpn, to Harcourt Realty Co, a corpn. Mort \$175,000. April 20, 1908. 7:2074-61 to 63. A \$72,000 \$ other consid and 100

Broadway, n e cor 151st st, 49.11x100, vacant. Pincus Lowenfeld 151st st et al to Central Building Impt and Investing Co, a corpn. Morts \$28,000. April 20. April 21, 1908. 7:2083-1 and 2. A \$40,000-\$40,000. other consid and 100

Broadway, Nos 3301 to 3307, n w cor 133d st, 79.11x125, two 6-133d st, No 601 sty brk tenements and stores. Release mort. N Y Trust Co to Capital Realty and Construction Co. April 20. April 22, 1908. 7:2000-29 and 31. \$-\$. other consid and 100

Same property. Capital Realty and Construction Co to Daniel G Griffin. Mort \$90,000. April 21. April 22, 1908. 7:2000. other consid and 100

Broadway, No 1129.

Broadway, adj above on south.

Party wall agreement, &c, Pittsburgh Life and Trust Co with Eliz A Bend, Sally H Winthrop, Mary A Sackett and Amy C and Isaac Townsend. April 16. April 22, 1908. 3:827. nom

Broadway, s e cor 145th st, 99.11x100, vacant. Adolph Lewisohn 145th st to Harlem Heights Realty Co, a corpn. April 9. Apr 18, 1908. 7:2076-61 to 64. A \$81,000-\$81,000. other consid and 100

Claremont av, e s, 100 n 122d st, 100x100, 6-sty brk tenement in course of construction. Chas M Rosenthal to Joel Marks. April 23, 1908. 7:1993-64 to 67. A \$20,200-\$ other consid and 100

Convent av, n e cor 129th st, runs e 500.6 to w s St Nicholas terrace, s e cor 129th st, runs e 500.6 to w s St Nicholas terrace, x n 199.10 to s s 130th st, x w 584.8 to e s Convent av, x s 210.6 to beginning. Agreement modifying restrictions, &c. The Female Academy of the Sacred Heart with the Central Building Impt and Investment Co. April 11. April 20, 1908. 7:1969. nom

East End av, n w cor 79th st, 102.2x148, vacant. Moritz Falkenau to Falcon Realty Co, a corpn. C a G. Mort \$61,000. April 22. April 23, 1908. 5:1576-21 to 26. A \$52,000-\$52,000. nom

Lexington av, No 86, w s, 59.3 n 26th st, 19.6x79.3x19.9x79.3, 3-sty brk dwelling. Martin McHale to Wm H Wheeler. Mort \$5,000. April 21. April 22, 1908. 3:882-24. A \$16,000-\$19,000. nom

Lexington av, No 1500, w s, 25.11 s 97th st, 25x80, 5-sty brk tenement and store. Solomon Lederman to Esther Yager. Morts \$22,750. April 20. April 22, 1908. 6:1624-58. A \$10,000-\$16,500. 100

Lexington av, No 1513, e s, 51.5 s 98th st, 25x95, 5-sty brk tenement and store. Edw A Isaacs to Sol Freidus. 1/2 part. All title. All liens. April 21. April 22, 1908. 6:1625-52. A \$12,000-\$22,000. nom

Lexington av, No 1513, e s, 51.5 s 98th st, 25x95, 5-sty brk tenement and store. Sol Freidus to Edward Wolf. 1/2 part. All title. All liens. April 22, 1908. 6:1625-52. A \$12,000-\$22,000. nom

Lexington av, n w cor 120th st, runs n 100.10 x w 15 120th st, Nos 129 to 133, x n 0.1 x w 50 x s 100.11 to n s 120th st, x e 65 to beginning, vacant. Harry Salkin to Abraham Benson. Morts \$57,000. Mar 27. April 18, 1908. 6:1769-15. A \$40,000-\$40,000. other consid and 100

Lexington av, n w cor 120th st, 100.11x65, vacant. 120th st, Nos 129 to 133, Abraham Benson to Joseph H Fleischmann. All liens. April 20, 1908. 6:1769-15. A \$40,000-\$40,000. nom

Madison av, No 2063, e s, 79.11 s 131st st, 20x80, 4-sty stone front

tenement. Annie C Moore and ano to Arthur and Owen O'Keefe of Brooklyn. Q C and correction deed. All liens. Apr 20. Apr 22, 1908. 6:1755-53. A \$7,500-\$14,000. nom

Park av, No 1504, w s, 75.8 n 109th st, 25.3x80, 1 and 2-sty brk building. John Townsend to Mary T Rennard, of Brooklyn. B & S and C a G. Mar 8, 1892. April 21, 1908. 6:1615-36. A \$8,000-\$11,000. nom

Park av, No 1674, s w cor 118th st, 25.5x89.6, 4-sty brk 118th st, Nos 76 and 78 tenement and store. Nathania S Anspacher to Sophia Mayer, of Brooklyn. Mort \$17,000. Apr 23, 1908. 6:1623-40. A \$12,000-\$25,000. other consid and 100

Park av, No 1674, s w cor 118th st, 25.5x89.6, 4-sty brk 118th st, Nos 76 and 78 tenement and store. Sophia Mayer to Nathania S Anspacher, N Y. Mort \$19,250. Apr 17. Apr 22, 1908. 6:1623-40. A \$12,000-\$25,000. other consid and 100

Riverside Drive, e s, — s 189th st, if extended, and at n w cor land James Fischer, runs n e 190.7 to land Michael Nolan x s e 82.1 to w s Chittenden av x s w 192.1 x n w 76.8 to e s of Drive at beginning, contains 5.8 city lots, vacant. Bernard Loth to the City of N Y. Feb 20. Apr 23, 1908. 8:2179-part lot 365. 36,000

Riverside Drive, No 413, e s, 52.7 n 113th st, 51.8x111.9x50x98.7, 2-sty and attic stone front dwelling. Robert E McDonnell to Hugo S Mack. Mort \$40,000. April 20, 1908. 7:1895-41. A \$45,000-\$65,000. nom

Sherman av, s w cor Hawthorne st, 100x110, vacant. Price \$26,500. Mort \$12,000. 8:2221-17. A \$15,000-\$15,000.

Vermilyea av, s e cor Academy st, 100x200, vacant. Price \$36,000. Mort \$18,000. 8:2225-1, 44 and 46. A \$29,500-\$29,500. CONTRACT for delivery of deed. Arthur P O'Brien with Edmund O Trowbridge. April 5, 1905. April 21, 1908.

Wadsworth av, s e cor 174th st, 50x100, 5-sty brk tenement. Mar-174th st, Margaret Schwoerer to Alcazar Realty Co, a corpn. Morts \$67,000. April 14. April 22, 1908. 8:2143-8. A \$22,000-\$60,000. other consid and 100

West End av, No 747 (647), w s, 76.2 n 96th st, 16.8x100, 3-sty and basement stone front dwelling. Hilmar O Carriere to Nellie Meyer of Long Branch, N J. All liens. Feb 25. April 21, 1908. 7:1887-19. A \$10,000-\$19,000. nom

1st av, Nos 1135 and 1137, w s 68.5 n 62d st, 32x64, 5-sty brk tenement and store.

2d av, No 1449, w s, 78.9 s 76th st, 25x105, 5-sty brk tenement and store.

Israel Crystal to Alfred Frankenthaler and Joseph Sapinsky. All liens. Apr 14. Apr 22, 1908. 5:1437-26. A \$12,500-\$25,000. and 1430-25. A \$15,000-\$23,000. nom

1st av, No 80, e s, 21.9 s 5th st, 21.7x67.2, 5-sty brk tenement and store. Moses Metzger to Lewis G Vause. Mort \$16,000. April 21. April 22, 1908. 2:432-8. A \$13,000-\$19,000. nom

2d av, No 2452. Declaration by Jonas Weil and Bernhard Mayer that name of grantee and mortgagor in deed and mortgage recorded June 26, 1906, should be Simon Hirschkowitz and not Samuel Hirschkowitz as therein contained. April 13, 1908. April 18, 1908. 6:1802.

2d av, No 2101, w s, 101.3 s 109th st, 25x100, 5-sty brk tenement and store. Morris Kalman to David H Hyman. Morts \$25,000. April 20. April 21, 1908. 6:1658-24. A \$9,000-\$24,500. other consid and 100

2d av, No 71, w s, 24 n 4th st, 24.1x77, 5-sty brk tenement. Mt \$35,000.

Pike st, No 46, w s, abt 50 s Madison st, 25x86, 5-sty brk tenement and store. Mort \$38,750.

Adam J Altschuler et al to Ray Altschuler. April 16. April 20, 1908. 2:460-41. A \$16,000-\$30,000; 274-20. A \$16,000-\$28,000. other consid and 100

2d av, Nos 145 and 147, n w cor 9th st, 39.6x105, 7-sty brk tenement and store. Savoy Realty Co to Benj J Weil. All liens. April 15. April 20, 1908. 2:465-55. A \$50,000-\$125,000. other consid and 250

3d av, No 683, on map No 681, n e cor 43d st, 20.5x80, 5-sty brk 43d st, No 201 tenement and store. Christine A Steffens to Cord Steffens. Morts \$45,000. April 21, 1908. 5:1317-1. A \$22,000-\$32,000. other consid and 100

3d av, No 1550, n w cor 87th st, runs w 125 x n 100.8 87th st, Nos 177 to 181, x e 25 x s 49.3 x e 20 x s 25 x e 80 to w s 3d av, x s 26.5 to beginning, 4 and 5-sty brk building and stores. Daniel P Hays to Henry D and Sigmund D Greenwald. All liens. May 4, 1907. April 21, 1908. 5:1516-32 and 33. A \$52,000-\$75,000. nom

3d av, No 1550, n w cor 87th st, runs w 125 x n 100.8 87th st, Nos 177 to 181, x e 25 x s 49.3 x e 20 x s 25 x e 80 to 3d av, x s 26 to beginning, 4 and 5-sty brk building and stores. Ella M wife of Thos B Whiffen to Henry D and Sigmund D Greenwald, all title. B & S. April 20, 1908. 5:1516-32 and 33. A \$52,000-\$75,000. other consid and 100

3d av, No 1442, w s, 25.6 s w 82d st, 25.6x102.2, 2 and 3-sty brk tenement and store. Franklin Trust Co TRUSTEE Thomas Howe to Louis Heller. All title. April 20, 1908. 5:1510-39. A \$21,000-\$28,000. 11,333.33

Same property. Grace V Howe and ano by Harry Overington GUARDIAN to Louis Heller. All title. B & S. April 18. April 20, 1908. 5:1510. 3,777.78

Same property. Thomas V Howe to Louis Heller. All title. April 18. April 20, 1908. 5:1510. 1,889.89

Same property. Samuel P Howe to Louis Heller. 1/2 part. Apr 18. April 20, 1908. 5:1510. 17,000

4th av, Nos 395 to 401, s e cor 28th st, 1/2 block, x165, two 3-sty 28th st, Nos 100 to 110, brk dwellings, two 3-sty brk buildings and stores, 2-sty frame tenement and store. 2-sty brk building and store and part 2-sty brk stable. Edith C Bryce to Sarah A and Erskine Hewitt and James O Green as TRUSTEES will Peter Cooper deed for benefit Sarah A Hewitt. 1/2 part. All title. Jan 24. April 18, 1908. 3:883-85 to 90. A \$204,500-\$240,000. 30,000

4th av, Nos 387 to 393, n e cor 27th st, — to c l blk bet 27th 27th st, Nos 101 to 113, and 28th sts, x166.8, 4-sty brk building and store, three 3-sty brk tenements and stores. 2-sty brk tenement and store, 4-sty brk tenement and store and part 2-sty brk stable. Sarah A Hewitt et al as TRUSTEES Peter Cooper for benefit Sarah A Hewitt, &c, to Edith C Bryce. 1/2 part. Jan 24. April 18, 1908. 3:883-1 to 7. A \$262,000-\$328,000. nom

5th av, No 955, on map No 956, e s, 39.8 s 77th st, 32.6x100, 6-sty stone front dwelling. J Horace Harding to Dorothea B wife of J Horace Harding. April 8. April 22, 1908. 5:1391-assessed with lot 72. other consid and 100

5th av, s w cor 138th st, 99.11x120, three 6-sty brk 138th st, Nos 2 to 8, tenements, stores on av. Harry Tobenkin to Hanna Corn and Hene Cooper. All liens. Mar 11. Apr 17, 1908. 6:1735-40. A \$50,000-\$150,000. other consid and 100



5th av, No 400, w s, 65.4 s 37th st, 27.7x120, 3, 4 and 5-sty brk building and store. 25-48 parts. All title. 3:838-47. A \$330,000-\$350,000.

Broadway, Nos 1744 to 1748 s e cor 56th st, 131.9x88.7x120.2x 56th st 122.7, 7-sty brk tenement, Rockingham. 9-48 parts. All title. 4:1027-23. A \$500,000-\$615,000.

Island Realty Co to Harding Hartshorn. Sub to life estate interest of Julia L Butterfield. Apr 16. Apr 17, 1908.

6th av, No 77 n w cor Waverly pl, 21.5x80.2, 4-sty brk Waverly pl, No 135 tenement and store. Ella Gerken widow to Maria A O'Reilly. Mort \$13,000. Apr 21. Apr 22, 1908. 2:503-28. A \$25,000-\$35,000.

7th av, w s, 39.11 n 150th st, 40x100, vacant. FORECLOS, Mar 4, 1908. Isaac F Russell ref to Fleischmann Realty and Construction Co, a corpn. April 20. April 22, 1908. 7:2036. 15,000

7th av, w s, 79.11 n 150th st, 80x100, vacant. Robt E Simon to Fleischmann Realty and Construction Co. B & S and C a G. Morts \$30,000. June 5, 1907. April 22, 1908. 7:2036. nom

7th av n w cor 150th st, 39.11x100, vacant. FORECLOS, Mar 150th st 4, 1908. Isaac F Russell ref to Fleischmann Realty and Construction Co. April 20. April 22, 1908. 7:2036. 22,000

7th av | s w cor 151st st, 39.11x100, vacant. FORECLOS, Mar 151st st 4, 1908. Isaac F Russell ref to Fleischmann Realty and Construction Co. April 20. April 22, 1908. 7:2037. 22,000

7th av, No 1871, on map Nos 1871 and 1873 s e cor 114th st, 50.5 114th st | x100, 7-sty brk tenement. Caroline Bookman et al TRUSTEES Jacob Bookman to Harcourt Realty Co, a corpn. Mort \$92,000. April 17. April 20, 1908. 7:1823-61. A \$50,000-\$135,000. 157,500

7th av, No 1871, on map Nos 1871 and 1873 s e cor 114th st, 50.5 114th st | x100, 7-sty brk tenement. Harcourt Realty Co, a corpn, to Frida Heidelburger. Mort \$92,000. April 20, 1908. 7:1823-61. A \$50,000-\$135,000. other consid and 100

7th av, Nos 2508 and 2510, w s, 80 s 146th st, 39.10x100, 6-sty brk tenement and store. James Reynolds et al to Pincus Lowenfeld and William Prager. Morts \$62,000. April 14. April 21, 1908. 7:2031-33. A \$-\$. other consid and 100

7th av, Nos 2415 and 2417 n e cor 141st st, 39.11x100, 6-sty brk 141st st | tenement and store. Release mort. N Y Trust Co to Crystal Realty and Construction Co. April 23, 1908. 7:2010. 1,000

8th av, No 901, w s, 75.5 s 54th st, 25x100, 4-sty brk tenement and store. John J Flammer to J George Flammer. 1-10 part. All title. April 23, 1908. 4:1044-33. A \$34,000-\$38,000. 5,000

8th av, No 2807, w s, 49.11 n 149th st, 25x80, 5-sty brk tenement and store. Christian Rennemuller and Julia his wife to Minnie Rennemuller. April 22. April 23, 1908. 7:2045-91. A \$7,000-\$18,000. 100

8th av, No 2807, w s, 49.11 n 149th st, 25x80, 5-sty brk tenement and store. Minnie Rennemuller to Christian Rennemuller. April 22. April 23, 1908. 7:2045-91. A \$7,000-\$18,000. 100

9th av, No 474, e s, 98.8 s 37th st, 24.8x100, 5-sty stone front tenement and store. George Karole to Albert Haase. Mort \$19,000. April 20, 1908. 3:760-4. A \$16,000-\$29,000.

8th av, Nos 216 to 230 n e cor 21st st, runs n 150.7 to s w s 21st st, Nos 261 to 265 Old Fitz Roy road (closed), x e 13 to c l said road, x s e 2.5 x s 6.2 x s 148.3 to n s 21st st, x w 100 to beginning, four 3-sty brk tenements, stores on av and six 2-sty stone front tenements and stores on av. FORECLOS, Mar 2, 1908. Samuel Strasbourger ref to Charles Laue, of Brooklyn. Mort \$150,000. April 10. April 21, 1908. 3:771-1 to 7 and 76 to 78. A \$122,000-\$145,500. 50,000

Same property. Charles Laue to Joseph Wittner. Mort \$150,000. April 13. April 21, 1908. 3:771. other consid and 100

8th av, Nos 2710 to 2724 e s, 40 s 145th st, 159.10 to n s 144th 144th st, Nos 275 and 277 st, x100, four 6-sty brk tenements and stores. FORECLOS, Feb 5, 1908. Charles Strauss ref to the Kedgwick Co, a corpn. Morts \$14,000 and all liens. April 20. April 21, 1908. 7:2030-1 to 4. A \$75,000-P \$130,000. 50,000

11th av, No 616, e s, 56.6 n 45th st, 18.9x70, 4-sty brk tenement and store. John W Haslop to Philip Ryan. Mort \$3,000. April 23, 1908. 4:1074-3 1/2. A \$6,000-\$8,500. 100

Interior lot, begins 100 n e Hudson av and 225 n w F st, runs n w 25 x n e 100 across private road, x s e 25 x s w 100 to beginning, vacant. FORECLOS, April 7, 1908. Thos Costigan ref to Lillie H Seaman, of Yonkers, N Y. April 15. April 20, 1908. 8:2247-130. A \$700-\$700. 1,000

MISCELLANEOUS.

Power of attorney. David Silberstein to Isaac J Silberstein. Mar 17. April 20, 1908.

Power of attorney. Mary De A Bogart to Cyril De A Bogart. Apr 10. April 20, 1908.

Power of attorney. Clement C Moore to Wm M Smith and John C Moore. All title. Feb 8, 1908. Apr 17, 1908. P A.

Power of attorney. Francis L Ogden to Wm M Smith. All title. Feb 26. Apr 17, 1908. P A.

Power of attorney. Mary M Sherman to Wm M Smith. All title. Feb 28. Apr 17, 1908. P A.

Power of attorney. Margt V C wife Francis A MacNutt to Wm M Smith. Feb 26. Apr 17, 1908. P A.

Power of attorney. Rose Judson doing business as the Guarantee House Repairing Co to Emanuel Kapelsohn. April 20. April 21, 1908.

Power of attorney. Abraham Gottlieb to Israel Gottlieb. April 4. April 21, 1908.

Power of attorney. Wilhelm Goetz and Peter and Tobias Stiehl to Karl Buenz or Carl Gneist. Mar 26, 1908. April 22, 1908.

Substitution of power of attorney. Carl Gneist to Richard M Bruno. April 14, 1908. April 22, 1908.

BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).

\*Adams st, e s, 111.8 s Columbus or Van Nest av, 16.8x100. Henry C Reid to Chas P Hallock. Mort \$3,000. Apr 21. Apr 22, 1908. other consid and 100

Austin pl, e s, 457.2 n 144th st, 100x100, vacant. William Mailly to Fides Land Co, a corpn. Mort \$4,000. Apr 15. Apr 22, 1908. 10:2601. other consid and 100

Austin pl, e s, 232.2 n 144th st, 50x100, vacant. Same to Emil D Ohse. Morts \$2,000. Apr 15. Apr 22, 1908. 10:2601. other consid and 100

\*Bayard st, w s, 200 s 236th st, 25x100. The G H Lester Realty Co of N Y to Joseph L Zoetzi. Mort \$150. April 16. April 23, 1908. nom

\*Catharine st, w s, 100 s 239th st, 150x100, So Washingtonville, Samuel D Phillips et al to John F Makley. Mort \$3,750. Apr 17, 1908. nom

Charlotte st, Nos 1521 to 1525, w s, 380 n 170th st, 120x100, three 5-sty brk tenements. Release two mort. N Y Trust Co to Fleischmann Realty & Construction Co. Apr 20, 1908. 11:2966. each other consid and 1,000

Crotona Park South, No 666, old No 922, s s, 123 e Crotona av, 21.6x85.9x21x97.2, 3-sty frame tenement. William Matyko to Robert Huntley. Mort \$5,000. Apr 22, 1908. 11:2937. 10,875

\*Fulton st, s e s, abt 231 s 240th st, and being lot 108 map of Washingtonville, 33x151.4. Wm W Penfield to John Rotando. Mort \$4,600. Mar 26. Apr 21, 1908. other consid and 100

Giles pl, No 3409, w s, 50 n Cannon pl, 37.6x100, 2-sty frame dwelling. John C Martin to Emilie D Martin. Apr 11. Apr 22, 1908. 12:3258. nom

Kelly st, w s, 266 n Longwood av, 80x100, vacant. Release mort. Geo F Johnson to Emanuel Stern. April 7. April 23, 1908. 10:-2702. 15,000

Same property. Emanuel Stern to Kellwood Realty Co, a corpn. April 13. April 23, 1908. 10:2702. other consid and 100

Knox pl | c 1, 158.6 s Gun Hill road, runs w 130 x s 25 x w Gun Hill road | 130 to c 1 Gates pl x n 35.3 to Gun Hill road x n e and e 329.6 to c 1 Knox pl x s 158.6 to beginning, vacant. Release mort. Geo W Dickinson to Meyer Gatling Investing Co, a corpn. Apr 20. Apr 21, 1908. 12:3324. nom

Knox pl | c 1, 158.6 s Gun Hill road, runs w 130 x n 25 x w Gun Hill road | 122 to Gun Hill road x n e and e 312.9 to c 1 Knox pl x s 158.6 to beginning, vacant. Meyer-Gatling Investing Co to Grace L Capes, of Montclair, N J. Apr 21, 1908. 12:3324. nom

\*Lafayette st, e s, abt 225 s St Raymond av, 25x61.11x25x65.4. Hudson P Rose to Emily Montgomery. All liens. Sept 27, 1901. Apr 21, 1908. nom

\*Maple st, e s, 25 n 214th st, 25x100, New Village of Jerome. Jacob J Kramer to Joseph Del Mastro. April 23, 1908. nom

Pond pl, No 2800, e s, 165.6 s 198th st, 25x118.2x25.9x124.5, 2-sty frame dwelling. Henriette Wolf to Annie C Bub. Mort \$5,000. Apr 21, 1908. 12:3289. 11,250

Ritter pl, s s, 241.9 e Union av, strip 1.11x99.10. Release mort. Joseph Huber and ano EXRS, &c, Otto Huber to Elizabeth Reilly. Jan 3, 1907. April 23, 1908. 11:2968. nom

\*Robertson pl, s e s, at s w s Huguenot st, 66x100, map Penfield property. Wm W Penfield to Thos D Penfield. Mort \$1,000. June 1, 1901. April 22, 1908. nom

\*Schuyler st, w s, 250 n Elliott av, 25x104.10x25x106.1. Schuyler st, e s, 125 n Elliott av, 25x140x25.2x138.2, Westchester. Freeman C Doty to Patrick Gorman. Mar 31. Apr 17, 1908. other consid and 100

\*Same property. Release mort. Alfred Seton TRUSTEE Alfred Seton dec'd to Freeman C Doty. Feb 27. Apr 17, 1908. nom

\*Same property. Thos H Doty to Patrick Gorman. Q C. Apr 10. Apr 17, 1908. nom

Timpon pl, No 428, e s, 100 n 144th st, 16.8x80.1x17.5x75, 3-sty frame tenement. FORECLOS, April 3, 1908. John E Duffy ref to Elizabeth Gifford. April 23, 1908. 10:2600. 4,000

\*Washington st, n s, abt 237 e Washington pl, 25x105.2. Wm J Williamson et al to Michele Lagana. Mar 14. April 18, 1908. other consid and 100

\*6th st n s, 120 w Tremont av, 100x216 to s s 7th st, except part 7th st | for Tremont av, Unionport. Estelle E wife and Chas C Watkins Jr to Mary A Coman. Mort \$2,000 and all liens. Apr 18. Apr 20, 1908. nom

\*8th st, s s, - e Av C, and 75 e line bet lots 163 and 165, 25x108, being part lot 163 map Unionport. Henry Burger to Wm F A Kurz. Apr 16. Apr 18, 1908. nom

137th st, Nos 634 and 636, old No 910, s s, 139.5 w Cypress av, 37.6x100, 5-sty brk tenement and store. Edward L Flasterstein to Ernestine Harris. Morts \$36,000. Correction deed. Apr 17. Apr 21, 1908. 10:2549. other consid and 100

137th st, Nos 634 and 636, old No 910, s s, 139.5 w Cypress av, 37.6x100, 5-sty brk tenement and store. Ernestine Harris to Johanna Watson. Mort \$30,000. Apr 15. Apr 21, 1908. 10:2549. other consid and 100

138th st, No 414, old No 666, s s, 125 e Willis av, 25x100, 5-sty brk tenement and store. Benj R Lincius to Jacob Lincius, of New London, Conn. All title. Mort \$19,500. Apr 13. Apr 20, 1908. 9:2282. other consid and 100

140th st, No 372 (626), s s, 406.6 e Alexander av, 25x100, 3-sty frame dwelling. William Theurer to Mina Gillane. 1/2 part. Mt \$7,950. April 15. April 23, 1908. 9:2302. other consid and 100

145th st, Nos 422 to 430, s s, 225 e Willis av, old line 98.9x100, 5-sty brk tenement and 2-sty brk dwelling, 2-sty frame dwelling and vacant.

144th st, Nos 413 to 417, n s, 125 e Willis av, old line, 75x100, 1-sty brk stable and 2-sty frame dwelling. Francis M Fagan to Church of St Pius of Bronx. B & S. Mort \$40,000. April 22. April 23, 1908. 9:2289. other consid and 100

147th st, No 529 (809), n s, 249.6 w St Anns av, 24.11x100, 5-sty brk tenement. Louisa Schlicht to Michael Lang. Mort \$13,000. Apr 16. Apr 17, 1908. 9:2274. other consid and 100

148th st, No 518, old No 786, s s, 150 e Brook av, 16.8x99.11, 2-sty frame dwelling. FORECLOS, Apr 14, 1908. S L H Ward referee to the Bungay Co, a corpn. Mort \$3,500. Apr 20. Apr 21, 1908. 9:2274. 850

152d st, No 343, n s, 100 w Courtlandt av, 50x100, 3-sty frame dwelling and vacant. Philip Emrich to Minnie E Barrett. 1/2 part. Q C. Apr 6. Apr 17, 1908. 9:2412. nom

154th st, s s, 300.3 e Morris av, 50x100, vacant. Bridget Nugent EXTRX Richard H Nugent to Alex S Fisher. Aug 31, 1906. Apr 22, 1908. 9:2413. 11,000

158th st, n s, 100 w St Anns av, 100x113.2, deed reads plot begins 100 w St Anns av and 480 n 156th st, runs n 113.2 x w 100 x s 113.2 x e 100 to beginning, vacant. Martin Geiszler to Adolph G Hupfel. Mort \$10,000. June 18, 1900. Apr 21, 1908. 9:2360. nom

159th st, No 365, n s, 92 e Courtlandt av, 50x100, with strip in front to n s old Waverly st, 6-sty brk tenement. Sere and Bessie Fried to Gotham Investors Co. Mort \$54,000. Apr 20. Apr 21, 1908. 9:2406. nom

163d st, No 726, s s, 50 e Jackson av, 25x72, 4-sty brk tenement and store. Clara Neustaedter to Magdalene Crossmon. Morts \$12,500. Apr 2. Apr 22, 1908. 10:2648. other consid and 100

167th st, e s, 117.6 n Ogden av, 50x68.11x54x48, vacant. Oliver E Saylor to Edw W Perkins. C a G. Mort \$1,750. July 8, 1907. Apr 17, 1908. 9:2528. nom

169th st, No 358, on map No 328, s s, 80 e Findlay av, 20x90, 3-sty frame dwelling. Thornton Brothers Co to Anthony A Keil. Mort \$5,000. April 22. April 23, 1908. 9:2436.  
 other consid and 100  
 \*173d st, w s, 200 n Gleason av, 25x100. Cogswell-Taylor Impt Co to Jas E Gaffney. Mort \$4,000. Apr 9. Apr 22, 1908.  
 other consid and 100  
 173d st, No 372, s s, 103.6 w Webster av, runs s 67.11 x w 17.1 x n 69.5 to st, x e 17 to beginning, 3-sty frame tenement. Geo H Lester to Bernard J Coyle. B & S and confirmation deed. Feb 19. April 23, 1908. 11:2888.  
 173d st, s s, 103.6 w Webster av., all title to land lying east of above and runs s 67.11. Geo H Lester to Patrick Geoghan. All title. Q C. Feb 19. April 23, 1908. 11:2888.  
 183d st, No 628, s s, 25 w Hughes av, 25x75, 3-sty frame tenement and store. Magdalena Marx to Thos P Howley. All liens. Feb 13. Apr 17, 1908. 11:3071.  
 186th st, Nos 466 and 468, old Nos 696 and 698, s s, 260 e Park av, 40x100, two 4-sty brk tenements. Peter Kiefer to Bessie and Sere Fried. Mort \$18,000. Apr 20. Apr 21, 1908. 11:3039.  
 other consid and 100  
 \*205th st (King st) s w cor Elliott av, 55x268 to n s Bridge st x23 Bridge st | x277, except part for sts, Westchester. Peter H Short to Frank McGarry. All title. Mort \$2,000. Apr 20. Apr 21, 1908.  
 \*227th st, late 13th av, n e cor 4th st, 105x114, Wakefield. Catherine Tilley to John J O'Brien. 1/2 part. Mort \$500 and all liens. Apr 17, 1908.  
 \*227th st (13th av), s s, 305 e White Plains road, 25x114, Wakefield. Joseph S Brown to Harry E Merritt and Thos F Keating. Mort \$500. Apr 20. Apr 21, 1908.  
 \*228th st, n s, 305 w 4th av, 25x114, Wakefield. Martin Suchy to John Galuba. Sub to life estate of Lukasz Owsian. Apr 20. Apr 21, 1908.  
 \*230th st (16th av), s s, 380 e White Plains road, 25x114, Wakefield. Mississippi Realty & Building Co, a corpn, to Grace E Williamson. Mort \$3,000. Apr 1. Apr 20, 1908.  
 \*233d st (19th av), n s, 382 w White Plains road, 50.3x114.6, Wakefield. Mary J Odell to Catherine Harte. All title. April 16. April 23, 1908.  
 Av St John | w s, extends from s Beck st to n s Fox st, 250x100, Beck st | vacant. FORECLOS, Apr 14, 1908. Arthur C Pat-Fox st | terson referee to Lawyers Title Ins & Trust Co. Apr 22, 1908. 10:2684.  
 Alexander av, No 164 | n e cor 135th st, 20x81.6, 3-sty stone front 135th st, No 331 | tenement and store with 1-sty brk extension. August Moebus to Adolph G Hupfel. C a G. Mort \$13,000. June 22, 1903. Apr 21, 1908. 9:2298.  
 Alexander av, Nos 231 to 235 | s w cor 138th st, 73.3x75, two 4-sty 138th st, No 316 | and one 5-sty brk tenements, stores on cor. Mort on No 231, \$9,000; mort on No 233, \$9,000, and mort on No 235, \$17,000.  
 138th st, s s, 75 w Alexander av, 25x100, vacant. Mort \$6,000. Jefferson D Thompson to Theodore Johnson. Apr 20. Apr 22, 1908. 9:2313.  
 Anderson av, s e s, 727.6 n e from n w s Jerome av, 50x170.6x50.2 x166.2, vacant. John F Kaiser to Alfred C Gants. Apr 22, 1908. 9:2504.  
 Arthur av, No 2155, w s, abt 25 s Oak Tree pl, 22.4x94, 2-sty frame dwelling. Henry Males to Emil H Fickinger and Geo D Glass as TRUSTEES, &c. 1/2 part. Mort \$7,000. Oct 14, 1907. Apr 23, 1908. 11:3063.  
 \*Bassett av, w s, abt 300 n Saratoga av, 24.7x100. Hudson P Rose Co, a corpn, to Richard O'Brien. Apr 13. Apr 21, 1908.  
 Bathgate av | s e cor 188th st, 89.10x89.11x88x90, vacant. Geo H 188th st | Lester to Susanna Wirth. Mort \$7,805. April 14. April 23, 1908. 11:3056.  
 Bathgate av, No 1872, e s, 99 n 176th st, 26.11x90.6, 4-sty brk tenement. Michael Redmond to Madeline Assenbeck. Mort \$9,500. Apr 1. Apr 17, 1908. 11:2924.  
 Bathgate av, No 1870, e s, 72 n 176th st, 27x90.6, 4-sty brk tenement. Michael Redmond to Anna E Assenbeck, of Mt Vernon, N Y. Mort \$9,500. Apr 1. Apr 17, 1908. 11:2924.  
 Bathgate av, No 1874, e s, 125.11 n 176th st, 18.1x90.6, 4-sty brk tenement. Michael Redmond to Andrew F Assenbeck. Mort \$6,000. Apr 1. Apr 17, 1908. 11:2924.  
 Belmont av | n w cor 189th st, 15x87.6, vacant. Jennie Reichman 189th st | to Louis Noschese. Mort \$1,000. Apr 15. Apr 20, 1908. 11:3078.  
 Belmont av, No 2500, late Cambreling av, e s, 232.2 s Pelham av, as on map property S Cambreling et al, 25x100.  
 Belmont av, No 2498, late Cambreling av, e s, 257.2 s Pelham av, as on map property S Cambreling et al, 25x100, 4-sty brk tenement and store.  
 Kenmore Estate to Domenico Carzillo. Mar 20, 1906. Rerecorded from Mar 21, 1906. Apr 20, 1908. 11:3091.  
 other consid and 100  
 Boston road, No 1017 to 1031 | n w cor 165th st, 148.11x183.10x 165th st | 161.3 to n s 165th st x100.8, except part for 165th st, four 6-sty brk tenements and stores. Jufius Liberman et al to American Exchange Realty Co. Mort \$37,125. Feb 20. Apr 20, 1908. 10:2607.  
 other consid and 100  
 Boston road, No 1133 | s w cor 167th st, 150x180x150x178, excepting 167th st | portion taken for Boston road, 3-sty frame dwelling and 1-sty frame stable and vacant. Ralph L Spotts and ano EXRS and TRUSTEES Harford B Kirk to Daniel G Griffin. Apr 20. Apr 21, 1908. 10:2613.  
 Same property. Release dower. Mary S Kirk widow of Harford B Kirk to same. Apr 20. Apr 21, 1908. 10:2613.  
 other consid and 100  
 \*Briggs av, n s, 125 e 4th av, 25x214.1, and being east 1/2 lot 37 map Briggs estate at Williamsbridge. Minnie wife E H Mendel to Savino Deindicibus. Q C. Apr 20. Apr 22, 1908.  
 \*Bronx Park av, e s, 75 n 177th st, 25x100, and being lot 86 map Neill estate. Herman Birnbaum to Leopold Freiman. Mort \$4,700. Apr 20. Apr 22, 1908.  
 \*Burdett av, s s, 575 w Ft Schuyler road, 103x100.10x—x100, Tremont Heights, and all title to award for part taken for Tremont av. Alfred F Walsh to Andrew J Bilhoef. Apr 20. Apr 23, 1908.  
 other consid and 100  
 \*Burdett av, s s, 475 w Fort Schuyler road, 100x100. Tremont Heights with any award for part taken for Tremont av. George Rueckel to Andrew J Bilhoef. April 10. April 23, 1908.  
 other consid and 100  
 \*Burdett av, s s, 250 w Fort Schuyler road, 75x100, Tremont Heights. Release mort. Eugene R Dennis et al to the Lamport Realty Co a corpn. Mar 28. April 18, 1908.  
 \*Burdett av, s s, 575 w Fort Schuyler road, 103x100.10x—x100, Tremont Heights. Release mort. Eugene R Dennis et al to Fannie Livingston. Mar 28. April 18, 1908.  
 \*Same property with award for part taken for Tremont av. Fannie Livingston to Alex F Walsh. April 17. April 18, 1908. 100

Brook av, e s, abt 77.7 s St Pauls pl, deed reads New York & Harlem R. R. Cos land, w s, 100 s from the s w line land Charles Bathgate et al, runs s w along the n w line of N Y & H R R Cos land 23 x n w 147.11 to centre Mill Brook x n e along Brook to a point 100 s said boundary line 23.2 x s e paralel with said boundary line 152.8 to w s N Y & H R R Cos land at beginning, vacant. David Greenfeld et al to Sandow Realty Co, a corpn. All liens. Apr 21, 1908. 11:2895.  
 \*Cornell av, s s, 100 e Mayflower av, 25x202x27x191.7, Westchester. Lambert G Mapes to John Justen. Apr 15. Apr 20, 1908.  
 \*Eastchester road, e s, abt 102 s Saratoga av, 26.7x76.9x25x84.3. Rhinelander av, s s, abt 381.6 e Eastchester road, 25x100. Release mort. John J Brady to Hudson P Rose Co, a corpn. Apr 16. Apr 20, 1908.  
 \*Edison av, w s, 400 n Tremont road, 50x71.10x62.10x109.11, Tremont Terrace. J Lawrence Davis to Augusta Realty Co. Mar 30. Apr 21, 1908.  
 \*Ellison av, w s, 225 s Latting st, 50x100, Westchester. David G Deigan Jr to Christian Muller. Mort \$475. Apr 16. Apr 17, 1908.  
 Findlay av | s e cor 169th st, 90x20, 3-sty frame tenement. 169th st, No 320 | Release mort. Atlantic Dock Co to Thornton Bros Co. Apr 15. Apr 17, 1908. 9:2436.  
 \*Fort Schuyler road, s e cor Harrington av, 30.6x114.7x30x120.7, Westchester. Johanna Kennedy to Mary A Kennedy, of Paterson, N J. Apr 20. Apr 21, 1908.  
 \*Ferris av, w s, 816.3 s lands of St Josephs Institute for Deaf Mutes, 473.3x823.5 to high water line of Westchester creek, x irreg and x892.10, Throggs Neck, with all title to lands under water said creek. Geo S Fulton to Henry Emanuel. B & S. Mar 30. April 23, 1908.  
 Franklin av, s e s, in blk bet 167th and 168th sts and 57.8 n e from s w cor lot 132, 30x100, and being part lot 132 map Morrisania, 2-sty frame dwelling. Mary Friedgen to Emma Valois. Mar 18. Apr 21, 1908. 10:2614.  
 Gerard av, closed, in front of premises owned by party 2d part and known as parcel 2 in front of damage parcel B and is on e s of Gerard av, 40.1 n 168th st, runs e 21.10 to old e s of av x n 21.9 and 80 to new e s of av x s 96.8 to beginning, vacant. The City of N Y to Wm W Strouse. All title. Apr 8. Apr 17, 1908. 9:2481.  
 Gerard av, new e s, 40.1 n 168th st, runs e 21.10 to e s former Gerard av, x again e 124 x n 7.3 x w 158 to new e s Gerard av, x s 27.11 and 96.8 to beginning, with all title to any land in block bounded by Gerard av, East 168th st, East 169th st and Walton av, vacant. Wm W Strouse to James A Deering and J Romaine Brown. April 22. April 23, 1908. 9:2481.  
 other consid and 100  
 Grand av, e s, 200 n 184th st, runs e 100 x n 15 x w 99.8 to av, x s 3.10 and 11.1 to beginning, 3-sty brk dwelling. Henry U Singhi to Gustav Schwarz. Mort \$5,000. Feb 13. April 23, 1908. 11:3199.  
 Grant av, No 1054, e s, 157.8 n 165th st, 25x101.9x25x101.11, 3-sty brk dwelling. Release mort. Metropolitan Trust Co to Cohen & Eckman Corpn. Apr 15. Apr 20, 1908. 9:2448.  
 Same property. Release mort. Manhattan Mortgage Co to same. Apr 20, 1908. 9:2448.  
 Heath av, e s, abt 393 s Kingsbridge road, 25x102.6x25.4x98.6, vacant. Bertha E Neary to Thomas Barry. Mar 16. Apr 20, 1908. 11:3240.  
 Hoe av, No 1503, w s, 50 s 172d st, 25x100, 2-sty frame dwelling. Catharine McNeill to Wm R Rose. Q C. Apr 21, 1908. Apr 22, 1908. 11:2981.  
 Same property. Release dower. Meta wife William Wetterer to same. Apr 20. Apr 22, 1908. 11:2981.  
 Same property. Wm R Rose to Denis Shea. Apr 22, 1908. 11:2981.  
 Honeywell av | e s, 109.7 s 182d st, runs e 20.3 to w s old 1st st West st | x s 56.2 to n s old West st x n w 22.1 to Honeywell av x n 53 to beginning, with all title to c 1 of old 1st st and old West st, 3-sty brk tenement. Margt M Chambers to John S Clancy. Mort \$6,000. Apr 20. Apr 22, 1908. 11:3125.  
 other consid and 100  
 Hughes av, w s, 153 s Pelham (Union) av, 25x87.6, 4-sty brk tenement. Michele A Cambora to Orlando Cipriani. Apr 15. Apr 20, 1908. 11:3078.  
 other consid and 100  
 Hughes (Jefferson) av, s e s, abt 429.11 n 181st st, and being lot 119 map Samuel Ryer homestead, 25x—, except part for Hughes and Belmont avs, and being Ward No 24 on tax map, except portion fronting on Hughes av, being a plot 25x95, vacant. Also adj parcel known on tax map as Ward No 37 and runs along s lot 119 and being 13.10x83.1 and described as follows: Belmont av, w s, 429.11 n 181st st, 13.10x—x13.10x83.1, vacant. Sarah Cohen to Black Hill Construction Co, a corpn. Mort \$6,500. Apr 6. Apr 20, 1908. 11:3082.  
 Jerome av | n e cor 181st st, runs e 100 x n 138.11 to s s Came-Cameron pl | ron pl x w 101.8 to av x s 120.9 to beginning, va-181st st | cant. Alfred Gutwillig to Hartford Realty Co. B & S and C a G. Mort \$20,000 and all liens. Apr 16. Apr 17, 1908. 11:3185.  
 Jerome av, e s, 176.8 n Burnside av, 75.8x100.11, vacant. Nathaniel B Ellis to Howard A Raymond. Mort \$14,500. Apr 24, 1905. Apr 17, 1908. 11:3185.  
 Jerome av | s e cor 183d st, runs e 100 x s 43 x e 95 to w s Wal-Walton av | ton av x s 25 x w 195 to e s Jerome av x n 68 to 183d st | beginning, except a strip on Jerome av, abt 1.3 in width to which only all title is conveyed, vacant. Mort \$8,000.  
 Jerome av, e s, 157.4 s Tremont av, 75x100, vacant. Mort \$11,250.  
 Joseph Hamerslag to Hartford Realty Co, a corpn. B & S and C a G. Apr 16. Apr 17, 1908. 11:3186 and 2853.  
 \*Kinsella av, n s, 223 e Rose st, 25x100, Van Nest. Sarah F Cahill to Morris Strauss. Mort \$3,000. April 17. April 18, 1908.  
 other consid and 100  
 \*Lafayette av | n e cor Grace av, runs n along Lafayette av 33.8 x Grace av | e 91 x s 8.9 x w 100 to Grace av, x n 28 to beginning, St Raymond Park. Mary Marçon to Felix De Canio. Aug 22, 1905. April 20, 1908.  
 \*Lamport av, n s, 217.9 w Fort Schuyler road, 150x100, Tremont Heights. The Lamport Realty Co to Fannie Livingston, of Brooklyn. Mort \$400. Mar 23. April 23, 1908.  
 Leggett av | w s, extends from n s Beck st, and s s Kelly st, 250x Beck st | 107.5, vacant. The B G F Realty Co, a corpn, to Kelly st | Robert Buchanan, Jr, of Brooklyn. Mort \$43,750. April 18. April 23, 1908. 10:2685.  
 \*Middletown road, n e cor Pilgrim av, 50.4x115.6x50x121.8, Tremont terrace. Bankers Realty and Security Co with Hyman Ginsberg. Jan 19, 1905. April 23, 1908. Re-recorded from Nov 14, 1906. 1,800

\*Same property. Assign contract. Hyman Ginsberg to Simon Ginsberg. All title. Sept 6, 1907. April 23, 1908. nom

\*Same property. Assign contract. Simon Ginsberg to Benjamin Gainsborg. All title. Oct 11, 1907. April 23, 1908. nom

\*Same property. Assign contract. Benjamin Gainsborg to J Gertrude Baxter. All title. Oct 12, 1907. April 23, 1908. nom

Morris av, No 1976, e s, 220 s 179th st, 20x100, 3-sty brk dwelling. August Jacob to Katie R Regal. Mort \$7,500. Apr 15. Apr 17, 1908. 11:2807. other consid and 100

Morris av, No 2050 | n e cor Burnside av, 113.9x100x100x Burnside av, Nos 101 to 109 | 100.11, six 3 and one 2-sty brk dwellings, store on cor, and one 2-sty brk dwelling. The Lochinvar Realty Co to Modena Realty Co. Morts, &c, \$55,401.20. Apr 21. Apr 22, 1908. 11:3178 and 3179. other consid and 100

Mott av | s e cor 144th st, 75x100, vacant. Henry M Hume et al 144th st | to Elizabeth H Hume. B & S. All title. All liens. June 15, 1900. Apr 21, 1908. 9:2341. nom

\*Myrtle av, e s, 200 s Syracuse av, 100x100, Arden property at East and Westchester. Martin Geiszler to Adolph G Hupfel. Feb 17, 1900. Apr 21, 1908. nom

\*Same property. Same to same. Mort \$535. Nov 13, 1894. Apr 21, 1908. 1,400

Norwood av, s s, 94.4 e 205th st, 50x100, vacant. Marie E wife Julius C Von der Linden to Norman Martin. Mort \$2,750. Apr 20. Apr 21, 1908. 12:3354. other consid and 100

Ogden av, Nos 1154 to 1160 | s e s, at s w s of West 167th st, 75 167th st, Nos 138 to 142 | x115, five 2-sty frame tenements and stores, and one 3-sty frame tenement and store. | PARTITION, Mar 19, 1908. Geo W Kirchwey ref to Harry Mayer. April 22. April 23, 1908. 9:2514. 22,500

\*Olinville (Elliott) av, e s, 1/2 lot 39B map of Olinville, No 2, at Williamsbridge Depot, 25x100. Release mort. Anna Holste to John V Braun. Apr 15. Apr 17, 1908. nom

\*Pelham road, w s, and being lot 121 map (No 1122) of Dutchess Land Co of Benson estate at Throggs Neck, 25x156x—x153. Release mort. Rose Baer to The Bronxdale Realty Co. Jan 4. Apr 21, 1908. 750

\*Pilgrim av, e s, 275 s Tremont road, 25x95, Tremont Terrace. Frank S Beavis to Gilbert H Willman. Mort \$250. Oct 20. 1907. Apr 20, 1908. other consid and 100

Prospect av | s e cor Fox st, 61.5x114.8x50x78.11, vacant. Eliza-Fox st | both Peace and ano to Irvine Realty Co, a corpn. Mort \$33,000. Apr 3. Apr 20, 1908. 10:2683. nom

Prospect av | s e cor Fox st, 61.5x114.8x50x78.11, vacant. Irvine Fox st | Realty Co to Elizabeth Peace, Boro of Queens, and Georgina Rendall, Boro of Brooklyn, as joint tenants. Mort \$40,500. April 23, 1908. 10:2683. nom

Riverdale av | s e cor 260th st, late Beech st, 100x150, stone church. 260th st | Thos C Cornell, of Yonkers, N Y, to Church of St Margaret of City of N Y. Feb 18, 1891. Rerecorded from Oct 28, 1891. Apr 22, 1908. 13:3423. nom

Robbins av, w s, 200 s 149th st, 50x109, vacant. FORECLOS. Apr 10, 1908. Wm H Black referee to Julius Heiderman. Apr 17, 1908. 10:2557. 6,000

St Ann's av, No 631, w s, 45.6 n Westchester av, 36.6x93x36.8x 89.6, 5-sty brk tenement. Annie Berger to Arthur H Sanders. Mort \$28,000. April 17, 1908. April 18, 1908. 9:2358. nom

Southern Boulevard, No 345, or n s, 151.6 e Alexander av, 20x100, 133d st | 4-sty brk tenement and store. Hirsch Graf to Samuel Perlistein. Mort \$8,000. Apr 21. Apr 22, 1908. 9:2296. 10,000

Southern Boulevard | n s, 625 w Av St John, runs w, n w and n along 149th st | n s of Southern Boulevard and n s 149th st Prospect av | and e s of Prospect av 213.7 to e s Prospect av at point 153.8 s of Fox st x e 83.3 x s 105 to beginning, vacant. Lawyers Title Ins & Trust Co, a corpn, to The Ebling Co, a corpn. B & S. Apr 18. Apr 21, 1908. 10:2683. other consid and 100

Stebbins av, No 1104, s e s, 50 s w 167th st, 30x90x30x85.4, 3-sty frame tenement and store. Teckla Hilgeman to Rudolph Hilgeman. Mort \$6,000. April 23, 1908. 10:2691. nom

Tiebout av | w cor 184th st, 23.3 to n s Clark st x 90.6x38.6x91.9, 184th st | with all title to land in Clark st, 2-sty brk tenement. Clark st | The Lochinvar Realty Co to Modena Realty Co. Mort \$16,500. Apr 21. Apr 22, 1908. 11:3146. other consid and 100

Valentine av | w s, 100.3 s 183d st, 100x200 to e s Ryer av, vacant. Ryer av | John H Schroeder et al to Leslie Acker. Mort \$11,500. April 22. April 23, 1908. 11:3151. other consid and 100

Valentine av | e s, 300 s Clark st, 100x227.5 to w s Tiebout av, Tiebout av | x100.8x235, vacant. Bessie wife of Joseph Troy to Nicholas E Simonson, of Brooklyn. B & S and C a G. Mort \$16,000 and all liens. April 17. April 18, 1908. 11:3146. 50

Vyse av, No 2121, w s, 75 s 181st st, 25x100, 3-sty brk tenement. Susanna Wirth to Geo H Lester. Mort \$8,000. April 22. Apr 23, 1908. 11:3128. nom

Walton av | s e cor 150th st, runs e 26.7 x s 100 x w 10.7 150th st, No 136 | to av x n 101.3, 3-sty brk dwelling. Geo W Ridgley to Dora M wife of John H Nelson, of Herkimer, N Y. Apr 20, 1908. 9:2347. nom

Washington av, w s, 50 s 186th st, 50x100, except part for av, 4-sty brk tenement and store. Herman Harvers to Geo H Buschmann. Mort \$8,500. April 17. April 20, 1908. 11:3039. other consid and 100

Washington av, Nos 1647 and 1651, w s, 180.5 n 172d st, 80.2x140.1 two 5-sty brk tenements. Derick Lane to Leland T Lane. Mort \$80,000. Apr 22, 1908. 11:2905. nom

\*Westchester av, s w cor Green av, 25x100, Cebrie Park. Sarah Nerenberg to Frederick J Spliedt and Anna his wife tenants by entirety. Mort \$6,500. Apr 16. Apr 17, 1908. other consid and 100

West Farms road, s e s, at n e s Freeman st, runs n e 164.11 to Old West Farms road x e 33 x s 89.1 x s w 131.9 to Freeman st x n w 100 to beginning, 2-sty frame dwelling and vacant. FORECLOS. June 18, 1907. Wm J Bolger referee to Dora Greenberg. Mort \$8,000 and all liens. Sept 12, 1907. Apr 17, 1908. 11:3006. 500

Same property. Dora Greenberg to Julie S Gaddis. Mort \$8,000 and all liens. Oct 12, 1907. Apr 17, 1908. 11:3006. other consid and 100

\*West Farms road, w s, 75 s Lincoln st, 25x100. Charlotte E Euler and ano daughters of Charlotte Bull deed to Annie A Shea and Annie A Mackintosh. Q C. Mar 11. April 23, 1908. nom

\*White Plains av and North Pelham Parkway, Bronxdale Hotel and Casino. Power of attorney. Chas J Moshier to Chas C Glatt. Apr 2. Apr 21, 1908.

\*Williams av, e s, 200 s Tremont road, 25x100, Tremont terrace. Axel T Anderson et al to Malvina C Helmquist. B & S. Dec 27, 1907. April 18, 1908. 1,000

Same property. Malvina C wife of Joshua Helmquist to Jennie A Anderson. Mort \$600. April 17, 1908. April 18, 1908. other consid and 100

\*Zulette av, n s, 182 e Pelham road, 50x100, Westchester. Henry Parfit to Sydney Baxter. Mar 19. April 18, 1908. 100

\*5th av, e s, plot bounded n by lands of Hodge & Fowler and Mrs Chacon-George and by School lot District School No 1 of Eastchester, on w by said 5th av, s by Halsey estate, on e by road from Eastchester to White Plains, and contains 15 1-8 acres. Frank E Hermanns to John T Pratt. B & S. Morts \$41,608 and all liens. April 22, 1906. April 23, 1908. nom

\*Lot 437 map Washingtonville, with all title under tax lease. Stephen Toepfer to William W Penfield. Q C. April 18. Apr 21, 1908. omitted

\*Plot begins 740 e White Plains road, at point 745 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Release mort. Regent Realty Co to Kate Hayes. Apr 16. Apr 17, 1908. 650

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.

April 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Beekman st, No 146, all. Harriet D Potter and ano to B D Luce & Co, a corpn; 1 year, from May 1, 1908. April 18, 1908. 1:97. ....1,600

Same property. Assigns lease by way of mortgage to secure notes of \$2,500 due in 4 months. B D Luce & Co to Nathaniel B Church. April 16, 1908. April 18, 1908. 1:97. ....nom

Broome st, No 93. Assign lease. Joseph Leiterer and ano to Consumers Brewing Co. April 20. April 22, 1908. 2:336. ....nom

Cathedral Parkway, n e cor Manhattan av, two stores. Assign lease. Christian Henzel to Louis N Lakes and W K Hamilton. Dec 11, 1907. April 21, 1908. 7:1846. ....nom

Same property. Assign lease. Louis N Lakes and ano to H Kochler & Co. Dec 11, 1907. April 21, 1908. 7:1846. ....nom

Essex st, No 87, south stoop store. Abraham Kosower to Jacob and Isidor Renner; 1 year, from May 1, 1908, with option of 2 years renewal at \$1,650 per year. Apr 17, 1908. 2:409. ....1,500

Greenwich st, No 772. Assign lease. James J McNamara to John D Haase. Morts \$3,000. April 17. April 20, 1908. 2:635. ....nom

Same property. Re-assign lease. John D Haase to James J McNamara. April 20, 1908. 2:635. ....nom

Hester st, No 217 and 219, n e cor Centre st, two bldgs. Diedrich Knabe to Diedrich Wendelken; 8 years, from May 1, 1908. April 18, 1908. 1:230. ....taxes, &c, and 3,700 to 4,000

Houston st, No 63 East, Assign lease. Max Hayman to John D Haase. Apr 14. Apr 17, 1908. 2:508. ....nom

Same property. Reassign lease. John D Haase to Max Hayman. Apr 15. Apr 17, 1908. 2:508. ....nom

Houston st, Nos 87 and 89 East, 2d loft. Joseph J Theil to Julius Boderman and ano; 2 years, from May 1, 1908. April 21, 1908. 2:507. ....1,150

Houston st, No 228 | n s, 68.6 e Varick st, runs e 25 x n 43.4 x Downing st, No 64 | again n 41.4 to s s Downing st, x w 25 x s 34.11 and 36.4 to beginning. Leasehold. PARTITION, Mar 4, 1908. Geo H Francoeur ref to Esseff Realty Co, a corpn. Apr 20. April 21, 1908. 2:528. ....4,300

John st, Nos 64 and 66 | all. Robt E Lane to Wm Kinscherf, Jr, William st, No 107 | and ano; 20 years, from May 1, 1909. April 21, 1908. 1:67. ....taxes, &c, and 12,000

Lafayette st, Nos 123 to 127 | all. Frederick Hollender to Charles Canal st, No 245 | Tielenius; 10 years, from Feb 1, 1908. April 18, 1908. 1:208. ....taxes, &c, and 10,700

Morton st, No 33. Assign lease. G W and H G Siegmann, doing business as the Empire Forwarding Co to Anna Siegmann. All title. April 22. April 23, 1908. 2:584. ....nom

Mott st, No 183, store, &c, and 6 rooms. Geo E Lapp to Simon Amdursky; 7 years, from May 1, 1908. April 23, 1908. 2:480. ....780 and 1,020

Mulberry st, Nos 78 and 80, store, &c. Surrender lease. Antonio Cassese to Feliciano Acrierno. All title. Aug 28, 1906. April 20, 1908. 1:200. ....170

Same property, all of. Surrender lease. Feliciano Acrierno to Angelo Legniti and ano. April 21, 1908. April 22, 1908. 1:200. ....2,500

Nassau st, Nos 42 to 46, room on 2d floor. David A Schulte and ano to Geo E Wilsen; 5 1/2 years, from Nov 1, 1907. Apr 17, 1908. 1:66. ....300 and 400

Norfolk st, No 145, north store, &c. Jacob Siris and ano to Hyman Eisenstadt, 5 years, from Feb 15, 1908. April 22, 1908. 2:353. ....540

Oliver st, No 29, all. Ann Sheeran to Daniel J Riordan; 3 years, from May 1, 1908. April 21, 1908. 1:279. ....1,250

Rivington st, No 113, store. Laura Maschke to George Gottesman; 3 years, from May 1, 1908. April 22, 1908. 2:410. ....972

Trinity pl, No 50, s w cor Rector st, 3-sty and basement building. U S Express Co to Frank J Huefner and Henry Geiser; 15 yrs, from June 1, 1908. Apr 17, 1908. 1:19. ....taxes, &c, and 10,500

Van Dam st, No 47, n w cor Varick st, store, &c. Matilda Thompson to Michael McManus of the Central Brewing Co; 5 years, from May 1, 1908. April 23, 1908. 2:580. ....1,200

Washington st, No 290, store, &c. John W Melick & Co to Robt T Cochran; 4 3-12 years, from Feb 1, 1908. April 21, 1908. 1:139. ....2,200

Washington st, No 288, corner Chambers st, store, &c. John W Melick & Co to Linders & Co; 4 years, from May 1, 1908. April 21, 1908. 1:139. ....4,000

Washington st, Nos 288 and 290, n w cor Chambers st, all. W Irving Clark and ano EXRS Richard S Clark to John W Melick & Co, a corpn; 5 years, from May 1, 1907. April 21, 1908. 1:139. ....5,750

West st, No 172, all. Nathan B Cohen to George Modell; 4 years, from May 1, 1908. April 23, 1908. 1:131. ....2,650

William st, Nos 107 and 109, s w cor John st, 27x45, store, basement and sub basement. Wm Kinscherf, Jr, and ano to Furrer & Carey, a corpn; 20 years, from May 1, 1909. April 22, 1908. 1:67. ....7,000

William st, No 107 | all. Cortlandt De P Field et al TRUSTEES John W Hamersley for Helen R H Stickney to Robert E Lane; 21 years, from May 1, 1908. Apr 22, 1908. 1:67. ....taxes, &c, and 10,000

Wooster st, No 235, all. Bridget E Mullins to Jacob and Frank Kassler; 3 years, from Dec 1, 1907. April 20, 1908. 2:538. ....540



Prospect av, w s, 275 n Jennings st, 40x—, all except 3 stores on av. George Keller to Patrick A Meehan and ano; 5 years, from May 1, 1908. April 23, 1908. 11:2962... 2,400  
 St Anns av, No 140, n e cor 134th st, store, &c. Lena Masur and ano to Charles Valerius et al; 8 years, from Feb 1, 1908. April 21, 1908. 10:2547... 600 to 900  
 St Anns av, Nos 206 and 208, double store, bakery, &c. Yetta Schlessel to Charles Ulrich; 5 years, from May 1, 1908. April 20, 1908. 10:2549... 960 to 1,200  
 Tremont av, No 605, all. Arthur H Murphy to Charles Lotthammer; 5 years, from May 1, 1908. April 21, 1908. 11:3068... 420 and 480  
 3d av, No 3048, north store, &c. Margt M Daly to Karl Wachter; 3 years, from May 1, 1908. April 23, 1908. 9:2364... 540  
 Same property.. South store, &c. Same to Ferdinand Gran; 3 years, from May 1, 1908. April 23, 1908. 9:2364... 540  
 3d av, Nos 4370 and 4372, s e cor 180th st, 50x100, all. Samuel Weil to Patrick F Conroy; 5 years, from Mar 1, 1908. April 20, 1908. 11:3061... 1,000

Capital Realty and Construction Co to City Mortgage Co. Broadway, Nos 3309 to 3319, s w cor 134th st, No 600, runs s 119.11 x w 125 x n 20 x e 25 x n 99.11 to st, x e 100 to beginning. Apr 21, demand, 6%. April 22, 1908. 7:2000. 10,000  
 Same to same. Same property. Certificate as to above mort. April 21. April 22, 1908. 7:2000.  
 Same to Brevoort Real Estate Co. Broadway, Nos 3301 to 3307, n w cor 133d st, No 601, 79.11x125. Prior mort \$80,000. Apr 21, 1 year, 6%. April 22, 1908. 7:2000. 10,000  
 Same to same. Same property. Certificate as to above mort. Apr 21. April 22, 1908. 7:2000.  
 Same to same. Broadway, Nos 3307, w s, 39.11 n 133d st, 40x125. April 21, 3 years, 6%. April 22, 1908. 7:2000. 32,500  
 Same to same. Same property. Certificate as to above mort. Apr 21. April 22, 1908. 7:2000.  
 Same to same. Broadway, Nos 3301, n w cor 133d st, No 601, 39.11x125. April 21, due April 1, 1911, 6%. April 22, 1908. 7:2000. 47,500  
 Same to same. Same property. Certificate as to above mort. April 21. April 22, 1908. 7:2000.  
 Cerabino, Zilda to Angelo Legniti. Mulberry st, Nos 78 and 80, e s, 150 n Bayard st, 50x100. 1/2 part. All title. P M. Prior mort \$65,000. April 21, installs, 6%. April 22, 1908. 1:200. 21,000

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

April 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Abrahams, Mark L and Joseph Dorf to James A Tyler. 114th st, No 88, s w cor Park av, Nos 1586 to 1590, 30x100.11. Prior mort \$25,000. April 22, 1908, 2 years, 6%. 6:1619. 5,000  
 Anspacher, Nathania S to Mary Van Buren Vanderpool et al exrs, &c. Sarah V Benson. Park av, No 1674, s w cor 118th st, Nos 76 and 78, 25.5x89.6. April 22, 1908, 3 years, 5 1/2%. 6:1622. 17,000  
 Abrahams, Mark L and Joseph Dorf to EMIGRANT INDUST SAVINGS BANK. Park av, Nos 1586 to 1590, s w cor 114th st, No 88, 100.11x80. April 22, 1908, 5 years, 5 1/2%, until April 22, 1910, and 5% thereafter. 6:1619. 25,000  
 Ackermann, Wm C with Arabella B Lewis. 17th st, No 327 West. Extension mort at increased interest from 4 1/2 to 5 1/2%. April 21, 1908. 3:741.  
 Altieri, Angelo to Morris H Hayman. 4th st, Nos 377 to 381, n s, 172.7 e Av D, 67.10x96. P M. Mar 9, 2 years, 6%. April 20, 1908. 2:360. 12,000  
 Ashforth, Albert B, of Greenwich, Conn, to AIBANY COUNTY SAVINGS BANK of City of Albany. 33d st, No 10, s s, 150 e 5th av, 25x98.9. April 21, 3 years, 5%. April 23, 1908. 3:862. 160,000  
 Axelrod, Jacob with TITLE GUARANTEE AND TRUST CO. 143d st, n s, 100 e Broadway, 212.6x 1/2 block. Subordination agreement. April 22. April 23, 1908. 7:2075. nom  
 Amy, Anna S wife of Louis H to Havens Relief Fund Soc. 53d st, No 39, n s, 125 e Madison av, 20x100.5. April 23, 1908. 3 yrs, 5%. 5:1289. 43,000  
 Baltz, Harry R, of Haverford, Pa, and Wm P Baltz of Philadelphia, Pa, with Isaac A Krulewitch. 111th st, No 9 West. Extension mort. Mar 28. April 23, 1908. 6:1595. nom  
 Baltz, Maria M, of Philadelphia, Pa, with Isaac A Krulewitch. 111th st, No 11 West. Extension agreement. Mar 28. April 23, 1908. 6:1595. nom  
 Brigante (Michael) Co and Max L Schallek and Moritz Weiss and Clementine Merzbach individ and as extrx, &c, Louis Merzbach with LAWYERS TITLE INS AND TRUST CO. Marion st, No 19. Subordination agreement. April 22. April 23, 1908. 2:481. nom  
 Brigante (Michael) Co and Jacob Hoffmann Brewing Co with LAWYERS TITLE INS AND TRUST CO. Marion st, No 19. Subordination agreement. April 21. April 23, 1908. 2:481. nom  
 Benson, Abraham to Harry Salkin. Lexington av, n w cor 120th st, Nos 129 to 133, runs n 100.10 x w 15 x n 0.1 x w 50 x s 100.11 to st, x e 65 to beginning. P M. Prior mort \$35,000. April 16, installs, 6%. April 18, 1908. 6:1769. 8,000  
 Bergeman, Maria D F or Frances D to Adelaide M Davis. 31st st, No 324, s s, 250 w 8th av, 18.9x98.9. April 20, 1908, 3 years, 5 1/2%. 3:754. 11,000  
 Block, John H to GERMAN SAVINGS BANK. 52d st, No 155, n s, 170.3 w 3d av, 25x100.5. April 21, 1908, 3 years, 5%. 5:1307. 17,000  
 Barnes, Mary A to David Sears. 77th st, No 54, s s, 70 e Madison av, 12.6x102.2. April 20, 5 years, 5%. April 21, 1908. 5:1391. 13,500  
 Bruno, Nunzio A to John McDonald. 108th st, Nos 217 to 221, n s, 210 e 3d av, 3 lots, each 25x100. 3 P M mortg, each \$600. April 20, due Oct 1, 1908, 6%. April 21, 1908. 6:1658. 1,800  
 Borchard, Paul to Mayer Lichtschein. 133d st, Nos 132 and 134, s s, 275 w Lenox av, 50x99.11. Prior mort \$54,000. April 20, installs, 6%. Given as collateral security for payment of 37 notes. April 21, 1908. 7:1917. 1,850  
 Brigante (Michael) Co to LAWYERS TITLE INS AND TRUST CO. Marion st, No 19, e s, 192.3 s Spring st, 27x99.3x26.2x99.3. Apr 21, 3 years, 6%. April 22, 1908. 2:481. 27,000  
 Same to same. Same property. Certificate as to above mort. Apr 22, 1908. 2:481.  
 Berinstein, Isaac M to Augusta C Field. 147th st, n s, 125 e Broadway, 100x99.11. P M. April 16, due, &c, as per bond. April 21, 1908. 7:2079. 27,000  
 Bloch, Belle with Samuel and Jacob Kahn. 1st av, No 132, s e cor 8th st, 21.2x53.10. Extension mort. May 10, 1898. Apr 23, 1908. 2:435. nom  
 Coutts, Geo H with Frederick Schlesinger and Samuel Sisser. Norfolk st, No 167, w s, 68.9 n Stanton st, 29.5x47.6x29.4x47.6. Extension mort at increased interest from 5% to 5 1/2%. Apr 21. Apr 23, 1908. 2:355. nom

Coddington, Chas E (estate of), a corpn, to Josephine Uterhart. 47th st, Nos 128 and 130, s s, 437.6 e 7th av, 37.6x100.5. Certificate as to mort for \$20,000. April 20. April 21, 1908. 4:999.  
 Same to Josephine Stein. Same property. Certificate as to mort for \$20,000. April 20. April 21, 1908. 4:999.  
 Capo, Antonio to Cosimo dio Rio. 1st av, No 2331, w s, 75.5 n 119th st, 25.5x100. April 15, 2 years, 6%. April 21, 1908. 6:1796. 3,000  
 Calender Realty Co to CITIZENS SAVINGS BANK. 129th st, Nos 51, 53 and 55 East. Consent to extension of mort. Apr 10. Apr 17, 1908. 6:1754.  
 Same to same. Same property. Certificate as to extension mort. Apr 10. Apr 17, 1908. 6:1754.  
 Chebra Ahawath Abraham Benai Kola of City N Y, a corpn, to Lambert Suydam, Jr. Av D, No 48, e s, 75 s 5th st, 21x82. Apr 17, 1908, 5 years, 5%. 2:360.  
 Coffman, Leslie with Chas J Schmitt and U S TRUST CO of N Y. 6th av, No 257. Subordination agreement. Apr 6. Apr 17, 1908. 3:792. nom  
 City Mortgage Co and C M Silverman & Son with Jennie W Schiffer, Jacob Wertheim and Chas J Waxelbaum exrs, &c, Walter A Schiffer. Amsterdam av, Nos 1480 and 1482, n w cor 133d st, No 501, 40x100. Subordination agreement. Apr 14. Apr 17, 1908. 7:1987. nom  
 Collins, Ann to Solomon C Powell. Cooper st, n s, 150 w Emerson st, 50x100. April 18, due April 18, 1909, 6%. April 17, 1908. 8:2240. 1,600  
 Cohen, Max to Edwin B Meeks exr Joseph W Meeks, of Islip, L I. 27th st, No 31, n s, 397 e 6th av, 28x98.9. P M. April 20, 1908, 5 years, 4 1/2%. 3:829. 49,000  
 Coddington, Chas E (estate of) to Josephine Uterhart. 47th st, No 128, s s, 456.3 e 7th av, 18.9x100.5; 47th st, No 130, s s, 437.6 e 7th av, 18.9x100.5. P M. Equal lien with mort for \$20,000. April 15, 3 years, 5 1/2%. April 20, 1908. 4:999. 20,000  
 Same to Josephine Stein. Same property. April 15, 3 years, 5 1/2%. April 20, 1908. 4:999. 20,000  
 Cullen, Benj J, of Mt Vernon, N Y, to MUTUAL LIFE INS CO of N Y. 56th st, No 411, n s, 175 w 9th av, 25x100. Prior mort \$—. April 18, due, &c, as per bond. April 20, 1908. 4:1066. 2,500  
 Coe, Sara W to TITLE GUARANTEE AND TRUST CO. Fort Washington av, s e cor 170th st, 126.5x90.8x126.1x95. April 20, 1908, due, &c, as per bond. 8:2138. 20,000  
 Crystal Realty and Construction Co to Joseph F Stier. 7th av, Nos 2415 and 2417, n e cor 141st st, 39.11x100. April 23, 1908, due Mar 1, 1913, 5 1/2%. 7:2010. 60,000  
 Same to same. Same property. Certificate as to above mort. April 23, 1908. 7:2010.  
 Davis, Joseph H to Realty Mortgage Co. 143d st, n s, 100 e Broadway, 212.6x99.11. Building loan. April 22, 1 year, 6%. April 23, 1908. 7:2075. 210,000  
 Dornbusch, Wm F, of Brooklyn, with the SEAMENS BANK FOR SAVINGS in City N Y. Fulton st, Nos 115 and 117. Extension agreement at interest increased from 4% to 4 1/2%. April 18. April 20, 1908. 1:91. nom  
 Doherty, Elizabeth F to the BOWERY SAVINGS BANK. Lexington av, No 1111, e s, 85.2 n 77th st, 17x70. April 20, 1908, due April 20, 1913, 5%. 5:1412. 7,500  
 Doerner, Max and Benj H Strauss to Emilie Sachs. 4th st, No 199, n s, 175 e Av A, 25x96.2. Leasehold. P M. April 18, due July 1, 1913, 6%. April 20, 1908. 2:400. 4,750  
 Dunn, Geo W and Wm A Martin exrs to Frank J Baumert. 122d st, No 4 West. Receipt for payment of \$5,625 on account of mort. April 21, 1908. April 22, 1908. 6:1720.  
 Densmore, Compton Building Co to TITLE GUARANTEE AND TRUST CO. Certificate as to consent of stockholders to mort for \$7,000 on property in Brooklyn. April 14. April 22, 1908.  
 Davis & Co, Samuel & Co to POUGHKEEPSIE SAVINGS BANK. Certificate as to consent of stockholders to mort for \$10,000 on property at Poughkeepsie, N Y. April 17. April 21, 1908. —  
 Doris, Marv A with Rose Bannon. Lexington av, No 288, w s, 49.5 s 37th st, 24.6x84. Agreement modifying mort. Apr 15. Apr 17, 1908. 3:892. nom  
 Esseff Realty Co to LAWYERS TITLE INS AND TRUST CO. Carmine st, No 79, n s, abt 307.10 w Bedford st, runs n 66.3 x s w 39.10 x w 4.9 x s w 29 x e 24 to beginning. P M. April 20, 5 years, 5 1/2%. April 21, 1908. 2:582. 4,500  
 Eckert, Samuel to Saml Groszman. Willett st, No 84, e s, abt 120 n Rivington st, 25x109. Prior mort \$35,250. April 20, due, &c, as per bond. April 21, 1908. 2:339. 2,000  
 Egan, James with Chas J Schmitt and U S TRUST CO of N Y. 6th av, No 257. Subordination agreement. Apr 2. Apr 17, 1908. 3:792. nom  
 Esseff Realty Co to Martin Burke. 49th st, No 134, s s, 450 w 6th av, 25x100. P M. April 20, 1908, due May 1, 1911, 5%. 4:1091. 20,000  
 Ehrenreich, Moses with SEAMENS BANK FOR SAVINGS in City N Y. Madison av, No 1070, s w cor 81st st, 102.2x63. Extension mort at increased interest from 4 to 4 1/2%. Apr 17, 1908. 5:1492. nom  
 Estates Settlement Co with TITLE GUARANTEE AND TRUST CO. 171st st, s s, 100 w Amsterdam av, 175x95. Subordination agreement. April 16. April 18, 1908. 8:2127. nom

# HECLA IRON WORKS

North 10th, 11th and 12th STREETS

BROOKLYN,

NEW YORK

# Architectural Bronze

AND

# IRON WORK

- Eighty-sixth Street Theatre Co to Edgar S Appleby TRUSTEE. 86th st, Nos 157 to 161, n s, 281.1 w 3d av, runs n 100.8 x e 76.8 x s 100.8 to st, x w 76.8. April 23, 1908, 5 years, 6%. 5:1515. 75,000
- Same to same. Same property. Certificate as to above mort. Apr 7. April 23, 1908. 5:1515.
- Same to John J Keit. Same property. Prior mort \$100,000. Apr 22, 1 year, 6%. April 23, 1908. 5:1515. 20,000
- Same to same. Same property. Certificate as to above mort. Apr 7. April 23, 1908.
- Ebling Realty Co to Wm Ebling. 8th av, Nos 205 and 207, n w s, 52.6 s w 21st st, 50x100. Leasehold. P M. Mar 14, 5 years, 4½%. April 20, 1908. 3:744. 14,000
- Eppinger, Sadie with Seymour Schlüssel exr Alexander Schlüssel. 2d av, No 1390. Extension mort at increased interest from 4¾% to 5%. April 13. April 23, 1908. 5:1446. nom
- Farmers Loan and Trust Co as trustee with Louisa Mander. 147th st, No 283, n s, 250 e 8th av, 25x99.11. Subordination agreement. April 16. April 18, 1908. 7:2033. nom
- Fleischmann Realty and Construction Co to Fredk W Marks and ano. Old Broadway, Nos 2340 to 2350, s e cor 130th st, No 526, runs e 101 x s 26.8 x e 0.4 x s 73.4 x e 3.9 x s 35.9 n w 22.5 to e l Schieffelin st, x w 83 to Old Broadway, x n 125.1 to beginning. Prior mort \$110,000. April 17, 1 year, 6%. April 18, 1908. 7:1984. 12,500
- Same to same. Same property. Certificate as to above mort. April 14. April 18, 1908. 7:1984.
- Fleischmann Realty & Construction Co to Louisa Mander. 147th st, No 283, n s, 250 e 8th av, 25x99.11. Certificate as to mort for \$23,000. April 18, 1908. 7:2033.
- Fleischmann Realty and Construction Co to Louisa Mander. 147th st, No 283, n s, 500 w 7th av, 25x99.11. April 17. due Mar 1, 1913, 5½%. April 18, 1908. 7:2033. 23,000
- Franklin Building Co to whom it may concern. Murray st, Nos 9, 11, 13 and 15, n s, 155 w Broadway. Certificate as to extension of mort. April 16. April 20, 1908. 1:134.
- Franklin Building Co with the SEAMENS BANK FOR SAVINGS. Murray st, Nos 9 to 15. Extension agreement at 4½%. April 16. April 20, 1908. 1:134. nom
- Same with same. Same property. Extension agreement at interest increased from 4% to 4½%. April 16. April 20, 1908. 1:134. nom
- Same with same. Certificate as to consent of stockholders to above 2 extension agreements. April 16. April 20, 1908. 1:134.
- Frielingsdorf, John J with UNION TRUST CO of N Y and Henry Hof. 3d av, No 560. Subordination agreement. April 15. Apr 20, 1908. 3:893. nom
- Fink, Anna R to TITLE GUARANTEE AND TRUST CO. Broome st, No 404, n e cor Marion st, No 1, 25.3x71.4x23.10x65.10. ½ part. All title. April 17, 1908, due, &c, as per bond. 2:481. 8,000
- Fleischmann Realty and Construction Co to Frederick W Marks and ano. 7th av, Nos 2525 to 2535, e s, 40 n 146th st, 119.10x100. Prior mort \$114,000. April 17, 1 year, 6%. April 18, 1908. 7:2015. 15,000
- Same to same. Same property. Certificate as to above mort. Apr 14. April 18, 1908. 7:2015.
- Fine, Max with Jane H and Alice M Reilly. Grand st, No 402. Agreement modifying mortgage. April 13. April 21, 1908. 2:346. nom
- Fries, Anna M with Phoenix Widow and Orphan Aid Society. 59th st, No 513, n s, 175 w Amsterdam av, 25x100.5. Subordination agreement. April 16. April 21, 1908. 4:1151. nom
- Frings, August and Joseph Pottot to A Hupfels Sons. 7th av, No 320. Saloon lease. Mar 31, demand, 6%. April 21, 1908. 3:777. 200
- Fleischmann Realty and Construction Co to TITLE INS CO of N Y. 7th av, n w cor 150th st, 39.11x100. P M. April 20, 1 year, 6%. April 22, 1908. 7:2036. 18,000
- Fleischmann Realty and Construction Co to TITLE INS CO of N Y. 7th av, s w cor 151st st, 39.11x100. P M. April 20, 1 year, 6%. April 22, 1908. 7:2036. 17,500
- Fleischmann Realty and Construction Co to TITLE INS CO of N Y. 7th av, w s, 39.11 n 150th st, 40x100. P M. April 20, 1 year, 6%. April 22, 1908. 7:2036. 11,500
- Grossman, Herman B to Moses Price. Orchard st, No 58, e s, abt 125 s Grand st, 25x87.6. P M. April 20, 3 years, 6%. April 22, 1908. 1:309. 2,000
- Glasgow, Benj to August Goetz. 6th st, No 313, n s, 199.6 e 2d av, 20.6x81.9. P M. Prior mort \$10,000. April 21, due May 1, 1913, 6%. April 22, 1908. 2:448. 6,500
- Geraty, John J to Alfred M Bedell. 26th st, Nos 109 to 115, n s, 125 w 6th av, 50x98.9. April 21, 3 years, 6%. April 22, 1908. 3:802. 165,000
- Graber, Sidney S to Abraham Bernheimer. 71st st, No 185, n s, 100 w 3d av, 16.10x102.2. P M. April 20, 5 years, 5%. Apr 22, 1908. 5:1406. 15,000
- Goldstein, Solomon to Magdalena Briner. Cherry st, No 452, n s, 150 e Jackson st, 25x100. Prior mort \$23,000. April 21, due, &c, as per bond. April 22, 1908. 1:263. 6,500
- Goldstein, Morris to Louis Goldstein. 61st st, No 243, n s, 175 e West End av, 25x100.5. Mar 31, due Oct 1, 1908, 6%. April 21, 1908. 4:1153. 2,150
- Groeling, Geo to Katharina Fuchs. 106th st, No 151, n s, 200 e Amsterdam av, 25x100.11. April 20, 2 years, 6%. April 21, 1908. 7:1861. 2,000
- GERMANIA LIFE INS CO with Victor M Earle. West End av, No 864, e s, 40.11 n 102d st, 20x92. Extension mort. April 16. April 20, 1908. 7:1874. nom
- Green, Noah with Emilie Bayer. 133d st, No 170 West. Extension mort at increased interest from 5% to 6%. Apr 14. Apr 17, 1908. 7:1917. nom
- Greene, Betty to SEAMENS BANK FOR SAVINGS in City N Y. 91st st, Nos 53 and 55, n s, 106.1 e Madison av, 32.9x100.8. Apr 17, 1908, 3 years, 5%. 5:1503. 40,000
- Goldman, Morris to London Realty Co. 20th st, No 222, s w s, abt 300 w 7th av, 25x86.7x25x87.3 on n w s. Assignment of rents. Sub to all liens. Apr 15, due Aug 15, 1908, 6%. Apr 17, 1908. 3:769. secures notes, 825
- Greenberg, Mendel W to Henry J Blumensohn. Suffolk st, No 173, n w s, 80 s Houston st, 22x100; Suffolk st, No 171, w s, 102 s Houston st, 24x100. Leasehold. Prior mort \$2,000. April 18, 2 years, 6%. April 20, 1908. 2:355. 2,500
- Goucher, Annie to TITLE GUARANTEE AND TRUST CO. 40th st, No 214, s s, 185.9 w 7th av, 14.3x98.9. April 20, 1908, due, &c, as per bond. 3:789. 8,000
- Greenwald, Malvina and Jenny Roth to David Horn. 131st st, No 11, n s, 200 e 5th av, 25x100.11. P M. Prior mort \$18,000. April 15, 5 years, 6%. April 18, 1908. 6:1756. 5,000
- Garnlein, Frank with Caroline S Willis. Broadway, No 3254, e s, 25 s 131st st, 24.11x100. Subordination agreement. April —. 1908. April 23, 1908. 7:1985. nom
- Golden, Bernard F to Estelle D Weekes trustee. Roosevelt st, No 94, e s, 120.8 n Cherry st, 20.7x41.6x20.3x41.6. P M. April 20, 5 years, 5½%. April 23, 1908. 1:111. 6,600
- Guardino, Pietro, Peter Rinelli and Stephan Guardino to DeWitt Bailey. Sullivan st, Nos 107 and 109, s e s, 200 n e Spring st, 50x100.5. April 22, installs, 6%. April 23, 1908. 2:503. 10,000
- Grinberg, Adolph J with Caroline M Butterfield et al trustee Frederick Butterfield. 74th st, No 144, s s, 442 w Columbus av, 20x102.2. Extension mort. Apr 13. Apr 23, 1908. 4:1145. nom
- Grannis, Anne C A, of Muncy, Pa, with John R Agnew. Pearl st, No 542, n s, 99.4 w Lafayette st, late Elm st, 25.1x100.1x25.8x100.6. Extension agreement. Apr 13. Apr 23, 1908. 1:157. nom
- Grand Lodge of the U S of the Independent Order Free Sons of Israel, a corp, with Pauline Nussbaum and Meyer Koch. Av A, No 1619. Extension mort. Nov 1, 1907. Apr 16, 1908. 5:1565. Corrects error in last issue as to omission of parties 2d part. nom
- Hall, Wm H with The Eighty-Sixth Street Theatre Co. 86th st, Nos 157 to 161, n s, 204.5 w 3d av, 76.8x100.8. Extension mort. Apr 22. Apr 23, 1908. 5:1515. nom
- Haigh, William and Hartley exrs &c Hartley Haigh with Joseph H Prisk. Madison av, No 1997, e s, 33.7 n 127th st, 16.7x60. Extension mort at increased interest from 4½% to 5½%. Mar 31. Apr 23, 1908. 6:1752. nom
- Hall, Wm H with Edgar S Appleby trustee. 86th st, Nos 157 to 161 East. Subordination mort. April 22. April 23, 1908. 5:1515. nom
- Hall, Arlington C and Harvey M Hall with Edgar S Appleby. 86th st, Nos 157 to 161 East. Subordination agreement. April 23, 1908. 5:1515. nom
- Hendricks, Myrtilla F to Mary B Crook. 75th st, No 153, n s, 179 e Amsterdam av, 21x102.2. P M. April 20, 1908, 3 years, 5%. 4:1147. 30,000
- Harlam, Isabelle K to Mary E Edmiston. 132d st, No 133, n s, 325 w 6th av, 18.7x99.11. April 20, 1908, 5 years, —. 7:1917. gold, 6,500
- Same and David Silberstein with same. Same property. Subordination agreement. April 20, 1908. 7:1917. nom
- Heller, Louis to Max Held. 3d av, No 1442, w s, 25.6 s w 82d st, 25.6x102.2. April 20, 1908, 3 years, 5%. 5:1510. 22,000
- Heidelburger, Frida to Clementine M Silverman and ano. 7th av, No 1871, on map Nos 1871 and 1873, s e cor 114th st, 50.5x100. P M. April 20, 1908. 2 years, 6%. 7:1823. 15,000
- Haase, Albert to Geo Karole. 9th av, No 474, e s, 98.8 s 37th st, 24.8x100. P M. Prior mort \$19,000. April 20, 1908, 5 years, 6%. 3:760. 12,000
- Hof, Henry to UNION TRUST CO of N Y. 3d av, No 560, n w cor 37th st, Nos 165 and 167, 27x80. April 20, 1908, 3 years, 5½%. 3:893. 31,500
- Halbach, Josephine widow to Rebecca Knight. Cherry st, No 322, n s, 119.10 e Clinton st, 27x99.7. Prior mort \$15,000. Apr 15, due Jan 10, 1913, 5½%. Apr 17, 1908. 1:258. 2,000
- Heim, Theresa wife of and Louis to Drayton Burrill trustee Mary E Bogert. Morton st, No 54, s s, 230 e Hudson st, 25x100. Apr 21, 1908, 3 years, 5%. 2:583. 12,000
- Halligan, Eliza to James J Halligan. 43d st, No 503, n s, 100 w 10th av, 25x100. Prior mort \$10,000. April 11, 1 year, 5%. April 21, 1908. 4:1072. 7,000
- Heyman, Mary with New York Dispensary. 59th st, No 438 East. Agreement extending mort at interest increased from 4% to 4½%. Feb 21. April 21, 1908. 5:1370. nom
- Haskell & Barker Co of Michigan City, Ind, with Lackawanna Live Stock Transportation Co. Rolling stock, equipment agreement. Mar 21, installs, 4%. Apr 22, 1908. gold bonds, 210,000
- Jalien, Marcus to Pervical S Menken. Delancey st, No 100, n e cor Ludlow st, No 106, 19.3x75. April 20, due May 1, 1910, 6%. April 21, 1908. 2:410. 500
- Jacobs, Abraham to Chas Wolf. 144th st, Nos 263 and 265, n s, 185 e 8th av, 40x99.11. Prior mort \$34,000. April 20, 1908, 3 years, 6%. 7:2030. 10,000
- Kedgwick Co to Esther Geiger and ano. 8th av, Nos 2718 and 2720, e s, 80 s 145th st, 39.10x100. Prior mort \$12,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 7,250
- Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030.
- Kissel, Caroline T of Morris Township, N J, with Chas L Ritzmann. 8th av, No 102, n e cor 15th st, Nos 263 to 267, 25x93.6. Leasehold. Extension mort at increased interest from 5½% to 6%. Jan —, 1908. April 22, 1908. 3:765. nom
- Kedgwick Co to LAWYERS TITLE INS AND TRUST CO. 8th av, Nos 2710 and 2712, n e cor 144th st, Nos 275 and 277, 40x100. April 20, 1908, 5 years, 5½%. 7:2030. 64,000
- Same to same. Same property. Certificate as to above mort. Apr 13. April 20, 1908. 7:2030.
- Kedgwick Co to LAWYERS TITLE INS AND TRUST CO. 8th av, e s, 119.10 n 144th st, —, Certificate as to above mort. April 13. April 20, 1908. 7:2030.
- Kedgwick Co to LAWYERS TITLE INS AND TRUST CO. 8th av, Nos 2714 and 2716, e s, 40 n 144th st, 40x100. April 20, 1908, 5 years, 5½%. 7:2030. 44,000
- Same to same. Same property. Certificate as to above mort. Apr 20, 1908. 7:2030.
- Kedgwick Co to LAWYERS TITLE INS AND TRUST CO. 8th av, Nos 2718 and 2720, e s, 80 s 145th st, 39.10x100. Apr 20, 1908, 5 years, 5½%. 7:2030. 44,000
- Same to same. Same property. Certificate as to above mort. Apr 13. April 20, 1908. 7:2030.

# THE GEORGE A. JUST CO. IRON WORK

## 239 VERNON AVENUE FOR BUILDINGS

### LONG ISLAND CITY NEW YORK

Kedgwick Co to LAWYERS TITLE INS & TRUST CO. 8th av, Nos 2722 and 2724, e s, 40 s 145th st, 40x100. April 20, 1908, 5 yrs, 5½%. 7:2030. 44,000

Kavanagh, Thomas and Roger D, Thos F, John A, Chas H and Mary Kavanagh heirs Ellen Kavanagh to EMIGRANT INDUSTRIAL SAVINGS BANK. 87th st, No 520, s s, 258.4 e Av A, 16.8x82x 16.8x82.2. Apr 17, 1908, 3 years, 5%. 5:1583. 6,000

Kedgwick Co to Tillie Wacht. 8th av, Nos 2722 and 2724, e s, 40 s 145th st, 40x100. Prior mort \$56,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 7,250

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kedgwick Co to Tillie Wacht. 8th av, Nos 2714 and 2716, e s, 40 n 144th st, 40x100. Prior mort \$44,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 12,000

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kedgwick Co to Esther Geiger and ano. 8th av, Nos 2710 and 2712, n e cor 144th st, Nos 275 and 277, 40x100. Prior mort \$12,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 4,500

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kedgwick Co to Tillie Wacht. 8th av, Nos 2710 to 2724, n e cor 144th st, Nos 275 and 277, 159.10x100. Prior mort \$270,000. April 20, due Aug 20, 1908, 6%. April 21, 1908. 7:2030. 5,000

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kedgwick Co to Esther Geiger and ano. 8th av, Nos 2718 and 2720, e s, 80 s 145th st, 39.10x100. Prior mort \$44,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 12,000

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kedgwick Co to Tillie Wacht. 8th av, Nos 2722 and 2724, e s, 40 s 145th st, 40x100. Prior mort \$44,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 12,000

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kedgwick Co to Tillie Wacht. 8th av, Nos 2714 and 2716, e s, 40 n 144th st, 40x100. Prior mort \$12,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 7,000

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kedgwick Co to Esther Geiger and ano. 8th av, Nos 2710 and 2712, n e cor 144th st, Nos 275 and 277, 40x100. Prior mort \$64,000. April 20, 1 year, 6%. April 21, 1908. 7:2030. 12,000

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 7:2030. —

Kass, Abraham L to Patrick Gavan. Attorney st, No 6, e s, 161.3 s Grand st, 20.6x50. April 14, due April 1, 1911, 5½%. April 20, 1908. 1:315. 9,000

Kissel, Caroline T, of Morris Township, N J, with Rachel and Saml E Posner. 124th st, No 162, s s, 254.4 w 3d av, 21.4x100.11. Extension mort at increased interest from 5% to 6%. Jan 1, 1908. April 22, 1908. 6:1772. nom

Keenan, Kate wife of and Patrick to exrs of estate Joseph B and Lyman G Bloomingdale dec'd. 64th st, No 223, n s, abt 255 w 2d av. ——. Apr 22, 1908, due May 1, 1918, 6%. 5:1419. 1,000

Lowenfeld, Pincus and Wm Prager and STATE BANK with Sarah Wohlgemuth. Broadway, n e cor 151st st, 49.11x100. Subordination agreement. Apr 23, 1908. 7:2083. nom

Levy, Abraham A to Isaac Jacobs. 3d st, No 69, n s, 305 e 2d av, 20x96.2. Prior mort \$20,650. Nov 2, 1907, 5 years, 5%. April 22, 1908. 2:445. 1,875

Lyons, Alfred to Saml Riker. Hudson st, Nos 617 and 619, w s, 19 s Jane st, runs w 40.1 x s 0.10 x w 14.4 x s 36.2 x e 53.2 to Hudson st, x n 37.1 to beginning. April 20, 5 years, 5%. Apr 21, 1908. 2:625. 1,500

L G W Realty Co to Adolf D Lindemann. Willett st, No 66, e s, 125 s Rivington st, 24.9x100. P M. Prior mort \$23,000. Apr 20, 5 years, 6%. Apr 21, 1908. 2:338. 10,000

Legniti, Angelo to Lincoln Mortgage Co. Sullivan st, Nos 56 and 58, n w cor Broome st, Nos 532 and 534, runs w 37.8 x n 83.8 x e 21.7 x s 24.11 x s e 43 to Sullivan st, x s 62.8 to beginning. Prior mort \$59,000. April 20, 3 years, 6%. April 21, 1908. 2:490. 10,000

Leslie, Warren to TITLE GUARANTEE AND TRUST CO. 69th st, No 110, s s, 100 w Columbus av, 18x100.5. April 20, 1908, due, &c, as per bond. 4:1140. 21,000

Liebenthal Construction Co to LAWYERS TITLE INS AND TRUST CO. 121st st, Nos 102 and 104, s s, 40 e Park av, 50x75.7. Apr 17, 5 years, 5½%. April 20, 1908. 6:1769. 35,000

Same to same. Same property. Certificate as to above mort. Apr 17. April 20, 1908. 6:1769. —

Same and Chas Finkelstein with same. Same property. Subordination agreement. April 17. April 20, 1908. 6:1769. nom

Lawyers Mortgage Co with Jacob Ganz. Broome st, No 200, n s, 50 w Suffolk st, 25x68. Extension agreement at interest increased from 4½ and 5½%. April 11. April 17, 1908. 2:352. nom

Loewel, Jacob with Edwin Baldwin trustee John Hardman. 49th st, No 353 E. Extension mort at increased interest from 5% to 5½%. April 20. April 23, 1908. 5:1342. nom

Lowenfeld, Pincus and Wm Prager to Sarah Wohlgemuth. Broadway, n e cor 151st st, 49.11x100. April 20, 2 years, 5½%. Apr 21, 1908. 7:2083. 20,000

Meyer, Mary M to Walton Ferguson. 101st st, No 323, n s, 190 w West End av, 20x100.11. April 21, 1908, due, &c, as per bond. 7:1889. 13,500

Miller, Asher to Moser Arndtstein. 130th st, No 260, s s, 169 e 8th av, 16x99.11. P M. Prior mort \$10,000. Apr 17, 1908. 2 years, 6%. 7:1935. 1,750

Myers, Maurice and Gem Realty Co to LAWYERS TITLE INS & TRUST CO. 7th av, No 363, e s, 23.3 n 30th st, 23x75. Subordination agreement. Apr 15. Apr 17, 1908. 3:806. nom

Manhattan College to EMIGRANT INDUSTRIAL SAVINGS BANK. Old Broadway, s w cor 133d st, runs w — to e s Broadway, x s 25 x e — to Old Broadway, x n — to beginning. April 22, 1908, 1 year, 5%. 7:1986. 15,000

Mack, Hugo S to Robt E McDonnell. Riverside Drive, No 413, e s, 52.7 n 113th st, 51x111.9x50x98.7. P M. April 20, 1908, due Jan 10, 1909, 6%. 7:1895. 13,000

McLoughlin, Bernard and Patrick Kilkenny to Lion Brewery. 10th av, No 534. Saloon lease. April 16, demand, 6%. April 20, 1908. 3:737. 3,411.34

Miller, Minnie to Mary Vooth. Manhattan av, No 113, w s, 109.11 n 104th st, 18x50. April 21, 3 years, 5%. April 22, 1908. 7:1840. 7,500

Mead, Frederick to Scholle Bros. 56th st, No 1, n s, 100 w 5th av, 25x100.5. April 21, 3 years, 4½%. April 22, 1908. 5:1272. 25,000

Millington, Sidney E to John S Huyler. Wadsworth av, n e cor 177th st, 89.10x100. ½ part. Mar 26, due May 1, 1908, 5%. April 18, 1908. 8:2144. 4,477.29

Marks, Joel to Charles M Rosenthal. Claremont av, e s, 100 n 122d st, 100x100. Building loan. April 23, 1908. 3 years, 5½%. 7:1993. 156,000

Marrone, Michl to Eliz Berbert. 110th st, No 346, s s, 75 w 1st av, 25x100.11. Mar 16, due, &c, as per bond. April 21, 1908. 6:1681. 11,000

McBride, Jessie C with Chas A Person. Wadsworth av, s e cor 178th st, 100x100. Extension mort at increased interest from 5½ to 6%. April 10. April 22, 1908. 8:2144. nom

Martin, Chas, of Monticello, N Y, to Ogden Brower and ano trustees John L Brower. 26th st, No 332, s s, 425 e 9th av, 25x98.9. April 16, 3 years, 5½%. April 20, 1908. 3:749. 16,000

Miller, Margt, of London, Eng (by attorney), with Michael Gagliardi and ano. 124th st, No 411, n s, 150 e 1st av, 25x100.11. Extension mort at increased interest from 5% to 5½%. Apr 22. Apr 23, 1908. 6:1812. nom

New York Metal Covered Door Co to Jacob Sanders and ano. Certificate as to chattel mortgage dated April 17, 1908. April 17. April 21, 1908. —

Newman, Harry to Israel Newman. 48th st, No 323, n s, 300 e 2d av, 25x100.5. All title. Prior mort \$—. April 20, 3 yrs, 6%. April 22, 1908. 5:1341. 800

O'Reilly, Maria A to Ella Gerken widow. 6th av, No 77, n w cor Waverly pl, No 135, 21.5x80.2. P M. Prior mort \$13,000. Apr 21, due Jan 1, 1913, 5%. April 22, 1908. 2:593. 14,000

Obermeier, Leonard J to Martin Steinthal. Lexington av, No 728, w s, 60.5 n 58th st, 20x70. Prior mort \$25,000. April 20, 1 year, interest as per bond. April 21, 1908. 5:1313. 3,500

Oltarsh, W Hertz and David M Oltarsh to Chas L Palmer. South st, No 385, n s, 50 w Jackson st, runs w 50 x n 70 x e 25 x n 26.11 x e 12.1 x n 7.5 x e 12.10 x s 104.4 to beginning. Apr 15. 3 years, 6%. Apr 17, 1908. 1:243. 3,000

O'Connor, Mary wife of and Cornelius, of West New York, N J, to Robt J Johnston. 44th st, No 518, s s, 275 w 10th av, 25x 100.5. April 22, 3 years, 5%. April 23, 1908. 4:1072. gold, 4,000

Pocker, Max to LAWYERS TITLE INS AND TRUST CO. 108th st, No 164, s s, 167 e Lexington av, 17x100.11. April 21, 1908. 5 years, 5½%. 6:1635. 7,500

Pocker, Max to Wm Sturz. 108th st, No 164, s s, 167 e Lexington av, 17x100.11. Prior mort \$7,500. April 21, 1908, 3 years, 5%. 6:1635. 2,000

Palmieri, John to Elise Boyd. Spring st, No 187, n s, abt 75 w Thompson st, 25x100, also lot adj on w s of rear part of above 17 ft wide and 35.9 deep. April 15, 5 years, 5%. April 21, 1908. 2:503. 23,000

Palmieri, John to LAWYERS TITLE INS & TRUST CO. Oak st, Nos 37 to 43, s w cor James st, Nos 75 to 79, runs w 53.8 x s 75.2 x e 59 to James st x n 75.2 to beginning. Apr 15, 5 years, 5½%. Apr 17, 1908. 1:111. 46,000

Perlstein, Louis and Jacob Rosenthal to Jacob Shevell. Rivington st, n w cor Suffolk st, 34x71. P M. Prior \$64,000. Apr 20, installs, 6%. Apr 22, 1908. 2:354. 14,000

Pye, John E, of Lakewood, N J, to Regina D Pye. St Nicholas av, No 350, e s, 50.6 s 128th st, 25.2x97.5x24.10x93. April 15, due, &c, as per bond. April 20, 1908. 7:1954. 4,000

Peysler, Fannie C and May V daughters Fredk M Peysler with SEAMENS BANK FOR SAVINGS in City N Y. 47th st, No 68 West. Extension mort at increased interest from 4 to 4½%. April 15. April 20, 1908. 5:1262. nom

Peysler, Fannie C and May V daughters of Fredk M Peysler with SEAMENS BANK FOR SAVINGS. 47th st, No 68 West. Extension agreement at interest increased from 4% to 4½%. April 15. April 20, 1908. 5:1262. nom

Peysler, Jesse F and Horace F with the SEAMENS BANK FOR SAVINGS. Pearl st, Nos 536 to 540. Extension agreement at interest increased from 4% to 4½%. April 15. April 20, 1908. 1:157. nom

Same with same. Same property. Agreement extending mortgage at interest reduced from 7% (made in year 1871) to 4½%. Apr 15. April 20, 1908. 1:157. nom

Pye, John E, of Lakewood, N J, to Regina D Pye. St Nicholas av, No 348, e s, 75.8 s 128th st, 25.3x101.2x25x97.5. April 15, 3 years, —. April 20, 1908. 7:1954. 4,000

Quinn, Joseph to Realty Holding Co. 15th st, No 34, s s, 475 w 5th av, 25x103.3. April 15, due, &c, as per bond. April 18, 1908. 3:816. 5,300

Reynolds, James, of City Island, N Y, and John T McMahon to Pincus Lowenfeld and ano. 142d st, n s, 350 e 7th av, 50x99.11. P M. Prior mort \$16,000. April 20, due April 15, 1911, 6%. Apr 21, 1908. 7:2011. 1,000

Rosenthal, Marcus to Antoinette B Hewitt. 46th st, Nos 345 and 347, n s, 100 w 1st av, 40x100.5. Prior mort \$14,500. April 18. due Oct 18, 1909, —. April 20, 1908. 5:1339. 4,000

Rector, &c, of the Church of the Ascension in City of N Y with Rose M Smith. 150th st, No 546, s s, 416.8 w Amsterdam av, 17x99.11. Extension agreement. Mar 31. April 17, 1908. 7:2081. nom

Reid (Robt) Co to Clara Kinkeldey. 125th st, Nos 127 and 129, n s, 322.6 w Lenox av, 38.9x99.11. P M. Prior mort \$122,000. April 15, due, &c, as per bond. April 18, 1908. 7:1910. 4,000

Same to John D Beals. Same property. P M. Prior mort \$126,000. April 15, due, &c, as per bond. April 18, 1908. 7:1910. 49,000

Roosevelt, W Emlen and John E as trustees with Herman H Willenbrock. 168th st, No 512, s s, 183.4 w Amsterdam av, 16.8x95. Extension agreement. Nov 1, 1907. April 17, 1908. 8:2123. nom

<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City</p> <p>WORKS HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY ABOUT 3,000,000 BARRELS</p> <h1 style="margin: 0;">ALSEN</h1> <p>"THE ABSOLUTELY SAFE CEMENT"</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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Rose, Wm R. and Edwin H and Nathaniel J Hess with Jennie B Gasper. 15th st, No 34, s s, 475 w 5th av, 25x103.3. Subordination agreement. Apr 14. Apr 17, 1908. 3:816. nom

Ritter, Bertha to Chas Jaeger. 113th st, No 110, s s, 153.4 w Lenox av, 26.8x100. Prior mort \$24,000. April 22, 1908, due Feb 17, 1910, 6%. 7:1822. 3,000

Rogers, Francis with BOWERY SAVINGS BANK. 125th st, No 6 West. Extension agreement at interest increased from 4% to 4½%. April 15. April 21, 1908. 6:1722. nom

Rosenthal, Rosie wife of and Saml to Pittsburgh Plate Glass Co. Rivington st, No 320, n w cor Goerck st, No 81, 50x24.8x49.11x 24.8. Given as collateral security for payment of notes. Apr 20, installs, —%. April 21, 1908. 2:329. 471.54

Rovegno, Domenico and Joseph to LAWYERS TITLE INS AND TRUST CO. Downing st, Nos 57 and 59, n s, 221 w Bedford st, runs n 90 x w 59.3 x s 20 x e 20.2 x s 70 to st, x e 39.1 to beginning. P M. April 20, 3 years, 5½%. April 21, 1908. 2:528. 12,000

Sohst, Matilda with Seymour Schlüssel exr Alexander Schlüssel. Chrystie st, No 84. Extension mort at increased interest from 4½% to 5%. Apr 16. Apr 17, 1908. 1:305. nom

Shephard, George to BROADWAY SAVINGS INSTN of N Y City. 17th st, No 321, n s, 225 w 8th av, runs w 25 x n 92 x e 25 x s 10.10 x w 0.3½ x s 19 x e 0.2½ x s 15.8 x w 0.1½ x s 9.9 x s e 0.1½ x s 36.9 to beginning. Apr 17, 1908, 1 year, 5%. 3:741. 10,000

Sanford, Samuel S, of Bridgeport, Conn, to U S TRUST CO of N Y. 52d st, No 50, s s, 300 e 6th av, 20x100.5. Apr 16, due May 1, 1911, 5%. Apr 17, 1908. 5:1267. 45,000

Sexton, Caroline B with Francis J Markham and ano. 130th st, No 222 West. Extension mort at increased interest from 4½% to 5%. Apr 1, 1906. Apr 17, 1908. 7:1935. nom

Schmitt, Chas J to U S TRUST CO of N Y. 6th av, No 257, w s, 46 n 16th st, 23x75. Apr 17, 1908, due Apr 1, 1913, 5%. 3:792. 60,000

Salinsky, Henry to Sarah Davis. Hamilton pl, No 101, s e s, 73.2 s 142d st, 16.4x73.11x15x67.7. April 20, 3 years, 5½%. April 21, 1908. 7:2073. 8,000

Stolzenberger to Geo H Koch. 83d st, No 209, n s, 137.11 e 3d av, 20x102.2. Prior mort \$8,000. April 20, 3 years, 6%. April 21, 1908. 5:1529. 4,000

Stewart, Margt to Sarah I Steele. 114th st, No 246, s s, 100 e 8th av, 25x100.11. April 15, due, &c, as per bond. April 21, 1908. 7:1829. 3,000

Sillecocks, Henry to Eliz S Hamilton extrx Albert Willcox. 68th st, No 19, n s, 217 w Central Park West, 16x100.5. P M. April 8, 3 years, 5%. April 21, 1908. 4:1121. 21,000

Siegel, David to Wm R Walker and ano trustees Thos Lewis. Lexington av, No 1473, e s, 25.8 n 95th st, 25x84. April 21, 1908, 3 years, 5%. 5:1524. 16,000

Stein, Jozef, Harry Newman and Jacob Solomon to Fannie Solomon. 48th st, No 323, n s, 300 e 2d av, 25x100.5. Prior mort \$—. April 14, 1 year, 6%. April 21, 1908. 5:1341. 1,000

Sun Construction Co to Ephraim Samuels. Pleasant av, Nos 317 and 319, s w cor 117th st, No 452, 35.8x94. April 1, 3 years, 5½%. April 21, 1908. 6:1710. 40,000

Same to same. Same property. Certificate as to above mort. April 20. April 21, 1908. 6:1710.

Same to Harry B Davis. Same property. Prior mort \$40,000. April 20, 1 year, 6%. April 21, 1908. 6:1710. 5,000

Same to same. Same property. Certificate as to above mort. Apr 20. April 21, 1908. 6:1710.

State Realty and Mortgage Co with Alfred M Bedell. 26th st, Nos 109-115, n s, 125 w 6th av, 50x98.9. Subordination agreement. April 21. April 22, 1908. 3:802. nom

Saunders, Arthur W of Brooklyn, N Y, to Emil C Bondy and ano exrs Chas Bondy. 68th st, No 56, s s, 40 w Park av, 20x100.5. P M. April 20, 1908, 3 years, 5%. 5:1382. 44,500

Shapiro, Dora wife of Solomon to BOWERY SAVINGS BANK. 115th st, No 69, n s, 165 w Park av, 25x100.10. April 22, 1908, 5 years, 5%. 6:1621. 13,000

Smith, Gertrude L to Lina A Weber. 115th st, Nos 111 and 113, n s, 89.6 e Park av, runs n 18.6 x e 0.6 x n 56.6 x e 36 x s 75 to st, x w 36.6 to beginning. Prior mort \$34,500. April 21, installs, 6%. April 22, 1908. 6:1643. 1,300

Sickles, Daniel E to Caroline G Sickles. 5th av, n e cor 9th st, 26.4x100; 5th av, No 23, e s, 26.4 n 9th st, 26.4x100; 5th av, No 25, e s, 52.8 n 9th st, 26.4x100. June 20, 1905, due Jan 1, 1908, 5%. April 21, 1908. 2:567. 40,000

Schlang, Alex with Mark L Abrahams and Jos Dorf. 116th st, No 369, n s, 172 e Morningside av E, 28x100.10. Extension mort. Mar 25. April 21, 1908. 7:1943. nom

Seymour, Chas W and Edo E Mercelis exrs Kate P Stevens with Grace Williams guardian of Lesta Ford. 102d st, Nos 313 and 315, n s, 212.6 e 2d av, 37.6x100.11. Agreement as to share of ownership in bond and mortgage. April 13. April 17, 1908. 6:1674. nom

Sroka, Louis and Grace K and Walter J Moore with Rachel Katze. 56th st, No 235, n s, 225 w 2d av, 25x100.5. Subordination agreement. Mar 3. April 20, 1908. 5:1330. nom

Sroka, Louis to Rachel Katze. 56th st, No 235, n s, 225 w 2d av, 25x100.5. April 20, 1908, due April 20, 1913, 5½%. 5:1330. 20,000

Steinbuehler, Herman to Chas Weill. 62d st, No 218, s s, 275 w Amsterdam av, 25x100.5. April 18, 2 years, 6%. April 20, 1908. 4:1153. 4,000

Shweitzer, Rachel and Bessie to Louis Whitestone. 1st av, Nos 846 and 848, e s, 26 n e 47th st, 49.10x80. Prior mort \$14,000. April 21, 1908, 2 years, 6%. 5:1359. 3,000

Schulang, Philip to Guedalia & Co. 114th st, No 11, n s, 202 w 5th av, 25.6x100.11. Extension mort. April 9. April 22, 1908. 6:1598. nom

Smith, Gertrude L to Leo J Smith. 101st st, No 116, s s 127.7 e Park av, 16x100.11. Prior mort \$6,000. Apr 20, 3 years, 6%. Apr 23 1908. 6:1623. 2,000

Strauss Building and Realty Co to Frances Wallach. Park av, Nos 1120 to 1124, n w cor 90th st, No 73, runs n 60.8 x w 50.7 x s 1, x s 58.11 to st, x e 85.6 to beginning. Certificate as to mort for \$50,000. April 10. April 23, 1908. 5:1502. —

Stillgebauer, Gustav and Eliz to Caroline S Willis. Broadway, No 3254, e s, 25 s 131st st, 24.11x100. April 23, 1908, 3 years, 5%. 7:1985. 16,000

Sondheim, Leopold exr Meyer R Bimberg and Bernard K Bimberg legatee Meyer R Bimberg and Abraham Stern, Isidore Jackson, Surety Realty Co, Harris Mandelbaum and Fisher Lewine with Edgar S Appleby trustee and John J Keit. 86th st, Nos 157 to 161 East. Subordination agreement. April 21. April 23, 1908. 5:1515. nom

TITLE INSURANCE CO OF N Y with Fleischmann Realty and Construction Co. 7th av, w s, 79.11 s 151st st, 40x100. Extension agreement at interest increased from 5% to 6%. April 20, April 22, 1908. 7:2036. nom

TITLE INSURANCE CO of N Y with Fleischmann Realty & Construction Co. 7th av, w s, 39.11 s 151st st, 40x100. Extension mort. April 20. April 22, 1908. 7:2036. nom

Thomas, Frederic C to U S TRUST CO of N Y. 41st st, No 26, s s, 64.7 w Madison av, 32x48, except so much of land upon which stands the westerly wall of building now upon said premises and the extension of said wall to rear of said lot as Clara Pinkney may have acquired title to by agreement. April 17, due May 1, 1911, 5%. April 20, 1908. 5:1275. 60,000

Tishman, Julius to Walter S Latting et al trustee for Isabella C Latting will James Carter. Henry st, No 99, n s, 55.4 w Pike st, 30x45. April 8, 5 years, 5½%. April 21, 1908. 1:282. 18,000

Same and American Mortgage Co with same. Same property. Subordination agreement. April 20. April 21, 1908. 1:282. nom

Thomson, John W as committee Louisa Myers with Caroline Stern. 28th st, No 140 West. Extension mort at increased interest from 4 to 4½%. April 21, 1908. 3:803. nom

Van Winkle, Edw H to John M Kyle individ and John M and Harry B Kyle exrs James Kyle. Broadway, No 814, e s, 118.3 s 12th st, 25.1x116.5x25.1x117.7. Leasehold. All title. P M. Apr 17, 5 years, 6%. April 20, 1908. 2:557. 5,000

Van Rensselaer, Isabella M and Maunsell and Caroline V R Hillhouse individ and Caroline V R Hillhouse and Alex T Mason as trustees Sarah A Van Rensselaer with BANK FOR SAVINGS, N Y. 20th st, Nos 42 and 44 West. Extension agreement at interest increased from 4% to 5%. April 15. April 21, 1908. 3:821. nom

Vogel, Leonhard to Phoenix Widow and Orphan Aid Society. 59th st, No 513, n s, 175 w Amsterdam av, 25x100.5. April 16, 5 years, 4½%. April 21, 1908. 4:1151. 11,000

Wachtel, Barbara with Adolph B Ansbacher. 73d st, No 316 East. Extension mort at increased interest from 4½% to 5%. Apr 15. Apr 17, 1908. 5:1447. nom

Westchester Avenue Realty Co to Geo S Runk. 184th st, n s, 200 e St Nicholas av, 90x99.11. Apr 17, 1908, 2 years, 6%. 8:2157. 12,000

Same to same. Same property. Certificate as to above mort. Apr 17, 1908. 8:2157.

Wiener, Solomon with Adam Wiener. 99th st, No 37, n s, 375 e Columbus av, 25x100.11. Extension agreement. Mar 17. April 22, 1908. 7:1835. nom

Wittner, Joseph to Chas Laue. 8th av, Nos 216 to 230, n e cor 21st st, Nos 261 to 265, runs n 150.7 to Fitz Roy road (closed), x e 13 to c l Fitz Roy road (closed), x s e 2.5 x e 86.2 x s 148.3 to 21st st, x w 100 to beginning. Building loan. Prior mort \$240,000. April 13, due April 1, 1911, 6%. April 21, 1908. 3:771. 100,000

Same to same. Same property. P M. Prior mort \$150,000. April 13, due April 1, 1911, 6%. April 21, 1908. 3:771. 90,000

West Side Construction Co to Realty Mortgage Co. 143d st, n s, 312.6 e Broadway, 212.6x99.11. Building loan. Prior mort \$75,000. April 22, 1 year, 6%. April 23, 1908. 7:2075. 135,000

Same to same. Same property. Certificate as to above mort. Apr 22. April 23, 1908. 7:2075.

Wallach, Reiser & Co to STATE BANK. 179th st, Nos 531 and 533, n s, 100 w Audubon av, 50x100. April 21, 3 years, 6%. April 23, 1908. 8:2153. 10,000

Same to same. Same property. Certificate as to above mort. Apr 21. Apr 23, 1908. 8:2153.

W & B Realty Co to Rebecca S Jacobus et al trustees Samuel M Jacobus. 145th st, Nos 231 and 233, n s, 390 w 7th av, 40x 99.11. April 18, 5 years, 5½%. April 21, 1908. 7:2031. 40,000

Same to same. Same property. Consent to above mort. April 17. April 21, 1908. 7:2031.

Same to same. Same property. Certificate as to above mort. Apr 18. April 21, 1908. 7:2031.

W & B Realty Co to Wilson M Powell. 145th st, Nos 235 and 237, n s, 430 w 7th av, 40x99.11. April 18, 5 years, 5½%. April 21, 1908. 7:2031. 40,000

Same to same. Same property. Consent to above mort. April 17. April 21, 1908. 7:2031.

Same to same. Same property. Certificate as to above mort. Apr 17. April 21, 1908. 7:2031.

Same to Amos W Wright et al exrs Mary W Wright. 145th st, Nos 219 and 225, n s, 270 w 7th av, 2 lots, each 40x99.11. Two morts, each \$40,000. April 18, 5 years, 5½%. April 21, 1908. 7:2031. 80,000

Same to same. Same property. Two consents as to above morts. April 18. April 21, 1908. 7:2031.

Same to same. Same property. Two certificates as to above morts. April 17. April 21, 1908. 7:2031.

Same to Wilson M Powell. 145th st, Nos 227 and 229, n s, 350 w 7th av, 40x99.11. April 18, 5 years, 5½%. April 21, 1908. 7:2031. 40,000

Same to same. Same property. Consent to above mort. April 17. April 21, 1908. 7:2031.

Same to same. Certificate as to above mort. April 17. April 21, 1908. 7:2031.

Same to same. 145th st, Nos 215 and 217, n s, 230 w 7th av, 40x 99.11. April 18, 5 years, 5½%. April 21, 1908. 7:2031. 40,000

Same to same. Same property. Consent to above mort. April 17. April 21, 1908. 7:2031.

Same to same. Same property. Certificate as to above mort. Apr 17. April 21, 1908. 7:2031.



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

Watson, Johanna to Ernestine Harris. 118th st, No 440, s s, 177 w Pleasant av, 17x100.11. April 17, due Feb 15, 1909, 6%. Apr 21, 1908. 6:1711. 750

Wood, Henry R with Eliz H Stanton. 56th st, No 129, n s, 102.6 w Lexington av, 12.6x100.5. Extension mort at increased interest from 4½% to 6%. Apr 11. Apr 23, 1908. 5:1311. nom

Yager, Esther wife of Harris to Clara and Ethel Kutcher. Lexington av, No 1500, w s. 25.11 s 97th st, 25x80. April 20, 2 years, 4½%. April 22, 1908. 6:1624. 2,000

Zarillo, Giuseppina to LAWYERS TITLE INS AND TRUST CO. Mott st, No 137, w s, 250 n Hester st, runs w 99.2 x s 25 x e 100.6 to st, x n 24.5 to beginning. April 20, 5 years, 5½%, until April 20, 1909, and 6% thereafter. April 22, 1908. 1:237. 20,000

Zarillo, Giuseppina to Trustees of the Leake & Watts Orphan House in City N Y. Mott st, No 135, w s, 225.6 n Hester st, runs s 25.5 x w 100 x n 24.6 x e 100.6 to beginning; Mott st, No 137, w s, 250 n Hester st, runs w 99.2 x s 25 x e 100.6 to st, x n 24.5 to beginning. Prior mort \$40,000. April 20, 1 year, 6%. April 22, 1908. 1:237. 5,000

Zarillo, Giuseppina to LAWYERS TITLE INS AND TRUST CO. Mott st, No 135, w s, 225.6 n Hester st, runs s 25.5 x w 100 x n 24.6 x e 100.6 to beginning. April 20, 5 years, 5½%, until April 20, 1909, and 6% thereafter. April 22, 1908. 1:237. 20,000

### BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).

\*Augusta Realty Co to LAWYERS TITLE INS AND TRUST CO. Edison av, w s, 400 n Tremont road, 50x71.10x62.10x109.11, Tremont terrace. April 20, 1 year, 6%. April 21, 1908. 1,200

Ahearn, Ella A to Theo J Chabot. Ogden av, No 1016, e s, 150 n 164th st, 25x70. April 22, 1908, due, &c, as per bond. 9:2512. 7,100

Assenbeck, Madeline, of Mt Vernon, N Y, to Michael Redmond. Bathgate av, No 1872, e s, 99 n 176th st, 26.11x90.6. P M. Apr 1, due Nov 18, 1910, 6%. Apr 17, 1908. 11:2924. 6,500

Assenbeck, Anna E to Michl Redmond. Bathgate av, No 1870, e s, 72 n 176th st, 27x90.6. P M. Apr 1, due Nov 18, 1910, 6%. Apr 17, 1908. 11:2924. 6,500

\*Buhmann, Leo L to Geo E Buckenham. Pugsley av, w s, 122.4 s Westchester av, 23.7x105.2x23.7x104.3. Apr 22, 3 years, 6%. Apr 23, 1908. 3,500

\*Brucoli, Matteo to Antonio Loscalzo. 217th st, late 3d av, s s, 230 w 5th av and being plot bounded n by 3d av, e by easterly ¼ lot 256 s by lot 257 x w by ½ lot 256 being ¼ of lot 256 map Wakefield, 25x114. Mar 31, 3 years, 5½%. April 17, 1908. 4,000

Borgstede, Josephine S wife of and John G to the BOWERY SAVINGS BANK. Trinity av, e s, 393 s 165th st, 27.6x100. April 20, 1908, 3 years, 5%. 10:2639. 2,000

\*Baxter, Sydney to Henry Parfitt. Zulett av, n s, 182 e Pelham road, 50x100, Westchester. P M. Mar 19, 3 years, 5½%. Apr 18, 1908. 600

Beinert, John with Margt Knox, Lewis V La Velle and Jacob Kronenberger. Bryant av, w s, 285 s 172d st, 20x100. Subordination agreement. April 22, 1908. 11:2995. nom

\*Beiswenger, Gustav to Robert Schmedding. Commonwealth av, w s, 162.1 s West Farms road, 25x100. April 21, due July 1, 1910, 6%. April 22, 1908. 2,000

Borgstede, Josephine S wife of and John G with BOWERY SAVINGS BANK. Trinity av, No 968. Extension agreement at interest increased from 4% to 5%. April 20. April 22, 1908. 10:2639. nom

Blaesius, Emile to Packard & Co. Southern Boulevard, s w cor 182d st, late Elm av, 112x116.3x100 to av, x65.10, being lots 4, 5 and 6 map Horton property. April 20, 6 months, —. April 21, 1908. 11:3111. Note, 1,100

Capes, Grace L, of Montclair, N J, to Oscar R Meyer committee Linda Meyer. Knox pl, c 1 158.6 s Gun Hill road, runs w 130 x n 25 x w 122 to said road, x n e and e 312.9 to c 1 Knox pl, x s 158.6 to beginning. P M. April 21, 1908, 1 year, 5%. 12:3324. 10,000

Crawford, Wm and Walter S Thomson to TITLE GUARANTEE & TRUST CO. 169th st, s s, at s e s Jerome av, runs s w 107.3 x s e 172.4 to w s Gerard av, x n 98.2 to st, x w 94.6 to beginning. April 20, due, &c, as per bond. April 21, 1908. 9:2489. 12,000

Cahill, John H to John Weeks. La Fontaine av, No 2050, e s, 200 s 180th st, 25x100. April 18, 3 years, 6%. April 20, 1908. 11:3069. 1,200

Carzillo, Domenico to Geo L Donnellan. Belmont av, No 2500, (Cambreling) av, e s, 232.2 s Pelham av, as on map property S Cambreling et al, 25x100; Belmont av, No 2498 (Cambreling) av, e s, 257.2 s Pelham av as on map property S Cambreling et al, 25x100. Prior mort \$—. April 20, 1908, 3 years, 6%. 11:3091. 6,000

Carzillo, Domenico to Joseph H McGuire. Belmont av, No 2500, e s, 232.2 s Pelham av, as on map property S Cambreling et al, 25x100; Belmont av, No 2498, e s, 257.2 s Pelham av, 25x100. April 20, 1908, due April 1, 1911, 5½%. 11:3091. gold, 15,000

Cohen, Sarah to Belmont Realty and Construction Co. Hughes av, late Jefferson av, s e s, abt 429.11 n 181st st and being lot 119 map Saml Ryer homestead, 25x—, except part for Hughes and Belmont avs; also except plot 25x95 fronting on Hughes av; Belmont av, w s, 429.11 n 181st st, 13.10x—x13.10x83.1. P M. Prior mort \$—. Dec 19, 1907, due, &c, as per bond. Apr 17, 1908. 11:3082. 4,000

Same to same. Same property. P M. Prior mort \$—. Dec 19, due, &c, as per bond. April 17, 1908. 11:3082. 750

Cohen & Eckman Corp to Chas Zoller. Grant av, No 1054, e s, 157.8 n 165th st, 25x100. April 20, 1908, 3 years, 5%. 9:2448. 7,500

Same to same. Same property. Certificate as to above mort. April 20, 1908. 9:2448. —

Clancy, John S to Margt M Chambers. Honeywell av, e s, 109.7 s 182d st, runs e 20.3 to w s Old 1st st, x s 51.2 to n s Old West st, x n e 22.1 to av, x n 53 to beginning. P M. April 20, 5 years, 5½%. April 22, 1908. 11:3125. 2,000

Chambers, Margt M to Cecilia Hanken. Honeywell av, e s, 109.7 s 182d st, runs e 20 to w s 1st st, x s 57.1 to n s West st, x n w 22.1 to av, x n 53 to beginning. April 20, due, &c, as per bond. April 22, 1908. 11:3125. 6,000

\*Coffey, John T to Leopoldina Siebert. Haight av, e s, 375 n West Farms road, 25x100. Mar 14, due Jan 1, 1911, 6%. Apr 18, 1908. 2,000

City Mortgage Co with GERMAN SAVINGS BANK. Park av, e s, 50 n 184th st, 75x100. Subordination mort. Apr 23, 1908. 11:3039. nom

Cartin, James J, Robt Sheridan, John A Delany and Laurence D Farrelly exrs Patrick Farrelly to John Sheridan. Katonah av, n e cor 239th st, 100x150, except part taken by city. Apr 21, 1908, 2 years, 6%. 12:3388. 5,000

Cermak, Mary to Workmens Sick & Death Benefit Fund of the U S of A. Lyman pl, e s, 302 s Freeman st, 44.11x80x46.1x80. Extension mort. Apr 9. Apr 23, 1908. 11:2970. nom

Down, Fannie F to TITLE GUARANTEE AND TRUST CO. 184th st, No 20, s s, 18 e Davidson av, 18x91.6x18.7x96.4. April 20, 1908, due, &c, as per bond. 11:3198. 4,000

\*Deindicibus, Savino to Thomas Barton. Briggs av, n s, 125 e 4th av, 25x214.1 and being e ½ lot 37 map Briggs estate at Williamsbridge. April 20, 1 year, 6%. April 22, 1908. 800

D'Auria, Pasquale to Rudolph Schildt. Belmont av, No 2113, w s, 120.10 n 180th st, 25.1x80. April 20, 3 years, 5½%. April 21, 1908. 11:3081. 10,000

Davis & Silverman, a corpn, with A Heideman of Brooklyn. Bryant av, w s, 200 s 172d st, 25x100. Agreement correcting description in mort recorded Feb 1, 1908. Mar 28. April 21, 1908. 11:2995. nom

Ebling Co to LAWYERS TITLE INS AND TRUST CO. Southern Boulevard, n s, 625 w Av St John, runs w, n w and n along the n s Southern Boulevard, the n s 149th st and the e s Prospect av, 213.7 to e s Prospect av, x e 83.3 x s 105 to beginning. P M. April 20, 2 years, 6%. April 21, 1908. 10:2683. 18,000

Emerling, Abraham and Harry Burstein with Jane Murphy. Washington av, w s, 100 s 169th st, 35x50, except part for av. Extension mort. Jan 18. April 20, 1908. 9:2390. nom

Emerling, Abraham and Harry Burstein with Henrietta Jones. Washington av, w s, 100 s 169th (7th) st, 35x150, except part for av. Extension mort. Nov 27, 1907. April 20, 1908. 9:2390. nom

\*Emanuel, Henry to Geo S Fulton. Ferris av, w s, 816.3 s land St Josephs Inst for Deaf Mutes, runs s 473.2 x w 823.4 to high water line Westchester Creek x n w 28.6 x n w 19.8 x n w 16 x s e 60.1 x n w 245.6 x n e 892.10 to beginning, all title to land under water Westchester Creek in front of and adj above. P M. Mar 30, 2 years, 6%. Apr 23, 1908. 20,000

Fox, Eliz to Margt M Donnelly. Arthur av, w s, 86.1 s 179th st, 26.1x90. Apr 7, due Oct 1, 1910, 6%. Apr 23, 1908. 11:3068. notes, 5,728.73

Fried, Lazarus and Eleanora Bash with Laura Oestreicher, Bailey av, No 2896. Subordination agreement. Apr 17, 1908. 12:3260. nom

Flachbart, Mary to Henry F Holtorf. Eagle av, e s, 262.9 n Westchester av, 16.8x115. Apr 16, due Aug 1, 1910, 6%. Apr 17, 1908. 10:2624. 500

Fleischmann Realty and Construction Co to GERMAN SAVINGS BANK. Charlotte st, Nos 1523 and 1525, w s, 420 n 170th st. Two lots, each 20x100. Two morts, each \$21,000. April 20, 1908. 11:2966. 42,000

Same to same. Same property. Two certificates as to above morts. April 20, 1908. 11:2966. —

Same to Edward H Bailey. Charlotte st, No 1521, w s, 380 n 170th st, 40x100. April 20, 1908, 3 years, 6%. 11:2966. 21,000

Same to same. Same property. Certificate as to above mort. Apr 20, 1908. 11:2966. —

Same and Fredk D Marks and Asher Holzman with same. Same property. Subordination agreement. April 20, 1908. 11:2966. nom

Fleischmann Realty and Construction Co and Fredk W Marks and Asher Holzman with the GERMAN SAVINGS BANK. Charlotte st, Nos 1523 and 1525. Subordination of two morts. April 20, 1908. 11:2966. nom

Fleischmann Realty and Construction Co to Fredk W Marks and ano. Charlotte st, Nos 1517 to 1525, w s, 300 n 170th st, 5 lots each 40x100. 5 morts, each \$7,500. Prior mort of \$200,000 on this and other property. April 17, 1 year, 6%. April 20, 1908. 11:2966. 37,500

Feder, Julia to TITLE GUARANTEE AND TRUST CO. Prospect av, No 2149, w s, 231 n 181st st, 33x150. April 17, due, &c, as per bond. April 18, 1908. 11:3097. 4,000

Fleischmann Realty and Construction Co to Fredk W Marks and ano. Charlotte st, n w cor 170th st, No 881, 37.6x100; Charlotte st, No 1507, w s, 112.6 n 170th st, 37.6x100; Charlotte st, Nos 1511 to 1525, w s, 187.6 n 170th st, 312.6x100. Certificate as to ten morts for \$7,500 each. April 14. April 18, 1908. 11:2966. —

Fleischmann Realty and Construction Co to Fredk W Marks and ano. Charlotte st, No 1507, w s, 112.6 n 170th st, 37.6x100. Prior mort \$200,000 on this and other property. April 17, 1 year, 6%. April 18, 1908. 11:2966. 7,500

Fleischmann Realty and Construction Co to Fredk W Marks and ano. Charlotte st, No 1511, w s, 187.6 n 170th st, 37.6x100. Prior mort \$200,000 on this and other premises. April 17, 1 year, 6%. April 18, 1908. 11:2966. 7,500

Fleischmann Realty and Construction Co to Fredk W Marks and ano. Charlotte st, No 1513, w s, 225 n 170th st, 37.6x100. Prior mort \$200,000 on this and other property. April 17, 1 year, 6%. April 18, 1908. 11:2966. 7,500





JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

Cherry st, No 484. Teddy Connolly agt Morris Fisher et al; action to foreclose mechanics lien; att'y, D E Goldfarb.

Central Park West, s w cor 65th st, 100.5x125. Walter Kidde agt Samuel B Haines et al; action to foreclose mechanics lien; att'y, A H Bissell.

April 23. West Broadway, Nos 154 and 156, 1-5 part. 7th av, n e cor 122d st, 150.6x75, 1-5 part.

Greenwich st, No 707, 1-2 part and property in Westchester County. Chas P Buckley, gdn, agt Frances P S Oakley et al; partition and sale; att'ys, Hoadly, Lauterbach & Johnson.

April 24. Broadway, Nos 872, 835 and 433, leasehold, etc. Elmer E Hawes agt Isabelle B Hawes; partition; att'y, W M Morse.

37th st, No 323 West. Edna M Wray agt Eugene von Chorus; action to reform deed, &c; att'ys, Hoadly, Lauterbach & Johnson.

Lewis st, No 77. Elizabeth Wittick agt Mary Geib et al; partition; att'y, J J Tuohy. Crimmins av, Nos 325 and 327. Esther Blumenthal et al agt David H Stein et al; partition; att'y, P Gross.

White Plains turnpike, s e s, intersec w s Eastchester Landing rd, runs s 159.10 x n w 152.4 x e 111.11 to beg. Boston Post rd, n s, 201.9 w Fishers Landing rd, runs n 269.10 x n w 746.11 to White Plains Turnpike rd, x s 628.5 x e 422.7 x e 264.7 to beg.

Mary J Haviland agt Lionel K V Lane et al (partition); att'ys, Clocke & Clocke. Findlay av, e s, 514.8 n land of William H Morris, runs e 101.10 x n 110.11 x e 3.4 x n 100.7 x s w 248.7 to beg. Joseph C Zanderer agt John Sachs et al (action to set aside deed); att'y, M Schleimer.

FORECLOSURE SUITS. April 18. Hester st, n e cor Norfolk st, 25x52. Frances M Barnes agt Joseph Lacor et al; att'y, E B Barnes.

April 20. 118th st, s s, 248 e Pleasant av, 83.4x100.11; two actions. Joseph Huber agt Hymon Mannheim et al; att'y, G Lange, Jr.

April 21. 7th av, s e cor 133d st, 25x100. Charles Weisberger agt Helene Stein; att'y, A Lichtig.

119th st, s s, 230 w 1st av, 35x100.10. Hattie King et al agt Adolph Press et al; att'ys, Kurzman & Frankenheimer.

111th st, s s, 65 w Lexington av, 67.2x100.11. Lincoln Trust Co agt Uptown Talmud Torah Assn et al; att'ys, Bowers & Sands.

April 23. 4th av, s e cor Arthur st, 108.9x144.4x irreg. Joseph P Cermak agt Aron Weinberger et al; att'y, H D Patton.

April 24. Johnson st, n w s, lot 11, map of Village of East Tremont, 130x150. John B Westervelt agt Chas S Levy et al; att'y, C C Ferris.

April 21. 7th av, s e cor 133d st, 25x100. Charles Weisberger agt Helene Stein; att'y, A Lichtig.

April 21. 118th st, s s, 248 e Pleasant av, 83.4x100.11; two actions. Joseph Huber agt Hymon Mannheim et al; att'y, G Lange, Jr.

April 21. 7th av, s e cor 133d st, 25x100. Charles Weisberger agt Helene Stein; att'y, A Lichtig.

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April 21. 7th av, s e cor 133d st, 25x100. Charles Weisberger agt Helene Stein; att'y, A Lichtig.

April 21. 7th av, s e cor 133d st, 25x100. Charles Weisberger agt Helene Stein; att'y, A Lichtig.

18\*Berman, Israel—United Electric Light & Power Co. 69.35

21\*Burrows, Annie S—H Hecht. 266.67

21 Burnett, Wm E—Rudolph Walter. 269.52

21 Bingham, Stirling—City of N Y. 55.57

21 Brown, Helen—O F Jonasson & Co. 39.81

21 Burke, Joseph L—Matthew P Doyle. 77.31

21 Burchell, James H & Martha—Isidore Baer. 137.63

21 Butler, Carrie M—F Livingston Pell et al. 282.58

21 Currie, Barton W—Manhattan Collecting Co. 40.80

21 Cramer, Jean V R—Charles Deitsch et al. 288.86

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor.

April. 18 Adelson, Harry M—Geo E Hathaway. 434.41

18 Becker, Frank—Martin W Auspitz. 53.81





ARCHITECTS SHOULD SPECIFY NONALYKE

AN ELASTIC ENAMEL PAINT which is NONPOROUS, NONPOISONOUS AND DURABLE, for Plaster, Wood and Metal Surfaces

J. L. MITCHELL PAINT CO., Metropolitan Building, New York

Table listing various construction and real estate companies with their names and associated values or addresses.

Table listing individuals and firms, including names like Block, Joe or Joseph & K Jacob Levy, and various addresses and values.

CORPORATIONS.

Table listing corporations such as American Ice Co, Davis & Silverman, Inc, and others with their details.

MECHANICS' LIENS.

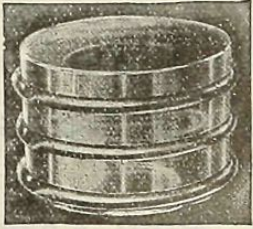
Table listing mechanics' liens with details on dates (e.g., April 18, April 20, April 21, April 22, April 23), addresses, and names of parties involved.

SATISFIED JUDGMENTS.

April 18, 20, 21, 22, 23, 24.

Table listing satisfied judgments with names like Albert, Andrew T-M Ritzker et al, and their respective values.

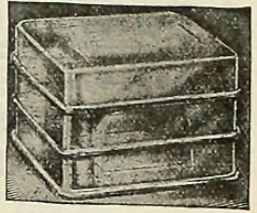
Legal notices and disclaimers: 'Vacated by order of Court. Satisfied on appeal. Released. Reversed. Satisfied by execution. Annulled and void.'



**LUXFER** is needed in practically every building operation of importance. It saves money and assures satisfactory daylighting.

Our book, "DAYLIGHTING," should be in your ready reference file. Free upon request.

**American Luxfer Prism Co.,** 160 FIFTH AVENUE  
Tel., Gramercy 3276 NEW YORK



April 24.

181-66th st, Nos 324 and 326 East. Grassi Bros agt David Lentin .....1,200.00  
182-East Broadway, No 301. John A McCarthy agt Home of the Daughters of Jacob, David Gordon, Hyman Glick and Samuel Allen .....1,494.38  
183-Vyse av, Nos 2121 and 2123. Charles Kleinberg agt Susanna Wirth and Louis Wirth .....9.65  
184-Freeman st, n s, 60 e Chisholm st, 30x100. Chas C Koenig agt Geo J M Ketner.....15.00  
185-11th st, No 621 East. Joseph E Pettit et al agt Frederick and Elizabeth Kinsel.....19.47  
186-15th st, Nos 402 and 402½ East. Frank Silberstein agt John J Astor et al, trustees, Isaac Pernick and Geo J Fligheben.....425.00  
187-1st av, No 252. Same agt same.....212.50

**BUILDING LOAN CONTRACTS.**

April 21.

8th av, n e cor 21st st, runs n 150.7 x e 13 x s e 2.5 x e 86.2 x s 148.3 x w 100 to beg. Charles Laue loans Joseph Wittner to erect a 6-sty apartment; 10 payments.....100,000

April 23.

Claremont av, e s, 100 n 122d st, 100x100. Chas M Rosenthal loans Joel Marks to erect a 6-sty apartment; 14 payments .....156,000  
143d st, n s, 100 e Broadway, 212.6x99.11. Realty Mortgage Co loans Joseph H Davis to erect three 6-sty apartments; 10 payments.....210,000  
143d st, n s, 312.6 e Broadway, 212.6x99.11. Same loans West Side Construction Co to erect three 6-sty apartments; 10 payments.....135,000

April 24.

36th st, Nos 149 and 151 West. Mayer S Auerbach loans Robert S Finney to erect a 12-story office and store building; 14 payments .....95,000  
Clinton st, e s, 175 s Houston st, 25x100. Max Muller loans Meyer Frankel and Albert Gordon to erect a - sty building; 5 payments .....8,000  
Mohegan av, e s, 209 s 180th st, 41x145. James L McCloud loans Andrew & Jane Kitchen, to erect two 3-sty dwellings; 9 payments.....14,000  
Kelly st, w s, 266 n Longwood av, 80x100. City Mortgage Co loans Kellwood Realty Co to erect two 5-sty apartments; 11 payments.....45,000  
Union av, e s, 38.4 s 150th st, 36.7x90. Max Cohen and Emanuel Glauber loan Emma M S Mestanz to erect a 5-sty tenement; 12 payments .....18,000

**SATISFIED MECHANICS' LIENS.**

April 18.

118th st, s s, 175 w 5th av, 25.6x100. Wm A Soles agt S Leff et al. (Jan 14, 1908).....54.47

**Government Work**

(Continued from page 765.)

Washington, D. C.—Sealed proposals will be received on the 16th day of May for the construction (complete) of the U. S. Post Office at New Britain, Conn. James Knox Taylor, supervising architect.

Washington, D. C.—Sealed proposals will be received the 21st day of May for the construction (except elevators), of the U. S. Marine Hospital at Buffalo, N. Y. James Knox Taylor, supervising architect.

Sandy Hook Proving Ground, P. O. Fort Hancock, N. J.—Sealed proposals will be received May 1 for furnishing hardware, lumber, forage, fuel, oils, etc., during the year ending June 30, 1909. Col. R. Birnie, commanding.

Watervliet Aresnal, Watervliet, N. Y.—Sealed proposals will be received May 15 for furnishing iron, steel, hardware, forage, fuel, oils, etc., during year ending June 30, 1909. Information furnished on application. Lieut. Col. W. W. Gibson, commanding.

Joseph Balaban, care of constructing quartermaster, Fort Totten, N. Y., has the contract at the following prices for making necessary alterations to building No. 34 at Fort Totten: Constructing, \$2,281; plumbing, \$300; heating, \$300; wiring, \$250.

April 20.

145th st, No 464 West. Talty Bros agt Thomas M Weed et al. (July 31, 1907).....40.63  
Same property. Brandtson & Wiberg agt same. (Aug 3, 1907) .....378.00  
Same property. Daniel Ryan agt same. (Sept 7, 1907) .....276.00  
Same property. W N Thayer Co agt same. (Sept 7, 1907) .....234.25  
Same property. James Bradley agt same. (Sept 10, 1907) .....119.92  
Broadway, s e cor Wall st, 29.6x40. Murphy Bros agt No 1 Wall Street Corporation et al. (June 22, 1907) .....6,923.83  
86th st, No 58 East. Hugh Ward agt Eliza J Mitchell et al. (June 13, 1907) .....35.45  
42d st, No 237 East. G Maimone agt Michael Marraffino et al. (Feb 11, 1908).....48.75

April 21.

42d st, No 237 East. M Forgiano agt Michele Marraffino et al. (Feb 13, 1908) .....120.00  
Same property. Joseph Faro agt same. (Feb 13, 1908) .....120.00  
Sheriff st, No 83. Joseph Kisselstein et al agt Louis Strumpf et al. (Feb 24, 1908) .....999.00  
1st st, No 9. Joseph Kisselstein et al agt Louis Strumpf et al. (Feb 24, 1908).....245.00  
Anthony av, e s, 259.2 s Prospect pl. Ferdinand Steiger agt Resht Realty Co et al. (Jan 9, 1908) .....382.00  
Bleeker st, n w cor Macdougall st. E F Keating Co agt John Fogliaese et al. (Jan 28, 1908) .....56.10  
78th st, n s, 111 e Av A, —x—, to 79th st. August Mugler agt City & Suburban Homes Co et al. (April 4, 1906) .....1,899.72  
114th st, n s, 100 w Madison av. Standard Plumbing Co agt Sam Garry. (April 7, 1908) .....56.30  
Walton av, Nos 261 to 265. Joseph Buellesbach agt David Rousseau. (Feb 11, 1908).....600.70  
Valentine av, Nos 2969 to 2973. American Radiator Co agt Wm C Bergen et al. (Oct 3, 1907) .....392.26

April 22.

Broadway, s w cor 18th st. Wm H Hilts agt John Forsyth. (Nov 21, 1907) .....75.00  
Clinton av, No 1323. Antonio Carfagno agt Deudicibus Building Co et al. (Sept 23, 1907) .....347.30  
Daly av, Nos 1918 to 1928. Haynes & Coryell agt Wm C Kelly et al. (March 27, 1908).....43.70  
11th av, No 609. Francis B Macray et al agt Terrance J Gallagher et al. (Feb 18, 1908) .....73.60  
Same property. Empire Brick & Supply Co agt Gallagher & McGirr et al. (Feb 19, 1908) .....93.00

April 23.

James st, Nos 81 and 83. Samuel Zuckerman agt Sergay Coluchio. (July 19, 1907).....385.00  
26th st, No 225 East. William Sanders agt Frances Jackson. (Nov 27, 1907) .....31.55  
Maple av, s e cor 214th st. Giuseppe Vetrano agt Pietro Serrillo et al. (Feb 5, 1908).....42.00  
Riverside Drive, n e cor 94th st. Henry C Pelton agt Joseph Freedman et al. (April 14, 1908) .....1,125.00  
3d av, No 1760. Ernest S Piper agt Hardy Rodman. (April 7, 1908) .....28.45

April 24.

Bryant av, w s, 100 s 172d st. Raffael Luongo agt Hyman Davis et al. (Feb 21, 1908).....4,514.00  
East Broadway, No 203. John A McCarthy agt Home of the Daughters of Jacob. (Apr 3, 1908) .....1,494.38  
Avenue A, No 231. Sam Gellin agt Josephine L Wells et al. (Dec 17, 1907) .....25.00  
Same property. Meyer Lesht agt same. (Dec 17, 1907) .....47.00  
Same property. Dave Steinberg agt same. (Dec 17, 1907) .....48.00  
Vyse av, Nos 2021 and 2023. Charles Kreienberg agt Susanna Wirth et al. (April 22, 1908) .....9.65  
7th av, s w cor 50th st. Wm H Cagney agt Paul Salvin et al. (Apr 22, 1908) .....83.15  
Hoe av, No 1469. S Solomon agt Loeb & Kaufman et al. (March 30, 1908).....51.50  
5th av, n w cor 34th st. Hester, a Corp, agt Knickerbocker Trust Co et al. (Dec 27, 1907) .....139.80

\*Discharged by deposit.

\*Discharged by bond.

\*Discharged by order of Court.

**ATTACHMENTS.**

April 16.

Greene, Harriett; Joseph D Brockway; \$250; Goeller, Schaffer & Eisler.

April 17.

Excelsior Mills; John Monaghan; \$2,095.03; Delafield & Longfellow.  
The C A Root Co; John Monaghan; \$3,298.81; Delafield & Longfellow.

April 18.

Clinton Cotton Mills Co; Thomas H Langford; \$1,514.85; Doremus, Lecour & Seaman.

April 20.

Excelsior Mills; Badische Co; \$1,190.30; Car-dowe & Nathan.

April 21.

Rowe, Wm H, Jr; Commercial Trust Co of N Y; \$4,518.50; Campbell & Moore.  
Manhattan Cooperative Real Estate Co; Yerkes & Co; \$630.95; C F Wheaton.  
Minott, Joseph O; Henry C Tinker; \$750; Iselin & Delafield.  
Excelsior Mills; Chas W Fuller; \$5,146.50; R P Lewis.  
Migliavacca Wine Co; Aurelio Lagomarsino; \$20,-819; J Nicchia.

April 22.

National Photographic Library; Arthur F Rice; \$991; C W Abbott.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

April 17, 18, 20, 2, 22 and 23, 908.

Blumenthal & Son. 241 Centre. E S Mitchell. Plumbing Fixtures. 700

A circular proposal is now being prepared in the office of the Isthmian Canal Commission in which bids will be called for furnishing 2,500 ft. of standard 15-in. vitrified sewer pipe, 5,000 ft. of 12-in., 8,000 ft. of 10-in., 20,000 ft. of 8-in., 50,000 ft. of 6-in., 2,500 Y's, and 1,235 bends.

Sealed proposals will be received by the lighthouse inspector, Tompkinsville, N. Y., April 28, for furnishing and delivering mineral oil and lard oil of the quality required for the lighthouse service, for the fiscal year ending June 30, 1909. Address Lighthouse Inspector, Tompkinsville, N. Y.

Key West Barracks, Fla.—Sealed proposals will be received for lumber, paints, oils, hardware, etc., until 11 a. m., May 5. Envelopes containing proposals to be marked "Proposals for Lumber, Paints, Hardware, Etc.," and addressed Conrad H. Lanza, captain and Q. M., U. S. A., Key West Barracks, Fla.

The Isthmian Canal Commission will soon purchase 1,000 gallons of lard oil, 20,000 gallons of mineral oil to be put up in 5-gallon tins, 6,000 pounds of tallow, 3,000 pounds of yellow lubricating grease to be put up in 25-pound pails, and 20,000 pounds of colored cotton waste to be put up in bales of 600 pounds each.

Treasury Department, Bureau of Engraving and Printing, Washington, D. C.—Sealed proposals will be received Mon-

day, May 4, to furnish during the fiscal year beginning July 1, 1908, brass castings and iron castings. Awards will be made only to established manufacturers or dealers in the articles. Thos. J. Sullivan, director of bureau.

Sealed proposals will be received at the office of the Supervising Architect of the Treasury at Jamaica, the 28th of May, and then opened, for the construction (including plumbing, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Court House, at Houston, Texas, or at this office, at the discretion of the Supervising Architect. James Knox Taylor, Supervising Architect.

NEW BRITAIN, Conn.—Contractors are figuring plans for the new post office. The exterior will be constructed of limestone or sandstone, with granite base and steps, terra cotta trim, copper roof and flashings. The interior will have the lobbies finished in mahogany, also the postmaster's office. The rest will have yellow pine. There will be considerable steel work, also ornamental iron and bronze work, iron stairs, cement floor in basement. The main floor and wainscoting will be marble, the bathrooms mosaic, hard and ornamental plaster, reinforced concrete floors, steam heat, gas and electric lights, several toilet rooms, shower bath, safety stair treads, galvanized doors and the vault.