

REAL ESTATE BUILDERS RECORD AND GUIDE.
 ESTABLISHED MARCH 21st 1868.
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE PER YEAR IN ADVANCE EIGHT DOLLARS

Communications should be addressed to
C. W. SWEET

Published Every Saturday

By **THE RECORD AND GUIDE CO.**

President, CLINTON W. SWEET Treasurer, F. W. DODGE
 Vice-Pres. & Genl. Mgr., H. W. DESMOND Secretary, F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433.)

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

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Vol. LXXXI. JANUARY 25, 1908. No. 2080.

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A DISPUTE between the associated master carpenters and their journeymen, as yet unsettled, illustrates the difficulty connected with maintaining a high wage scale in those metropolitan trades which must compete with the labor of the interior towns. Most of the wood trim utilized in normal times for buildings in New York is manufactured in towns where costs are from a third to one-half less, even where a semblance of unionism prevails, and the problem presented for solution to the trades in New York is how to reconcile the difference. They have never succeeded in doing this with entire satisfaction, for there are inequalities which cannot be planed down, no matter how much one's sympathies go out to those who attempt it. We have seen large planing mills grow up in adjacent towns devoted almost exclusively to metropolitan work, and latterly they have been seen to shrink up or quite disappear as they in turn have gradually surrendered to superior facilities or lower costs elsewhere. Parallel circumstances have occurred in other trades until only the fittest survive, or those qualified for special and higher grades of work. The thoughtful article in last week's paper by the President of the Building Trades Employers' Association has an indirect application here. It is difficult to maintain an artificial state of affairs as we must do in New York and be entirely consistent. That the trade agreements existing here do produce an artificial condition is admitted, but how else may journeymen meet the larger expenditure required for the household and for the performance of their common duty as good citizens? A large proportion of our really skilled mechanics received their training in smaller cities, where the opportunities for apprentices are or were better than in New York, and so have found by personal experience the impossibility of making incomes and wages go as far here as in most other places. Not only must the wage be higher, but the working day must be shorter, in order that there shall be a reasonable allowance of time for the long interurban journeys between homes and places of work. Modern freight charges do not constitute a sufficient protective tariff against outside competition in the products of the carpenter shop, and, after all, the question is, as President Hopper intimated, very much like the old issue of Free Trade and Protection. When isolation gave protection the producers of this and the adjoining counties had the full benefit of the New York market, but first the Erie Canal and next the railroads, which brought us commerce, also brought competition for local industries, some of which succumbed years ago. For several years the master carpenters that are under the arbitration plan have had an understanding with the unions in regard to "non-union" or imported trim, which they feel disinclined to renew under existing circumstances, especially as it is alleged that independent contractors are not restricted in the same degree; and hence a new convention has not yet been signed. In this case, as it has in others, arbitration is doing its perfect work and giving an assurance of another year of peace in the building trades.

WHEN the scheme of the Charter Revision Commission is passed upon by the Legislature, there is one respect in which we trust it will be supplemented. The whole object of the proposed charter is to make the powers of the municipal government of New York City adequate to its responsibilities; and to this end the local officials are emancipated as far as possible from alien control and are given the authority to administer our local affairs efficiently. Under its provisions they could not escape responsibility for inefficiency or extravagance, and they are empowered to carry out any plan that in their opinion will conduce to the welfare of its inhabitants. To this end it is proposed to modify the constitutional provision respecting municipal debt limits, so that the city will not be hampered in making necessary and profitable improvements, such as subways. But before the municipal government of New York will possess powers fully adequate to its responsibilities, there is, also, another constitutional provision which requires modification. Under existing conditions New York is practically unable to carry out certain necessary street improvements. The cost of the land required for such improvements is so considerable that no administration can afford to undertake them; and the existing method of condemnation and assessment works so much loss to property-owners that they frequently oppose street openings and widenings from which they might well benefit. The only method whereby needed alterations can be made in the street system of New York City is to arrange so that these improvements will in large measure pay for themselves; and the best way to accomplish such a result is to enable the City to condemn more land than it needs in the neighborhood of the improvement—land which after the improvement is completed can be sold at a handsome profit. At present the City is, in the opinion of the majority of lawyers, prevented by the State constitution from adopting such a course; and its government will never be able to meet one of its most serious responsibilities unless this additional power is bestowed upon it. We do not hesitate to say that a proper revision of the street system of Manhattan will constitute in the long run a work every bit as necessary to the welfare of the city as will the new subways or new aqueducts, and every year in which this work is postponed makes its ultimate consummation more difficult and expensive. There is no man in New York who understands the importance of street improvements better than does the Corporation Counsel, and it is to be hoped that he will use his influence on behalf of the submission of a constitutional amendment for the purpose of giving the local authorities the necessary additional power, but careful at the same time to propose a system for assessing damages and benefits that will restrict the proceedings to a scientific and economical basis.

PUBLIC opinion is being expressed with effective power in behalf of an equitable distribution of public utilities,—at least more equitable than the official program for subway construction seemed to contemplate a short time ago. The citizens of Manhattan have joined with those of the Bronx in making strong representations through influential civic bodies,—not opposing the construction of another road in Brooklyn, but asking that similar traffic facilities be granted at the same time to parts of the city where the need is more pressing and a sufficient financial return more probable. They have pointed out that new subways are possible in Manhattan and the Bronx, as well as in Brooklyn, if the City and State will protect investors against looters; that the City can command the capital for the construction of a tri-borough system and need not wait for exploitation by private syndicates; and that if the city does not equalize transportation by constructing transit lines to the north as well as to the east and south, she will lose population rapidly to the west. While general opinion would now favor any financial plan able to produce the results hoped for, there is an undercurrent of belief, which has been voiced by both the Association of Bronx Real Estate Brokers and the Municipal Art Society, that it is unnecessary for the City to surrender control of its future subways to private parties on long-term grants, and that with the means available now and forthcoming in the future the roads can be built in sections, several each year; and with the natural annual increase in the debt limit, they can be completed in due course, but through a constitutional amendment enlarging the limit of bonded indebtedness the completion could be hastened. In the singularly able communication of the Municipal Art Society, through its City Plan Committee, it is unreservedly predicted that the City will itself in all probability be obliged to operate the Fourth avenue Brooklyn line, and unless this line

is tied to such a Manhattan subway as the Public Service Commission now proposes to have constructed, its operation will be attended by serious loss. Thus, reasons multiply to urge the governmental authorities to decide in favor of constructing sections of another line for Manhattan and the Bronx concurrently with sections of the new one that has been scheduled for Brooklyn. The route which the Public Service Commission has laid out for an East Side subway, with branches into the Bronx, is generally approved, as almost any route would be, and presently a recommendation for an appropriation of funds for constructing the road will be transmitted by the Public Service Commission to the Board of Estimate, which body will then have to decide whether the means can be provided or not. But much will depend upon the form of the question and how it is presented, and for this the Public Service Commission will be responsible and will be held accountable by the people of New York.

Real Estate Mortgages and Bonds.

To the Editor of the Record and Guide:

The country is slowly recovering from its financial scare and the bond and mortgage market is again visible. From a plethora of money to loan on mortgages at 4 and 4½ per cent. only three years ago we have gone to 6 per cent. interest, and very little money to be had even at that. Wall street money market and ways do not directly concern real estate interests, but we can take a lesson from them and use it to our own advantage.

With the growth of population and the increase of wealth has come demands for larger financial undertakings which exceed the ability of individuals to finance. In railroad and industrial enterprises the corporations have adapted themselves to their larger needs and arranged a system of bonds and mortgages to meet the demands.

Loans on real estate are still practically carried on to-day as they were a century ago. But the magnitude of real estate improvements and increase of values have kept pace with the times. From mortgage loans of a few hundred or a few thousand dollars each we have gone to making single improvements which call for mortgages of a hundred thousand and five hundred thousand each, and they are often so made that they call for no comment. In 1907 two mortgages were placed of five millions each and several of over a million each, and all in the same old way, "by single lenders."

Why not take a leaf from the corporations and adapt our real estate business to the new demands? Why not interest numerous investors in such real estate loans instead of being dependent upon a single loaner? Why not issue a mortgage, as now, but instead of a single bond issue a number of bonds, as is done by the railroads and industrial enterprises?

Over thirty years ago I used coupon bonds with real estate mortgages and found them very acceptable to investors. The proposed bonds could be issued as coupon or registered and would find a ready sale among a large number of individual investors now shut out from such direct investments, and would thus largely increase the amount of available money for real estate mortgage investment.

LOUIE K. FRIES.

Broadway and Lexington Avenue Subway.

The detailed plans for the Broadway and Lexington av subway are being pushed as rapidly as possible at the office of the Public Service Commission, 154 Nassau st. These plans were approved by the commission on the last day of 1907 and have been referred to the chief engineer, who is working out the details. After these plans are submitted to the commission, a form of contract will be adopted and under the law a public hearing will be held on the form of contract. Then the matter will be placed before the Board of Estimate and Apportionment for approval. If it meets with the approval of the board, contracts and bids for the work will be advertised. In all probability alternative bids for construction and operation will be asked for under the amended Elsborg law.

It will be remembered that the route goes under private property after leaving Broadway at 10th st until it finally joins Irving pl at 14th st. The number of feet to the track level and also to the mean high water mark are given below:

Location.	Feet to base of rail.	Feet to mean high water.
East 9th st.....	27	38
East 10th st.....	30	38
East 11th st.....	40	..
East 12th st.....	37	38
East 13th st.....	25	38
East 14th st.....	25	38

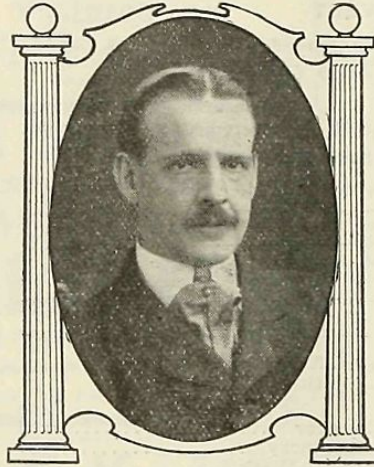
East 11th st is the point which the proposed subway crosses under the present underground road.

These figures are only tentative and subject to change, as conditions are apt to arise which might make such modification desirable. While there has been no decision reached regarding the exact location of stations in this section, Broadway and 10th st and Irving pl and 14th st are both being considered seriously.

The Mechanics Institute.

DEMAND for industrial training is sweeping over this country and is becoming so urgent and pronounced as to even affect the sensibilities of State and municipal educational officials. The recently effected organization of The National Society for the Promotion of Industrial Education, with its active committees in thirty-four States, is tending to give

definite and efficient direction to this demand. The Commission on Industrial Education, appointed by the Legislature of Massachusetts, is a noteworthy example of the arousing of the social consciousness to its appreciation. On every hand is heard reiterated this demand for the specific training of the mechanic for higher industrial efficiency. Though not answering to the current demand, but rather anticipating it, there exists throughout the country a number of technical evening schools whose laudable purpose is the imparting to the mechanic instruction in those subjects that tend towards a more intelligent



LOUIS ROUILLION,
School Director.

and efficient comprehension of his trade, aside from its technique.

It is the purpose of this article to describe briefly a school that represents the highest achievement thus far reached in this direction; a school which in the adaptability of its equipment, the completeness of its arrangements, the comprehensive thoroughness of its instruction and its definiteness of purpose, commends itself to the attention of those interested in the education of the mechanic, from either the viewpoint of the employer or employee.

The Mechanics Institute is centrally located at 16-24 West 44th st. It occupies a building which, with the land, is valued at \$750,000. The Institute is conducted by the General Society of Mechanics and Tradesmen. This Society was instituted in 1785 and has had a continuous and active career from that date to the present. Its original building, built in 1804, occupied the northwest corner of Broadway and Park Pl. The Varick Building, now occupying the site, is the property of the Society, as is also the building, on a later school site, at 472 Broadway, running through to 30-36 Crosby st. The rentals from these properties form the major part of the revenue for maintaining the activities of the Society.

These activities consist in the maintaining of a free library of about 100,000 volumes (formally known as the Apprentices' Library), a museum, a technical evening school, 40 free scholarships in the New York Trade School and a pension fund for the widows and orphans of members.

The school comprises 1,700 students and 27 instructors and administrative officers. No charge is made for instruction. The school is in session from 7.30 to 9.30 P. M. from September to the middle of April. Instruction is given in

- | | |
|------------------------------|-----------------------|
| Architectural Drafting, | Free Hand Drawing, |
| Plan Reading and Estimating, | Drawing from life, |
| Mechanical Drafting, | Design Drawing, |
| Drafting for Cornice Makers | Clay Modeling, |
| and Sheet Metal Workers, | Arithmetic, |
| Carriage Drafting, | Algebra, |
| Drafting in connection with | Geometry, |
| the Electrical Industries, | Workshop Mathematics, |
| Patent Office Drafting, | Applied Mechanics, |
| Yacht and Ship Drafting, | Physics, and |
| Topographical Drafting, | Applied Electricity. |

The building trades being the chief industries of New York City, architectural drafting is in greatest demand. The enrollment of students, mostly carpenters, masons, bricklayers and plumbers, in this subject alone is 546. The classes in Plan Reading and Estimating are very popular and are crowded to their limit. The work this year includes the making of complete estimates for each trade for a business building on 5th av. A complete set of the architect's plans are in the hands of each student. The student is also made familiar with the building laws of the city.

The second largest classes are those in the various lines of mechanical drafting, made up largely of machinists and those employed in manufacturing industries. The work in carriage drafting is conducted under the auspices of the Carriage Builders' National Association. Another instance of the co-operation of employers' associations are the classes in applied electricity, which are carried on under the auspices of the Electrical Contractors' Association.

There are seven classes in free-hand drawing, composed largely of those connected with artistic crafts, and classes in

(Continued on page 166.)

THE REALM OF BUILDING.

Building Records of Principal Cities.

In many cities of the United States, exclusive of New York, there was a decided gain in the amount of money appropriated for new buildings in the year 1907 over 1906, and probably in most of the cities and towns of the country, if all could be reported upon, there was fully as good a state of affairs for builders last year as in any year of this decade. Cambridge, Mass., did 87 per cent. more than in the previous twelvemonth, Cleveland 22, Milwaukee 18, Fall River 32, Paterson 39, Salt Lake City 86, Tacoma 228, Cincinnati 11, Minneapolis 6, Mobile 15 and St. Joseph 55.

Large cities which did less building last year than in 1906 are Philadelphia, 10 per cent. less, Pittsburgh 13, St. Louis 27, San Francisco 38, New Orleans 15, Washington 21, Louisville 47, Los Angeles 26, Syracuse and Kansas City.

In New York City the official reports of the five building bureaus, as published in the Record and Guide heretofore, gave the following statistics of plans for new buildings planned:

GREATER NEW YORK.			
	1906.	1907.	Decrease.
Manhattan	\$107,977,515	\$74,939,900	\$33,037,615
Brooklyn	65,066,276	64,150,107	916,169
Bronx	27,622,730	20,784,699	6,838,031
Queens	17,003,216	16,132,505	870,711
Richmond	3,055,490	2,223,218	832,272
	<u>\$220,725,227</u>	<u>\$178,230,429</u>	<u>\$42,494,798</u>

The loss over 1906 for Greater New York is therefore about 19 per cent. Reports to the American Contractor from principal cities other than New York are found arranged there as follows:

City.	1907.		1906.		Per cent.
	cost.	loss.	cost.	loss.	
Baltimore	\$6,439,580	..	\$8,611,708	25	..
Birmingham	1,964,079	..	2,132,469	7	..
Bridgeport	2,448,508	..	2,684,399	8	..
Buffalo	8,411,000	..	8,686,030	3	..
Chicago	59,093,080	..	64,822,030	8	..
Cambridge	2,729,345	..	1,458,105	87	..
Cleveland	15,888,407	..	12,972,974	22	..
Chattanooga	1,700,400	..	2,231,742	23	..
Cincinnati	7,737,062	..	6,911,190	11	..
Davenport	653,503	..	717,187	8	..
Denver	6,349,604	..	7,000,996	9	..
Detroit	14,226,300	..	13,275,250	7	..
Duluth	2,482,735	..	2,761,023	10	..
Evansville	1,077,745	..	1,048,680	2	..
Fall River	1,343,125	..	1,012,790	32	..
Grand Rapids	2,053,755	..	2,181,306	6	..
Hartford	4,026,970	..	3,732,915	5	..
Indianapolis	5,787,556	..	5,530,971	5	..
Kansas City	9,611,922	..	10,765,480	10	..
Little Rock	1,063,055	..	1,242,138	14	..
Louisville	3,032,548	..	5,116,917	47	..
Los Angeles	13,304,696	..	18,158,540	26	..
Manchester	719,015	..	811,828	11	..
Milwaukee	10,771,244	..	9,713,284	18	..
Minneapolis	10,006,485	..	9,466,150	6	..
Memphis	4,957,999	..	4,346,767	14	..
Mobile	1,295,112	..	1,121,653	15	..
Nashville	2,078,044	..	2,840,212	26	..
New Haven	2,804,882	..	3,018,890	7	..
Newark	9,543,520	..	10,411,328	8	..
New Orleans	4,710,523	..	5,563,437	15	..
Omaha	4,536,643	..	4,273,050	6	..
Philadelphia	36,659,655	..	40,711,510	10	..
Paterson	1,500,192	..	1,077,471	39	..
Pittsburgh	13,145,311	..	15,116,252	13	..
Reading	1,499,550	..	1,631,245	8	..
Rochester	6,752,615	..	6,175,499	9	..
St. Joseph	1,667,563	..	1,069,737	55	..
St. Louis	21,893,167	..	29,938,693	27	..
St. Paul	9,750,000	..	9,537,449	2	..
San Antonio	1,951,471	..	1,111,550	75	..
San Francisco	34,927,396	..	56,574,844	38	..
Scranton	2,423,849	..	2,075,075	16	..
Seattle	13,573,270	..	11,920,488	14	..
Spokane	5,778,876	..	3,701,859	56	..
South Bend	1,125,825	..	1,073,397	5	..
Syracuse	4,222,282	..	3,313,261	27	..
Salt Lake City	4,183,800	..	2,315,830	86	..
Topeka	1,233,832	..	827,408	49	..
Toledo	3,400,665	..	4,696,970	27	..
Tacoma	9,985,425	..	3,032,855	228	..
Washington	8,890,464	..	12,414,451	21	..
Worcester	3,068,896	..	2,939,403	4	..
Wilkes-Barre	2,486,861	..	2,224,833	11	..

—The largest daily output by Panama steam shovels in the Culbra Division since work has commenced by the United States was 46,732 cubic yards on December 31, 1907. Forty-three shovels were at work on that day, of which two were 45-ton, ten 70-ton, and thirty-one 95-ton shovels. The average output per shovel for all shovels on the work for the eight-hour day was 1,086½ cubic yards. In handling this material the following cars were loaded: 1,451 Lidgerwood flats, 1,104 Western dumps (small), 248 Western dumps (large), a total of 2,803 car loads. The total number of trains handled on this day was 347, and the total number of locomotives in use for all purposes was 130.

Building Department Employees' Ball.

The associated employees of the Building Department had a happy time at their annual ball on Tuesday evening in Terrace Garden, at Lexington av and 58th st, and kept the merriment going unflagged until nearly daylight. Members came from all five boroughs and with their friends crowded the Garden. The ballroom was beautifully decorated in white and gold, intertwined with garlands of greenery, amid which sparkled myriads of tiny emerald lights, a new and pretty decorative effect that was an artistic fancy of Orlando C. Flynn, of the Manhattan division. The evening opened with a vaudeville entertainment of eight excellent numbers, presented by professionals from the city theatres, and it proved a treat. The reception that followed was attended by a number of the city and borough officials and by former heads of the Building Department. A noteworthy incident at the reception was the arrival of Messenger "Eddie" McEvoy, of Manhattan, whose coming, in his famous "Beau Brummell" high hat with a bell crown, was hailed by an ovation that attested the popularity of this veteran Gotham civil service attache.

The ball began just before midnight under the direction of Herbert W. Smith, a Seventy-first Regiment veteran connected with the Manhattan bureau, and opened with a grand march led by eight selected couples, who evolved new and picturesque figure evolutions. The ladies all wore similar bouquets of large American beauty roses and gold badges that were miniature replicas of the official department insignia. This group of expert dancers comprised Mr. and Mrs. Herbert Smith, Mr. and Mrs. Charles P. Moore, Mr. and Mrs. Albert A. Lexutt, and Mr. Thomas F. Walsh, whose partner was the beauty of the Manhattan bureau before her marriage; James Costigan and Miss Mabel Collins, Mr. and Mrs. George L. Amouroux, Mr. and Mrs. Arthur C. Kerwin and Mr. and Mrs. Cornelius Breen.

The Manhattan employees had as their special guests Superintendent Edward S. Murphy, Chief Inspector Bernard J. Gorman, Assistant Superintendent Joseph Gordon, Department Secretary Gustav J. Paul and Secretary William J. Colihan and Daniel J. O'Dair, known as "the Right and Left Bowers" of Superintendent Murphy's staff. It was the best attended of the series of receptions held by the associated employees, and its success reflects credit upon the committee of arrangements, of which Jas. H. Flynn was the efficient chairman, and with whom these members were associated: Manhattan—Engineers' Division, Archibald Schwartz; Construction Division, Messrs. Cole, Garvey, Flynn and Kerwin; Elevator Division, M. Wilson; Plumbing Division, C. Breen and T. Donoghue; Iron Division, Messrs. Ryan and Dunneand; Clerical Division, James W. Spencer, statistician of the Manhattan bureau. Bronx Borough—Messrs. Lalor and Boyle. Richmond Borough—Dinnan and Silles. The association's general officers for 1908 are: President, Thomas Linehan; vice-president, Thomas Montague; recording secretary, Albert A. Lexutt; financial secretary, Lewis F. Soich; treasurer, Timothy E. Deegan; sergeant-at-arms, William F. McEntee; and trustees, H. O. Cole, William Goldin and Richard Dunne.

Objections to the Mechanics Lien Law.

Dissatisfaction among builders and material dealers with the mechanics lien law is becoming more pronounced. Some, considering it in the nature of a delusion and a snare, would have it repealed altogether. A movement favored in other quarters would so amend as to make the New York statute conform to the essential principles of the New Jersey law. Mr. E. J. McLaughlin, dealer in masons' building materials, at 2d av and 46th st, Brooklyn, believing that such an amendment is desirable, would like to hear the views of others regarding it. A legislative bill is in preparation.

In a letter to the Record and Guide, January 11, Mr. Thomas J. Crombie, of the East River Mill and Lumber Co., 92d st and East River, expressed the opinion that it would be better for all concerned in the building material line if the mechanics lien law were entirely abolished. "It is at best a very doubtful security," he said, "and it has been proven often to have been a very dangerous remedy, for the filing of one or two liens on one day, followed by others right after, have often been the cause of a total loss to all interested, in operations which would have paid out in full but for the confusion and embarrassment precipitated by the indiscriminate filing of liens."

Mr. Crombie has heard objections even to the New Jersey law, and this is why he has come to the conclusion that it would be better to simply repeal our law and not try to amend it, as too much confidence is placed in the security afforded by the filing of a lien.

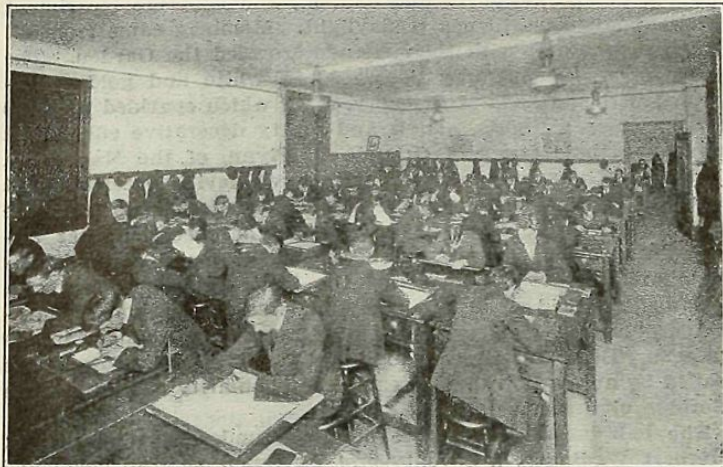
The Mechanics Institute.

(Continued from page 164.)

clay modeling, made up of ornamental plasterers, silversmiths, sculptors' assistants, wood-carvers and journeymen in various plastic clay crafts.

There exists a large demand for elementary mathematics, in which subjects instruction is given to 230 students. The work in science is now limited to physics and applied electricity, but it is proposed to introduce industrial chemistry in the near future.

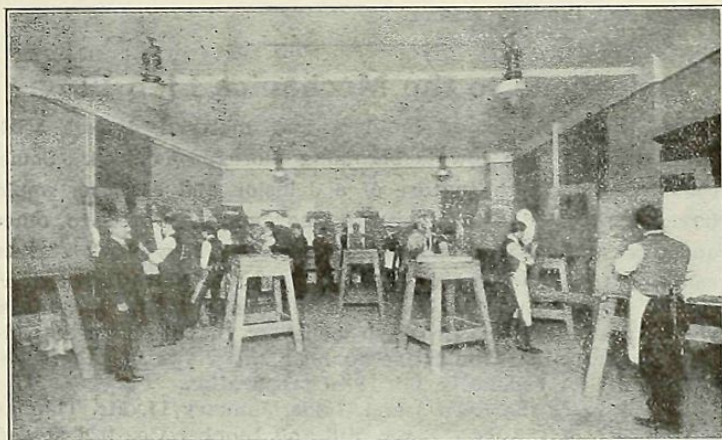
A visitor to the school is impressed by the high standard of intelligence of the students. They comprise, by a kind of se-



CLASS IN MECHANICAL DRAWING.

lective affinity, the cream of the young mechanic class. These are the boys who possess ambition, and who are willing to sacrifice the gratification of their pleasure seeking instincts to the attainment of a larger intelligence and greater efficiency. In age they range from fifteen to forty years. They are all employed at their various trades during the day. Those who live in or near the city may find time to rush home for a hurried meal and then back to school promptly at 7.30. But the large number of students resident in the suburbs have not sufficient time after their day's labor to reach home and return to the city. These take their supper at a restaurant and crowd the reading-room and library of the Institute, awaiting the opening hour of seven. The reading-room is well supplied with trade journals, as well as magazines and other periodicals, so this hour of waiting has also an educational result. The extent of the radius from which the school draws is surprising. There are students from Perth Amboy, Elizabeth, Newark, the Oranges, Tarrytown, New Rochelle, Mt. Vernon, Jamaica, Far Rockaway and the more adjacent suburbs. When one considers the late hour at which a student at one of the more distant points reaches home at night, and the hour at which he must arise in the morning in order to report for duty at his work, the incident sacrifice is impressive.

One is also impressed by the personnel of the teaching staff. Three of the instructors in architectural drafting are members of firms of architects, the instructor in sheet-metal drafting is the author of the standard, authoritative book on this subject, there are a number of chief draftsmen, and also three of the staff of Columbia University. At a recent exhibition of



MODELING CLASS.

the National Arts Society each one of the teachers in free-hand drawing had one or more paintings displayed.

The Executive Committee is composed of the officers and the chairmen of the various committees, with the first vice-president as chairman. Each committee has charge of one of the activities of the Society and meets monthly. The School Committee has full charge of the entire work of the school. It appoints a school director, who is held responsible for the successful conduct of the school. He carries on the active administration and submits to the committee all recommendations for the appointment of instructors, the equipment of classes, the extension of the work, etc., for approval.

Any one who has, at any time of his career, been a mechanic or tradesman is eligible for membership. There is an initiation fee of one hundred dollars, and no dues. The present membership, about 450 in number, is composed largely of men prominent in the building trades of the city. The officers for the year 1907 are: Hugh Getty, president; Frederick R. Usher, vice-president; William J. Hoe, second vice-president; Richard T. Davies, secretary-treasurer. The members of the executive committee are, in addition to the above officers, Charles T. Galloway, Robert Christie, William C. Smith, William S. Miller, Thomas J. Drummond, John H. MacDonald, Robert Christie, Jr., John H. McCullagh, John M. Mossman, William B. Hand.

The revenue of the Society is quite definite and limited, and is fully utilized in conducting its various interests. An added endowment would permit of a considerable extension of its practical philanthropy, especially in the line of its school work, in which alone it could give instruction to from 2,000 to 2,500 students instead of 1,700, its present limit. This limit is set by the present revenue and not by the size of the building, as there are still a number of vacant class rooms that cannot be used owing to lack of sufficient funds to pay the salaries of additional instructors.

New Building Code Up Again.

REFERRED BACK TO THE BUILDING COMMITTEE WITH AUTHORITY TO APPOINT A NEW COMMISSION.

At the meeting of the Board of Aldermen, January 21, the following resolution (No. 98) was presented:

By Alderman Kenneally—

Resolved, That in pursuance of section 407 of the Greater New York Charter, the Building Committee of this Board be, and hereby is, directed to prepare and report to this Board, a building code in amended and revised form, providing therein for all matters concerning, affecting or relating to the construction, alteration and removal of buildings or structures erected or to be erected in the City of New York; and be it further

Resolved, That, for the purpose of properly preparing the building code, the said committee be and hereby is, authorized to appoint experts as follows: Four architects, four engineers, one of whom shall be recommended by the New York Board of Fire Underwriters; five builders, one mechanic, two plumbers and one legal expert, each of whom shall be a resident of the City of New York, and shall have been engaged not less than five years in his respective calling. The said Commission to revise the building code shall consist further of the several Borough Presidents or their respective Superintendents of Buildings, when so formally named, and the Chief of the Fire Department of the City of New York; and it is further

Resolved, That the said committee be and it hereby is, authorized to appoint a clerical force necessary to the proper conduct of the business of said Commission; and it is further

Resolved, That any and all resolutions or ordinances or parts thereof, inconsistent or conflicting with the provisions of this resolution be, and they are hereby repealed.

The Vice-Chairman moved that the third paragraph be stricken from the above resolution.

Which motion was adopted.

The resolution was then adopted, as amended.

Then by resolution (No. 103), offered by Alderman Brown, the building code reported to the Board of Aldermen at its meeting on December 2 was referred to the Committee on Buildings for its favorable consideration.

It will be observed that a number of the members of the old commission are reappointed under the resolution. The other members are expected to be named in a report to the Board of Aldermen at its next meeting.

Points on the Material Market.

Soil pipe is from five to ten per cent higher.

Staple lines in tinware have been reduced in prices to dealers from five to eight per cent.

Sash weights are quoted at \$25 to \$28 per ton, which is considered a fair market at this time.

The Seaboard Cement Company, of Catskill, N. Y., is about to break ground for a new cement mill near the village.

Milliken Bros. have obtained the sub-contract for the steel work for the reconstruction of the old Custom House for the National City Bank, some 3,100 tons.

This present year resembles 1904 in its building conditions; and 1904 began softly, you remember, just after the great strikes of 1903—and ended in a roar.

The Jersey shore will take exceptional quantities of building material this season. At Bayonne alone it is estimated that fully five hundred buildings will be erected.

The twenty-second convention of the National Brick Manufacturers' Association will be held at Columbus, O., Feb. 5 to 8, 1908, with headquarters at the Southern Hotel.

This is remarkable weather for winter, so mild and bright. Outside mechanics have rarely seen better working weather at this season—and if they only had plenty to do. P. S.: This was true when it was written.

Manufacturers' prices on building hardware are in for a general reduction of about ten per cent., with but few lines excepted. It is understood that the associated factories have so decided.

Bankers say that money for real estate loans will be more plentiful in the spring, on a basis of fifty per cent. of assessed valuation; and then gradually easier. Savings banks will give small borrowers the preference.

Reports from 22,398 lumber manufacturers show 37,550,736,000 feet of lumber cut during 1906. The mill value was \$621,151,338. This does not include 11,858,260,000 shingles valued at \$24,154,555 and 3,812,807,000 laths valued at \$11,490,570. Total increase for 1906 over 1899 was 7.9 per cent.

A second-hand building material dealer in Manhattan has sold to John M. Hughes & Sons, of Jersey City, and Waddington & Son, of Hoboken, 1,500,000 common brick for delivery during the next month. This will mean about fifteen hundred cart-loads going over the ferry. The Hughes firm, who are house movers, are to build about thirty houses in Jersey City.

It is doubtful if any of the laboratories maintained by the government for scientific research are more unique in character, and yet bear promise of more important results, than one which has just been established in Washington by the United States Forest Service for investigating the structure of commercially important woods. Laymen will not understand the significance of the proposed investigations carried on in this laboratory so quickly as architects, builders and other wood users, who in these days of growing scarcity of the more valuable woods are sometimes perplexed in indentifying substitutes. A work of this character has long been in demand by architects, builders and other users of lumber. It will, in most cases, enable even a non-technically trained man to determine quite readily the wood he deals with by means of an ordinary hand lens and by comparing the wood in question with the photographs of cross and long sections to be given out by the laboratory.

Building Operations.

Statistics of Plans Filed.

The following is a table of the new buildings and alterations projected for Manhattan and the Bronx, with the estimated cost, for the past week and also for the corresponding week of 1907:

	1908.	1907.
No. of the new buildings in Manhattan and the Bronx.....	29	47
Estimated cost of new buildings..	\$483,100	\$1,354,500
Total estimated cost of alterations for Manhattan and the Bronx....	\$109,925	\$992,575

Plans for the New Post Office Building.

8TH AV.—Plans for the new post office building which the United States Government is soon to erect on the easterly side of 8th av, between 31st and 33d sts, near the Pennsylvania station, will probably be selected by April 1. The height of the structure has not yet been stated, but it is understood that it will overtop the surrounding buildings in the immediate vicinity. The estimated cost of the building is placed at about \$3,500,000, which has already been appropriated. For the building site the Government is said to have paid the Pennsylvania, N. Y. & L. I. R. R. the sum of \$1,660,085, so that for both land and building the project will mean an expenditure of \$5,160,085. Estimates, it is thought, will not be called for before the fall of 1908. Assistant Secretary Winthrop, of the Treasury Department, Washington, has selected the following New York architects to submit competitive plans under the act of Feb. 20, 1893, to be opened on March 25, 1908: Carrere & Hastings, Heins & LaFarge, McKim, Mead & White, George B. Post & Sons, H. Van Buren, Magonigle, Whitfield & King, Kenneth M. Murchison and Cass Gilbert. The names of the judges to pass on the plans are James G. Hill, of Washington; Henry F. Hornbostel, of Manhattan; E. Wheelwright, of Boston, and Frank Miles Day, of Philadelphia.

W. L. Rouse Plans Another Large Apartment House.

RIVERSIDE DRIVE.—Another large high-class elevator apartment house will soon be erected on Riverside drive, the southeast corner of 98th st, on a plot measuring 100x108 ft. It will contain twelve stories, three electric passenger elevators, and will be of the best steel frame fireproof construction with every up-to-date improvement. There will be four apartments on a floor, containing six, seven and eight rooms, with two baths in each apartment. The total estimated cost will be in the neighborhood of half a million dollars. Excavating will be started as soon as the weather will permit and all other branches of the work will be pushed immediately. The owner and builder is the Century Holding Co. (Lee & Fleischmann, lawyers), No. 141 Broadway. William L. Rouse, 11 East 43d st, is the architect.

Particulars of the Parker Building

4TH AV.—Operations were started on Tuesday last at the Parker Building, 4th av, southeast corner 19th st, for the erection of a high scaffold and chute on the 19th st side to be used in the lowering of the damaged brick walls and materials to the street below. Although no plans have yet been prepared for rebuilding and renovating the structure, it is considered probable that portions of the present brick walls on all the four sides of the building and the floor arches can be saved. No

contracts for rebuilding have yet been made. E. & J. Marrin, No. 520 East 18th st, have the contract for removing the debris.

Schwarzschild & Sulzberger to Build at Bridgeport.

Plans are being prepared by Schwarzschild & Sulzberger, 1st av and 45th st, Manhattan, through their own force, for a large beef house, which they will erect at Bridgeport, Conn. All the details of the plant have not yet been decided upon, but it will be of fireproof brick and steel construction, with cold-storage facilities, steam heat, electric power and gravel roof. Estimates will be received in about six weeks, and work will be started some time in April. Mr. David Ervin is the Bridgeport manager.

Coney Island & Brooklyn Railroad Improvements.

Plans by Messrs. Ford, Bacon & Davis, engineers, No. 115 Broadway, are now ready for two of the six power houses which the Coney Island & Brooklyn R. R. Co. is about to erect at King's Highway, Coney Island av, Av Q and in the west side of Sanford st, 100 ft. north of DeKalb av. The buildings will be thoroughly fireproof, two stories, of brick and steel construction.

Hudson Structural Steel Co. to Enlarge Plant.

SOUTHERN BOULEVARD.—The Hudson Structural Steel Co., 136th st and Southern Boulevard, Bronx, will erect immediately a large addition to its plant on the Southern boulevard. The plans are being prepared by the company's own force and the construction will also be done by the owners.

Apartments, Flats and Tenements.

123D ST.—Nathan Langer, 81 East 125th st, has plans for the erection of an 8-sty apartment house in 123d st, west of Mt. Morris Park, to cost about \$60,000.

111TH ST.—M. Zipkes, 147 4th av, is preparing plans for a 6-sty flat building, 39.10x87.11 ft., for L. E. Kleban, 1572 Washington av, to be erected on 111th st, south side, 25 ft. west of Lexington av, to cost \$40,000.

PARK AV.—F. M. Mellert, 1692 Monroe av, will soon begin the erection of two 4-sty brick flat buildings on the east side of Park av, near 183d st, to cost about \$40,000. Chas. Schaefer, Jr., 1 Madison av, is the architect.

RIVERSIDE DRIVE.—Plans are being prepared by Wm. L. Rouse, 11 East 43d st, for the erection of a high-class apartment house for owner and builder, Harry Matz, 137th st, southeast corner of Riverside drive, to be situated on Riverside drive, the northeast corner of 136th st, on a plot measuring 100x145 ft. The cost will be \$200,000, and operations will be started immediately. Excavations have been completed. The owner will award all sub-contracts.

Churches.

EASTERN PARKWAY.—H. B. Upjohn, 96 5th av, Manhattan, has completed plans for the new church building for St. Mark's Roman Catholics to be erected at Eastern Parkway and Brooklyn av, Brooklyn. Rev. J. Kennedy is pastor.

FLATBUSH.—R. T. Stokes, one of the most active members of the Wells Memorial Presbyterian Church of Flatbush, has presented to the church society a plot of ground at Glenwood road and East 12th st, on which a new church will be erected. The new site has a frontage of 100 ft. in Glenwood road and runs back 100 ft. in East 12th st.

Alterations.

LUDLOW ST.—O. Reissmann, 30 1st st, has plans for \$6,000 worth of alterations to No. 28 Ludlow st for Esther May, 350 East 124th st.

PITT ST.—Chas. Singer, 157 Clinton st, will improve No. 55 Pitt st, from plans by O. L. Spannhake, 233 East 78th st. Estimated cost, \$3,000.

1ST AV.—Chas. Gens, Jr., 210 East 56th st, is preparing plans for alterations to Nos. 1060-1062 1st av, owned by G. M. Kornarens, of Alameda, Cal.

LENOX AV.—Plans are being drawn by E. A. Meyers, 1 Union sq, for alterations to No. 95 Lenox av. Albert E. Lowe, 230 Grand st, is the owner.

ELDRIDGE ST.—Bernstein & Bernstein, 24 East 23d st, are architects for extensive changes to No. 43 Eldridge st, owned by S. Lefkowitz, 74 Spring st.

5TH AV.—The Hampden Realty Company, 15 William st, will improve Nos. 2227-2233 5th av from plans by Johnson & Morris, 30 West 13th st. Cost about \$6,500.

125TH ST.—Chas. Stegmayer, 168 East 91st st, is planning for \$6,000 worth of changes to No. 383 West 125th st, owned by Peter Doelger, 407 East 55th st.

AV B.—Anna M. Alby, 169 Stuyvesant av, Brooklyn, will make improvements to No. 3 Av B, to cost about \$3,000. Henry Klein, 505 East 15th st, is planning.

14TH ST.—J. Hamburger, 73 Nassau st, will make \$5,000 worth of alterations to Nos. 526-528 East 14th st. O. L. Spannhake, 233 East 78th st, is making plans.

CHERRY ST.—Mandel & Finkelstein, 40 Bowery, will make \$3,500 worth of alterations to No. 244 Cherry st for which Bernstein & Bernstein, 24 East 23d st, are planning.

CORNELIA ST.—Messrs. Sommerfeld & Steckler, 19 Union sq, are preparing plans for \$10,000 worth of improvements to Nos. 18-20 Cornelia st for J. Carneval, 254 Washington st.

Miscellaneous.

Frank Marion Wright, 489 5th av, Manhattan, is preparing plans for a 3-sty residence, to be erected at Mt. Vernon, N. Y., for Mrs. H. F. Bender, to cost \$10,000.

Messrs. Howells & Stokes, 100 William st, Manhattan, have completed plans for the addition to the Yale gymnasium at New Haven, Conn. Bids will soon be called for, and it is expected that work will be started early in April.

Theo. C. Visscher, 425 5th av, Manhattan, has prepared plans for a 2-sty bank building for the First National Bank, Union City, Pa., to cost about \$30,000. Bids will be received by Hoggson Bros., 7 East 44th st, about Feb. 15.

The New York Central & Hudson River Railroad Company has appropriated \$1,500,000 for a new passenger station to be erected at Rochester, N. Y. A. W. Carpenter, Grand Central Station, 42d st, Manhattan, is the engineer of structures.

William W. Jones, superintendent of the Bridgeport Hospital, Bridgeport, Conn., writes that plans and specifications are now ready for the proposed additions to be erected to the hospital. The work will be fireproof, while the details of the finish are yet unsettled.

Messrs. Ewing & Chappell, 345 5th av, Manhattan, are completing plans for the erection of the new building to be used for scientific research and for the study of chemistry in conjunction with medicine at Vassar College. Work will start the latter part of February. The structure will be 3-stys, 130x60 ft., and cost about \$90,000.

Estimates Receivable.

James D. McIntyre, secretary Board of Contract and Supply, Manor Hall, Yonkers, N. Y., will receive estimates until Feb. 3 for furnishing at Yonkers various quantities of pipes and castings.

Bids will be received by the Police Commissioner, Wednesday, Jan. 29: No. 1. For furnishing and delivering lumber and building materials. No. 2. For furnishing and delivering photograph supplies.

TINTON AV.—John E. Kirby, 481 5th av, has plans ready for the 4-sty school building, 60x117 ft., for St. Anselm's Roman Catholic Church, to be erected on Tinton av, near Dawson st, Bronx, to cost \$90,000.

MADISON AV.—Messrs. Clinton & Russell, 32 Nassau st, will receive bids in the early spring for the 16-sty loft building, 50x100 ft., to be erected at Madison av and 34th st for M. S. E. Cameron, of Clifton, S. I.

BROADWAY.—Wm. C. Frohne, 38 East 21st st, has nearly completed plans and will receive bids about Feb. 1 for the 16-sty loft building to be erected at the southwest corner of Broadway and 4th st for Phillip Braender, 141 West 125th st.

BATHGATE AV.—Plans have been completed by M. J. Garvin, 3307 3d av, for the 3-sty school building, 158x150 ft., which the St. Joseph's Institute will erect on Bathgate av, northwest corner 188th st, Bronx, to cost about \$200,000. No contracts have yet been awarded.

By the President of the Borough of the Bronx, Thursday, Jan. 30: No. 1. For furnishing and delivering hardware, rubber hose, paints and lumber to the Bureau of Sewers:

By the President of the Borough of Manhattan, Wednesday, Jan. 29: No. 1. For reconstruction of sewer and appurtenances in 4th st, between Avs A and C. No. 2. For reconstruction of sewer and appurtenances in 5th st, between Avs A and C. No. 3. Extension of sewer and appurtenances in 141st st, between Harlem River and end of present sewer.

By the President of the Borough of Richmond, Tuesday, Jan. 28: No. 1. For furnishing and delivering 300 barrels of Portland cement, at such times within the Borough of Richmond, and in such quantities, from time to time, as the Superintendent of the Bureau of Highways may direct. No. 2. For furnishing and delivering 20,000 feet (B. M.) spruce, and 5,000 feet (B. M.) yellow pine lumber. No. 3. For furnishing and delivering 800 cubic yards of Building sand. No. 4. For furnishing and delivering 10,000 tons one and one-half inch or three-quarter inch broken stone or screenings on Richmond Valley road and Amboy road or avenue.

Contracts Awarded.

ESSEX ST.—Contract has been awarded to Mass & Pollack, 311 Henry st, for alterations to No 133 Essex st, owned by Felix Tausend, 499 Broadway.

The U. S. Cast Iron Pipe and Foundry Co., 71 Broadway, Manhattan, has obtained the contract for laying thirteen miles of pipe for the St. Louis Water & Pipe Co., at St. Louis, Mo.

14TH ST.—L. Hangan, 43 East 8th st, has received the contract for improvements to the 4-sty store and office building No. 133 West 14th st for Wm. S. Moore, on premises. Chas. G. Clark, 445 Tremont av, prepared the plans.

41ST ST.—J. Harry O'Brien, 1123 Broadway, has awarded to

Eugene C. Ludin, 248 West 45th st, contract for extensive alterations to the 3-sty automobile garage Nos. 236-238 West 41st st, operated by the Ludin Realty Co., 259 West 34th st.

J. E. & A. L. Pennock, 1133 Broadway, Manhattan, have obtained the contract for the erection of the new administration building for the Carnegie Institute at Washington, D. C., to cost about \$250,000. Messrs. Carrere & Hastings, 5th av and 26th st, are the architects.

24TH ST.—Builder John Frank De Baun, 1368 Broadway, has received the contract for improvements to the 2-sty foundry building south side of 24th st, 156 ft. west of Av A, for the Cameron Steam Pump Works, 433 East 23d st. Wm. J. Cook, 194 Hawthorne st, Brooklyn, prepared the plans.

5TH AV.—The Rusling Company, 26 Cortlandt st, has the contract for improvements to the 11-sty store and loft building Nos. 130-132 5th av for the O. B. Potter Trust, 71 Broadway, Francis H. Kimball, architect, and to the 5-sty factory No. 534 Pearl st, owned by Abraham Quackenbush, 6 East 47th st.

34TH ST.—Potterton Bros., 215 West 28th st, have received the mason work, and Stoddard & Hughes, 244 West 29th st, the carpenter contract for \$20,000 worth of changes to the store and loft building No. 42 West 34th st for L. M. Pollock. Joseph Wolf, 320 5th av, prepared the plans, and Wm. F. Newkirk, 367 7th av, is the lessee.

Bids Opened.

For alterations to the Thirteenth Regiment Armory, Brooklyn, William Horne Co., 71 West 132d st, at \$7,170, were low bidders. Also for improvements to the Eighth Regiment Armory, Manhattan, Neptune B. Smyth, 1123 Broadway, submitted the lowest bid.

Bids were opened at Washington Jan. 18 for completing the Brooklyn dry dock. The Williams Engineering and Construction Co., No. 21 Park row, put in the low bid, \$774,400 and \$764,400; the Phoenix Construction Co., No. 41 Park row, bid \$798,700 and \$777,777; James Stewart & Co., of No. 135 Broadway, offered to do the work for \$1,800,000 and \$1,750,000, and the fourth bid was from Gahagan & Hough, of No. 32 East 33d st, \$1,289,800 and \$1,269,800.

Bids were received by Louis F. Haffen, president of the Bronx, for constructing outlet sewers and appurtenances in various streets in the Bronx as follows: H. Pilkington, 1343 Lexington av, \$356,234 (low bid). Other bidders were: McDonald & Barry, Tiebout av and 183d st, \$428,111; A. G. Vermilye, \$416,726; Thos. D. Crimmins Contracting Co., 444 East 69th st, \$436,468; Michael Marrone, 414 East 116th st, \$370,416; W. F. Murray, 13 Park row, \$460,669; W. J. Brennan, \$465,638.

BUILDING NOTES

The Engineers' Club, at the annual meeting in West 40th st, elected as trustees William H. White, Jr., George E. Weed, George W. McNulty, Alexander C. Humphreys and Alfred W. Kiddle.

For the construction of two dams on the Des Moines River, Keosauqua, Ia., J. W. Anderson, of No. 7 Pine st, Manhattan, has been appointed engineer. The work will cost about \$500,000.

The Consolidated Gas Co. has sold the balance of the \$5,000,000 of one year 6 per cent. notes which the directors authorized last week. The purpose of this gas issue, it was officially stated, is to provide for new construction at the company's Astoria plant and the extension of its electrical service.

The city of Poughkeepsie, N. Y., desires the services of a city engineer at a salary of \$2,250 a year. The applicant must be a hydraulic and civil engineer. Communications can be made direct to the Board of Public Works, Poughkeepsie, with recommendation, or to Messrs. Hazen & Whipple, engineers, St. Paul Building, 220 Broadway, Manhattan.

On Thursday a bill was introduced at Albany authorizing the Board of Estimate and Apportionment of the city of New York to appropriate \$1,000,000 for the erection and maintenance of an additional public hospital in Manhattan. The bill provides that the site shall be between 20th and 70th sts. The new institution is to be under the control of the Board of Trustees of Bellevue and allied hospitals.

The initiation fee for resident members in the new Machinery Club is fifty dollars, with fifty more as annual dues. While primarily a lanching club, it is anticipated that its convenient location and appointments will make it a general headquarters. F. H. Stillman, of the Watson-Stillman Company, is president; R. C. McKinney, of the Niles-Bement-Pond Company, is vice-president; Walter L. Pierce, of the Lidgerwood Mfg. Company, is treasurer; Theodore Waters is secretary.

The fourteenth annual meeting of the American Society of Heating and Ventilating Engineers was held at the Engineers' Building on Jan. 21. Architect C. B. J. Snyder, 500 Park av, delivered the principal address. The following officers were elected: President, James Mackay, Chicago; first vice-president, James D. Hoffman, Lafayette, Ind.; second vice-president, B. F. Stangland, New York; secretary, William M. Mackay, New

York, treasurer, U. G. Scollay, Brooklyn. Board of Governors: C. B. J. Snyder, New York; R. C. Carpenter, Ithaca, N. Y.; August Kehm, Chicago; Frank K. Chew, New York, and John F. Hale, Chicago.

At the plant of Harris H. Uris, manufacturer of iron work for buildings, situated at Nos. 525 to 535 West 26th st, may be seen up-to-date business methods and thorough organization in every department. With this system and all the time-saving devices installed, they have been enabled to produce more work in 1907 than any preceding year. Their contracts included work on the following buildings: New York County National Bank, 14th st and 8th av, Philip Herrman's Son, contractor; R. L. Daus, architect. Colonial Studio, 67th st, west of Columbus av, Wm. J. Taylor, contractor; Pollard & Steinman, architects. Studio Building, 86th st, west of Broadway, Wm. J. Taylor, contractor; Pollard & Steinman, architects. Engineer's Club, 42 West 40th st, Wm. L. Crow Const. Co., contractors; Whitfield & King, architects. The Monolith, 43 West 34th st, Samuel Green, contractor; Howells & Stokes and Samuel Sass, architects. Some of the contracts on hand are: Williamsburgh power house, Kent and Division avs, Brooklyn, P. J. Carlin Const. Co., contractors. New York Law School, 172-4 Fulton st, Chas. A. Cowen & Co., contractors; C. P. H. Gilbert architect. Van Schaick Building, 14th st and 5th av, Hedden Const. Co., contractors; Buchman & Fox, architects. Kenilworth Apartments, 75th st and Central Park West, Lenox Realty Co., contractors; Townsend, Steinle & Haskell, architects. Studio Building, 80th st and Park av, Wm. J. Taylor, contractor; Delano & Aldrich, architects. Bachelor Officers' quarters, West Point, N. Y., Buckley Realty and Construction Co., contractors; Cram, Goodhue & Ferguson, architects. Y. M. C. A. Building, 28th st and Lexington av, Edw. Corning Co., contractors; Parrish & Schroeder, architects. Police Headquarters, Grand and Centre sts, Gillespie, Walsh & Gillespie, contractors; Hoppin & Koen, architects.

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 builders. 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.

Marion st, No 25, 1-sty brk and stone outhouse, 11.2x10; cost, \$1,000; Frank McCoy, 405 E 91st st; ar't, Henry Regelmann, 133 7th st.—25.
 Water st, Nos 337-339½, two 1-sty brk and stone outhouses, 6x6; cost, \$500; Thomas Hayeck, 81 West st; ar't, Harry Zlot, 230 Grand st.—28.
 Av B, n e cor 10th st, 6-sty brk and stone tenement and stores, 47.4x83.7; cost, \$65,000; Samuel Golding, 230 Grand st; ar't, Samuel Sass, 23 Park row.—26.

NORTH OF 125TH STREET.

158th st, s s, 100 e Amsterdam av, 6-sty brk and stone tenement, 50x86.11; cost, \$50,000; J Katzman, 622 W 137th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—27.
 Harlem River | 2-sty brk and stone factory, 30x127; cost, \$2,9th av | 300; Harlem Contracting Co, 2 Rector st; ar't, 201st and 202d sts | Leslie B Farr, 2 Rector st.—24.

BOROUGH OF THE BRONX.

Hancock st, w s, 300 s Van Nest av, 2-sty frame storage and shop, 24x17; cost, \$250; S Silvaina, on premises; ar't, Timothy J Kelly, Morris Park av.—38.
 Jennings st, s w cor Intervale av, four 5-sty brk stores and tenements, three 40x98, one 65.4x99; total cost, \$160,000; Robertson & Gammie, 986 E 38th st; ar't, J C Cocker, 103 E 125th st.—37.
 Manida st, w s, 150 s Spofford av, four 2-sty frame dwellings, 20x50; total cost, \$20,000; J B Dusso & Co, 45 Adams st; ar't, Angelo Reggano, 41 Adams st.—40.
 Rogers pl, e s, 90 s 165th st, 1-sty frame store, 16x28; cost, \$250; Margaret Green, on premises; ar't, H H Avolin, 961 Stebbins av.—43.
 172d st, w s, 68 s Gleason av, 2-sty frame dwelling, 32x23; cost, \$4,000; Samuel Geller, 177th st and Morris Park av; ar't, B Ebeling, West Farms road.—47.
 181st st, n s, 86 e Crotona Parkway, two 2-sty brk dwellings, 20x52; total cost, \$10,000; Basilius Busch, 1029 Tremont av; ar't, Henry Nordheim, Boston road and Tremont av.—41.
 Clinton av, w s, 299 s Tremont av, 4-sty brk tenement, 37.6x82.4; cost, \$25,000; Henry S Gamp, 1155 Vyse av; ar't, Edward J Byrne, 3025 3d av.—32.
 Castle Hill av, w s, 456.6 s Walker av, 3-sty brk school, 117x68; cost, \$90,000; St Raymonds R C Church, Right Rev Edward McKenna, Walker av, Treas; ar't, Geo H Streeton, 289 4th av.—35.
 Gleason av, s w cor 172d st, 2-sty frame dwelling, 21x50; cost, \$5,000; Samuel Geller, 177th st and Morris Park av; ar't, B Ebeling, West Farms road.—45.
 Gleason av, s s, 25 w 172d st, 2-sty frame dwelling, 21x50; cost, \$5,000; Samuel Geller, 177th st and Morris Park av; ar't, B Ebeling, West Farms road.—46.
 Grace av, e s, 100 s Lyon av, 2-sty brk dwelling, 20x50; cost, \$6,000; S B Steinmetz, West Farms road and Bear Swamp road; ar't, H G Steinmetz, Bronx st and Tremont av.—36.
 Hull av, e s, 307.4 n 205th st, 2½-sty frame dwelling, peak slate roof, 21x43; cost, \$4,500; Norman Martin, 3133 Decatur av; ar't, Robt Glenn, 427 E 148th st.—39.
 Pierce av, s s, 225 e Deane pl, 1-sty frame shed, 14x44; cost, \$300; Antonio Guire, on premises; ar't, Henry Nordheim, Boston road and Tremont av.—34.

Westchester av, w s, 259.4 n Jackson av, 2-sty brk assembly hall and restaurant, 30.2¼x157.8, 46x175; cost, \$20,000; Forest Leasing Co, Julius Hayman, 198 Broadway, Pres; ar'ts, Moore & Landsiedel, 148th st and 3d av.—12.
 Woodycrest av, w s, 327½ n 164th st, 3-sty frame tenement, 20x58; cost, \$8,000; John J O'Brien, 1023 Woodycrest av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—33.
 3d av, w s, 138.10 n 165th st, 1-sty brk store, 25x105; cost, \$6,000; James Butler, Inc, 390 Washington st; ar't, Wm H Gompert, 2102 Broadway.—44.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Canal st, No 74, stairs, store front to 6-sty brk and stone store and tenement; cost, \$600; M Simiansky, 74 Canal st; ar't, Herman Horenburger, 122 Bowery.—94.
 Catharine st, No 18, toilets, partitions, windows to 4-sty brk and stone store and tenement; cost, \$1,500; Martin Garone, 173 Fulton Market; ar't, Alfred L Kehoe, 206 Broadway.—91.
 Charlton st, Nos 78-80, toilets, skylights to three 2 and 3-sty front and rear brk and stone tenements; cost, \$1,500; estate of James Mooney, 229 W 101st st; ar't, Louis F Fick, 534 W 178th st.—88.
 Cornelia st, Nos 24-26, toilets, partitions, windows, to two 5-sty brk and stone tenements; cost, \$6,000; H W Blattmacher, Pasadena, Cal; ar't, O Reissmann, 30 1st st.—110.
 Essex st, No 133, alter floor walls, to 4-sty brk and stone loft and moving picture show; cost, \$500; Felix Tausend, 499 Broadway; ar't, Irving Markowitz, 99 Nassau st.—83.
 Houston st, Nos 96 and 98 E, partitions, windows, to two 5 and 6-sty front and rear brk and stone tenements; cost, \$4,000; estate of F Krutina, 1 W 89th st; ar't, B W Berger & Son, 121 Bible House.—86.
 Marion st, No 25, toilets, partitions, windows to two 3 and 4-sty brk and stone tenements; cost, \$1,000; Frank McCoy, 405 E 91st st; ar't, Henry Regelmann, 133 7th st.—84.
 Nassau st, n w cor Beekman st, show windows, to 11-sty brk and stone office building; cost, \$1,000; O B Potter Trust, 71 Broadway; ar't, Francis H Kimball, 71 Broadway.—112.
 Pearl st, No 534, erect tank to 5-sty brk and stone factory; cost, \$700; Abraham Quackenbush, 6 E 47th st; ar't, and b'r, The Rusling Co, 26 Cortlandt st.—101.
 6th st, No 437 East, partitions, windows, toilets, to 5-sty brk and stone tenement; cost, \$500; Philipp Page, 437 E 6th st; ar't, Lewis Leining, Jr, 355 E 19th st.—105.
 13th st, No 354 E, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$300; Ellen Reilly, 308 E 13th st; ar't, O Reissmann, 30 1st st.—97.
 14th st, No 133 West, 4-sty and basement brk and stone front extension, 25x7.9, partitions, piers, to 4-sty brk and stone storage and office building; cost, \$3,000; Wm S Moore, 133 W 14th st; ar't, Chas G Clark, 445 Tremont av; b'r, L Hangan, 43 E 8th st.—117.
 24th st, s s, 156 w Av A, alter walls to 2-sty brk and stone foundry; cost, \$375; Cameron Steam Pump Works, 433 E 23d st; ar't, Wm J Cook, 194 Hawthorne st, Brooklyn.—95.
 28th st, No 301 East, alter sinks, to 4-sty brk and stone tenement, No 500 | ment and saloon; cost, \$—; Henry Blumenthal, 120 Wooster st; ar'ts, B W Berger & Son, 121 Bible House.—104.
 34th st, No 42 West, add 2 stories to rear extension, stairs, columns, girders, new front, to 5-sty brk and stone store and loft building; cost, \$20,000; Louise M Pollock, care architect; ar't, Joseph Wolf, 320 5th av.—106.
 40th st, No 114 W, partitions, foundations, passageway to 4-sty brk and stone power station and office; cost, \$1,500; The New York Edison Co, 55 Duane st; ar't, Chas F Hoppe, 55 Duane.—102.
 41st st, Nos 236 and 238 W, 1-sty brk and stone side and rear extension, 10x30 and 61.8x98.9, alter stairs, partitions to 3-sty brk and stone automobile garage; cost, \$2,400; Ludin Realty Co, 259 W 34th st; ar't, J Harry O'Brien, 1123 Broadway.—98.
 65th st, No 110 E, install electric elevators, partitions, shaft to 5-sty brk and stone dwelling; cost, \$5,000; Sarah Erdmann, 110 East 65th st; ar'ts, Buchman & Fox, 11 E 59th st.—89.
 67th st, Nos 149-151 East, partitions, windows, pipe for boiler, to 6-sty brk and stone sanitarium; cost, \$15,000; Sidney Schoen, 1320 Madison av; ar'ts, Gross & Kleinberger, Bible House.—115.
 111th st, No 315 E, partitions, windows, toilets to 4-sty brk and stone store and tenement; cost, \$500; Clemens Muller, 28 W 68th st; ar't, Wm Kurtzer, Spring st and Bowery.—96.
 125th st, Nos 101 to 105 W, brk vault, store front to 5-sty brk and stone store and tenement; cost, \$500; Matilda W Bruce, 985 6th av; ar't, Chas Stegmayer, 168 E 91st st.—92.
 135th st, Nos 236-272 West, erect sign, to four 1-sty brk stores; cost, \$300; Chas Edelson, 2470 7th av.—107.
 Bowery, No 290, 1-sty brk and stone rear extension, 22x11x13, stairs, columns to 5-sty brk and stone loft building; cost, \$2,000; Sanft Bros, 387 Grand st; ar't, Fredk Jacobsen, 1204 Broadway.—85.
 Broadway, No 3199, toilets, partitions, windows, show windows, to 2-sty brk and stone store and office building; cost, \$300; Bing & Bing, 198 Broadway; ar't, Louis Falk, 2785 3d av.—116.
 Madison av, Nos 778 and 780, 2-sty brk and stone rear extension, 40 x18, alter walls to 10-sty brk and stone apartment hotel; cost, \$10,000; John T Williams, 29 William st; ar't, J Riely Gordon, 402 5th av.—99.
 Madison av | the block, window, construct bridge, 1-sty brk front Park av | extension, 15x7, to 2-sty brk and stone hospital; 70th and 71st sts | cost, \$1,500; Presbyterian Hospital, on premises; ar'ts, Cady & See, 6 W 22d st.—114.
 West End av, No 925, alter partitions, install baths, to 7-sty brk and stone apartment house; cost, \$4,000; Mary J Thiery, on premises; ar'ts, Janes & Leo, 124 W 45th st.—108.
 1st av, No 322, partitions, to 4-sty brk and stone tenement; cost, \$600; Edward Levenson, 350 E 18th st; ar't, Henry Regelmann, 133 7th st.—109.
 1st av, No 1627, windows, alter light shaft to 4-sty brk and stone stores and tenements; cost, \$500; Margaret Ross, 403 Grand av, Brooklyn; ar't, Chas Stegmayer, 168 E 91st st.—90.
 3d av, Nos 110 and 112, alter platform, metal ceiling, new entrance to 2-sty brk and stone store and hotel; cost, \$7,000; J Valensi & Co, 145 Park row; ar't, Louis C Maurer, 22 E 21st st.—103.
 3d av, No 90, alter doors, windows, to 3-sty brk and stone store and dwelling; cost, \$550; Louis Vamvaketis, 90 3d av; ar't, E D Howes, 235 Broadway.—111.
 3d av, No 1928, show windows, to 5-sty brk and stone tenement; cost, \$500; S Guggenheim, on premises; ar't, Harry Zlot, 230 Grand st.—113.

5th av, Nos 130 and 132, erect tank to 11-sty brk and stone store and loft; cost, \$2,500; O B Potter Trust, 71 Broadway; ar't, Francis H Kimball, 71 Broadway.—100.

6th av, No 407, stores, partitions, to 4-sty brk and stone store and office and moving picture show; cost, \$5,000; J Valensi & Co, 145 Park row; ar't, Louis C Maurer, 22 E 21st st.—87.

10th av, No 508, toilets, partitions, vent shaft to 5-sty brk and stone tenement; cost, \$3,000; Samuel Blumenstock, 418 W 39th st; ar't, John H Knubel, 318 W 42d st.—93.

BOROUGH OF THE BRONX.

Burk st, s s, 100 e Barker av, 1-sty frame extension, 20x10, to 1½-sty frame barn; cost, \$125; Frank McGarry, on premises, ow'r and ar't.—33.

Freeman st, No 950, build 1 sty of brk upon 1-sty brk dwelling, office, store and loft building; cost, \$2,000; Isaac Schwartz, 155 E 4th st; ar't, Benjamin Sackheim, 1900 Bergen st, Brooklyn.—23.

176th st, Nos 306-308, new partitions, to two 3-sty frame tenements; cost, \$500; John Littel, 1818 Anthony av; ar't, Charles Schaefer, Jr, 1 Madison av.—25.

219th st, No 171 East, 2-sty and attic frame extension, 7.4 and 5.8 x4.9, to 2-sty and attic frame tenement; cost, \$1,500; Henry

Davis, Amsterdam av and 109th st; ar't, Angelo H Martire, 1075 Woodycrest av.—24.

237th st, s s, 160 e Keppler av, new foundation, to 1½-sty frame tool house; cost, \$150; Benjamin H Irving, on premises; ar'ts, Ebbinghaus & Irving, 632 Gun Hill road.—29.

Castle Hill av, e s, 33 n 12th st, 1-sty frame extension, 10x5, to 2-sty frame store and dwelling; cost, \$200; Marie T Dunn, 307 W 98th st; ar't, P H McDonough, 69 St Lawrence av.—27.

De Kalb av, e s, 130 n Gun Hill road, add 1 sty to 1-sty extension of 2½-sty frame dwelling; cost, \$100; Lottie L Welch, on premises; ar't, J L Welch, on premises.—26.

Pelham road, s s, 394.3 w Eastern Boulevard, 1-sty frame extension, 24x19.6, to 2½-sty frame hotel; cost, \$1,000; Harry Westfield, on premises; ar't, B Ebeling, West Farms road.—32.

Teller av, No 895, new piazza, &c, to 2-sty frame dwelling; cost, \$125; Arthur Radonsky, on premises; ar't, Chris F Lohse, 627 Eagle av.—30.

Willis av, w s, 19 s 140th st, new partitions, &c, to 3-sty brk amusement hall and dwelling; cost, \$350; John M Raub, Marion av and Mosholu Parkway; ar't, Irving Markowitz, 99 Nassau st.—28.

3d av, No 2697, new brk partitions, &c, to 5-sty brk store and tenement; cost, \$250; Jos M Jackson, on premises; ar't, Chas Stegmayer, 168 E 91st st.—31.

Construction News Reports

From the Surrounding Country

Kings County.

ST. MARKS AV.—On St. Marks av, n s, 140 w Howard av, will be erected four 3-sty brk stores and dwellings, 20x60, five families each; total cost, \$28,000. Mollie Rosenthal, 1569 St Marks av is owner, and L. Danancher, 377 Rockaway av, architect.

MAPLE ST.—Maple st, s w cor East 49th st, will be improved with six 2-sty brk dwellings, 20x50, gravel roof, 2 families each. Total cost, \$30,000. Antonio M. Cerwadoro, 56 Reeves pl, owner and architect.

BUSHWICK AV.—Three 4-sty brk tenements will be erected on Bushwick av, n w cor Grove st, 34x90, gravel roof, 8 families; cost, \$68,000. Louis Brass, 992 Bushwick av, owner. Arthur R Koch, 26 Court st, architect.

JAMAICA AV.—On Jamaica av, s s, 75.3 w Enfield st, two 3-sty brk stores and dwellings will be erected. Total cost, \$16,000. Chas. Buehl, 22 Jerome st, owner. L. Berger & Co., 300 St. Nicholas av, architect.

BATH AV.—C. Schubert, 13th av, cor 86th st, has completed plans for a 4-sty brick flat, to be erected on Bath av, s w cor Bay 31st st, eight families. Cost \$16,000. Rose Cohn, 1964 85th st, owner.

EASTERN PARKWAY.—On Eastern Parkway, s s, 385 e New York av, will be erected two 3-sty brk dwellings, 21x56.4, gravel roof, one family each; total cost, \$20,000; Phil Bierschenk, 123 Russell st, owner. Gustave Erda, 795 Manhattan av, architect.

GARFIELD PLACE.—Dr. John M. Taylor, 438 3d st, will build on Garfield pl, n w cor 8th av, a 4-sty brk dwelling, 20x59, one family. Cost, \$20,000. R. L. Daus, 130 Fulton st, Manhattan, is architect.

ALBERMARLE ROAD.—On Albemarle road, s e cor East 5th st, seven 2-sty brk dwellings will be erected; total cost, \$28,000. Middleton Realty Co., 567 East 7th st, owner.

CATON AV.—Work will be started at once at Caton av, n e cor East 4th st, where six 3-sty brk dwellings will be erected, 2 families each; total cost, \$24,000. Sherlock Co., 567 East 7th st, owner. Benj. F. Hudson, 2 Ocean Parkway, architect.

Queens County.

WOODHAVEN.—On Ferry st, e s, 110 n Forman st, Woodhaven, the Gatehouse Construction Co. will erect six 2-sty brick dwellings, 20x51, to cost \$18,000.

BROOKLYN HILLS.—North st, s s, 175 w Union pl, Brooklyn Hills, will be improved with two 2-sty frame dwellings, to cost \$7,000. John Stupelli, Maple av, Brooklyn Hills, owner; L. Danancher, architect.

ROCKAWAY BEACH.—W. T. Kennedy & Co. have prepared plans for a frame residence to be erected on the Boulevard, s s, 125 w Bond av, Rockaway Beach, for C. Waldschmidt, Rockaway Beach.

ELMHURST.—On Prospect av, s of Warren st, Elmhurst, Hoback & Wills, 774 Broadway, Brooklyn, will erect eight 2-sty frame dwellings, 20x40, to cost \$20,000.

COLUMBIA PARK.—On Columbia av, e s, 60 s Oakland av, Columbia Park, Peter Rudolph, 14 Oakland pl, Columbia Park, will erect three 2-sty brk dwellings, 20x52, to cost \$12,000.

COVERT AV.—\$64,000 worth of dwellings will be erected on Covert av and Centre st by Burkhardt & Smith, 1660 Myrtle av, Brooklyn, from plans by S. H. Schmidt.

LONG ISLAND CITY.—On 18th av, e s, 375 n Wilson av, Long Island City, John Cloak, Flushing av, L. I. City, will erect one 2-sty brick dwelling, 20x26, to cost \$3,200.

New York State.

SCHENECTADY.—A new county building will be built during the present year on the site already purchased on State st, facing Crescent Park.

FT. MONTGOMERY.—The building of the new prison will require about three years. Hundreds of workmen from all over the State, masons, carpenters, iron workers, laborers, etc., will be employed, and the cost will probably reach three million dollars. All the buildings with the exception of the Warden's house, will be inside the walls. The buildings for the most part will be of brick, as quarrying stone will be tedious and costly, although many cargoes of stone will be cut and shipped from Sing Sing by the convict stonecutters, to build the Prison Hall which must be of stone. Address State Architect Franklin B. Ware, Albany.

BUFFALO.—The New York Central & Hudson River Railroad Co. has filed plans with the Bureau of Buildings for remodeling, extending and improving its depot building on Exchange st, at a cost of \$150,000. D. L. Somerville, Div. Engr., Buffalo, has charge of work.

ALBANY.—Chas. H. Gaus, Mayor, recommends the erection of a new station house for the Third Precinct.

BUFFALO.—Buffalo Hahneman Hospital has not yet selected architect for the proposed homeopathic hospital, for which site was recently purchased.

BUFFALO.—The Bullman Co. will rebuild the 24-stall painting and finishing shop at its plant, which was recently destroyed by fire, at a loss of about \$100,000. H. E. Benson is manager.

SCHENECTADY.—Plans for a 2-sty club house, 40x108, for the Schenectady Boat Club have been submitted by Architect Oren Finch and have been accepted by the club.

CORNWALL.—Work for the New York aqueduct borings under the Hudson has been suspended owing to slow payments from the city.

PEEKSKILL.—Sheriff Lane has levied on 20 flat cars and 3 locomotives belonging to McNally Bros., the contractors building the dam near Peekskill.

WHITE PLAINS.—Francis A. Stratton, "the trolley king" of Westchester County, will apply for a franchise for a trolley line from Ossining to White Plains.

TOMKINS COVE.—The first of the series of road contracts, in addition to the Tomkins Cove-Highland Lake road, that is intended to make a boulevard on the west bank of the Hudson River between New York City, West Point and Cornwall, was awarded by the state board to the contracting firm of Elmore & Hamilton, of Schenectady, N. Y. This section of the road is to connect West Point with Cornwall-on-the-Hill, piercing the Storm King mountain with a tunnel, coming out near where the old West Point quarry once was. The road will follow the Clove and thence around the side of Crow Hill. Practically an even grade will be maintained the entire length of the highway. This is one of the most extensive pieces of public road ever contracted for since the inauguration of the good roads movement. Bids for the section of state road that is to be built from West Point to Central Valley were received on January 22 by the State Engineer.

New Jersey.

ELIZABETH.—Mayor Ryan has recommended the reconstruction of the building purchased for an armory.

PALISADE.—Ernest Sibley, architect, of Grantwood, will receive bids in February for the Board of Education of the Borough of Palisade Park for the erection of the 2-sty brk school, to cost about \$40,000.

ELIZABETH.—Mayor Ryan recommends the erection of a high school at a cost of \$150,000.

ORANGE.—Miss Bertha Levy will erect a 3-sty frame apartment house from plans by Hyman Rosensohn, at Mt. Vernon and Lakeside avs, Orange. The structure will have all modern improvements except steam heat. It will have a slag roof and station-house plumbing. The estimated cost is \$9,000.

NEWARK.—Hyman Rosensohn has drawn plans for three 6-family frame apartment houses that Maxman, Cohen & Friedman will erect at 442 to 448 South 13th st. The estimated cost of each is \$8,500.

NEWARK.—The Union Building Co. has had plans drawn by Peter Charles for three 3-sty frame detached six-family apartment buildings, on which they will soon start work at 323 to 327 Sussex av. The cost of the buildings will be about \$24,000. Charles L. Steinbrunner has just completed plans for a frame two-family dwelling to be built at 31 Munn av, for Henry Sommerrock. The owner will be the builder.

BAYONNE.—The outlook is bright for the establishment in Bayonne of a branch of the Young Men's Christian Association and the erection of a building which will provide numerous attractive and helpful amusements for the young men of the city. It is estimated that a building such as is desired will cost in the neighborhood of \$50,000, and a committee, of which Mr. Frank W. Edwards, superintendent of the Tidewater Oil Company, is chairman, will endeavor to raise this amount. The plan is to erect the building in the central section of the city.

NEWARK.—Robert Sellick is drawing plans for a 4-sty brick store and tenement building, which Kaspar Hufnagel will erect on Belmont av, near 17th av, at a cost of about \$16,000. The store will have large plate glass windows, and the ceiling will be of metal. Estimates will be taken soon. Schoenig & Son have drawn plans for a 3-sty frame six-family flat which James Smith is to build at 130 17th av. The plans call for a building to measure 25x55 ft. The estimated cost is about \$7,000.

ATLANTIC CITY.—Horace Trumbauer, Philadelphia, has plans ready for bids for a 4-sty Y. M. C. A. building, to be erected at Atlantic City at a cost of \$100,000.

OAKHURST.—Oakhurst is planning to erect a new Methodist Episcopal chapel. Rev. William R. Tallman is pastor.

FRANKLIN FURNACE.—John E. Nitchie, 150 Nassau st, Manhattan, is preparing plans for a hotel at Franklin Furnace, N. J., also for alterations to a country house at Sussex, N. J.

(Continued on page 202.)

THE REAL ESTATE FIELD.

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.	
		Jan. 17 to 23, inc.	Jan. 18 to 24, inc.	Jan. 17 to 23, inc.	Jan. 18 to 24, inc.
Total No. for Manhattan	192	Total No. for Manhattan	215		
No. with consideration	6	No. with consideration	22		
Amount Involved	\$250,850	Amount Involved	\$1,062,898		
Number nominal	186	Number nominal	193		
		1908.	1907.		
Total No. Manhattan, Jan. 1 to date	630	Total No. Manhattan, Jan. 1 to date	1,029		
No. with consideration, Manhattan, Jan. 1 to date	38	No. with consideration, Manhattan, Jan. 1 to date	81		
Total Amt. Manhattan, Jan. 1 to date	\$1,952,050	Total Amt. Manhattan, Jan. 1 to date	\$4,185,734		
		1908.	1907.		
Total No. for the Bronx	128	Total No. for The Bronx	150		
No. with consideration	6	No. with consideration	14		
Amount Involved	\$92,975	Amount Involved	\$68,610		
Number nominal	122	Number nominal	136		
		1908.	1907.		
Total No., The Bronx, Jan. 1 to date	397	Total No., The Bronx, Jan. 1 to date	591		
Total Amt., The Bronx, Jan. 1 to date	\$438,664	Total Amt., The Bronx, Jan. 1 to date	\$241,085		
Total No. Manhattan and The Bronx, Jan. 1 to date	1,027	Total No. Manhattan and The Bronx, Jan. 1 to date	1,620		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$2,390,714	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$4,426,819		
Assessed Value, Manhattan.					
		1908.	1907.		
Total No., with Consideration	6	Total No., with Consideration	22		
Amount Involved	\$250,850	Amount Involved	\$1,062,898		
Assessed Value	\$209,000	Assessed Value	\$834,900		
Total No., Nominal	186	Total No., Nominal	193		
Assessed Value	\$27,288,200	Assessed Value	\$9,504,100		
Total No. with Consid., from Jan. 1st to date	38	Total No. with Consid., from Jan. 1st to date	81		
Amount Involved	\$1,952,050	Amount Involved	\$4,185,734		
Assessed value	\$1,486,000	Assessed value	\$2,794,400		
Total No. Nominal	592	Total No. Nominal	948		
Assessed Value	\$42,395,200	Assessed Value	\$39,683,300		
MORTGAGES.					
		1908.	1907.		
Total number	143	Total number	145		
Amount Involved	\$2,614,858	Amount Involved	\$984,708		
No. at 6%	69	No. at 6%	81		
Amount Involved	\$624,222	Amount Involved	\$365,634		
No. at 5 1/2%	16	No. at 5 1/2%	6		
Amount Involved	\$869,500	Amount Involved	\$94,400		
No. at 5%	27	No. at 5%	57		
Amount Involved	\$782,300	Amount Involved	\$405,574		
No. at 4 1/2%	1	No. at 4 1/2%	1		
Amount Involved	\$5,000	Amount Involved	\$1,000		
No. at 4%	15	No. at 4%	28		
Amount Involved	\$81,706	Amount Involved	\$478,500		
No. at 3 1/2%	72	No. at 3 1/2%	1		
Amount Involved	\$1,925,500	Amount Involved	\$36,000		
No. at 3%	57	No. at 3%	17		
Amount Involved	\$405,574	Amount Involved	\$117,100		
No. at 2 1/2%	1	No. at 2 1/2%	1		
Amount Involved	\$2,342	Amount Involved	\$1,000		
No. without interest	30	No. without interest	16		
Amount Involved	\$336,494	Amount Involved	\$61,630		
No. above to Bank, Trust and Insurance Companies	20	No. above to Bank, Trust and Insurance Companies	42		
Amount Involved	\$994,500	Amount Involved	\$1,977,600		
		1908.	1907.		
Total No., Manhattan, Jan. 1 to date	558	Total No., Manhattan, Jan. 1 to date	1,561		
Total Amt., Manhattan, Jan. 1 to date	\$12,220,808	Total Amt., Manhattan, Jan. 1 to date	\$41,245,401		
Total No., The Bronx, Jan. 1 to date	382	Total No., The Bronx, Jan. 1 to date	633		
Total Amt., The Bronx, Jan. 1 to date	\$1,552,229	Total Amt., The Bronx, Jan. 1 to date	\$4,194,181		
Total No., Manhattan and The Bronx, Jan. 1 to date	940	Total No., Manhattan and The Bronx, Jan. 1 to date	2,194		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$13,773,032	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$45,439,582		
PROJECTED BUILDINGS.					
		1908.	1907.		
Total No. New Buildings:		Jan. 18 to 24, inc.	Jan. 19 to 25, inc.		
Manhattan	6	Manhattan	14		
The Bronx	23	The Bronx	33		
Grand total	29	Grand total	47		
Total Amt. New Buildings:		1908.	1907.		
Manhattan	\$118,800	Manhattan	\$1,173,900		
The Bronx	364,300	The Bronx	180,600		
Grand Total	\$483,100	Grand Total	\$1,354,500		
Total Amt. Alterations:		1908.	1907.		
Manhattan	\$103,625	Manhattan	\$982,575		
The Bronx	6,300	The Bronx	10,000		
Grand total	\$109,925	Grand total	\$992,575		
Total No. of New Buildings:		1908.	1907.		
Manhattan, Jan. 1 to date	29	Manhattan, Jan. 1 to date	42		
The Bronx, Jan. 1 to date	64	The Bronx, Jan. 1 to date	103		
Manh'tn-Bronx, Jan. 1 to date	93	Manh'tn-Bronx, Jan. 1 to date	145		
Total Amt. New Buildings:		1908.	1907.		
Manhattan, Jan. 1 to date	\$1,782,050	Manhattan, Jan. 1 to date	\$2,496,900		
The Bronx, Jan. 1 to date	742,400	The Bronx, Jan. 1 to date	852,975		
Manh'tn-Bronx, Jan. 1 to date	\$2,524,450	Manh'tn-Bronx, Jan. 1 to date	\$3,349,875		
Total Amt. Alterations:		1908.	1907.		
Manh'tn-Bronx, Jan. 1 to date	\$776,720	Manh'tn-Bronx, Jan. 1 to date	\$3,618,698		

BROOKLYN.

CONVEYANCES.

	1908.	1907.
	Jan. 16 to 22, inc.	Jan. 17 to 23, inc.
Total number	554	493
No. with consideration	34	38
Amount Involved	\$198,145	\$241,905
Number nominal	520	455
Total number of Conveyances, Jan. 1 to date	1,521	2,033
Total amount of Conveyances, Jan. 1 to date	\$581,745	\$1,717,478

MORTGAGES.

	1908.	1907.
	Jan. 16 to 22, inc.	Jan. 17 to 23, inc.
Total number	508	591
Amount Involved	\$1,513,821	\$2,443,609
No. at 6%	375	270
Amount Involved	\$1,003,607	\$843,855
No. at 5 1/2%	79	159
Amount Involved	\$340,100	\$909,900
No. at 5%	2	2
Amount Involved	\$10,000
No. at 4 1/2%	28	144
Amount Involved	\$79,595	\$576,304
No. at 4%	1	1
Amount Involved	\$4,000	\$4,000
No. at 3 1/2%	1
Amount Involved	\$1,150
No. at 3%
Amount Involved
No. without interest	22	17
Amount Involved	\$75,369	\$109,550
Total number of Mortgages, Jan. 1 to date	1,459	2,832
Total amount of Mortgages, Jan. 1 to date	\$4,526,189	\$13,146,794

PROJECTED BUILDINGS.

	1908.	1907.
	Jan. 17 to 23, inc.	Jan. 18 to 24, inc.
No. of New Buildings	43	179
Estimated cost	\$234,330	\$1,424,660
Total Amount of Alterations	\$111,970	\$102,150
Total No. of New Buildings, Jan. 1 to date	187	475
Total Amt. of New Buildings, Jan. 1 to date	\$932,185	\$3,392,510
Total amount of Alterations, Jan. 1 to date	\$182,433	179,390

The Week.

The week just past, from a sales standpoint, shows a tendency toward broadening. While the number reported was small, still there was considerable variety in the offerings disposed of. Investors are getting back their courage. A great deal of money that was hoarded a few months ago is coming back into use again. Where a few months ago the savings banks were not making any loans, that were not already contracted for, to-day they stand ready to take fifty per cent. mortgages on desirable property. Manifestly, this is a step in the right direction. The banks and institutions can hardly be blamed for looking carefully at the propositions into which they are requested to invest their depositors' savings. To-day they are more conservative, and they can hardly be blamed, when one considers the trying period they have just passed through.

Washington Heights has contributed its share toward the sales market of late. Considerable vacant property has fallen into good hands and a number of new projects are under way in that section. The lesson has been learned by builders, and an expensive one it was for them, that the residents of the Heights demand good accommodations. They are not willing any longer to put up with any makeshift.

Mrs. Russell Sage purchased 604 5th av, a 4-sty brownstone high stoop dwelling, 30x100. This is the second time during the past few years that business has driven Mrs. Sage from her home. Mr. Henry Clews, who was a neighbor of Mrs. Sage, is also going to move. He purchased a home, as reported some weeks ago, in a side street to get away from a business thoroughfare. Charles Kays bought two 4-sty brownstone dwellings, 22 and 24 West 26th st, 50x98.9, from Lachman & Goldsmith. Benjamin Stern, the dry goods merchant, sold to the Palisade Realty Co. 339 West 71st st, a 4 1/2-sty American basement dwelling, 16x102. Seymour L. Cromwell sold his private residence 8 East 53d st for a price reported to be in the neighborhood of \$200,000. This is a particularly fine house, designed by C. P. H. Gilbert, and is a 5-sty American basement dwelling. The entrance hall is of Caen stone, the library and middle hall of Circassian walnut, the dining-room has a high wainscoting of cypress and the principal bedroom is of the Marie Antoinette period. There is an electric elevator in this house and it is modern in every detail. The Howe estate sold a couple of properties during the week just past. The 4-sty flat 1442 3d av, 25x100, changed hands, as did the 3-sty dwelling 1192 Lexington av, 17x55.

The block front on the east side of Broadway, between 160th and 161st sts, was purchased by the Crystal Realty Co., who will improve the plot with five 40-foot 6-sty apartment houses.

Among the loans put through during the past week was one made by Henry Siegel to Ernest Rosemund of \$70,000, due

date and rate as per bond, on the property 1313 Broadway, at the northwest corner of 34th st. There is a prior mortgage of \$300,000 on this holding. The Century Realty Holding Company received a building loan of \$475,000 from the Metropolitan Life Insurance Co. on the property situated at the southeast corner of Riverside drive and 98th st. They are going to erect a 12-sty apartment house. Mrs. Nellie Flake, the widow of Albert Flake, borrowed \$200,000 on the Majestic Theatre and Pabst Grand Circle restaurant from the United States Trust Co. The loan carries five per cent interest.

There were only a small number of leases reported during the week. Miss Helen Gould rented her house 1 East 47th st, on the northeast corner of 5th av. This property has been vacant for some time, and adjoins her city residence. The lessees are going to use the premises for their ladies' tailoring establishment. A company which is going to engage in the bootblacking business rented a large amount of space in the Hudson and Manhattan terminal building. The aggregate rental amounts to \$124,000. The southeast corner of Broadway and 101st st was leased to David Gutlohn for a period of 20 years at \$19,000 per annum.

The total number of mortgages recorded for Manhattan this week was 143, against 172 last week, and in the Bronx 94, as against 105 last week. The total amount involved is \$2,999,264, as against \$3,409,018 last week.

The total number of sales reported is 53, of which 12 were below 59th st, 23 above, and 18 in the Bronx. The sales reported for the corresponding week last year were 149, of which 61 were below 59th st, 66 above, and 22 in the Bronx.

THE AUCTION MARKET

The sales in the auction market last week were all forced sales. The consensus of opinion is that the present time is not propitious for sales of this character on account of the stringency in the money market. Last week there were several parcels put up at voluntary auction, but one of the terms of sale was that 80 per cent. of the purchase price could remain on mortgage, at the option of the purchaser. As a result fair prices were obtained. About half of the offerings advertised to take place this past week were adjourned to a future date.

At the stand of Joseph P. Day, 156 East 100th st, a 5-sty tenement, 25x100.11, was knocked down to Max Cohen for \$16,500. At the stand of Samuel Goldsticker, the Batavia and New York Woodworking Co., parties in interest, purchased 200 Claremont av, southeast corner of 127th st, a 6-sty apartment house, 119.8x100. The sum due was about \$20,500, subject to a prior mortgage of \$175,000. This action was brought against the John V. Signell Co. et al. Two other houses, one on the northwest corner of 143d st and Hamilton pl and the other on the southwest corner of 144th st and Hamilton pl, were adjourned to April 20 next. These actions were brought by the Germania Life Insurance Co. against the John V. Signell Co. The former of these houses was sold at auction on January 9 last; action 2. It was purchased by the plaintiff, the Realty Transfer Company. This house was reported sold last week to an investor by H. D. Baker & Brother. There was a building loan of \$105,000 at 6 per cent. placed on this house Feb. 15, 1906. At the stand of Samuel Goldsticker on Wednesday the vacant plot on the east side of Southern boulevard, 177 feet south of 141st st, was knocked down to G. Kuhne for \$3,300. The amount due was \$3,269.84; taxes and other charges amounting to about \$178.37. The 6-sty flat 515 West 117th st, 36x100.11, was sold by Joseph P. Day to the plaintiff, Harris Mandelbaum and another, for \$30,592.

Last year the total for the corresponding week was \$635,002, and from Jan. 1, \$2,587,566.

Trades in the Bronx.

Most of the sales put through in the Bronx during the past few weeks have been in the form of trades. The condition of the money market has interfered to a certain extent with cash sales. Many of the prospective purchasers have a small amount of ready money. The difficulty encountered in placing mortgages has stopped a number of transactions altogether or postponed them to a future date, when money will be more readily obtainable. Charles A. Weber, of 660 East 149th st, referring to the outlook in that section, said:

"At present there is not much demand for the renting of flats and apartments, but stores, business property and lofts for manufacturing purposes are more easily rented. I note that there are a few cash investors again in the market who desire to invest from five to fifteen thousand dollars. About 80 per cent. of the present Bronx business done consists of trades, where little cash is required. Small amounts of money, say under twelve thousand dollars, are obtainable, but difficulty is experienced in getting larger amounts."

Mr. Shatzkin, of A. Shatzin & Sons, 3d av and 149th st, said: "About six weeks ago business stopped altogether. We had a good fall and put through a satisfactory number of sales. We are in position to know as well as any broker the local conditions. The truth is, business is bad. We look for a picking up, however, in the spring."

Savings Banks and Mortgage Money.

GILT-EDGE MORTGAGES BEING ACCEPTED—FORTY MILLION IN CASH NEEDED TO CLEAR THE SITUATION—SMALL LOANS FAVORED.

THERE has been much speculation lately as to what the interest rate on real estate mortgages will be during the next few months. Certainly conditions are better than they were during November and the early part of December. Money could not be obtained during those months at any price. Only those engagements which had been previously contracted for were concluded.

A great deal depends upon the attitude taken by the various corporations which make a practice of loaning on bond and mortgage. Conditions have arisen and they must be met, each in its own way. For example, the life insurance companies have been in the habit of loaning vast sums on realty. At the present time and for some months past they have been virtually out of the market. One reason is, they are lending cash to their policyholders. In many policies a clause is inserted to the effect that they have a certain cash loaning value at the end of a given period. Thousands of people who needed money have taken advantage of this clause.

In looking over the statistics of recorded mortgages from the first of the year it will be found that the number of mortgages to banks, trust and insurance companies for Manhattan amount to 43, involving \$2,326,500, while in the Bronx 13 were recorded, amounting to \$70,890. During the corresponding period last year 221 were recorded for Manhattan, representing \$9,329,600, while 22 were placed in the Bronx, aggregating \$245,850. This shows quite clearly how institutions have stopped, to a large extent, lending money on property.

William M. Slackman, vice-president of the Bowery Savings Bank, when asked by a representative of the Record and Guide for an expression of opinion as to the probable condition of the mortgage market during the spring of 1908, said: "Conditions are improved. We made no loans on realty two months ago. At the present time we are accepting gilt-edge mortgages at 5 and 5½ per cent. The latter rate prevails and I cannot see any indication that it will be reduced for some time to come. At present we pick and choose our loans."

Gustav F. Amthor, treasurer of the German Savings Bank, said: "We cannot see any possibility of an immediate reduction in the interest rates on mortgages. Possibly in six months or a year. We have been loaning all winter, but only on 'preferred' mortgages. Large amounts at the present time are harder to get than smaller sums. The expense of getting a mortgage from us is the same as the title companies charge plus one-half per cent. recording tax."

W. F. Patterson, assistant secretary of the Dry Dock Savings Bank, said: "To clear the situation, between \$40,000,000 and \$50,000,000 is needed. The minimum rate will be 5 per cent. for some time to come. We have any amount of applications for loans at 5½ and 6 per cent. In the course of time things will right themselves, as they always have in the past. All things being even, we prefer to loan in small amounts, as we consider it right to benefit the greatest number of people."

Frank M. Hulbert, president of the Union Square Savings Bank, said: "The savings banks, undoubtedly, have considerable money on hand, a certain portion of which will find its way into real estate mortgages. The rate will probably be unchanged during 1908."

Daniel Barnes, president of the Seaman's Savings Bank, said: "We are not making many real estate loans. Nothing worse than 50 per cent. mortgages are taken, and the rate paid varies from 5½ to 6 per cent. I do not think that conditions will improve for some months to come. There is more demand than supply."

Henry Saylor, secretary of the Citizens' Savings Bank, said: "We have not raised the interest rate as yet. If, however, the money market does not improve shortly we will do so. All new loans are based on a 40 to 50 per cent. valuation and 5 per cent interest is charged. We confine ourselves to small amounts and leave the larger institutions to lend the larger amounts."

Charles A. Whitney, secretary of the East River Savings Bank, said: "We are not making any new loans on realty. We are charging 5 per cent. on Manhattan mortgages that formerly paid 4½ per cent. In Brooklyn and the Bronx we are getting 5½ and 6 per cent. on mortgages that formerly were 5 and 5½ per cent. In my opinion conditions are but little improved."

The Index to Volume LXXX. of the Record and Guide, covering the period between July 1 to December 30, is now ready for delivery. Price, \$1. This Index in its enlarged form is recognized as very necessary to everyone engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.

Annual Report of the Title Guarantee and Trust Co.

The report of the trustees of the Title Guarantee & Trust Company, presented to the stockholders by President Clarence H. Kelsey, at the annual meeting of the company yesterday, while stating that as a result of the panic, the last half year showed less activity in the real estate market, and that the mortgage market shrunk very fast, shows on the whole a very healthy outlook for these broad fields of financial activity as well as for the company itself. Naturally, the year just ended showed a reduction in title insurance and search fees for 1907 as compared with the previous year, a record of deeds and mortgages in Greater New York showing a similar reaction. The company's mortgage business for the first six months of 1907 showing a slight increase over the corresponding period of the previous year.

The report cites the development of a national market for New York City mortgages, a work started in 1906 with the issuance of mortgage certificates by the New York Investors' Corporation, organized for this purpose, payment of the mortgages being guaranteed by the Bond & Mortgage Guarantee Company, and while conditions have not favored the rapid development of the plan, the outlook is considered satisfactory.

The company added to undivided profits from earnings \$303,000 for the year, and for the past eight years has added to surplus and undivided profits from earnings \$5,580,930.

The proposed "Torrens" law is referred to as follows: "There has been much discussion of the so-called Torrens law for State registration and guarantee of titles and a commission was appointed by the Governor in the last session of the Legislature to consider and report upon the advisability of the adoption by the State of some such method. The attitude of the company towards the proposition has been very much misinterpreted and the effect of such a law, if passed, upon its business, misunderstood. We are charged with strenuously opposing the measure on the ground that it would hurt our business. As a matter of fact, we have confined our action to a statement of the practical bearings of the proposition on the business of New York as it has to be conducted to-day. We are of the opinion that the State would be very unwise to enter upon the business and that conditions here are such that it cannot possibly handle the business. If the legislators do not agree with us, we have nothing further to say. We shall look with perfect unconcern upon the passage of such a law because we are satisfied that we shall not feel its competition with our business, that it cannot serve the community as we are serving it and that it will be more useless here than in any community in which it has been tried."

During the year the company completed its great Brooklyn equipment which, by the opening of the tunnel under the East River, is only 12 minutes from the New York office, this fact being indicative, adds the report, of how great the effect will be upon all kinds of real estate conditions in Brooklyn when the other tunnels and additional bridges which are fast approaching completion are actually thrown open to the public.

The practical completion of a complete locality plant for the records of Richmond County, embracing all of Staten Island, is mentioned, as well as similar work in Westchester County. The banking department has 9,370 depositors, an increase of 1,437 for the year, and a branch of the banking business was opened in Long Island City.

William A. Nash, president of the Corn Exchange Bank, was the only addition to the board of trustees. All of the officers were re-elected.

Centre Street Leases and Conveyances.

There has been considerable activity in Centre st property during 1907. A number of holdings have changed hands and several important leases have been consummated. The sale of the most importance in this thoroughfare was 2 and 4 Centre st, which includes 72 and 74 Park row. This building occupies a plot 50x132x irreg. It was owned and occupied by the Staats-Zeitung for several years and was sold to the City of New York for \$1,650,000 and interest amounting to \$55,687. Nos. 62 and 64, 3-sty brick, front and rear tenements, 35x91x irreg., changed hands for \$60,000. The 3-sty frame building 36 Centre st, 20x65, brought \$16,000. This property is assessed for \$12,500. The New York Life Insurance Company was the seller of 81, 83 and 85 Centre*st. The first two named houses went to Richard H. Thomas for \$80,000. These structures have a frontage of 42 feet and irregular depth, while 85 Centre st was sold to George H. Walker for \$40,000. This latter plot is 21x67x irreg.

Among the leases put through was one to Charles G. Burgoyne from Peter R. Weiler, 146 to 150 Centre st, on the corner of Walker st. This lease is for 5 years at \$21,000 annually. The basement, store and first and second lofts were immediately sub-let for the same term at \$12,000 a year. All of No. 112 and the rear part of No. 114 was leased by John H. Voegel for 5 years from May 1, 1909, at a graduated rental of \$4,800 to \$5,100. Eliza V. Swift rented 58 Centre st to M. J. Fitzgerald Co., a corporation, for 5 years from May 1, 1908, at \$5,000 per annum; and the northeast corner of White and Centre sts was leased by Henry Schillingmann from Henry Knabe for 10 years and 1 month, from April 1, 1907, at \$3,000 annually.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

WHITE ST.—George F. Patton sold for John E. Brennan 126 White st, a 3-sty brk dwelling, 19.7x85.5x irreg, between Centre and Baxter sts, for \$14,000.

14TH ST.—Bernard Smyth & Sons sold for the Kip estate to Jacob Mayers 426 West 14th st, 25x103.3, 50 ft. east of Washington st. This property has been in the Kip family for over 50 years.

39TH ST.—Weil & Mayer bought through H. G. Sergansky from Moses Valenstein 534 to 538 West 39th st, three 5-sty flats, 75x98.9.

53D ST.—Agness Cromwell sold through Henry D. Winans & May 8 East 53d st, a 5-sty American basement dwelling, 25x100.5. This property was transferred to Mrs. Cromwell by her husband on June 20, 1903. The present selling price is reported as \$200,000. There are 17 bedrooms and 4 baths, besides 7 servants' rooms. Special attention was given to the woodwork, which is of superior quality.

Dwellings Sold in West 26th Street.

26TH ST.—Julius Friend sold for Lachman & Goldsmith, of 35 Nassau st, to Charles Kays, 22 and 24 West 26th st, two 4-sty brownstone high-stoop dwellings, 50x98.9. On July 15, 1905, the sellers acquired title from Frederick Robert, of 97 Water st, to No. 22, and last year this property was assessed at \$48,000. On July 11, 1903, title to No. 24 was recorded in the names of the present sellers. This house was purchased from the Circle Francais de L'Harmonie, subject to a mortgage of \$30,000. The price paid was \$51,000.

42D ST.—Otis A. Mygatt, of 15 East 32d st, sold through Hopkins & Boyd, 202 East 42d st, a 5-sty factory, 25x77.9x irreg, 80 ft. east of 3d av. Mr. Mygatt purchased this house from James Murtaugh on June 6, 1907. He paid at that time \$36,750 for the property. It is assessed at \$22,000, the building being valued at \$4,000 and the lot at \$18,000. He also owns 311 West 74th st.

50TH ST.—The Delaplaine estate sold to a Mr. Peabody, 64 West 50th st, a 3-sty and basement dwelling, 18x100.5, Columbia College leasehold.

5TH AV.—Mrs. Russell Sage bought through John N. Golding 604 5th av, a 4-sty dwelling, 30x100, from the Draper estate. This property adjoins the Collegiate Dutch Church. Mrs. Sage is at the present time living at 834 5th av, opposite the St. Patrick's Cathedral, but is compelled to move on account of the inroads made by business on the avenue.

11TH AV.—Acropolis Realty Co. sold for Julia E. McMahon 658 11th av, a 4-sty 4-family brk tenement with store, 25x100, to Annie Westerkamp. This house was built about 26 years ago by Mr. McMahon. The property is free and clear. Title will pass on February 19 next.

NORTH OF 59TH STREET.

71ST ST.—L. J. Phillips & Co. sold for Benjamin Stern to the Palisade Realty Co. 339 West 71st st, a 4½-sty American basement dwelling, 16x102.2.

71ST ST.—Mrs. Gertrude B. Miller, of Poughkeepsie, sold through Pease & Elliman 165 East 71st st, a 4-sty high-stoop dwelling, 16.8x102.2. This house is subject to a mortgage of \$17,000 at 5%. Mrs. Miller is the owner of several other choice parcels of Manhattan realty, including No. 6 West 40th st, 146 East 58th st, 330 West 72d st, 564 5th av, 177 East 71st st, and 633 to 637 Park av, which includes 106 East 66th st.

78TH ST.—Ernest W. Adler sold for the estate of Joseph P. Smith to Hugo Prager 351 East 78th st, a 4-sty single flat, 25x73.

81ST ST.—O'Reilly & Dahn sold for Jacob Olinger to M. Rosenswaike 420 East 81st st, a 5-sty double flat, 25x102.2, with 10 rooms on a floor.

86TH ST.—L. J. Phillips & Co. sold for W. W. & T. M. Hall 30 West 86th st, a 5-sty American basement dwelling, 22x104.4. This is one of a row erected by the Messrs. Hall at this point. The buyer will occupy.

91ST ST.—Wm. P. Rooney, in conjunction with John D. Karst & Co., sold for W. E. Pruden, a hardware man, 157 West 91st st, a 3-sty dwelling, 17x100, to Catherine Hartigan.

93D ST.—The McVickar, Gaillard Realty Co. sold for Charles F. Lemke 270 West 93d st, a 5-sty American basement dwelling, 32x41, adjoining the southeast cor of West End av.

Cerabone Construction Co. Buys.

113TH ST.—Frederick Zittel sold for the V. Cerabone Construction Co. the Sunnycrest, 611 West 113th st, a 6-sty apartment house, 75 x100. This is a 4-family elevator structure. It was completed about October 1st last and is fully rented at the present time. The gross rentals amount to about \$23,000. There is a splendid view of the river from this property. The house is going to be placed on the market for sale by the purchaser, the asking price being about \$220,000. There is a mortgage of \$115,000 on this holding. Title will be taken about March 1, next.

127TH ST.—The Metropolitan Holding Co. sold 218 East 127th st, a 6-sty new-law house, 40x99.11. The company recently acquired this holding at auction.

135TH ST.—Maguire & Co. sold the 5-sty triple flat, 25x100, 174 West 135th st, between Lenox and 7th avs. Mrs. Lizzie Stewart, the purchaser, is colored, and the house will be devoted to tenants of her race. M. Leonard Frazier, 154 Nassau st, is her attorney.

BROADWAY.—F. V. Calder & Co. sold for the City Real Estate Co. about 6 lots surrounding the northeast cor of Broadway and 103d st. This property is directly opposite the subway station and has a frontage of 42 ft. on Broadway and 114.2 on 103d st. The northerly line is 165 ft. and the easterly line 100.11. The City Real Estate Co. acquired the plot, together with the immediate cor, in 1901 from Jennie M. Tompkins. Title to the cor, a gore, stands in the name of the City Real Estate Co. The contract was signed by John Mathews, but he will not take title. This property will change hands in about three weeks.

LEXINGTON AV.—Arthur G. Muhlker and Henry C. Quentin sold for the Thomas Howe estate, Montague and Clinton sts, Brooklyn, to Abram Wolff, 1192 Lexington av. This is a 3-sty dwelling, 17.2x 40x55, situated 17.2 ft. north of 81st st. There is a convent on the northeast cor of 81st st.

LENOX AV.—Arnold, Byrne & Baumann sold to Salo Cohn for Leopold Yesky 84 Lenox av, a 5-sty flat with stores, 31x100x irreg.

Mr. Yesky purchased this property from Mr. Cohn last May. In the interim the building has been altered with store fronts. The last purchase price is said to net Mr. Yesky a good profit. There is a mortgage of \$35,000 on this parcel.

3D AV.—Arthur G. Muhlker and Adolph Cohn sold for the Thomas Howe estate, Montague and Clinton sts, Brooklyn, the 4-sty flat 1442 3d av, 25x100, to Louis Heller. The property has been in the possession of the Howes since June, 1878.

WASHINGTON HEIGHTS.

148TH ST.—Renton-Moore Co. sold for Thomas Kilbert to J. M. Ehrlich 540 West 148th st, a 3-sty and basement dwelling, 17x50x99.11.

164TH ST.—M. B. Friedman, in conjunction with Osorio & Klee, sold for Joseph Troy, 434 and 436 West 164th st, a 5-sty apartment house, 50x104x112. It is said that in part payment 12 lots, fronting on Nichols pl and Emerson st, were given. These lots are known as 406, 410 and 467, and are situated on Emerson st, 688.11 southwest of Prescott av. The title at present stands in the name of Fredricka Hack, who purchased them from Margaret A. Kilcoyne Oct 3, 1907, for \$25,000.

AMSTERDAM AV.—Ferdinand Nagel sold for Donald Robertson to Carl Windhorst the 5-sty flat with stores at the northwest cor of Amsterdam av and 167th st, 40x100. This is a cash sale. Title will be taken on February 14 next.

BROADWAY.—L. J. Phillips & Co. sold for the Ostend Realty Co. the block front, 199.10x100, on the east side of Broadway, between 160th st and 161st st, to the Crystal Realty Co, who will improve the property with five 40-ft 6-sty apartment houses, similar to those the company is now completing on the Watt block front on the east side of 7th av, between 141st st and 142d st.

BRONX.

DAWSON ST.—S. Cowen sold 689 Dawson st, a 1-family dwelling, to H. Lowry.

DAWSON ST.—S. Cowen bought 786 Dawson st, a 2-family dwelling, 25x100.

DAWSON ST.—S. Cowen sold to Charles Rosenthal 1126 Dawson st, a 2-family dwelling, 25x100, for H. Newman.

137TH ST.—Henry W. Fedden & Co. sold for a client to Joseph Kruppenbacher 350 East 137th st, a 4-sty double flat, 25x100.

BRONX BOULEVARD.—Emanuel Burlando sold for George H. Graham, as referee, to John Cantilupi the 2-family house on the east side of Bronx Boulevard, 100 ft. south of 216th st.

BRONX BOULEVARD.—R. I. Brown's Sons sold for the estate of Frederic J de Peyster 100x100, vacant, at the northwest cor of Bronx Boulevard and Nereid av to George W. Patterson. Title passes Feb 17 next.

Bronx Boulevard Property Sold.

BRONX BOULEVARD.—Wm. E. Diller sold a 3-sty 2-family brk and stone house on Grant av, between 163d and 164th sts. Mr. Diller has built 21 houses in this section. The number completed is 17, and all but 4 have been disposed of. The purchase price of the house just sold was \$13,000, subject to a mortgage of \$8,000.

DUNCOMBE AV.—Emanuel Burlando sold for Edward Adelberg to Emil Rochart the dwelling, on plot 86x irreg, on the east side of Duncombe av, north of 209th st.

HAVEMEYER AV.—Charles A. Weber sold to Henry Rehling 33x105, vacant, on the southwest cor of Havemeyer and Houghton avs, Unionport.

MOHEGAN AV.—Warch & White sold for M. Black to a Mr. Wicke the 1-family frame house, 33x145, on the east side of Mohegan av, 40 ft. south of 179th st.

HOE AV.—John A. Steinmetz sold to L. W. Divine & Co. 3 lots on the east side of Hoe av, 200 ft. north of 172d st. They are going to be improved by the purchasers.

KINGSBRIDGE TERRACE.—Richard Alexander sold for Mrs. Mary King to Mrs. P. J. Ryan the 2-family house, 25x97.6, on the east side of Kingsbridge Terrace, 200 ft. south of Perot st, running through to Armand pl.

MORRIS PARK AV.—William Peters & Co. sold to Mary A. Arthur the 2-family dwelling on the south side of Morris Park av, 150 ft. west of Adam st.

UNION AV.—S. Cowen sold for J. H. Van Dohlan 50x100, vacant, at the northeast cor of Union av and 152d st.

WALLACE AV.—Charles A. Weber sold for E. A. Worm 5 lots on the west side of Wallace av, 125x100, 1,100 ft. north of Morris Park av, Van Nest. These lots were given in part payment for 3890 3d av.

3D AV.—Schwiebert & Wolf sold for a Mr. D. Daniel to C. Herrlich the 4-sty flat with stores 3320 3d av, Bronx.

3D AV.—Charles A. Weber sold for a Mrs. Barber to E. A. Worm 3890 3d av, a 4-sty double flat with 2 stores, 25x118. In part payment 5 lots on Wallace av were given.

LEASES.

Whitehouse & Porter leased the dwelling 26 West 35th st for the Ver Planck estate to Revillon Freres.

Ames & Co. rented for the International Sleeping Car Co. 2½ lofts at 281 5th av, southeast cor of 30th st.

Richard Collins has rented for the estate of W. C. Flanagan the dwelling 129 West 76th st to C. A. Bowers.

Sheldon & Becker leased for W. T. Walton to the N. S. U. Motor Co. the stable No. 206 West 76th st, 25x100.

Amos F. Eno leased for a term of years the 4-sty dwelling 8 West 10th st to United States Supreme Court Judge Samuel Seabury.

McVickar, Gaillard Realty Co. leased for Mrs. Philip Phoenix to Haas Bros., Ladies' Tailoring Co., the building 5 West 46th st, for a term of years.

Bloomingtondale Leasing Co. leased to David Gutlohn the property, 150x—, at the southwest cor of Broadway and 101st st for a term of 20 years at \$19,000 a year.

The Greene & Taylor Co. leased for the Henry Phipps Estates to Ella Moscouwitz for a term of years the 4-sty dwelling 28 West 46th st, southwest cor of Madison av.

The United States Realty Co. leased the entire 19th floor in the United States Realty Building, 115 Broadway, to the International Pump Co. for 8 years at an aggregate rental of \$250,000.

Duross & Co. leased the 3-sty building 507 and 509 West 14th st for the Beakes Dairy Co. to the Salvation Army for a term of years. also the 4-sty building 250 West 14th st to Mrs. J. Manzanedo for a client.

Jerome H. Remick & Co., music publishers, have taken a 10 years' lease of the 5-sty building 131 West 41st st. Architects

THE IMPROVED ANNUAL NUMBER

OF THE

Record & Guide Quarterly

For 1907

Will be ready February 15th

As a guide to present values and future possibilities in real estate it is as necessary as the stock ticker to a broker.

It contains all the records relating to real estate and building in the borough of Manhattan for the year.

READ CAREFULLY

This number will contain the improved order of arranging records. By combining all records relating to any given property (conveyances, mortgages, leases, alterations, projected buildings or wills filed), a much clearer idea may be obtained of their relation to each other. The order followed is first GEOGRAPHICAL, and then CHRONOLOGICAL. Thus a recorded lease may precede a conveyance which may be followed by a mortgage, and that in turn by a subsequent conveyance, a building loan and plans filed.

The various records may readily be determined at a glance by their typographical differences, thus:

95th st, No 307 East, east store, &c. Ludins & Romm Realty Co to David Weiss; 4 years and 22 days, from April 8, 1907. Aug 29, 1907. 5:1558..... 354
 95th st E, Nos 307 to 319, n s, 137.6 e 2d av, 187.6x100.8, five 6-sty brk tenements and stores. Simon J Cahan to Jennie Kind. All liens. April 19. July 11, 1907. 5:1558—7 to 13. A \$45,000—\$..... other consid and 100 Care Louis Rohn, 319 E 95th.
 95TH ST E, No 307.
 Kind, Jennie to Simon J Cahan. 95th st, No 307, n s, 137.6 e 2d av, 37.6x100.8. P M. April 19, 5 years, 6%. July 11, 1907. 5:1558.....11,000 Menken Bros, 87 Nassau.
 95TH ST E, Nos 309-313.
 Kind, Jennie to Simon J Cahan. 95th st, Nos 309 to 313, n s, 175 e 2d av, 2 lots, each 37.6x100.8. 2 P M morts, each \$10,500. April 19, 5 years, 6%. July 11, 1907. 5:1558. 21,000 Menken Bros, 87 Nassau.

The address under the conveyance is that of the grantee, under the mortgage the channel through which the funds came.

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YOUNG LADY desires permanent position, real estate, building. A. M., Box 202, care Record and Guide.

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Sommerfeld & Steckler are preparing plans for the remodeling of the structure.

Heil & Stern leased for Henry Corn in the new building 22-8 West 21st st 3 lofts containing 30,000 sq. ft. of space. The leases cover a term of years at a rental aggregating \$60,000. The lessees are Goldschmidt & Co. and Post & Pollak.

Joseph P. Day rented for the Hudson & Manhattan Railroad Co. large space in each of the terminal buildings on Church, Cortlandt and Fulton sts to the Hudson Terminal Bootblack Co. for a long term of years at an aggregate rental of \$124,000.

Henry M. Weill leased for Wm. L. Sutphin the 4-sty dwelling 163 West 34th st, 25x98.9, to John Becker, who will alter the property for business; also for Theresa Blumenthal to Leon Lucas 210 West 37th st, a 4-sty and basement brk dwelling, 20.10x60; also for William Riddle, of Atlantic City, to Louis Soviner 454 7th av, consisting of 4 stories with store, 18x50, and for Minnie Pelta to Frank D. Miller 247 West 39th st, a 4-sty brk dwelling, 16.8x98.9.

Miss Helen M. Gould leased through Pease & Elliman and Frederick Zittel, the 4-sty dwelling 1 East 47th st, adjoining her city residence, at the northeast cor of 5th av and 47th st. The lessee, Edward Glassere, Jr., ladies' tailor, now at 54 West 39th st, has secured the property for a term of years and will convert it to business use, although its residential appearance will be only slightly altered. As to the likelihood of Miss Gould's abandoning her house on the 5th av cor in the face of business encroachments, 5th av brokers who ought to know say that the property is not in the market either for sale or lease.

SUBURBAN.

YONKERS.—The Gross & Gross Co. sold for W. D. Baldwin the southwest cor of Delavan Terrace and Park av, Yonkers, 75x100, to Dr. P. Gardiner Littell.

WHITESTONE LANDING, L. I.—L. A. Goldstone sold to the Shore Acres Realty Co. a large plot near the shore front at Beechhurst, Whitestone Landing, L. I.

WHITE PLAINS.—E. Nelson Ehrhart sold to Robert E. Lee Howe 200x200 in the Scarsdale Hill subdivision, which property is being developed by Welcome G. Hitchcock.

WHITE PLAINS.—E. Nelson Ehrhart sold for Mrs. and Miss Lynes their residence at 112 Fisher av, White Plains, situated upon a plot 75x200 in the Scarsdale Estates subdivision.

BRONXVILLE, N. Y.—Burke Stone sold for L. Napoleon Levy to Mrs. George A. Custer, widow of the general of that name, a plot of 16 lots at Palmer av and Bronxville road, Bronxville.

EAST MORICHES, L. I.—Phillips & Wells sold for George E. Hoe a large dwelling and 9 acres of land on the South Country road, at East Moriches, L. I. The buyer will make improvements and occupy the house.

FAR ROCKAWAY, L. I.—Herman Frankfort sold for Edward A. New to J. L. Silverman one of the 2 cottages recently purchased by Mr. New on Cedar av, Far Rockaway. Mr. Silverman buys for investment.

BRONXVILLE.—Burke Stone resold for Mrs. George A. Custer part of the plot she recently bought from L. Napoleon Levy to

John F. Rousar, of Bronxville. The property adjoins Mr. Rousar's present residence.

Sales Along the Palisades.

Wm. C. Bird sold to Geo. F. Thielke 60x140 on the southwest side of Homestead av, Palisades Park. Benj. Anderson sold to Frank Stigberg 50x100 on the north side of Palisade Boulevard, Palisades Park. Samuel Rauch sold to Leonard A. Duncan 75x100 on the south side of Lincoln av, Grantwood. Wm. M. Smith sold to Winfield C. Frerichs 25x100 on the south side of Valley pl, Palisades. The Phoenix Realty & Construction Co., of Buffalo, N. Y., purchased 32 plots 25x100 from the Columbia Investment & Real Estate Co., located at Grantwood, Morsemere and Hudson Heights, some of which they will immediately improve with dwellings and apartments for rental. At Grantwood, Marie C. Martin sold a 2½-sty 8-room modern house, 50x100, on the north side of Lawton av, to Charles Saul. Gustav Arkin sold to Frederick R. Suessenguth 2 lots on Lawton av.

Columbia Investment & Real Estate Co. sold to Hans Hemmann a 2½-sty new 8-room modern dwelling, 50x100, on the south side of Oakdene av, Grantwood. To Henry C. Meyne 2 lots in block 30 on the south side of Nelson av West, Grantwood. To Z. F. Grannis, of Pequabuck, Conn., 2 lots 50x100 on the south side of Linden av, 150 ft. east of Roff av, Morsemere. To J. J. Fertigan a plot approximately 150x250 ft. on the cor of Palisade av and Cumbermede road, Grantwood. To Nicholas Kiefer, of Buffalo, a plot 50x100 on the north side of Nelson av East, Grantwood. To Erick Foster 50x125 on the south side of Hudson pl, Hudson Heights. To Gordon Richie 25x100 on the north side of Harwood av, Morsemere. To Rosa Josephson 50x100 on the north side of Knox av, Grantwood. To F. D. Roylance 50x100 on the south side of Maple av, Morsemere. To N. B. Hartman 50x100 on the north side of Lafayette av, Grantwood.

REAL ESTATE NOTES

The 5-sty flat 159 West 97th st, 27x100, has been sold.

The 5-sty tenement 540 West 55th st, 25x100, has been sold.

The sale of 113 Bowery, a 6-sty building, 34x103, has been reported.

Charles Stuart has sold 221 West 106th st, a 5-sty flat, 33.4x100.11.

Rickert-Finlay Realty Co. have moved their offices from 1 West 34th st to 45 West 34th st.

Mary T. Thompson is reported to have sold her 3-sty dwelling 52 Charles st, 20x95, between West 4th st and Waverly pl.

Mrs. Louisa Lenk denies for the second time during the past month the reported sale of the 4-sty dwelling 157 West 88th st, 13x100.8.

Charles Isham Moody announces that he has severed his connections with Richard Collins and is at present associated with DeSelding Brothers.

The sale of the Kensington apartment house, a 6-sty elevator structure, 236 West 113th st, 50x100, has been reported. James M. Giblin was the owner.

The sale of the plot 80x100.5 on the north side of 69th st, 265 feet west of Amsterdam av, adjoining Corpus Christi Church, has been reported.

A. Galewski, of 323 Broadway, denies the published report of the sale of his 3-family house, 689 East 156th st, adjoining the northwest corner of Elton av, 49.1x97.9.

Mrs. Nellie Flake, widow of the late Alfred Flake, borrowed from the United States Trust Co. \$200,000 at 5 per cent. on the Majestic Theatre and Pabst Grand Circle Restaurant and 58th st and 8th av.

Justice Davis, of the Supreme Court, gave the Uptown Talmud Torah Association permission to sell a vacant plot on the south side of 111th st, 25 feet west of Lexington av, 40x100, to Louis E. Kleben for \$23,450.

Mirabeau L. Towns obtained a mortgage of \$29,000 at 5 per cent. for two years on the Hotel Albany, at the southeast corner of Broadway and 41st st, from Edward J. McCrossin. The hotel was formerly known as the Vendome.

The title to the property on the northwest corner of Broadway and 34th st was transferred last week to Ernest Rosemund. This property is subject to a mortgage of \$300,000 and is 31.10 on Broadway x 45.7 on the north x 16 on the west x 50.6 on 34th st. Henry Siegle was at one time owner of this property.

Quotations: Real Estate and Building Corporations.

(Corrected by Herrick, Hicks & Colby, 7 Wall st.)

	Int. rate.	Int. period.	Bid.	Asked.
Alliance Realty Co.....	8	Q-J	105	115
Bond Mortgage Guarantee Co.....	12	Q-F	280	300
Century Realty Co.....	10	A & O	185	195
City Investing Co.....	6	M & N	55	65
Hudson Realty.....	8	Q-J	100	110
Lawyers Title Ins. & Trust Co.....	12	Q-F	180	195
Lawyers Mortgage Co.....	10	Q-J	170	185
Mortgage Bond Co.....	4	Q-J	80	90
N. Y. Mortgage & Security Co.....	10	Q-J	130	140
Realty Associates.....	8	A & O	105	110
Title Guarantee & Trust Co.....	16	Q-J	400	415
Title Ins. Co. of N. Y.....	7	A & O	120	125
Thompson-Starrett Co., common.....	8	J & J	..	100
Thompson-Starrett Co., preferred.....	8	M & N	..	100
U. S. Mortgage & Trust Co.....	24	J & J	385	410
U. S. Title Guaranty & Indemnity Co..	6	Q-J	85	95
Westchester & Bronx Title & Mortgage Guarantee Co.....	5	J & J	..	170

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Preparing for Tunnel Celebration.

In his first annual report to the New Jersey-New York Real Estate Exchange on Jan. 21, President Otto Kempner says:

"The Exchange has two important undertakings on hand, both of which deserve the most serious consideration. The first is the celebration of the opening of the Hudson and Manhattan Railroad Company's tunnel, which should be observed as an event of far-reaching significance to the entire State of New Jersey; the second is the project of a united headquarters for the real estate and railroad interests of New Jersey in the new Hudson Terminal Buildings.

"In reference to the first project, I beg to say that the union between New York and New Jersey by means of the tunnel will afford a chance to bring to public notice the great residential and industrial opportunities that New Jersey offers, as no other event in the history of that State could ever have done. We are confident that the completion of the tunnel will be the turning point in New Jersey's prosperity, and mark an era of unparalleled good times, particularly as to real estate.

The new Board of Governors consists of the following: George J. Bayles, Asahel Chapin, F. W. Creighton, Joseph P. Day, Joseph W. Doolittle, A. Feist, Albion N. Fellows, Elston M. French, J. E. Grape, John V. Haas, Jesse L. Hedden, Stuard Hirschman, Philip I. Hover, William Jeffery, Edward Kanaley, Otto Kempner, Frank E. Knox, E. H. Lambert, William A. Lambert, David Lippman, James A. Romeyn, H. A. Rounds, Thos. A. Ryer, S. S. Scheuer, Chas. Singer, W. W. Slocum, W. R. Squire, Frank Stevens, F. L. Vrooman, F. M. Welles.

The officers were mostly re-elected and are as follows: President, Otto Kempner; vice-presidents, William A. Lambert, William Jeffery, W. R. Squire; treasurer pro tem, Frank Stevens. Executive Committee: Frank Stevens, William Jeffery, James A. Romeyn.

—The Metropolitan Life Insurance Co. leased to the Century Holding Co. \$475,000 on the property at the southeast corner of 98th st and Riverside drive, 100x100. This loan bears 6 per cent. interest until the completion of a 12-sty apartment house which is contemplated, and 5½ per cent. thereafter. The due date is May 1, 1913.

PROPERTY OWNERS' SECTION.

Public Works.

VALENTINE AV.—Acquiring title from Sedgwick av to Van Cortlandt Park South. Petition adopted by Local Board.

DECATUR AV.—Constructing sewer between East 193d st and Kingsbridge road. Petition adopted by Local Board.

RANDALL AV.—Constructing sewer between Tiffany st and Coster st. Petition adopted by Local Board.

VAN COURTLANDT PARK.—Widening south from Albany road to Mosholu Parkway to a width of 80 feet, and laying out public place at the junction of Albany road and Van Cortlandt av, and changing grades where necessary. Petition adopted by Local Board.

MAPES AV.—Paving with asphalt block from East 177th st to East 182d st. Petition adopted by Local Board.

EAST 152D ST.—Paving with asphalt block between Bergen av and Brook av. Petition adopted by Local Board.

EAST 164TH ST.—Grading, including steps at Lind av. Local Board have decided to give a hearing upon this petition on Jan. 30.

WEST 256TH ST.—Acquiring title from Broadway to Blackstone av, and of Arlington av, from West 256th st to the line of the former Rosenthal property. Proceedings initiated.

WEST 164TH ST.—Acquiring title from Summit to Lind av. Before the Board of Estimate.

EMMETT ST.—Constructing sewer from Pelham av to a point northerly therefrom. Proceedings initiated.

WEST 235TH ST.—Widening between Cambridge av and Riverdale av, and changing the grade of this and intersecting streets, between Riverdale av and Netherland av. Under consideration by Board of Estimate.

MELVILLE AV.—Changing of lines between Morris Park av and the tracks of the New York, New Haven and Hartford Railroad Company, and reducing the width of said street 5 feet on each side, by changing the side lines of said street on said map, so that Melville av will remain 50 feet, as now used as a public street instead of being widened to 60 feet, as proposed, the said lines to be changed. Proposed change approved by Board of Estimate.

LACOMBE AV.—Acquiring title to the lands necessary from the bulkhead line of Bronx River to bulkhead line of Westchester Creek. Proceedings initiated.

DEPOT PL.—Laying out an extension from Sedgwick av to West 169th st, 30 feet in width. Petition denied.

KELLY ST.—Paving with creosote-resinate block between Intervale av and Westchester av. Petition denied.

NELSON AV.—Regulating and flagging of sidewalks a space 4 feet wide, laying of crosswalks, between Featherbed lane and Macomb's road and West 175th st, between Nelson and Macomb's road. Petition to be amended, as rock on sides and in roadbed was not taken out when supposed grading was done by private parties. Estimated cost, \$7,300; assessed value of the real estate included within the probable area of assessment is \$166,700.

WEST 164TH ST.—Acquiring title West 164th st, from Summit av to Lind av. Proceedings initiated.

MORRIS PL.—Laying out from Park av, east 150 feet, about 30 feet in width, over strip of land 150 feet in depth, which is designated as Morris pl and opens into Park Av East, between East 169th and East 170th sts. Recommended by Local Board.

EAST 185TH ST.—Laying out between Prospect av and Crescent av. Petition denied.

ROSEWOOD ST.—Opening and extending from Bronx Boulevard to White Plains road, and from White Plains road to Cruger av. Approved by Board of Estimate.

CRUGER AV.—Opening and extending from Williamsbridge road to South Oak drive; Cruger av, from South Oak drive to Gun Hill road; Holland av, from Williamsbridge road to South Oak drive, and Maple st, from Gun Hill road to East 215th st. Approved by Board of Estimate.

EAST 149TH ST.—Change in grade between N. Y., N. H. & H. R. R. and the East River. Hearing by Board of Estimate Feb. 14.

KINGSBRIDGE AV.—Acquiring title between West 230th st and Broadway, and to Tibbett av, between West 230th st and West 242d st. Hearing by Board of Estimate Feb. 14.

WEST 231ST ST.—Change in the line of grade between Riverdale av and Bailey av. Hearing by Board of Estimate Feb. 14.

EAST 225TH ST.—Widening from Bronx Boulevard to Laconia av, and laying out extension of Eastchester road, from Laconia av to East 225th st. Referred to Borough President Haffen.

BUSH ST.—Acquiring title between the Grand Boulevard and Concourse and Anthony av. Referred to Borough President Haffen.

HUGUENOT AV.—Acquiring title between Boston road and Pelham Bay Park, McOwen av, between Boston road and Tillotson av, Ropes av, between Boston road and Pelham Bay Park West, Pelham Bay Park West, between the city line and Huguenot av, Eastchester pl, between Hollers av and Tillotson av, Hollers av, between Eastchester pl and Pelham Bay Park West, and Tillotson av, between Eastchester pl and Pelham Bay Park West. Hearing by Board of Estimate Feb. 14.

Assessments.

VANDERBILT AV WEST.—Opening from East 173d st to Pelham av. Area of assessment includes all those lands being that part of Old Quarry road or Valentine av or East 178th st, Block 3028, bounded by Webster av, Vanderbilt av (Park av) West, East 178th st and East 179th st and known as Lot No. 1. Assessment entered Jan. 17. Payable within 60 days.

WEST 176TH ST.—Opening from Sedgwick av to the easterly line of the New York and Putnam Railroad, and from the westerly line of the Spuyten Duyvil and Port Morris Railroad to the Harlem River. Areas of assessment as follows: Beginning at a point formed by the intersection of the north-easterly line of Washington Bridge with the northwesterly line of Aqueduct av; running thence northwesterly along said north-easterly line of Washington Bridge to its intersection with a line parallel to and distant 100 feet northwesterly of the northwesterly line of Undercliff av; thence northeasterly along said parallel line to its intersection with the middle line of the blocks between Washington Bridge and West 176th st; thence northwesterly along said middle line to its intersection with the United States pierhead and bulkhead line of the Harlem River; thence northeasterly along said pierhead and bulkhead line to its intersection with a line at right angles to the pierhead and bulkhead line where same intersects, on the south-easterly line of Cedar av, a line parallel to and distant 100 feet northwesterly of the northwesterly line of Sedgwick av; thence southeasterly along said last mentioned line to its intersection with a line parallel to and distant 100 feet northwesterly of the northwesterly line of Sedgwick av; thence northeasterly along said parallel line to its intersection with a line midway between West 177th st and West 178th st and also through a point on the southeasterly line of the Croton Aqueduct midway between West 177th st and Burnside av; thence south-easterly along said last mentioned line to its intersection with a line parallel to and distant 100 feet northwesterly of the northwesterly line of Andrews av; thence southwesterly along said parallel line to its intersection with a line parallel to and distant 100 feet northeasterly of the northeasterly line of West 177th st; thence southeasterly along said parallel line to its intersection with the northwesterly line of Aqueduct av; thence southwesterly along said northwesterly line of Aqueduct av to the point or place of beginning. Assessment entered Jan. 17. Payable within 60 days.

EDGEcombe ROAD.—Opening from 155th st to a point in the easterly line of 10th av, opposite 175th st. Area of assessment as follows: Beginning at a point on a line drawn parallel to 181st st distant 100 feet northerly from the northerly side thereof, and distant also 100 feet westerly from the westerly side of Audubon av; thence easterly along said line drawn parallel to 181st st to a line parallel to Amsterdam av and distant 100 feet easterly from the easterly side thereof; thence southerly along said line drawn parallel to Amsterdam av to the southerly exterior line of the reservoir; thence easterly along the southerly exterior line of the reservoir and said line produced to the easterly side of the Croton Aqueduct; thence southerly along the easterly side of the Croton Aqueduct to the prolongation easterly of the centre line of 158th st; thence easterly along said prolongation to the centre line of the Harlem River driveway; thence southerly along said centre line of the Harlem River driveway to the centre line of Edgcombe av; thence southerly along said centre line of Edgcombe av to the northerly side of 145th st; thence westerly along said northerly side of 145th st to a line drawn parallel to Av St. Nicholas and distant 100 feet westerly from the westerly side thereof; thence northerly along said line to the centre of 158th st; thence northerly along the middle line of the blocks between Av St. Nicholas and Amsterdam av to the middle line of blocks between 160th st and 161st st; thence westerly along the middle line of the blocks between 160th st and 161st st to a line drawn parallel to Amsterdam av and distant 100 feet westerly from the westerly side thereof; thence northerly along said line drawn parallel to Amsterdam av and distant 100 feet westerly from the westerly side thereof to the middle line of the blocks between 166th st and 167th st; thence westerly along said middle line of the blocks between 166th st and 167th st to a line drawn parallel to Audubon av and distant 100 feet westerly from the westerly side thereof; thence northerly along

said line to the point or place of beginning. Assessment entered Jan. 17. Payable within 60 days.

EAST 173D ST.—Sewer and appurtenances between Southern boulevard and Hoe av, and in Hoe av, between East 173d st and East 172d st. Assessment completed. Objections may be presented in writing to Secretary of Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 25.

EAST 179TH ST.—Sewer and appurtenances between Arthur av and Hughes av. Assessment completed. Objections may be presented in writing to Secretary of Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 25.

EAST 149TH ST.—Receiving basins and appurtenances at the northeast, southeast, southwest and northwest corner of 149th st and Walton av. Assessment completed. Objections may be presented in writing to Secretary of Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 25.

DAWSON ST.—Paving with asphalt blocks from Longwood av to Intervale av. Assessment completed. Objections may be presented in writing to Secretary of Board of Assessors, 320 Broadway, Manhattan, on or before Feb. 25.

AMSTERDAM AV.—Sewer, east side, between 181st and 186th sts. Area of Assessment: East side of Amsterdam av, from 181st st to 188th st. Assessment entered Jan. 21. Payable within 60 days.

Condemnation Proceedings.

SPUYTEN DUYVIL ROAD.—Opening from the Spuyten Duyvil parkway, near the Spuyten Duyvil depot, to the junction of Riverdale av and West 230th st. Commissioners Ernest Hall, John H. Knoeppel and Pierce G. Carroll have completed their assessment. Objections may be presented in writing at 90 and 92 West Broadway on or before Feb. 13.

EAST 161ST ST.—Widening on its northerly side, between Elton av and 3d av, and changing outlines of block bounded by 3d av, Brook av and East 161st st. Approved by Board of Estimate.

FOX ST.—Opening and extending from Leggett av to Longwood av. Approved by the Board of Estimate.

EAST 182D ST.—Acquiring title between Tiebout av and Folin st, and acquiring title to lands for widening Tiebout av, from Ford st to East 183d st. Approved by the Board of Estimate.

NORTH RIVER.—Acquiring title between West 15th and West 18th st and the easterly side of the marginal street, wharf or place, adopted by the Board of Docks and approved by the Commissioners of the Sinking Fund, under date of Jan. 22. Commissioners Chas. N. Morgan, Adam Weiner and James Shelton Meng give notice to parties interested in this proceeding that any claim or demand on account thereof must be presented by Feb. 10.

Legislative Digest.

Mr. E. J. McLaughlin, of Brooklyn, dealer in masons' building materials, has taken steps to have a bill introduced in the Legislature relative to changing the New York State Lien law to comply with the New Jersey Lien law.

Assemblyman Levy introduced a bill repealing the "call loan" laws, which modify the usury law to permit the charging of more than 6 per cent. interest under certain conditions. He believes the running up of call rates to a prohibitive extent had a great deal to do with the recent financial crisis.

Senator McCarren—Giving the Commissioner of Bridges in New York City, on approval of the Board of Estimate, the power to select sites for bridge approaches.

Mr. Hackett—Requiring two motormen on surface, subway and elevated cars in New York City.

Mr. Schmidt—Exempting real estate of religious corporations in New York City from assessments for public improvements.

The plans which the New York Central has for a Bronx "grand central" station hang upon the bill which Senator Owens introduced this week giving to the New York Central and its leased roads rights under the surface portions of Spencer pl, 144th st, Mott av, Cheever pl and 138th st. This is a modification of his bill of last year. It is said that the work intended to be done here will cost several million. At 150th st the subway road passes, and one of the underlying reasons for the new depot is the possible connection with the underground road to further relieve congestion at the terminal and at the same time add to the convenience of travelers. The plans must be approved by the Board of Estimate, to which body they have not yet been presented.

The bills prepared by Mayor McClellan and advised by his financial cabinet have been introduced by Senator Saxe. Under one of these bills the liens on real estate resulting from arrears of taxes will be sold at public auction as a measure for the collection of back taxes. These liens will take precedence over all other liens, including first mortgages. Another bill provides that in the determination of the tax rate the Board of Aldermen must act within three weeks after the assessment rolls shall have been delivered to it. This is to give ample time for the extension of taxes. The bill also provides that the extension of taxes shall be undertaken by the Tax Department instead of the Aldermen. Another bill provides for amendments to the tax laws relative to the taxation of corporate stock. It provides that the capital stock, except such as shall be exempt by law, together with its surplus profits after deducting the value of its real estate, shall be assessed at its actual value.

Home Show at the Grand Central Palace.

At the Grand Central Palace, from May 2 to May 9, inclusive, the Home Show will have its exhibit, devoted to everything that pertains to the home. It is the first opportunity that

all the building, furnishing and decorating trades have had to exhibit together. Modern saving devices, furnishings of all kinds and building materials will be on view. Undoubtedly prospective home purchasers and builders will gain much knowledge by attending the Home Show.

LAW DEPARTMENT

Calling in a Mortgage.

To the Editor of the Record and Guide:

Kindly inform me in your legal column whether a mortgage can be called in previous to given date if worded as follows: "To be paid on or before the first day of May, 1910."

"SUBSCRIBER H."

Answer.—No; the option of payment before 1910 is with the mortgagor.—Ed.

Forfeited His Rights.

(From the Record and Guide, Jan. 11.)

To the Editor of the Record and Guide:

A (a merchant) owns a plot of land with an old building thereon. B (a broker) approaches A, who wishes to lease the lot and erect a new building thereon. The rent of the lot is stated by A and is satisfactory to C, who finally decides that he cannot spare the funds to erect the new building. Later on B approaches A and says that C will take the lot at the rent stated if A will erect a building thereon, C to pay an additional rental of 10% per annum on the cost of erecting the building. B acts in all the negotiations and draws a lease for the lot and building and has the lease executed by both parties, B witnessing the signature of both parties. Several days later B sends A a bill for commission for renting the lot, which A paid. No mention is made of any further commission to be charged, and A says he had no fore-knowledge that such commission would be charged, and he does not capitalize the commission. Subsequently, or after the erection of the building, B sends A a bill for commission on the rental of the building, the amount of which could not be computed until the cost of construction was determined. A refuses to pay on the ground that nothing was said about commission on the rental of the building. B holds that both lot and building were one transaction, as per the lease drawn and executed; that the bill presented was for the part then delivered, and that the subsequent bill for commission could not be rendered before, as the building was not erected and the cost of same was not known to either A or B, so that it was impossible for B to present bill to A until the cost of construction was known, so as to fix the rental which C was to pay. A and C agree that B acted in all the negotiations. The matter was left to arbitration, each side selecting a real estate man as arbitrator. The arbitrators cannot agree, and you are requested to decide the matter. Is B entitled to commission on rent of the building?

Answer.—We are of the opinion that B concluded himself as to any further claim of commissions by his first bill for same, rendered and paid, after the lease had been made and executed, and no new facts arising, not known to the parties at that time on which to base the further claim. The form of that bill, or what was said between the parties at the time of its rendering or payment, which are not before us, might influence this view, however.—Ed.

Second Answer.—After seeing copies of the original statement, lease and bill in question, which have now been forwarded, we are of the opinion that the broker forfeited his right to any subsequent commission. While the broker was morally entitled to the full commission, still he was negligent in not making mention of the fact during some conversation with the owner of the property or on the first bill rendered. Had he rendered no bill until the entire transaction was completed he would have been entitled not only to a commission on the lot but also on the building.

Concrete Piles for New Boardwalk.

A recent illustration of the growing confidence in the permanency of concrete construction is evidenced by a decision of the City Council of Atlantic City to reconstruct a large portion of the famous "Boardwalk," using concrete piles connected by concrete girders. This contract has been awarded to the Raymond Concrete Pile Company, of New York and Chicago. The portion of the walk which is to be reconstructed extends from Connecticut to Pacific avs, and is located between 300 and 500 ft. nearer the ocean than the site of the present walk. The change of position is necessitated by the building up of the land, which has taken place during the past four or five years. It is the intention of the city officials to replace the present wooden boardwalk as occasion demands with a structure of a permanent nature. Contract as awarded calls for 800 ft. of a walk, 41 ft. wide and 3,400 ft. of walk 21 ft. wide. The walk is supported on 380 concrete piles 16 ins. in diameter, varying from 28 ft. to 32 ft. in length. These piles are arranged in bents of four and two, 20 ft. from centre to centre of bent. The tops of the piles are connected by a reinforced concrete girder 24 ins. in depth and 8½ ins. wide. These girders form a support of the 14x4-in. joists. The upper surface of the walk is faced with 2-in. plank, thus retaining to a certain extent the appearance of the former boardwalk.

Barnett Berger has been appointed by Judge Newburger, of the Supreme Court, receiver of rents of the property 230 East 111th st, a 6-sty flat. This is the result of an action to foreclose a mortgage of \$8,500 brought by Leon Tuchman against Moses Wolf and others.

Washington Heights Taxpayers' Association

THE work of the Washington Heights Taxpayers' Association during the year 1907 covered a wide range of subjects. The development of the locality with which it is associated has been so rapid that many matters of public improvement which ordinarily might be left to take their customarily deliberate course have become urgent and have demanded an active interest which only such organizations can be depended upon to exercise.

The establishment of the express system on the third or middle track of the Broadway division of the subway, which convenience was the result of the active and determined persistence of the association, has greatly aided in this rapid development, but without the accompanying preparation for the accommodation of the incoming population, by street openings, paving, sewerage and lighting, the advantages of the locality would not have been utilized.

The exertions of the association have for some years been devoted to these matters, and the improvement and repaving of Broadway and of Amsterdam, St. Nicholas and Edgecombe ays have had an extraordinary influence in promoting the building of high-class apartment houses, bringing the most desirable element of residents to the Heights.

The Borough President was urged to undertake these improvements, and evinced a personal interest therein, with results which must be regarded as some of the best accomplishments of his term of office.

The association has realized the wide importance to the city at large, of the Riverside Drive extension, and has succeeded in overcoming local opposition and obstacles to the regrading of side streets connecting with that great parkway which will render it more accessible, and will conduce to the erection in its neighborhood of high-class buildings.

The opening and sewerage of new streets in the neighborhood of subway stations had been too long delayed, and property owners have had to be stirred to action to prepare for the growth of each such district.

One of the important matters in which the citizens at large are as much interested as those of the Heights is the securing to the Riverside Drive of the unobstructed outlook on the Hudson side, and much work has been devoted to the effort to induce the Board of Estimate to take early steps towards this protective policy. In view of the probable construction of a large garage at one point on the west side of the drive, the board finally directed the acquisition of a strip of land from 161st st to 165th st, which tract has been utilized as a dump for vast masses of rock brought from the subway and other excavations. During the recent financial scare this action has been reversed and the matter now stands where it did a year ago.

The intersection of Riverside Drive extension with the Boulevard Lafayette at 158th st and Audubon pl has been a matter of concern to all who have observed the plan, and the dangerous conditions which will be presented when the drive is opened to this point, by reason of the acute angle at which the drive connects with the crossing stream of hauling traffic on 158th st and Audubon pl. The association opposed a scheme of rectification by a high and costly viaduct extending from 155th to 160th sts, and prepared and submitted an alternative scheme, which was adopted by Mr. F. Stuart Williamson, C. E., the consulting engineer of the Borough President, and is embodied in his interesting and beautiful plans for the future improvement of the northerly portion of the drive, extending from 155th st to and connecting with the Hudson Memorial Bridge on Inwood Hill.

In connection with this general subject, the association has undertaken the task of defending the West Side section of the city from the undue burden of cost of the drive, of which 50% is proposed to be laid on a narrow area of assessment from 72d to 218th st, and between 8th av and the Hudson R. R. tracks.

This opposition is based on the ground that such an imposition upon a limited number of property owners is unfair, by reason of the character of the drive as a general public parkway, and in view of the probability of future similar costly improvements to the drive, in which the whole body of citizens is equally interested, it is easily to be seen that the locality would be excessively burdened.

In the public agitation which was engendered about the suggested application of the Hofman or Neill system to the awards for property taken to widen the east side of Riverside Drive, from 158th to 165th sts, the association took some part, representing the view that the reckless statements as to the values of the property which were made by certain parties interested in opposing the awards were unjustifiable. These parties' statements were mainly inspired by a desire to cast the cost of this work upon Washington Heights, and the representations of the association were the only means employed in maintaining as wide an area of assessment as possible.

The most important as well as strenuous work for the public undertaken by the association during the past year was the exposure and defeat of the so-called Eleventh Avenue Track Removal bill, engineered by the late Board of Rapid Transit, and containing provisions as to the disposal of public lands and concessions of other rights and unnecessary privileges to

the railroad company which were particularly injurious to the Washington Heights section.

Although the bill was forced through the Senate, the force of public opinion induced the Assembly to hold it up, and it finally lapsed in their committee. In this work the association enlisted the support of a number of other organizations, and there can be no doubt that the public interest excited by this matter contributed to secure the passage of the Public Service Corporation Act, by which such deals are rendered practically impossible in future.

To the investigation of the inadequacy and mismanagement of subway, elevated and surface transit the association contributed information and observation on schedules, train irregularities and statistics, and it is at present, as it has been during the past two years, endeavoring to secure action towards better treatment of the public, and is urging the Public Service Commission to take action requiring better facilities at the deep tunnel stations at 168th and 181st sts, where the inadequate elevators and dangerous stairways menace the security of the patrons of these stations.

The attempt on the part of the merged transit corporations to secure the closing of 9th av and 218th st at the upper end of the Dyckman tract was successfully opposed by the association, whose action was endorsed by unanimous public opinion. The view adopted and presented was that the burden of proof lay upon the company, of showing that the site which it already possesses was insufficient or undesirable for the purposes of car repair and storage. No attempt was, however, made by the corporation to present such a demonstration, and the authorities were asked to deprive the public of important roadways merely on the assertion of a railroad official that the area was necessary. With any other class of individual it might be expected that the lesson of this failure would produce some impression, but the association has had sufficient dealings with transit officials to know that they, as well as city officials, need careful observation, and that this attempt to steal public property will be renewed at the first sign of public indifference.

In view of the growth of traffic to the subway stations, the association asked for additional stairways at the 137th and 145th st stations, which are now under construction.

For two years the late commission permitted the Interborough Company to maintain two large ventilating fan houses in the middle of Broadway, at 138th and 142d sts, which constituted a public menace and nuisance. After continuous agitation these buildings have been removed and grated openings substituted through the centre pathways of the Broadway park plots.

During the year the membership considerably increased and the meetings have been marked by a growing interest in public affairs, and these results, combined with the issue of the important work reported and numerous other detail matters during the past year, make a record of an active and successful period in the history of Washington Heights Taxpayers' Association.

A Plea for More Attractive Back Yards.

The newcomer to town, impressed by our skyscrapers, subways, shops and residence fronts, is often correspondingly depressed and dismayed by the unkempt appearance of our rear areas. Almost everywhere from hotel windows and elevated trains a vista of tall, weather-beaten poles is in evidence, from which radiate pulley lines, strung high in the air, with a nondescript assortment of the family wash, much of which, seemingly, a sense of delicacy and refinement would shield from public view. Furthermore, the custom is primitively inconvenient and a menace to life, as the weekly record of accidents proves. They manage such things better abroad and in certain cities of this land where back yards are made attractive with balconies, benches, trellises and shrubbery, and the convenience, privacy and safety of the laundry work is studied.

There are several inexpensive devices made for the convenient drying of clothes, one contrivance in particular being patterned after the style of the old-fashioned revolving lawn reel. A half dozen or more of this pattern have been observed in operation on several apartment houses in West 141st st, between 7th and 8th avs, and it may be said that their appearance at least is greatly in their favor. Their general adoption would, it is believed, lend toward increased rentals and higher values. In this connection it is understood that a petition is being signed having for its end the passage of a city ordinance prohibiting the further erection of pulley poles in residential centres.

When an Appeal Is Taken.

Property owners can now examine the books in the assessor's office and file their protests. These protests will later be heard by the Tax Commissioners, who can reduce the assessment or leave it alone. It is possible to have the work of the commissioners reviewed by the Supreme Court on a writ of certiorari. The court reviews only the case as presented to the Tax Commissioners, and if the property holder goes before the court he must rely solely on the case he has made out before the Tax Commissioners.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 10 to 24, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:

1ST WARD. FOREST AVENUE—STORM WATER SEWER EXTENSION, and appurtenances, from Brooks Avenue to the Raymond Brook, at its intersection with Forest Avenue, extended.

HERMAN A. METZ,
Comptroller.
City of New York, January 9, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 10 to 24, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. VYSE AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from 172d to 182d Streets. 24TH WARD, SECTIONS 11 AND 12. SOUTHERN BOULEVARD—REGULATING, GRADING, SETTING CURB STONES, FLAGGING THE SIDEWALKS, a space 4 feet wide (excepting the easterly sidewalk from Crotona Parkway at the entrance to Crotona Park, near East 175th Street, to Bronx Park, at East 182d Street), LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Boston Road, at or about East 174th Street, to the northerly line of St. John's College property, eastwardly and crossing Southern Boulevard. 24TH WARD, SECTION 12. HEATH AVENUE—REGULATING, GRADING, PLACING FENCES, CURBING, FLAGGING, LAYING CROSSWALKS AND BUILDING APPROACHES, from Bailey Avenue to Ft. Independence Street.

HERMAN A. METZ,
Comptroller.
City of New York, January 9, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 8 to 22, 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:

12TH WARD, SECTION 8. WEST 169TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Broadway to Fort Washington Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, January 7, 1908. (261)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 16 to 30, 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:

12TH WARD, SECTION 8 (MARBLE HILL). TERRACE VIEW AVENUE, north—PAVING, CURBING AND RECURBING, from Broadway to the westerly side of Jansen Avenue. WICKER PLACE—PAVING, CURBING AND RECURBING, from Jansen Avenue to Kingsbridge Avenue. VAN CORLEAR PLACE—PAVING, CURBING AND RECURBING, from a line 175 feet west of Kingsbridge Avenue, southerly around the circle and northerly to Wicker Place.

HERMAN A. METZ,
Comptroller.
City of New York, January 14, 1908. (383)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 17 to 31, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 12. SUMMIT PLACE—SEWER, between Heath and Boston Avenues.

HERMAN A. METZ,
Comptroller.
City of New York, January 16, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 17 to 31, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD SECTION 7. 125TH STREET—SEWER, between Broadway and Claremont Avenue.

HERMAN A. METZ,
Comptroller.
City of New York, January 16, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 16 to 30, 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 10. RECEIVING BASINS at the northeast and northwest corners of AUSTIN PLACE AND EAST 144TH STREET, and on EAST 144TH STREET, south side, opposite Austin Place.

HERMAN A. METZ,
Comptroller.
City of New York, January 14, 1908. (391)

PROPOSALS.

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park row, Borough of Manhattan, the City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock M. on

TUESDAY, JANUARY 28, 1908.

Boroughs of Manhattan, The Bronx and Brooklyn.

Contracts for furnishing all the labor and delivering

1. Bicycles and bicycle supplies.
2. Wheels, hubs and hub bands.
3. Parts for repairs of sweeping machines and sprinkling trucks.
4. Carriage supplies.
5. Stoves and stove supplies.
6. Lamps and lamp supplies.
7. Window glass.
8. Drugs and druggists' sundries.
9. Sponges.

For full particulars see City Record.
FOSTER CROWELL,
Commissioner of Street Cleaning.
Dated January 14, 1908. (319)

Police Department of the City of New York, No. 300 Mulberry street.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on

MONDAY, JANUARY 27, 1908.

For furnishing and delivering one gasoline touring five-passenger car.

For full particulars see City Record.
THEODORE A. BINGHAM,
Police Commissioner.
Dated January 14, 1908. (335-1)

Police Department of the City of New York, No. 300 Mulberry street.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on

WEDNESDAY, JANUARY 29, 1908.

No. 1. For furnishing and delivering lumber and building materials.

No. 2. For furnishing and delivering photograph supplies.

For full particulars see City Record.
THEODORE A. BINGHAM,
Police Commissioner.
Dated January 15, 1908. (335-2)

Police Department of the City of New York, No. 300 Mulberry street.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on

MONDAY, JANUARY 27, 1908.

For making, completing and delivering two power launches for the Police Department of the City of New York.

For full particulars see City Record.
THEODORE A. BINGHAM,
Police Commissioner.
Dated January 14, 1908. (326-1)

Police Department of the City of New York, No. 300 Mulberry street.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on

MONDAY, JANUARY 27, 1908.

For furnishing and delivering seventy-five (75) horses for the mounted, patrol wagon and carriage service.

For full particulars see City Record.
THEODORE A. BINGHAM,
Police Commissioner.
Dated January 14, 1908. (326-2)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, JANUARY 30, 1908.

Boroughs of Brooklyn and Queens.

For furnishing and delivering coal in parks and on parkways in the Boroughs of Brooklyn and Queens.

For full particulars see City Record.
HENRY SMITH,
President;

JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
Dated January 8, 1908. (311)

PUBLIC NOTICES.

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

AT THE REQUEST of the Board of Education, 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 school purposes in the

BOROUGH OF THE BRONX,

BEING all those buildings, parts of buildings, fences, etc., on the southwest corner of Prospect

PUBLIC NOTICES.

Avenue and 176th Street, 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, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held December 18th, 1907, the sale of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, JANUARY 28TH, 1908,

at 10 a. m., on the premises.

For further particulars see City Record.
H. A. METZ,
Comptroller.
City of New York, Department of Finance,
Comptroller's Office, January 9th, 1908. (304)

The City of New York, Department of Taxes and Assessments, Main Office, Borough of Manhattan, Hall of Records, January 10, 1908.

NOTICE IS HEREBY GIVEN, as required by the Greater New York Charter, that the books called "The Annual Record of the Assessed Valuation of Real and Personal Estate of the Boroughs of Manhattan, The Bronx, Brooklyn, Queens and Richmond," comprising The City of New York, will be open for public inspection, examination and correction on the second Monday of January, and will remain open up to and including the 31st day of March, 1908.

During the time that the books are open for public inspection, application may be made by any person or corporation claiming to be aggrieved by the assessed valuation of real or personal estate to have the same corrected.

In the Borough of Manhattan, at the main office of the Department of Taxes and Assessments, Hall of Records, No. 81 Chambers street.

In the Borough of The Bronx, at the office of the Department, Municipal Building, One Hundred and Seventy-seventh street and Third Avenue.

In the Borough of Brooklyn, at the office of the Department, Municipal Building.

In the Borough of Queens, at the office of the Department, Hackett Building, Jackson Avenue and Fifth street, Long Island City.

In the Borough of Richmond, at the office of the Department, Borough Hall, New Brighton, Staten Island.

Corporations in all the boroughs must make application only at the main office in the Borough of Manhattan.

Applications in relation to the assessed valuation of personal estate must be made by the person assessed at the office of the Department in the borough where such person resides, and in case of a non-resident carrying on business in The City of New York at the office of the Department of the Borough where such place of business is located, between the hours of 10 A. M. and 2 P. M., except on Saturday, when all applications must be made between 10 A. M. and 12 noon.

LAWSON PURDY, President;

FRANK RAYMOND,
NICHOLAS MULLER,
JAMES H. TULLY,
CHAS. PUTZEL,
THOMAS L. HAMILTON,
HUGH HASTINGS,
Commissioners of Taxes and Assessments.

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

AT THE REQUEST of the Board of Education, 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 school purposes in the

BOROUGH OF MANHATTAN,

BEING all those buildings, parts of buildings, etc., on the northeast corner of Hester and Baxter Streets adjoining Public School 130, 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, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held December 18th, 1907, the sale of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

MONDAY, JANUARY 27TH, 1908,

at 10 a. m., on the premises.

For further particulars see City Record.
H. A. METZ,
Comptroller.

City of New York, Department of Finance,
Comptroller's Office, January 9th, 1908. (302)

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

AT THE REQUEST of the President of the Borough of Manhattan, 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., standing within the lines of property owned by the City of New York, acquired for street opening purposes, in the

BOROUGH OF MANHATTAN,

BEING the buildings, or parts of buildings, within the area of the proposed Delancey Street extension located between Broome and Spring Streets, and extending from Elizabeth to Marlon Streets, in the Borough of Manhattan, which were not sold on Monday, June 24th, 1907, and which are more particularly described as fol-

ACME SANITARY TILING CO.

Overhead Tiling Without Extra Expense

PARK ROW BUILDING

NEW YORK, N. Y.

85th st W, No 336, s s, 375 w West End av, 25x102.2, vacant. Geo L Willson to Millicent V Hearst. Jan 18. Jan 22, 1908. 4:1246-48. A \$15,000-\$15,000. 100

87th st E, No 54, s s, 143.5 e Madison av, 21x100.8, 3-sty stone front dwelling. Mary F Maher widow to Chester A Luff, of Newark, N J. 1-5 part. All title. Jan 18. Jan 21, 1908. 5:1498-47. A \$16,500-\$21,000. nom

88th st W, No 26, s s, 502 e Columbus av, 23x100.8, 4-sty and basement stone front dwelling. Maline Lehmann widow et al HEIRS, &c, Abraham Lehmann to Fanny Horch, N Y, Henrietta Kahn, N Y, Rosa Lehmann, of New Orleans, La, and Isaac Lehmann of N Y, HEIRS Abraham Lehmann. All title. C a G. Dec 11. Jan 20, 1908. 4:1201-44. A \$16,000-\$30,000. nom

91st st E, No 131, n s, 92.6 w Lexington av, 17.6x78, 3-sty brk dwelling. John Ryan to Gerson Hyman and Manuel Oppenheim. Mort \$5,000. Jan 21. Jan 22, 1908. 5:1520-13. A \$8,000-\$12,000. exch

101st st E, No 217, n s, 260 e 3d av, 25x100.11, 4-sty brk tenement and store. Rosie Ray to Samuel Sheindelmann and Isaac Parshelsky, of Brooklyn. Mort \$13,764. Jan 15. Jan 21, 1908. 6:1651-11. A \$8,000-\$12,000. other consid and 100

102d st E, No 308, s s, 175 e 2d av, 25x100.11, 5-sty brk tenement. Adella Jacobs to David Rothnagel. Mort \$25,000. Jan 17. Jan 18, 1908. 6:1673-45. A \$6,000-\$23,000. other consid and 100

104th st E, Nos 111 and 113, n s, 100 e Park av, 35x100.11, 6-sty brk tenement and store. Albert Tanzer to Alfred S Walker. Mt \$46,000. Jan 17. Jan 18, 1908. 6:1632-5. A \$14,000-\$44,000. other consid and 100

105th st E, No 327, n s, 320 e 2d av, 30x100.11, 6-sty brk tenement and store. Fanny Heilbrunn and ano to Yetta Lefkowitz. Mort \$27,000. Jan 16. Jan 17, 1908. 6:1677-14. A \$7,500-\$35,000. other consid and 100

105th st E, No 327, n s, 320 e 2d av, 30x100.11, 6-sty brk tenement and store. FORECLOS, Jan 7, 1908. George Rubenstein referee to Fanny Heilbrunn and Celia Uhfelder. Morts \$27,000. Jan 16. Jan 17, 1908. 6:1677-14. A \$7,500-\$35,000. 4,000

105th st E, Nos 208 and 210, s s, 128 e 3d av, 36x100.9, 6-sty brk tenement and store. FORECLOS, Jan 22, 1908. Wm E Morris ref to Harris Mandelbaum and Fisher Lewine. Jan 22. Jan 23, 1908. 6:1654-42. A \$5,000-\$35,000. 500

107th st E, No 164, s s, 196 w 3d av, 28.3x100.11, 4-sty stone front tenement. Realty Federation of N Y to Laurence W Lloyd. Mort \$12,500. Oct 1. Jan 22, 1908. 6:1634-44. A \$11,000-\$16,000. other consid and 100

107th st E, No 164, s s, 196 w 3d av, 28.3x100.11, 4-sty stone front tenement. August Collet to Realty Federation of New York, a corporation. All liens. May 4, 1906. Jan 22, 1908. 6:1634-44. A \$11,000-\$16,000. other consid and 100

109th st E, Nos 305 and 307, n s, 100 e 2d av, 57x100.10, two 6-sty brk tenements and stores. Louis Levin to Henry M Flateau. 1/4 part. All title. Mort \$68,000. Jan 17. Jan 22, 1908. 6:1681-5 and 6. A \$14,000-\$66,000. other consid and 100

109th st E, No 16, s s, 220 e 5th av, 25x100.11, 5-sty brk tenement. Conrad Weber to Mary Weber his daughter. Jan 21. Jan 23, 1908. 6:1614-63. A \$12,000-\$22,000. other consid and 100

109th st E, No 234, s s, 200 w 2d av, 25x100.10, 5-sty brk tenement and store. FORECLOS (Jan 7, 1908). Dudley F Malone (Ref) to Abraham Cohen. Morts \$22,100. Jan 21, 1908. 6:1658-33. A \$7,000-\$22,000. 3,300

111th st W, Nos 507 to 511, on map Nos 507 and 509, n s, 150 w Amsterdam av, 62.6x100.11, 6-sty brk tenement. Alexander D Lewis to Max Rubel. Mort \$85,000. Dec 20. Jan 23, 1908. 7:1883-25. A \$32,500-\$100,000. nom

111th st E, Nos 140 and 142, s s, 25 w Lexington av, 40x100.11, vacant. The Uptown Talmud Torah Association to Louis E Kleban. B & S. Mort \$16,000. Jan 17. Jan 23, 1908. 6:1638- assessed with lot No 57. 23,450

112th st E, No 13, n s, 225 e 5th av, 19x100.11, 5-sty brk tenement. Isaac Schreiber to Wm A Phipps. Mort \$16,250. Jan 2. Jan 23, 1908. 6:1618-9 1/2. A \$8,500-\$16,000. other consid and 100

112th st W, No 137, n s, 120.3 e 7th av, 20.3x100.11, 5-sty brk tenement. Louis Etkin to Lezee wife Louis Etkin. Mort \$19,000. Jan 20. Jan 21, 1908. 7:1822-7. A \$9,500-\$22,000. other consid and 100

113th st E, No 74, s s, 155 w Park av, 25x100.11, 5-sty brk tenement. Charles Lewin to Ralph M Holzman. Mort \$25,000. Oct 17. Jan 22, 1908. 6:1618-44. A \$10,000-\$20,000. 100

114th st E, Nos 216 and 218, s s, 201.10 e 3d av, 36x100.11, 6-sty brk tenement and store. FORECLOS, Jan 22, 1908. Saml I Frankenstein to Harris Mandelbaum and Fisher Lewine. Jan 22. Jan 23, 1908. 6:1663-43 1/2 and 44. A \$10,000-\$7,000

118th st W, No 12, s s, 201 w 5th av, 18x100.11, 5-sty brk tenement. Annie Richter to Nathan Szerlip. Mort \$15,500 and taxes. Jan 14. Jan 18, 1908. 6:1601-44 1/2. A \$9,000-\$18,000. nom

119th st E, Nos 310 and 312, s s, 140 e 2d av, 40x100.11, two 5-sty brk tenements. Gabriel Delunzio to Francesco Delunzio. All liens. Jan 15. Jan 20, 1908. 6:1795-47 and 48. A \$9,600-\$36,000. nom

119th st E, Nos 310 and 312, s s, 140 e 2d av, 40x100.11, two 5-sty brk tenements. Francesco Delunzio to Dominik Fasoli. All liens. Jan 22, 1908. 6:1795-47 and 48. A \$9,600-\$36,000. nom

119th st W, No 147, n s, 205 e 7th av, 20x100.11, 3-sty and basement stone front dwelling. Israel Lebowitz to Julius Miller. Mort \$12,500. Jan 21. Jan 22, 1908. 7:1904-10. A \$9,600-\$17,000. other consid and 100

119th st W, No 153, old No 151, n s, 145 e 7th av, 20x100.11, 3-sty and basement stone front dwelling. Israel Lebowitz to Rachel wife Louis Silverman. Mort \$12,000. Jan 21, 1908. 7:1904-8. A \$9,600-\$17,000. other consid and 100

123d st W, No 112, s s, 180 w Lenox av, 20x100.11, 4-sty and basement stone front dwelling. Emma F Hobby to J Oakley Hobby. Mort \$15,000. July 2, 1904. Jan 23, 1908. 7:1907-41. A \$9,600-\$19,000. nom

123d st W, Nos 229 and 231, n s, 400 e 8th av, 25x100.11, two 3-sty and basement frame dwellings. Emma C Kene and ano HEIRS Ferdinand Ehrhart to Eric Sodergren. Jan 15. Jan 18, 1908. 7:1929-17 and 17 1/2. A \$11,000-\$13,000. nom

124th st W, Nos 503 and 505, n s, 50 w Amsterdam av, 50x100.11, 6-sty brk tenement. Pincus Lowenfeld et al to George Raab. Mort \$52,000. Jan 21. Jan 22, 1908. 7:1979-29. A \$20,000-\$50,000. other consid and 100

127th st E, No 132, s s, 65 w Lexington av, 35.10x99.11x35.11x99.11, 6-sty brk tenement and store. Benjamin Nieberg to Nathan Marcus. All liens. Jan 15. Jan 18, 1908. 6:1775-59. A \$10,000-\$43,000. nom

130th st E, n s, 245 e Park av, 80x99.11, vacant. Henrietta Spiro to Keats Company, a corpn. B & S. All liens. Jan 10. Jan 22, 1908. 6:1779-12. A \$15,000-\$15,000. nom

131st st W, No 142, s s, 267.11 e 7th av, 32x99.11, 7-sty brk tenement. Charles Lewin to Mildred L Holzman. Mort \$55,000. Nov 16, 1905. Jan 21, 1908. 7:1915-52. A \$14,000-\$60,000. other consid and 100

133d st W, Nos 132 and 134, s s, 275 w Lenox av, 50x99.11, two 5-sty brk tenements. Charles Lewin to Oscar Lowinson. Mort \$54,000. May 2, 1907. Jan 22, 1908. 7:1917-45 and 46. A \$20,000-\$44,000. 100

133d st W, n s, 100 w Amsterdam av, 75x99.11, two 6-sty brk tenements. Carmine Altieri and Nellie his wife to Mary Altieri. Mort \$108,000. Jan 18. Jan 20, 1908. 7:1987-26 and 28. A \$22,500-\$60,000. other consid and 100

134th st E, No 4, s s, 75 e 5th av, 25x99.11, 5-sty brk tenement. Belle Secular to Martha I Douthitt. Mort \$18,500 and all liens. Nov 18, 1907. Jan 21, 1908. 6:1758-68 1/2. A \$6,000-\$16,000. nom

135th st W, Nos 502 to 512, s s, 100 w Amsterdam av, 137.6x99.11, three 6-sty brk tenements. Release mort. N Y Trust Co to Salvage Realty Co, a corpn. Jan 14. Jan 17, 1908. 7:1988-37 to 40. A \$55,500-\$90,000. other consid and 1,000

135th st W, Nos 180 and 182, s s, 150 e 7th av, 50x99.11, two 5-sty stone front tenements. Max Drey to Nathan Applebaum. Mort \$45,000. Jan 2. Jan 17, 1908. 7:1919-56 and 57. A \$24,000-\$46,000. nom

135th st W, No 174, s s, 250 e 7th av, 25x99.11, 5-sty brk tenement. Daniel Curtin to Susie H Stewart. Mort \$27,500. Jan 18, 1908. 7:1919-53. A \$12,000-\$24,000. omitted

136th st W, Nos 16 and 18, s s, 235 w 5th av, 49.11x99.11, 6-sty brk tenement. Thomas Hogan TRUSTEE Jacob Friedman to Samuel Kronsky. All title. Mort \$119,250. Jan 14. Jan 20, 1908. 6:1733-46 and 48. A \$33,000-\$122,000. 120

140th st W, n s, 225 w Amsterdam av, runs n 99.11 Hamilton pl, Nos 71 to 79 | x w 66.7 to s e s Hamilton pl x s w 108.6 to n s 140th st x e 109 to beginning, two 6-sty brk tenement. Charles Lewin to Sarah Holzman. Mort \$174,000. May 1, 1907. Jan 21, 1908. 7:2072-21. A \$35,000-\$140,000. 100

143d st W, No 237, n s, 475 e 8th av, runs e 24.8 x n - x e - x n 51.11 x w 25 x 99.11 to beginning, 6-sty brk tenement. Harry Smith to Agnes Smith his wife. Mort \$—. Jan 20. Jan 21, 1908. 7:2029-20. A \$8,000-\$32,000. 100

143d st W, Nos 516 and 518, s s, 275 e Broadway, 100x99.11, 6-sty brk tenement. Irving Bachrach et al to Harold Realty Co, a corpn. Mort \$128,000. Jan 14. Jan 23, 1908. 7:2074-49. A \$30,000-\$130,000. other consid and 100

144th st W, Nos 112 to 118, s s, 275 w Lenox av, 100x99.11, two 6-sty brk tenements. Gerson Hyman et al to John Ryan. Mort \$90,000. Jan 21. Jan 22, 1908. 7:2012-45 and 47. A \$36,000-\$126,000. other consid and 100

146th st W, No 304 | s s, 112.6 w 8th av, runs s 94.10 x w 37.6 Bradhurst av | x s 25 x w 75 to e s Bradhurst av, x n 119.10 to st, x e 112.6 to beginning, three 6-sty brk tenements. Austin B Fletcher and ano as TRUSTEES Jackson S Schultz to Henry J Braker. C a G. Jan 22, 1908. 7:2045-16, 18 and 21. A \$32,000-\$65,000. 58,000

161st st W, No 566, s s, 220.6 e Broadway, 16x99.11, 3-sty stone front dwelling. Mary Van Norden to Alice Schulz. Mort \$9,000. Jan 18. Jan 21, 1908. 8:2119-17. A \$5,200-\$11,500. nom

171st st W, s s, 103.10 w Fort Washington av, 125x97.6, 1-sty frame buildings and vacant. Cath C wife Wm F Carroll to said Wm F Carroll, of Colorado Springs, Colo. Dec 23. Jan 18, 1908. 8:2139-170. A \$12,500-\$12,500. nom

Av A, Nos 1676 and 1678, e s, 21.5 n 88th st, 40x75, two 4-sty stone front tenements and stores. Louis Klossk to Ray Sloman-sky. 1-5 part. All liens. Aug 9, 1907. Jan 23, 1908. 5:1585-1 1/2. and 2. A \$13,000-\$20,000. nom

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AND

IRON WORK

North 10th, 11th and 12th STREETS

BROOKLYN, - - - NEW YORK

Av A, No 1597, w s, 51.2 n 84th st, 26x75, 5-sty brk tenement and store. Jacob Gruner and Minnie his wife to Wm C Gruner. Mort \$10,000. Feb 8, 1906. Jan 23, 1908. 5:1564-24. A \$8,500-\$18,500. nom

Same property. Wm C Gruner to Jacob Gruner. Mort \$10,000. Feb 8, 1906. Jan 23, 1908. 5:1564. nom

Av D, Nos 143 and 145 s w cor 10th st, 50x69.8, 5-sty brk loft 10th st, No 448 and store building. Berry B Simons and ano to Mark Ash. 1/2 part. Mort \$27,500. Aug 18, 1898. Jan 20, 1908. 2:379-32. A \$25,000-\$40,000. nom

Av D, Nos 20 and 22 n e cor 3d st, 48x75, 6-sty brk tenement 3d st, Nos 341 and 343 and store. Harris Bernstein to Joseph Green. Mort \$70,000. Jan 21. Jan 22, 1908. 2:357-53. A \$30,000-\$75,000. other consid and 100

Amsterdam av, Nos 1264 and 1266, w s, 50.11 n 122d st, 40x 100, 6-sty brk tenement and store. Maurice Cohen to Philip Krauss. Mort \$58,000. Jan 22. Jan 23, 1908. 7:1977-31. A \$25,000-\$65,000. other consid and 100

Amsterdam av, No 1969 s e cor 158th st, 99.11x150, 2 and 3-sty 158th st frame dwelling, 2-sty frame stable and vacant. Fee Simple Realty Co to Middle-Town Realty Co. 1/2 part. Mort \$103,000. Jan 17. Jan 20, 1908. 8:2108-56 to 61. A \$85,000-\$85,000. nom

Amsterdam av, Nos 1260 to 1266 n w cor 122d st, 90.11x100, two 122d st, No 501 6-sty brk tenements and stores. FORECLOS, Jan 3, 1908. Terence J McManus referee to Maurice Cohen. Mort \$135,000 and all liens. Jan 16. Jan 17, 1908. 7:1977-29 and 31. A \$63,000-\$165,000. 25,600

Amsterdam av, Nos 1985 to 1995, e s, 39.11 s 159th st, 120x106, three 6-sty brk tenements and stores. Release mort. New York Mortgage and Security Co to C R Company, a corpn. Jan 15. Jan 17, 1908. 8:2108-75, 77 and 79. A \$-\$. 5,000

Amsterdam av, Nos 1985 to 1995, e s, 39.11 n 158th st, 120x106, three 6-sty brk tenements and stores. C R Company, a corpn, to Sophie, Myer and Daniel D Singer. Mort \$155,000. Jan 15, Jan 17, 1908. 8:2108-75, 77 and 79. A \$-\$. other consid and 100

Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4. Bowery, w s, 52 n Bond st, strip 0.1x96.4, two 3-sty frame brk front loft and store buildings with 1-sty brk extensions. Apartment Realty Co to Marie True. All title. Mort \$38,000. Jan 6. Jan 22, 1908. 2:530-38 and 39. A \$30,000-\$38,000. nom

Broadway, Nos 1313 and 1315 n w cor 34th st, 40.5x70.7x16x77.3, 34th st, No 107 except part for Broadway, being now abt 31.10 on Broadway, and 50.6 on 34th st., 5-sty brk store. Henry Siegel to Ernest Rosemund. Mort \$300,000. Jan 20. Jan 22, 1908. 3:810-40. A \$330,000-\$345,000. other consid and 100

Broadway, Nos 2689 to 2695 s w cor 103d st, 100.11x120, 10-sty 103d st, No 240 brk and stone hotel. Alfred Gutwillig to Falcon Realty Co. C a G. Sub to mort \$638,716.12 and 21-year lease. Jan 17. Jan 21, 1908. 7:1874-52. A \$135,000-\$700,000. nom

Broadway, Nos 2689 to 2695 s w cor 103d st, 100.11x120, 10-sty 103d st, No 240 brk and stone hotel. FORECLOS, Jan 15, 1908. Edw D Dowling ref to Alfred Gutwillig. Sub to 1st mort of \$525,000, 2d mort of \$113,716.12 and 21 yrs lease from Sept 29, 1905. Jan 17. Jan 18, 1908. 7:1874-52. A \$135,000-\$700,000. \$5,000 over and above mort

Columbus av, Nos 210 to 216 s w cor 70th st, 100.5x100, 11-sty 70th st, Nos 100 to 106 brk and stone hotel (Hotel Walton). Ralph L Spotts to Harford B Kirk. Mort \$450,000. Nov 15, 1906. Jan 23, 1908. 4:1141-36. A \$125,000-\$575,000. other consid and 100

Columbus av, No 225, e s, 50.5 n 70th st, 25x100, 5-sty brk tenement and store. Theresa Abelson to New Amsterdam Realty Co. 1/2 part. Emanuel Arnstein and Samuel Levy together 1/2 part. Mort \$29,000. Jan 17. Jan 18, 1908. 4:1123-3. A \$26,000-\$39,000. nom

Columbus av, No 225, e s, 50.5 n 70th st, 25x100, 5-sty brk tenement and store. Release dower. Constance A Forster widow to Arthur R Robert. Jan 13. Jan 17, 1908. 4:1123-3. A \$26,000-\$39,000. nom

Same property. Arthur R Robert to Theresa Abelson. Dec 27. Jan 17, 1908. 4:1123. 100

Lexington av, No 1514, w s, 125.11 n 97th st, 25x105, 5-sty brk tenement and store. Regine Schlinger to Morris Rotter. 1/2 part. Mort \$23,400. Jan 21. Jan 22, 1908. 6:1625-58. A \$13,000-\$23,000. nom

Lexington av, No 1833, e s, 80.8 s 114th st, 20.3x78, 4-sty stone front tenement and store. Lulu Banford to Mabel L Port. Mt \$17,000. Jan 20. Jan 22, 1908. 6:1641-52. A \$8,500-\$14,000. nom

Lexington av, No 1745, e s, 84.3 n 108th st, 16.8x65, 4-sty stone front tenement and store. Ida Ginsburg to Sadie Lewis. Mort \$12,000. Jan 17, 1908. 6:1636-21. A \$6,000-\$9,000. other consid and 100

Madison av, No 1832 n w cor 119th st, 25.10x100, 5-sty brk tenement and store. Salo Cohn to Reuben E Fichthorn. Mort \$42,000. Jan 20. Jan 21, 1908. 6:1746-14. A \$24,000-\$47,000. other consid and 100

Same property. Reuben E Fichthorn to Morris Freundlich 2-3 parts, Lewis S Marx 1-6 part, and Maurice Rapp, 1-6 part. Mort \$51,000. Jan 20. Jan 21, 1908. 6:1746. other consid and 100

Manhattan av, No 498, e s, 82.2 s 121st st, 18.9x95, 5-sty stone front tenement. Harry Harris to Emanuel M Krulewitch. Mort \$17,000. Nov 14. Jan 17, 1908. 7:1947-47. A \$9,000-\$16,000. 25,000

Park av s w cor 74th st, 102.2x40, 7-sty brk tenement and store. 74th st Louis Korn to Geo E Brewer. Mort \$180,000. Jan 20. Jan 21, 1908. 5:1388-37. A \$100,000-\$180,000. nom

Park av, Nos 1481 and 1483 n e cor 108th st, 74x27, 4-sty brk 108th st, No 101 tenement and store and 1-sty brk store on av. H C Fredericks Realty Co to Samuel Epstein. Mort \$16,500. Jan 21. Jan 22, 1908. 6:1636-1. A \$10,000-\$13,000. other consid and 100

Park av, Nos 1664 and 1666, w s, 50.5 n 117th st, 50.5x90, 6-sty brk tenement and store. Joseph V Mahoney to Daniel F Mahoney. Mort \$47,000. Nov 22, 1907. Jan 23, 1908. 6:1623-35. A \$18,000-\$54,000. other consid and 100

Park av, No 1984, w s, 49.11 n 133d st, 25x86, 5-sty brk tenement and store. FORECLOS, Jan 10, 1908. Robt L Cutting referee to Julius Levy. Jan 16. Jan 17, 1908. 6:1758-35. A \$5,500-\$16,000. 5,000

Park av, No 1986, w s, 75.2 n 133d st, 24.7x86, 5-sty brk tenement and store. FORECLOS, Jan 10, 1908. Robt L Cutting referee to Julius Levy. Mort \$9,000. Jan 16. Jan 17, 1908. 6:1758-36. A \$5,500-\$16,000. 500 over and above mort

Park row, Nos 13 to 21 s, 85.5 n e Ann st, runs e along Park row Ann st, No 13 103.11 x s 153.7 to n s Theatre alley x Theatre alley s w 47.10 x n w 25.10 x n e 6.6 x n 48.4 x s w 62.10 to n e s Ann st x n w 20 x n e 17.7 x n w 24 x w 4.6 x n w 83.3 to beginning, 25, 26, 27 and 32-sty brk and stone office and store building. Park Row Realty Co to Nathaniel M Rothschild otherwise Lord Rothschild and Alfred C and Leopold de Rothschild, all of New Court, St Swithins Lane, London, Eng, as joint tenants. Mort \$2,500,000 on above; also No 3 Park row as below. Oct 23. Jan 17, 1908. 1:90-4. A \$1,365,000-\$3,370,000. nom

Park row, No 3 s e s, 40.2 n e Ann st, runs n e 25 x s 63.1 x w Ann st, No 5 25 to Ann st x s w 12.3 x e 6.6 x n 52.3 to beginning, 8-sty brk and stone office and store building. Park Row Realty Co to Nathaniel M Rothschild otherwise Lord Rothschild, Alfred C and Leopold de Rothschild joint tenants. Mort \$2,500,000 on above. Oct 23. Jan 17, 1908. 1:90-2. A \$215,000-\$290,000. nom

Park row, No 3 consent of stockholders of Park Row Realty Park row, Nos 13 to 21 Co to above two warranty deeds, the Ann st, Nos 5 and 13 same to be and operate though absolute Theatre alley upon their face as mortgages or security to firms of N M Rothschild & Sons and de Rothschild Freres for the repayment to said firms of such monies as they advance to the firm of August Belmont & Co, &c. Sub to mort as above. Oct 19. Jan 17, 1908. 1:90.

Riverside Drive, n w cor 161st st, 106.1x333.10 to e s N Y C & H R R Co x 101x285.

Riverside Drive, s w cor 161st st, 100.9x260.1 to e s said R R x 101.6x268.5, vacant.

Leo M Klein et al to Jesse W Ehrlich. 1-5 part. Mort \$180,000 and all liens. May 25, 1907. Jan 17, 1908. 8:2135-116. and 96. A \$30,000-\$30,000. other consid and 100

West End av, No 783, w s, 38 n 98th st, 17x80, 3-sty and basement stone front dwelling. Margaret Riley to Margt or Margt A Riley her daughter. B & S. Jan 9. Jan 17, 1908. 7:1888-17. A \$10,500-\$18,000. nom

2d av, No 1289, w s, 75.5 n 67th st, 25x80, 5-sty brk tenement and store. Louis Heinsfurter to James M Duggan. Mort \$19,000. Jan 13. Jan 17, 1908. 5:1422-24. A \$13,000-\$24,000. other consid and 100

2d av, No 1465, w s, 25 n 76th st, 26.6x100, 4-sty brk tenement and store. Morris Franklin to Dora E Sarasohn. Mort \$22,900. Jan 20. Jan 22, 1908. 5:1431-22. A \$15,500-\$22,000. 100

3d av, e s, 73.11 1/2 n 24th st, runs e 97.7 x n 0.7 1/2 x s w — to beginning. Hugh M Quackenbos and ano to Marks Rosenberg, Harry Sandler and Wm Goldberg. Q C. All title. Sept 3, 1907. Jan 21, 1908. 3:905. 50

Same property. Vernon Weisbrod as TRUSTEE in bankruptcy for Susan W Selfridge to same. All title. Q C. Aug 6, 1907. Jan 21, 1908. 3:905. 50

Same property. Marion M Ward ASSIGNEE of all right, title and interest of Caroline M Traphagen HEIR of Hugh Maxwell the elder, &c, to same. All title. Q C. June 29, 1907. Jan 21, 1908. 3:905. nom

3d av, Nos 325 to 331, e s, 49.4 n 24th st, 73.11x97.7, vacant. Jacob Rosenberg to William Goldberg. All liens. July 23. Jan 21, 1908. 3:905-3 and 59. A \$57,000-\$-. nom

5th av, No 477 s e cor 41st st, 19x98.4, 6-sty stone front office 41st st, No 2 and store building. E G Potter Co to 477 Fifth Av Co, a corpn. Mort \$350,000. Jan 21. Jan 22, 1908. 5:1275-69. A \$325,000-\$345,000. nom

5th av, No 989 s e cor 80th st, 25.8x100, 4-sty stone front 80th st dwelling. Anthony N Brady to Nicholas F Brady. Jan 11. Jan 22, 1908. 5:1491-69. A \$205,000-\$235,000. other consid and 100

5th av n e cor 81st st, runs e 125 x n 102.2 x w 25 x s 76.6 x w 81st st 100 to 5th av x s 25.8 to beginning, vacant. August Belmont to Nathaniel M (Lord) Rothschild and Alfred C and Leopold de Rothschild, all of London, Eng. Oct 23. Jan 17, 1908. 5:1493-1 and 5. A \$245,000-\$245,000. nom

5th av, e s, 25.8 n 81st st, 76.6x100, vacant. August Belmont to Nathaniel M (Lord) Rothschild and Alfred C and Leopold de Rothschild, all of London, Eng. Oct 23. Jan 17, 1908. 5:1493-2 to 4. A \$345,000-\$345,000. nom

6th av, No 57 s w cor West Washington pl, West Washington pl, Nos 102 and 104 23.7x80, 4-sty brk tenement and store and 3-sty brk tenement in pl. Wm F Tucker, of Chicago, Ill, to Mary L wife Wm F Tucker, of Chicago, Ill. 1-3 of 1-5 part. Nov 28, 1905. Jan 17, 1908. 2:592-17 and 18. A \$23,000-\$28,500. nom

Same property. Wm F Tucker and Mary L his wife, of Chicago, Ill, to Logan Tucker, their son, of Chicago, Ill. 1-3 of 1-5 part. Nov 28, 1905. Jan 17, 1908. 2:592. nom

7th av, No 2330, w s, 32.5 s 137th st, 26.11x100, 5-sty brk tenement and store. Louis W Tinelli and Martha A his wife to Caroline A Tinelli. Mort \$29,000. Jan 17, 1908. 7:1942-35. A \$16,000-\$30,000. other consid and 500

8th av, No 16, or s e s, abt 60 s w 12th st, runs s e 110.4 x n Abingdon sq, No 23 e 32 x n w 7 x s w 10 x n w 103.3 to 8th av, x s w 22 to beginning, 3-sty brk dwelling. Fredk Van Vleit DEVISEE Geo Van Vleit to Geo Place. 1/2 part. Mort \$9,500. Jan 21. Jan 22, 1908. 2:624-36. A \$17,000-\$22,000. nom

8th av, No 152, e s, abt 80 n 17th st, 26.3x100, 6-sty brk tenement and store. Morris Freundlich et al to Salo Cohn. Mort \$50,000. Jan 17. Jan 20, 1908. 3:767-5. A \$18,000-\$45,000. other consid and 100

THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

IRONWORK FOR BUILDINGS

9th av. Nos 908 to 916½ | n e cor 58th st, 100.5x57, two 5-sty 58th st, Nos 361 and 363 brk tenements, stores on av. John Gerken to Clara R wife of John Gerken. Mort \$95,000. Dec 6, 1906. Jan 20, 1908. 4:1049-1 and 2. A \$84,000-\$120,000. nom

MISCELLANEOUS.

Power of attorney. William Tilton to Sarah F S Tilton his wife. Jan 21, 1908.
Power of attorney. Carolyn Turner to Geo M Beers. July 24, 1905. Jan 21, 1908.
Power of attorney. Gustavus Held to Paul F Eitel. Dec 20, 1907. Jan 21, 1908.
Power of attorney. Leonard J Studley to Franklyn J Studley. Dec 6, 1907. Jan 21, 1908.
Power of attorney. Sarah A Baker (Kip) to Henry S Kip, of Rhinebeck, N Y. Mar 26, 1906. Jan 22, 1908.
Power of attorney. Lina Wasserman widow to Henry Wasserman. Jan 2, 1908. Jan 20, 1908.
Power of attorney. Beatrice de Rodellec to Waldron K Post, of Bayport, L I. Nov 19. Jan 23, 1908.
Power of attorney. Julia A Wilbur to John A husband of Julia A Wilbur. Jan 17, 1908. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Alden pl, No 692, s s, abt 125 w Park av, dead reads plot begins 145 w Park av, and 236.9 s 179th st, runs n 84 x e 17.4 x s 86.7 x w 17 to beginning, 3-sty frame tenement. Gussie H wife of Frank W Garvin to Ernest A Lindgren. Q C. Dec 2, 1901. Jan 17, 1908. 11:3028. nom

*Ash st, n e s, at s e s road leading from Westchester to Eastchester, being lots 38 to 41 map property S L Haight at Westchester. Michael Stern to Frances Stern. Jan 10. Jan 17, 1908. other consid and 100

Bristow st, No 1319, w s, 328.4 s Jennings st, 16.8x100, 2-sty frame dwelling. John O'Leary to Barnet Butensky and Julius Mangold. Jan 14. Jan 21, 1908. 11:2972. nom

*Carlisle pl, w s, 75 s 213th st, 25x100. Giuseppe Caligona to A Shatzkin & Sons, Inc. Mort \$600. Jan 20. Jan 21, 1908. other consid and 100

*Delancey pl or st, e s, 136 n Morris Park av, 25x90. Release mort. Theodore R Haussler to Maria Curti. Jan 16. Jan 18, 1908. nom

Fox st, No 540, s s, 78.11 e Prospect av, 40x115, 5-sty brk tenement. Mildred Lewin to Lizzie Henryson. Mort \$37,000. Jan 20. Jan 21, 1908. 10:2683. other consid and 100

Fort Independence st, w s, in blk bet Boston av and Bailey av, and being s ½ of plot 67 map Wm O Giles, 25x—x27.4x161.10, vacant. Edw J Enright to Francis Goodman. Mort \$350. Jan 6. Jan 20, 1908. 12:3261. 100

Hall pl, No 1061, w s, 249.11 s 167th st, 25x123.3x26.6x123.6, 2-sty frame dwelling. Eugene Le Herisse to Robt J Fletcher. Mort \$1,500. Jan 16. Jan 17, 1908. 10:2691. nom

*Louise st, w s, 100 s Columbus av, 25x95, Van Nest. Charles Ringelstein to Anna S Levy. Mort \$3,500. Jan 16. Jan 17, 1908. other consid and 100

*Marian st, e s, 150 n 239th st, and being lot 92 map South Washingtonville, 50x100.

Marian st, e s, 200 n 240th st, 50x100, and being lot 280 map Washingtonville. John Novak to Kate Elsaser, of Castorland, N Y. Mort \$2,291. Q C. Correction and confirmation deed. Jan 13. Jan 20, 1908. nom

Manida st, e s, 191.8 s Spofford av, 75x76.9x75.10x65.9, with all title to strip in rear known as Old Hunts Point road, vacant. Empire Development Co to Albert Gerhards. All liens. Nov 15. Jan 20, 1908. 10:2768. 100

*Meadow st, w s, lot 41 map part of South Mt Vernon property of G J Penfield, —x— to Bronx River. The Mount Vernon Trust Co et al TRUSTEES Susan A Penfield to Thos D Penfield, of Mt Kisco, N Y. Q C. Jan 15. Jan 20, 1908. 25

*Same property. James T Penfield et al to same. Q C. Jan 15. Jan 20, 1908. 100

*Same property. Thos D Penfield to Wm D Miller. Q C and correction deed. Jan 16. Jan 20, 1908. other consid and 100

Morris pl, No 6, s s, 117.6 e Park av, 15.11x80.2, 2-sty frame dwelling. Ernst D Neuschaefer to Kaspar Bernhardt. Mort \$1,500. Jan 22. Jan 23, 1908. 11:2901. other consid and 100

*Oak st, n e cor Syracuse av, 100x100, and being plot 178 map No 1106 in Westchester Co, of the Arden property. John D Breen to Alfred C Bachman. Jan 20, 1908. other consid and 100

Poe pl | w s, 152 n Coles pl or lane, 25x115.2 to Briggs av, Briggs av | x25x114.11, 2-sty frame dwelling. Edward Monaghan to Mary A Campbell. B & S and C a G. All liens. Jan 16. Jan 17, 1908. 12:3293. nom

*Storrow st, w s, 25 n Benedict av, 75x100.

Old road, s s, 218 w Pugsley av, 25x82.11x25x84.11. Lena Steinmetz to Henry Schoen. Mort \$2,677.50. Dec 31. Jan 17, 1908. other consid and 100

Tiffany st, No 1020 | n e cor 165th st, 100x18.7x98.5x25.6, 5-sty 165th st | brk tenement and store. John Toelberg to Arthur H Sigler and Louis Wienecke. Mort \$28,000. Jan 10. Jan 21, 1908. 10:2717. other consid and 100

*Taylor st, e s, 275 s Columbus av, 25x95, Van Nest Park. Max Petrovics to John Gresch. Morts \$5,600. Jan 20. Jan 21, 1908. other consid and 100

*Washington st, e s, abt 60 s Washington pl, 25x105.2. Samuel Levine to Hudson P Rose Co. Jan 10. Jan 21, 1908. nom

*Washington st, w s, 200 s Morris Park av, 25x95. Charles Knauf to Moore Realty Co. All title. Mort \$1,000. Dec 18. Jan 20, 1908. other consid and 100

134th st, No 370, s s, 206.6 w Willis av, 25x100, 3-sty frame dwelling. James J Byrne HEIR, &c, Mary T Byrne to John F Byrne. ¼ part. All title. Mar 24, 1906. Jan 20, 1908. 9:2296. nom

134th st, No 370, s s, 206.6 w Willis av, 25x100, 3-sty brk dwelling. Thos J Byrne et al to Alfred Furst. ¾ parts. All title.

Jan 4. Jan 20, 1908. 9:2296. other consid and 100

Same property. Sadie Byrne and ano by James J Byrne GUARDIAN to same. ¼ part. All title. B & S. Jan 4. Jan 20, 1908. 9:2296. 1,625

Same property. Release dower. Mary Byrne widow to same. All title. Q C. Jan 2. Jan 20, 1908. 9:2296. 342.55

135th st, Nos 521 and 523, old Nos 829 and 831, n s, 181.4 e Brook av, 54x100, two 5-sty brk tenements. Adela Jacobs to Rebeca Rosenberg. Mort \$46,000 and taxes. Jan 17. Jan 18, 1908. 9:2263. 100

136th st, n s, 100 e Brook av, 120x100, vacant. FORECLOS, Dec 17, 1907. Edw J McGuire ref to Jennie Weill. Mort \$18,500 and all liens. Jan 16. Jan 17, 1908. 9:2264.

137th st, No 350, s s, 206.6 e Alexander av, 25x100, 4-sty brk tenement. John H Sievers to Joseph Kruppenbacher. Mort \$5,500. Jan 20. Jan 21, 1908. 9:2299. other consid and 100

137th st, s s, 100 e Brook av, 120x100, vacant. FORECLOS, Dec 17, 1907. Edw J McGuire ref to Jennie Weill. Morts \$20,500 and all liens. Jan 16. Jan 17, 1908. 9:2264.

138th st, No 631, n s, 188.8 w Cypress av, 37.6x100, 5-sty brk tenement. Annie Berger to Harry Goodstein. All title. Mort \$28,000. Jan 2. Jan 22, 1908. 10:2553. other consid and 100

140th st, No 607, old No 879, n s, 460 e St Anns av, 40x95, 5-sty brk tenement. Jacob Zucker to Lulu Banford. Mort \$40,-250. Jan 21. Jan 23, 1908. 10:2552. other consid and 100

148th st, No 527 (old No 787), n s, 299.2 w St Anns av, 37.10x84.9, 5-sty brk tenement. Chas E Neier to Herman Bischoff, of Brooklyn. ½ part. All liens. Jan 20. Jan 21, 1908. 9:2275. other consid and 100

156th (Melrose) st, s s, 140 e Park av, late Terrace pl, runs s across s s 156th st 100 to point 96.11 e Morris or Park av x e 25 x n 100 to st x w 25 to beginning, except part for 156th st, vacant. Henry Wentworth to Capitola F wife Henry Wentworth. of Yonkers, N Y. Jan 8. Jan 22, 1908. 9:2415. other consid and 100

183d st, No 780, s s, 148.8 w Southern Boulevard, 16.8x125, 2-sty frame dwelling. John Giannone to Selvine Luisi and Gerardo Luisi her son. ¼ part of all right, title and interest. Mort \$5,750. Sept 6, 1907. Jan 21, 1908. 11:3113. nom

183d st | s e cor Clinton av, old line, 25x95, vacant. Uriah Clinton av | McClinchie to Sarah McClinchie. All liens. Nov 20. Jan 20, 1908. 11:3101. 100

186th st, No 692, s s, 220 e Park av East, 20x100, 4-sty brk tenement. Thekla M Speth to Samuel A Archibald Jr. All liens. Jan 18. Jan 22, 1908. 11:3039. 100

*214th st, late Sheil st, s s, 100 w Elwood pl, 25x100, Laconia Park. Emma N Polak to Pasquale Malaspina. Mort \$400. Jan 18. Jan 20, 1908. other consid and 100

*214th st, late Av A, n s, 150 w Maple st, 25x125. Domenico Tavolacci to Pietro Tavolacci. ½ right, title and interest. Aug 2. Jan 17, 1908. other consid and 100

*Same property. Peter or Pietro Tavolacci to Mary wife of Peter or Pietro Tavolacci. All of. Oct 10. Jan 17, 1908. other consid and 100

*216th st, late 2d st, s s, 100 e 5th av, 50x100, Laconia Park. Patrick J Dunne to Pietro Meli. Jan 7. Jan 17, 1908. nom

*217th st, late 3d st, n s, 150 e 6th av, 25x114.4, Laconia Park. Albert Pfodenhauer to Antonio Pollaccia. Jan 21. Jan 22, 1908. nom

*219th st, late 5th st, w s, 89 n 2d av, 25x105, Wakefield. A Shatzkin & Sons to Alfonso Rosaty. Mort \$800. Jan 18. Jan 21, 1908. 100

*220th st (6th av), s s, 355 w 4th av, 50x114, Wakefield. Meta E Brennan and ano HEIRS Henry C L Peetsch to Florence L McHugh, also HEIR Henry C L Peetsch. B & S and C a G. Mar 12. Jan 23, 1908. 2,000

*220th st, late 6th av, n s, 330 w White Plains road, 50x114, Wakefield. Chas W Stark et al to Christian Adler. Jan 16. Jan 17, 1908. other consid and 100

*223d st, n s, 230 w White Plains road, 50x114, Wakefield. Release mort. Catherine Cash to Wm J Gordon. Jan 23, 1908. 1,000

*230th st, n s, 255 e 6th av, 50x114, Wakefield. Copy of last will, &c, of Mary E Crane decd late of Elizabeth, N J. Jan 28, 1905. Jan 20, 1908.

*237th st, n s, abt 72 e Concord st, 24x100. Samuel McCarthy to Adam Hunsinger. Mort \$3,500. Jan 21. Jan 22, 1908. nom

261st st, late Cuthbert av, s w cor Odell st, 25.7x110.6x25.2x 104.11 and being lot 66 map 339 lots at Riverdale and Mosholu, property of F P and H A Foster, vacant. Thomas McKeown to Jennie McKeown. Q C. Jan 15, 1907. Jan 22, 1908. 13:3423. nom

Aqueduct av (Ridge st), e s, 815 n 190th st, 50x232 to w s Croton Aqueduct, x72.6x232.8, 2-sty frame dwelling and 2-sty frame stable and vacant. John F Kaiser to William Kaufmann. Mort \$4,800. Jan 15. Jan 21, 1908. 11:3215. other consid and 100

*Ash av | s e cor Elm st, 126x200 to n s Beech av, Laconia Park. Beech av | Peter Tavolacci to Mary wife of Peter Tavolacci. ½ Elm st | right, title and interest. Morts \$—. Oct 10. Jan 17, 1908. other consid and 100

*Ash av, n s,— e 216th st, and being lots 50 and 51 map No 981 in Westchester Co, of Laconia Park, lot 50, 25x100, and lot 51, 35x100x15.5x101.9. C Temple Emmet to A Shatzkin & Sons. Mort \$1,000. Dec 2. Jan 17, 1908. other consid and 100

*Same property. Release mort. Frank C Mayhew and Ralph Hickox TRUSTEES Levi H Mace to C Temple Emmet, of Stony Brook, N Y. Dec 6. Jan 17, 1908. 200

Belmont av, s e cor 181st st, 141.3x68.4x140.2x85.9, except parts for st and av, vacant. Mary J Heuer to Annie Shaughnessy, of Boro of Richmond. All liens. Jan 15. Jan 20, 1908. 11:3081. 1,000

Brook av, n w cor 171st st, 100x39.1x100x39.2, vacant. Frank T Morrill to Joseph and Sophia F Pinson, of Brooklyn, N Y. Mt \$10,000. Jan 8. Jan 20, 1908. 11:2896. nom

Brook av, No 1254, e s, 283 s 169th st, 20x100.6, 3-sty frame tenement. John Toelberg to Rose E wife of John Toelberg. Mt \$4,500. Jan 18. Jan 20, 1908. 9:2395. other consid and 100

Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.

New York Office: 1 Madison Avenue

IRON and STEEL WORK

FOR

BUILDINGS, BRIDGES, &c.

Brook av, No 1251, w s, 237.10 n 168th st, 42x168.6 to old c 1 Mill Brook, x42.5x157.3.

Webster av, e s, 237.11 n e 168th st, runs n e 42 x s e 14.11 to c 1 Mill Brook, x s w 26 x s e 9.8 and 7.4 x n w 17.11 to beginning, vacant.

Babette Wolf to Francesco Pepe. Mort \$9,000. Jan 6. Jan 17, 1908. 9:2396. other consid and 100

Bainbridge av, e s, 200 s 198th st, 25x115, vacant. Samuel H Stone to Bella Lewine. Q C. Jan 7. Jan 17, 1908. 12:3295. nom

Brook av, No 923, w s, 50.1 s 163d st, 25x60.3x25.2x58.4, 4-sty brk tenement. Henry Seligman to Jenny Braun and Rebecca Lubinsky. Mort \$11,700 and all liens. Jan 21. Jan 22, 1908. 9:2384. nom

Belmont av, No 2217, w s, 275 s 183d st, 25x100, 2-sty frame dwelling. Maurice Dorney to Theresa Davidson. Mort \$1,500. Jan 17. Jan 21, 1908. 11:3086. nom

Belmont av, No 2217, w s, 275 s 183d st, 25x100, 2-sty frame dwelling. Theresa Davidson to Maurice Dorney and Mary K his wife. B & S and C a G. Jan 18. Jan 21, 1908. 11:3086. nom

*Bronxwood av, w s, 89 n 216th st, 25x105. Abraham Piser to A Shatzkin & Sons, Inc. Jan 18. Jan 21, 1908. other consid and 100

*Crosby av, e s, 375 s Waterbury av, 25x100. Hudson P Rose Co to Domenico Parente, of Astoria, L I. Sept 17. Jan 18, 1908. nom

Crotona av | s w cor 176th st, 97.6x100, 2-sty frame dwelling, 176th st | and vacant. Louis Perlstein et al to Hamilton Holding Co, a corpn. 2-3 parts. Mort \$14,000 and all liens. Jan 15. Jan 17, 1908. 11:2945. other consid and 100

Crotona av, e s, 169 n 175th st, 25x120, 3-sty brk tenement. John Robinson to Ernst Hippe. Mort \$8,500. Jan 14. Jan 17, 1908. 11:2949. other consid and 100

College av, No 1314, e s, 676.5 s 170th st, 16.8x100, 2-sty frame dwelling. Bertha Knauf to Bridget McManus. Mort \$3,500. Jan 22, 1908. 11:2783-2785. other consid and 100

Same property. Release mort. Hamilton Bank of N Y to Bertha Knauf. Jan 20. Jan 22, 1908. 11:2783 and 2785. 100

Concord av, No 353, w s, 20 s 142d st, 20x100, 2-sty brk dwelling. Phoebe Minzie to Charles Walker. Mort \$5,500. Jan 7. Jan 22, 1908. 10:2573. other consid and 100

Creston av, Nos 2238 and 2240, e s, 50 n 182d st, 50x125, 3-sty frame dwelling and vacant. Ellen Johnston to Thomas Johnston and Ellen Johnston his wife tenants by entirety. All liens. Dec 31. Jan 22, 1908. 11:3163. nom

College av, No 1318, e s, 643.1 s 170th st, 16.8x100, 2-sty frame dwelling. Release mort. Hamilton Bank of N Y to Bertha Knauf. Jan 20. Jan 23, 1908. 11:2783 and 2785. 100

Same property. Bertha Knauf to Gustav Scharre. Mort \$3,500. Jan 22. Jan 23, 1908. 11:2783 and 2785. nom

Same property. Gustav Scharre to Minnie Scharre. 1/2 part. B & S. Morts \$3,900. Jan 22. Jan 23, 1908. 11:2783 and 2785. nom

Crimmins av, n e cor Oak Terrace, 100x86.

Crimmins av, s e cor Oak Terrace, 100x61.5. vacant.

Lorenz Weiher to Samuel Zeitlin. B & S and C a G. All liens. Dec 5, 1907. Jan 21, 1908. 10:2555. nom

*Edson av, w s, abt 235 s Boston road, 50x95.

Grace av, w s, 426.2 s Boston road, 175x95. Release mort. The Crawford Real Estate & Building Co to Irving Realty Co. Jan 20. Jan 21, 1908. 3,375

*Edson av, w s, abt 235 s Boston road, 50x95.

Grace av, w s, 426.2 s Boston road, 175x95. Release mort. Max Hoffman and ano to Irving Realty Co. Jan 13. Jan 17, 1908. 450

Eagle av, No 633, w s, 122.8 n Westchester av, 25x101.8x25.1x 99.4, 4-sty brk tenement. Mary J Peper to John Seipp. Mort \$12,000. Jan 16. Jan 17, 1908. 10:2617. other consid and 100

Forest av, No 872 | n e cor 161st st, 21x98.6, 3-sty brk 161st st, Nos 753 and 755 | tenement and store and 3-sty frame tenement and store. Lester M Shapiro to Joseph Jacobs, of Brooklyn. 1/4 part. Mort \$13,000. Jan 14. Jan 17, 1908. 10:2658. other consid and 100

Gerard av, or Exterior st, w s, at n s lands N Y & Harlem R R Co, runs s w along lands of said R R, 126.11 to bulkhead line Harlem River, x n 311.2 x n e 174.1 to Exterior st, at point 395.6 s 138th st, x s 287.7 to beginning, vacant.

Gerard av, or Exterior st | e s, 344.8 s 138th st, runs s along st, Mott av, No 227 | 320.7 to n s lands of N Y & Harlem R R Co, x e 455.4 to Mott av, x n 87.3 x w 70 x n — x n w 30 x s — x s w 123.8 and 182.5 to beginning, with all title to land lying in Mott av, 2-sty frame office and stable and 1, 2 and 3-sty brk and frame buildings of lumber yard.

Edgewater Realty Co to Bradley L Eaton. Morts \$66,000 and all liens. Jan 17. Jan 18, 1908. 9:2339. nom

*Grace av, w s, 426.2 s Boston road, 150x95. Irving Realty Co to Jacob Ried and Philip Jaeger. Nov 30. Jan 17, 1908. other consid and 100

*Grace av, e s, 178.5 s Boston road, 50x95.

*Grace av, w s, 351.1 s Boston road, 75x95.

Grace av, w s, abt 367.3 s 222d st, 50x95. Release mort. Max Hoffman and ano to Irving Realty Co. Jan 2. Jan 17, 1908. 350

Grand av, w s, 150 n 192d st, 50x106, to e s Old Croton Aqueduct, vacant. Thos H Thorn to Lizzie K H Galvin. Mort \$7,500. Jan 18. Jan 20, 1908. 11:3215. other consid and 100

Gerard av | n w cor 168th st, 28.2x126.4x10x125, 1-sty frame build- 168th st | ing. Chas A Tomes et al HEIRS, &c, Francis Tomes to Wm R Mongan. Q C. Dec 24. Jan 22, 1908. 9:2489. nom

*Hill av, w s, 500 s Jefferson av, 25x100, Edenwald. Harry Berkowitz to Hanna Berkowitz. Jan 2. Jan 17, 1908. other consid and 100

*Hobart av, e s, abt 129 s Waterbury av, 50x101x52x86.4. Hudson P Rose Co to Frederick Schneckenberger. Jan 15. Jan 17, 1908. nom

Hoe av, No 1149, w s, 200 n 167th st, 25x100, 3-sty frame tene-

ment. Clara Abel to Henrietta Trost. Mort \$8,500. Jan 23, 1908. 10:2745. other consid and 100

*Hunt av, bet Sagamore st and Bronx Park av, lots 81 and 82 map G Hunt estate near Van Nest Station, 50x100. Richard Keil to Thos P Howley. Nov 4, 1907. Jan 22, 1908. 150

*Jefferson av, s s, 25 e Seton av, 25x100. Land Co A of Edenwald to Cecilia Liversage. Jan 17. Jan 23, 1908. nom

*Jefferson av, s s, 25 e Burke av, 25x100, Edenwald. Cecilia Liversage to Joseph Schmitt. Jan 17. Jan 23, 1908. nom

*Jefferson av, n w cor Bracken av, 50x100. Land Co A of Edenwald to Thos L Butler. Jan 21, 1908. nom

*Jefferson av, s s, 50 e Burke av, 50x100. Same to same. Jan 21, 1908. nom

*Morris Park av, s s, 75 e Fillmore st, 25x129x—, 3-sty frame tenement. Marie C Ossmann to Sophie Munzie. Mort \$6,000. Jan 20. Jan 21, 1908. other consid and 100

*Morris Park av, s s, 70 e Victor st, 50x100. Dominick Fasulo to Giuseppe and Lorenzo Pezzullo. Mort \$1,000. Jan 20. Jan 21, 1908. 3,225

Mott av | n w cor 138th st, runs n — to s s Walton av | Cheever pl, x w — to e s Walton av, Cheever pl | x s — to n s 138th st, x e — to beginning. 138th st, Nos 123 to 137 | ginning. 138th st, n s, 25 e Exterior st, 100x100, | eight 2-sty brk office and store buildings.

Gerard av, or Exterior st | e s, 150.4 n 138th st, runs n 275 x e Walton av | 95.3 x s 54 x e 94.4 to w s Walton av, x s 225 x w 89.2 x n 3.11 x w 88.5 to beginning, vacant.

August Belmont and Walther Luttden to Nathaniel M (Lord) Rothschild and Alfred C and Leopold de Rothschild, all of London, Eng., as joint tenants. Oct 23. Jan 17, 1908. 9:2344. nom

Mapes av, No 2130 (Johnson av), s e s old line 399 n e 180th st, 31x150, except part for av, 2-sty frame dwelling. CONTRACT. Mary I Sheehan with Joseph Reich. Mort \$7,750. Oct 4, 1907. Jan 20, 1908. 11:3111. 9,750

Morris av (Av A), e s, 100 n 182d (4) st, as in 1853, 100x133.10x 100x136.4, except part for av, vacant. Arthur H Sigler to Rose E Toelberg, of Sag Harbor, L I. Mort \$6,000. Jan 17. Jan 20, 1908. 11:3171. other consid and 100

Morris av, No 838, old e s, 30 s 160th st, 20x100, with all title to strip between old and new lines of av, 2-sty brk dwelling. Elizabeth Lyon to Acre Realty Co, a corpn. Q C and correction deed. Aug 31, 1907. Jan 20, 1908. 9:2420. nom

Park av, Nos 3750 and 3752, e s, 352.6 s 171st st, 37.6x150.7, 6-sty brk tenement. Joseph A Schwarzler, Jr, to Eliz Schwarzler. Mort \$31,000. Nov 1. Jan 20, 1908. 11:2902. nom

Park av, Nos 3754 and 3756, e s, 315 s 171st st, 37.6x150.7, 6-sty brk tenement. Joseph A Schwarzler, Jr, to Oliver, Caroline and Pauline Schwarzler. Mort \$33,500. Nov 1. Jan 20, 1908. 11:2902. nom

Park av, No 4590 | n e cor 185th st, 100x100, two 5-sty brk tene- 185th st, No 685 | ments, store on av. Apartment Realty Co to Marie True. All title. Mort \$117,000. Jan 6. Jan 22, 1908. 11:3039. nom

Powers av | e s, 100 n 141st st, 250 to s s 142d st, x99.3, va- 141st st | cant. Ferdinand Marx to John M Gibson. Mort 142d st | \$19,500. Nov 9, 1907. Jan 18, 1908. 10:2572. nom

Prospect av, Nos 1320 and 1322, on map Nos 1318 and 1320, e s, 143.6 n e Home st, runs s e 59.3 x e 45.11 x n e 53.10 x n w 100 to av, x s w 75 to beginning, two 5-sty brk tenements. Richard D McKean et al to Emelina A McKean. Mort \$53,000. Jan 16. Jan 21, 1908. 10:2694. nom

Prospect av, Nos 1320 and 1322, on map Nos 1318 and 1320, e s, 143.6 n e Home st, runs s e 59.3 x e 45.11 x n e 53.10 x n w 100 to av x s w 75 to beginning, two 5-sty brk tenements. Emelina A McKean to Anna McKean, 22-100 parts, John H McKean, 36-100 parts, Richard D McKean, 29-100 parts, and Wm G McKean, 13-100 parts. Morts \$53,000. Jan 16. Jan 21, 1908. 10:2694. nom

Robbins av | n w cor 141st st, 100x199.3 to e s Powers av, vacant. Powers av | Nathan Marx to John M Gibson. Morts \$39,000. 141st st | Nov 9, 1907. Jan 18, 1908. 10:2572. nom

*Randall av, s w cor Bell av, 55x100, Edenwald. Erwin A Worm to Chas A Weber. Mort \$700. Feb 7, 1907. Jan 18, 1908. other consid and 100

Rochambeau av, w s, 250 n 208th st, 50x100, vacant. Morris Busse to Jeannette wife of Morris Busse. Jan 16. Jan 17, 1908. 12:3337. nom

Southern Boulevard, s e s, 224.10 s w 149th st, 150x100, vacant. Morris Osmansky et al to Temmie Shidlovsky. Q C. Dec 1. 1907. Jan 21, 1908. 10:2300. nom

Same property. Temmie Shidlovsky to Rachel Osmansky, Fannie Borowsky and Sarah Shidlovsky each 1-3 part. Q C. Jan 15, 1908. Jan 21, 1908. 10:2600. nom

Southern Boulevard | n e cor 138th st, 116x136x100x194, 1-sty 138th st | frame store and vacant. Junction Realty Co to Rafael Navarro. Mort \$30,000. 2-3 part. Jan 7. Jan 23, 1908. 10:2590. nom

*Stillwell av, w s, 30.5 n McDonald st, 30.9x115.3x25x97.10. McDonald st, n s, 280 w Stillwell av, 50x100. Release mort. John J Brady to Hudson P Rose Co, a corpn. Jan 22. Jan 23, 1908. 900

*Stillwell av, w s, 30.5 n McDonald st, 30.9x115.3x25x97.10. Hudson P Rose Co to Lizzie McLaughlin, of Ridgewood, N J. Jan 21. Jan 22, 1908. nom

Stebbins av, n w cor 165th st, and being described in deed as plot begins on w line land estate Wm W Fox, 43.5 from n e cor lot 67 map of Woodstock; runs n 50 x w 122.7 x s 52.5 to n s lot 67 at point 100 e Prospect av x e 138.4 to beginning, except part for Stebbins av and 165th st, 2-sty stone front dwelling. Alfred W Delybove to Teresa Avitabile. Mort \$8,250. July 17. Jan 17, 1908. 10:2691. other consid and 100

Trinity av, Nos 992 and 994, on map No 994, e s, 183 s 165th st, 37.6x100, 5-sty brk tenement. Release mort. Jonas Weil and ano to Louis Klinger and Osias Karp. Jan 17. Jan 18, 1908. 10:2639. nom

Same property. Louis Klinger et al to Martha E Hinchman. Mt \$30,000. Jan 15. Jan 18, 1908. 10:2639. other consid and 100

LENOX IRON WORKS, Inc.

HUGH J. LAWLER, Treasurer

BEAM YARD: 132d STREET, PARK TO LEXINGTON AVENUES

STRUCTURAL STEEL AND ORNAMENTAL IRON

Office, 1959 Park Ave., CORNER 132d ST.

Teller av, n w s, 433.10 n e 169th st, runs n w 25 x s e 100 to av, x s w 25 to beginning, probable error of omission, vacant. John Adams to Ellen Adams. Jan 18, 1908. 11:2782. nom

*Tremont av, s s, and being lot 394 block L amended map No 514 of Mapes estate, except part for Tremont av. Mary A Campbell to Abiahham H Feuchtwanger. All title. Jan 17. Jan 20, 1908. other consid and 100

Tee Taw av | s e cor 190th st, 46.2 to Parkview pl x192.3x102x 190th st | 159.5, vacant. Elizabeth Diehl to Emil N Sorgen-Parkview pl | frei. All liens. Jan 20. Jan 21, 1908. 11:3219. other consid and 100

Union av | n e cor 152d st, 50x90, 1 and 2-sty frame buildings of 152d st | coal yard. John H Von Dohlen to Israel Leibsohn. Mort \$4,150. Jan 8, Jan 20, 1908. 10:2675. other consid and 100

Vyse av, No 1153, w s, 320 n 167th st, 20x100, 3-sty brk dwelling. Martin Gollubier to Mae R Sturges. 1/2 part. Mort \$10,400. Dec 30. Jan 17, 1908. 10:2752. other consid and 100

Vyse av, Nos 1165 and 1167, w s, 440 n 167th st, 40x100, two 3-sty brk dwellings. Emanuel J Lasar to Nettie Brown. Mort \$19,000. Jan 15. Jan 17, 1908. 10:2752. nom

Wales av, Nos 495 to 511 | n w cor 147th st, late Dater 147th st | st, 118.6x100, 3-sty frame dwelling and vacant. FORECLOS, Jan 3, 1908. Isidor Wels ref to the Snare & Triest Co, a corpn. Jan 17. Jan 23, 1908. 10:2580. 9,750

*West Farms road, n s, 315.11 w Morris Park av, runs s e along road, 53.6 x n e 596.10 x — on curve 344.3 to c l Old West Farms road, x n w 106 x s w 8.5, thence on curve 376.7 to e s Bronx Park, x s w 82.5 x n w 1.4 x s w 82.5 x n e 24 x — on curve 200 x — on curve 50 x s w 148.5 x s w again 120, thence on c l of Lebanon st, s e 130 x s w 282.6 to n s West Farms road, x s e 53.6 to beginning, contains 3 159-1,000 acres. The N Y, Westchester & Boston Railway Co to The City and County Contract Co. Q C. All liens. Dec 23. Jan 23, 1908. nom

*Same property. Release mort. Knickerbocker Trust Co as trustee to same. Jan 21. Jan 23, 1908. nom

*West Farms road (Walker av), n s, 109.5 w Morris Park av, runs n w 155.1 x n e 588.2 x n e on curve 354.9 to old s s Old West Farms road (Adams st), x s e 152.8 x s e 84.5 x s w 744.8 to beginning, contains 3 27-100 acres. The City and County Contract Co to New York, Westchester & Boston Railway Co. Dec 23. Jan 23, 1908. nom

Wendover av, No 758, s s, 176.10 e Washington av, 25.3x191x 25x194.7, 4-sty brk tenement. Arthur H Sanders to Moritz L and Carl Ernst. Mort \$27,200. Jan 21, 1908. 11:2912. other consid and 100

Washington av, w s, 350 n 180th st, 50x150, vacant. Max Erlanger to Louis Wechsler. Dec 30. Jan 21, 1908. 11:3037. 100

Wendover av, No 758, s s, 176.10 e Washington av, 25.3x191x25x 194.7, 4-sty brk tenement. FORECLOS, Dec 30, 1907. Paul L Kiernan referee to Arthur H Sanders. Mort \$18,500. Jan 21, 1908. 11:2912. 9,500 over and above mort of 18,500

*Zuletje av, s s, 325 e Mapes av, 25x100, Westchester. Emil H Lauterwasser to Thomas Tarpy, Jr. Mort \$2,000. Jan 18. Jan 20, 1908. other consid and 100

*2d av, n w s, lots 7 and 8 map 58 lots at Williamsbridge, 50x100. Peter W Briggs to Juliette Rochat. Correction deed. June 9, 1906. Jan 22, 1908. 100

3d av, No 4413, w s, 56.6 n 181st st, 25x102.11, 3-sty brk tenement and store. Uriah McClinchie to Sarah McClinchie. All liens. Nov 20. Jan 20, 1908. 11:3048. 100

3d av, No 3353, w s, abt 145 n 165th st, 25x111.6x25x109.6, 1 and 3-sty frame tenement and store. Maurice Stierer to Joseph Hahn. Mort \$9,000. May 17, 1906. Jan 22, 1908. 9:2370. 100

Same property. Joseph Hahn to James Butler. Mort \$9,000. Jan 20. Jan 22, 1908. 9:2370. other consid and 100

*Lot 12 map No 1061 of premises mapped by Chas A Mapes, July 1, 1897. Nettie J Jones to August Bochow, Jr, and Dorothy his wife, tenants by entirety. Jan 15. Jan 17, 1908. nom

*Lots 8 and 9 amended map No 1108a of 126 lots being a subdivision of plot 23 map Clasons Point. Mary M de Canio to Felice Mirande. Sept 20. Jan 18, 1908. nom

*Lots 39, 40 and 41 same map. Hudson P Rose Co to same. Sept 19. Jan 18, 1908. nom

*Lots 312 to 318, and 320 to 327 map (No 1130) of 327 lots Hunter estate, 1/2 part; also 1/2 part in all right, title and interest to land lying bet w s lot 307 and land of Agnes M Cooley on west, and bet n s of lots 307 and 327 and s s of land Agnes M Cooley on the north, and bet e s lot 327 and w s land Thos Timpson on the east. N Y Exchange Realty Co to Josephine E Lester. All liens. Jan 18. Jan 21, 1908. nom

*Plot begins 590 e White Plains road at point 595 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. Barney Somergrad et al to Ike Melnik. 2-3 parts. Mort \$3,500. Jan 15. Jan 17, 1908. other consid and 100

*Plot begins 840 e White Plains road at point 1,020 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. Marie C Ossmann to Sophie Munzie. Mort \$3,500. Jan 20. Jan 21, 1908. other consid and 100

MISCELLANEOUS.

General conveyance of all land in State of N Y inherited from John W Russell, late of East Orange, N J. Mary W Somerby, of Newburyport, Mass, to Corinne P Sloman, of Newburyport, Mass. Jan 16. Jan 18, 1908. 10:2680. nom

General conveyance and assignment for benefit of creditors. O'Connell-Piper Co dealing in marble, at 929 E 151st st to Lincoln Peirce. Oct 9, 1907 Jan 21, 1908. Misc. nom

LEASES

January 17, 18, 20, 21, 22 and 23. BOROUGH OF MANHATTAN.

Bleecker st, No 307, store and dwelling. Fransker Trabbert to Conrad Pules; 5 years, from Feb 1, 1908. Jan 17, 1908. 2:619. 720

Chambers st, No 97 | 1st floor, basement and sub-basement. Re- Reade st, No 79 | becca Harvey et al to David Davidovitz, doing business of Diamond Shoe Co; 5 years, from May 1, 1908. Jan 22, 1908. 1:149.....6,500

Eldridge st, No 73, north store, &c. Abraham Levenstein to Moritz Abramovici; 3 4-12 years, from Jan 1, 1908. Jan 21, 1908. 1:306.....1,080

Essex st, No 137. Assign lease. Jacob Ackerman to Hyman Rothman. Mort \$1,000. Jan 20. Jan 21, 1908. 2:411.....nom

Forsyth st, Nos 55 and 57. Assign lease. Isaac Samson to John D Haase. Jan 15. Jan 20, 1908. 1:302.....nom

Same property. Reassign lease. John D Haase to Isaac Samson. Jan 16. Jan 20, 1908. 1:302.....nom

Gansevoort st, No 34, store and basement. Mary A McBride to John Von Dohren; 3 years, from Jan 1, 1908. Jan 17, 1908. 2:643.....600

Grand st, No 377 1/2, store, &c. Morris Kosven to Saml Litke; 3 5-12 years, from Dec 1, 1907. Jan 18, 1908. 1:312.....1,500

Grand st, No 379, all. Sarah Krellman to Max Mencher; 3 yrs, from Oct 1, 1906. Jan 23, 1908. 1:312.....6,472

Greenwich st, No 205, store and basement. Nora Hartly and ano to John F Wichelns; 3 years, from May 1, 1908, 2 years renewal. Jan 23, 1908. 1:85.....2,400

Henry st, No 208. Assign lease. Wm Batkin to Joseph Cohen and Samuel Epstein. Jan 16. Jan 17, 1908. 1:269.....nom

Hester st, No 55. Subordination of lease to mort for \$26,000. Reuben Satenstein and Charles Oken with A Cortlandt Van Rensselaer and Peyton J Van Rensselaer. Jan 10. Jan 17, 1908. 1:310.....nom

Same property. Subordination of lease to mort for \$10,000. Same with Jacob Hecht. Jan 10. Jan 17, 1908.....nom

Hester st, n w cor Chrystie st, the 5th store from Bowery. Rosa Rothstein to Frank Rubenstein; 3 years, from May 1, 1908, 2 years renewal. Jan 23, 1908. 1:304.....720

Hudson st, No 151, n w cor Hubert st, all. Joseph H Bears to Henry M and Emily Day; 10 years, from May 1, 1908. Jan 20, 1908. 1:215.....7,000

James st, No 2, 8 rooms on 1st story. Sebastiano Cianciosi and ano to Alfredo De Filippi; 3 years, from May 1, 1907. Jan 20, 1908. 1:117.....492

James st, No 2. Subordination of lease to mort for \$40,000. Sebastiano Cianciosi and Pantaleone Amorosi and Alfredo De Filippi with Citizens Savings Bank. Jan 17. Jan 20, 1908. 1:117.....nom

Madison st, No 162, basement. Emil Reibstein and ano to Nathan L and Harry Hirshfeld; Oct 9, 1906, 5 years, from completion of building. Rerecorded from Oct 10, 1906. Jan 22, 1908. 1:272.....1,900

Same property. Same to same; 5 years, from May 1, 1912. Jan 22, 1908. 1:272.....2,000

Same property. Assignment of above 2 leases. Harry Hirshfeld to Nathan L Hirshfeld. 1/2 part. All title. Dec 2. Jan 22, 1908. 1:272.....nom

Maiden lane, No 166, s s, 22.1 w South st, 19.6x36x—x26, all. Geo W Hunter to Edith H Bourne, of South Norwalk, Conn; 5 years, from May 1, 1909. Jan 22, 1908. 1:37.....1,900 and 2,000

Mangin st, Nos 79 to 85. Assign lease. Louis and Isidor Hirshberg to Sarah Sheinart. Nov 12. Jan 20, 1908. 2:324.....nom

Mangin st, No 85, w s, 125 n Rivington st, 23x100, all. Sarah Sheinart to Jacob Kauffman; 5 years, from Mar 1, 1908. Jan 20, 1908. 2:324.....1,500 and 1,800

Same property. Jacob Kauffman to John Wolf; 5 years, from Mar 1, 1908. Jan 20, 1908. 2:324.....1,800

Nassau st, Nos 110 to 116, basement. Levi P Morton to Daniel Newman; 5 years, from May 1, 1908. Jan 22, 1908. 1:92.....2,400 to 2,700

Rivington st, Nos 32 and 34 | n w cor Forsyth st, 50.2x73.3x50x | Forsyth st, No 167 | 73 4, all of. Houston st, No 267 East | s w cor Suffolk st, 25x80, all of. Suffolk st, No 175 |

Blanche Kronethal and Lawyers Title Ins and Trust Co TRUSTEES Wolf Kronethal to John H Scheier; 9 7-12 years, from Oct 1, 1907. Jan 23, 1908. 2:355 and 421.....12,500

Rutgers pl, No 13. Assign lease. Morris Cohen to Ida Cohen. Jan 21. Jan 23, 1908. 1:270.....nom

Washington st, No 52, all. Emanuel Tanenbaum to William Cunneen; 1 year, from May 1, 1908. Jan 22, 1908. 1:18.....1,200

Same property. Same to same; 1 year, from May 1, 1909. Jan 22, 1908. 1:18.....1,200

Washington st, No 67, store floor. Muossa Daoud to Hagop K and Aram K Matossian; 1 year, from May 1, 1908, 2 years renewal. Jan 20, 1908. 1:18.....1,080

West st, No 125. Assign lease. Jacob Miller to Benjamin Haims and Louis Gross. Jan 17. Jan 20, 1908. 1:82.....nom

White st, No 34, store, &c. Chesebro Davidson Realty Co to Bertrand Soubie; 7 years, from Jan 15, 1908. Jan 20, 1908. 1:193.....2,100 to 3,000

4th st, No 230 West, s w cor West 10th st. Assign lease. Hermann Romer to Davies J Marshall. Jan 20. Jan 22, 1908. 2:691.....nom

Same property. Reassign lease. Davies J Marshall to Hermann Romer. Jan 21. Jan 22, 1908. 2:691.....nom

4th st, Nos 230 West. Assign lease. Amalie Romer to Herman Romer. Jan 20. Mort \$2,000. Jan 21, 1908. 2:619.....nom

11th st, Nos 718 to 722 East. Surrender lease. Philip A Decker, Jr, to Philip A Decker. All title. Jan 22. Jan 23, 1908. 2:-380.....nom

14th st, No 110 West. Agreement as to option to purchase lease, &c. Chas Gomprecht with Adolph Morris. Jan 10. Jan 20, 1908. 2:609.....nom

19th st, No 163 West, all. Richard J Lewis to James E Tompkins Co; 3 years, from May 1, 1908. Jan 22, 1908. 3:795.....3,000

21st st, Nos 402 and 404 East, upper part of house. Anna Lutz to Ellen Hoetzer; 4 years, from May 1, 1907. Jan 21, 1908. 3:952.....1,740

26th st, Nos 109 to 115 West, top floor. John J Geraty to G A Henckel, doing business as G A Henckel & Co; 10 years, from May 1, 1908. Jan 20, 1908. 3:802.....2,500 and 2,750

REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

Turner Construction Co., 11 Broadway, N. Y. ENGINEERS AND CONTRACTORS

26th st, No 204 West, all... |
 7th av, No 278, all... |
 Wm H H Hull and ano to Morris Jacobs; 3 years, from Oct 1, 1910. Jan 20, 1908. 3:801.....5,000
 29th st, No 49 West, all. Josephine Cone to Alfred S Hearn; 5 years, from May 1, 1908. Jan 21, 1908. 3:831...1,800 and 2,000
 36th st, Nos 542 to 546 West, 2d and 3d floors. Thonet Bros to Innovation Trunk Co; 5 years, from Feb 1, 1908. Jan 17, 1908. 3:707.....5,000
 41st st, No 446 West, east store. Abraham Shimans and ano to Felix Muller; 3 years, from Jan 1, 1908. Jan 23, 1908. 4:1050.....324
 47th st, No 7, n s, 175 e 5th av, 25x100.5, all. Madeline I Dinsmore et al to Louise & Co of N Y; 2 years, from Aug 1, 1908. Jan 23, 1908. 5:1283.. taxes, &c, and \$10,000 and 11,000
 72d st, Nos 227 to 231 East, 75x102.2, all, with machinery, &c. The Ellmont Realty Co to Max Gross; 5 years, from May 1, 1906. Jan 20, 1908. 5:1427.....9,700
 Same property. Assign lease. Max Gross to Jacob Schattman. April 26, 1906. Jan 20, 1908. 5:1427.....nom
 Same property. Assign lease. Jacob Schattman to Morgan T James. Feb 7, 1907. Jan 20, 1908. 5:1427.....nom
 Same property. Assign lease, &c. Morgan T James to Jessie M Proctor. All title. Oct 10, 1907. Jan 20, 1908. 5:1427..nom
 Same property. Consent by the Ellmont Realty Co to assign lease, from Morgan T James to Jessie M Proctor. Oct 31, 1907. Jan 20, 1908. 5:1427.....nom
 75th st, Nos 446 and 448 East, s w cor Av A, 2d, 3d, 4th and 5th floors and part basement.....
 Av A, No 1405, room connected with above.....
 Fredk W Mertens and ano GUARDIAN Robert E Mertens to B G Davis & Co; 3 8-12 years from Sept 1, 1907. Jan 2, 1908. 5:1469. Reprinted from issue of Jan 4, when parcels were separated.....3,000
 107th st, No 226 East, store, &c. John Caven, agent, to Angelo Gaglian; 5 years, from Jan 1, 1908. Jan 22, 1908. 6:1656..540
 107th st, No 313 East. Assign lease. George W Brown to Augusta C Brown. Jan 13, 1908. Jan 17, 1908. 6:1679...nom
 112th st, Nos 313 and 315 East, all. Cristoforo Zuccaro to Antonio Di Rosario and ano; 5 3-12 years, from Feb 1, 1906. Jan 23, 1908. 6:1684.....7,300
 120th st, No 313 East, all. Caroline L Nones to Guiseppe Minutolo; 3 years, from Sept 1, 1909. Jan 22, 1908. 6:1797.....600
 125th st, Nos 222 to 246, s s, 175 w 7th av, 201.10x87.6. Assign lease. Henry Morgenthau to Samson Lachman and Abraham Goldsmith as TRUSTEES. 1/2 part. Jan 16. Jan 23, 1908. 7:1930..... other consid and 100
 137th st, Nos 6 to 20 West, 4 tenements. Sender Jarmulowsky to Benjamin Rosenfeld; 3 years, from Feb 1, 1908; 2 years renewal. Jan 20, 1908. 6:1734.....11,200 and 12,000
 142d st, No 62 West. Assign lease. James J Garvey to Robert Allen and Joseph Watton. Jan 4. Jan 23, 1908. 6:1739..nom
 Av A, Nos 103 and 105, 2d floor. Abraham Wolf and ano to Morris Wind and ano; 5 years, from Feb 1, 1908. Jan 21, 1908. 2:434.....1,500 to 1,800
 Amsterdam av, No 970, store, &c. Philipp Ohl to Jacob Acker; 5 years, from May 1, 1908. Jan 22, 1908. 7:1879..1,600 and 1,800
 Amsterdam av, No 460, n w cor 82d st, store and basement. Florence V C Parsons et al EXRS David W Bishop to Joseph Heim; 5 years, from May 1, 1907. Jan 20, 1908. 4:1230.. 1,500 and 1,800
 Amsterdam av, No 2302, south store adj the corner store. Bernard Klingenstein to Paul Gilhausen; 8 11-12 years, from Jan 1, 1908. Jan 20, 1908. 8:2131..... 360 and 480
 Bowery, No 209, 2d floor. Benjamin Bloom to Abraham Granit; 2 years, from Feb 1, 1908. Jan 22, 1908. 2:425.....750
 Broadway, n w cor Liberty st, space in room 6A in Singer Building. D A Jordan & Co to Antonio Tunolo and ano; 3 years, from May 1, 1908. Jan 17, 1908. 1:50.....1,100
 Broadway, s w cor 141st st, cor store. Conrad Gross and ano to Hygrade Wine Co; 10 years, from Mar 1, 1908. Jan 22, 1908. 7:2072.....2,700 to 3,200
 Broadway, No 3200, n e cor Manhattan st, cor store and basement fronting on Manhattan st and store and basement south of entrance on Broadway. The Hensle Construction Co to the Hygrade Wine Co; 7 years, from Oct 1, 1907. Jan 22, 1908. 7:1982.....5,700
 Broadway, s w cor 40th st, restaurant, &c. Joseph Herzig to Jerome Gazzo; 3 years, from May 1, 1908. Jan 22, 1908. 3:815.....6,000
 Broadway, s w cor 29th st, —x—. Agreement as to consent to assign lease. Lucy Gilsey with The Princess Realty Co and Selig Seligman and Wm Sugarman. Jan 6. Jan 23, 1908. 3:830.....nom
 Same property. Assign lease. Selig Seligman to the Princess Realty Co. Jan 6. Jan 23, 1908. 3:830.....nom
 Broadway, s e cor 101st st, runs s 150 x e 150 x s 51.10 to st, x e 50 x n 51.10 x e 25.8 to c l Old Bloomingdale road, x n — x w 229 to beginning, all. Bloomingdale Leasing Co to David Gutlohn; 20 2-12 years, from Feb 1, 1908. Jan 21, 1908. 7:1872..... taxes, &c, and \$15,666.66 and 19,000
 Lexington av, No 595, basement or ground floor store. Cornelia A Beekman to Joseph M Halpern; 5 years, from Feb 1, 1908. Jan 20, 1908. 5:1307.....1,000
 Madison av, No 2062, basement store. Thomas Dillon to S Doctorin; 1 year, from Feb 1, 1908. Jan 22, 1908. 6:1755...300
 Madison av, No 1782, s w cor 117th st, store and basement. Julius H Cohn and ano to Samuel Arenson; 5 years, from Dec 15, 1907. Jan 22, 1908. 6:1622.....1,500 and 1,800
 Park row, No 219, main store. Sebastiano Ciancioso and ano to Alfredo Pincaro and Lingi Sica; 5 years, from Nov 1, 1905. Jan 20, 1908. 1:117.....600
 Park row, No 219. Subordination of lease to mort for \$40,000. Sebastiano Cianciosi and Pantaleone Amorosi and Alfredo Pincaro and Lingi Sica with Citizens Savings Bank. Jan 17. Jan 20, 1908. 1:117.....nom
 Park av, No 1692, all. Samuel Gelb and ano to Abe Levinson; 3 years, from Mar 1, 1907. Jan 21, 1908. 6:1745...1,720
 Park av, No 1886, all. Julius Levy to Monroe D Hess; 10 years, from Jan 16, 1908. Jan 17, 1908. 6:1758.....1,500

1st av, No 1355, south store. Phillip Cohn to Alois Hostomsky; 5 years, from Feb 1, 1908. Jan 18, 1908. 5:1447...888 and 948
 1st av, No 975. Assigns two leases. Michl Hoechst to Jacob W Kohn. Jan 17. Jan 21, 1908. 5:1346.....nom
 1st av, No 975, 1st and 2d floors and parts of cellar. Louise Knobloch to Otto Driebrodt; 3 years, from Oct 1, 1906. Jan 21, 1908. 5:1346.....1,252
 1st av, No 1378, south store. John Bain, Jr, to Charles Velehradsky; 3 years, from May 1, 1908. Jan 23, 1908. 5:1468...720
 2d av, s w cor 77th st, store, &c. Max Friedman and ano to Jerome G Hauser; 3 2-12 years, from Feb 1, 1908. Jan 23, 1908. 5:1431.....1,500 and 1,620
 2d av, No 1064 | s e cor. Assign lease. Isidor Yabolow-56th st, No 300 East | sky to Arthur Jost. Jan 16. Jan 21, 1908. 5:1348.....nom
 2d av, No 184, parlor floor. J Armstrong to Harry Newberg; 1 year, from May 1, 1908. Jan 20, 1908. 2:453...720
 3d av, No 1409, s e cor 80th st. Assign lease. Anthony Howard to McKenna & Rehtin. July 6, 1907. Jan 23, 1908. 5:1525.....nom
 3d av, No 1409, s e cor 80th st, chattels, lease, &c. Bill of sale. John T McKenna and ano to Patrick Mannion. Jan 20. Jan 23, 1908. 5:1525.....nom
 Same property. Assignment of interest in lease. Bernheimer & Schwartz to same. All title. Jan 20. Jan 23, 1908. 5:1525.....nom
 3d av, No 75, all of upper part. Edward Freund Co to Amalia Rubow; 3 years, from Feb 1, 1908. Jan 22, 1908. 2:467...1,200 and 1,300
 6th av, No 750, north store. Leon Feinberg and ano to Samuel Black; 3 9-12 years, from Aug 1, 1907. Jan 17, 1908. 5:1258.....1,200
 8th av, No 2543, store, &c. Albert Iden to Emile Brunor; 5 yrs, from May 1, 1908. Jan 18, 1908. 7:1960...1,750
 8th av, No 634, all. Anton W Gerstner to A W Gerstner Co, a corpn; 10 years, from Jan 1, 1908. Jan 18, 1908. 4:1012..3,960
 8th av, No 2423, north store. Geo Hahn to Aaron Keller; 5 years, from Sept 1, 1905. Jan 21, 1908. 7:1955...780 and 840
 10th av, No 667, s w cor 47th st. Assign lease. Bernard J Rush to Bartholomew Harney. Jan 22. Jan 23, 1908. 4:1075...nom

BOROUGH OF THE BRONX.

Dawson st, No 791, store. Max Nowak to David Tamor; 3 yrs, from May 1, 1908. Jan 20, 1908. 10:2695...840 to 960
 Kelly st, No 57, s w cor Longwood av, store No 3. Henry Acker to Abraham Lerow; 4 years, from Apr 1, 1908. Jan 17, 1908. 10:2701..... 600 and 648
 Brook av, No 476, store, &c. Adelheid Lieb to Frank E Decker and ano; 5 years, from May 1, 1908. Jan 21, 1908. 9:2273...900
 *Barnes (4th) av, e s, 75 n 226th st, 78x105, Williamsbridge, all. Chas T Smith to Edward and Frank Volz; 2 years, from May 1, 1, 1908. Jan 23, 1908.....420
 Bathgate av, No 1846, e s, bet 175th and 176th sts, all. Harry B Smith to Samuel Benjamin; 2 11-12 years, from Apr 1, 1908. Jan 22, 1908. 11:2923.....420
 *Holland av, s e cor 211th st, Williamsbridge. Lease of a strip of about 0.11/2x— that encroaches thereon. Roman Catholic Church of the Immaculate Conception to Antonio D'Angelo; from Jan 15, 1908, and to continue so long as building on said premises shall stand...for term \$10
 Longwood av, No 938, store and bakery. Henry Acker to Max Nowak; 5 years, from Mar 1, 1908. Jan 23, 1908. 10:2695.....1,200
 Morris av, e s, 92.8 n 139th st, 25x75x25x67, store, &c. Geo A and Wm C Reeber to Louis F Schutte and ano; 3 years, from Feb 1, 1908. Jan 23, 1908. 9:2321.....900 and 1,020
 Same property. Assign lease. Louis F Schutte and ano to Schutte-Smith Co. Jan 23, 1908. 9:2321.....nom
 Mott av, No 416, store. Sarah Shatzkin to Henry Hey; 5 years, from Feb 1, 1908. Jan 23, 1908. 9:2343...480
 Park av, No 4242, e s, 108 s 178th st, 27x150, all. Kate E Rogers to William Klein; 2 years and 2 1/2 months, from Feb 15, 1908. Jan 22, 1908. 11:3034.....1,200
 Southern Boulevard, w s, 76 s 145th st, 50x100, all. Louis Braun to E Bagge Iron Works; 5 years, from June 1, 1907. Jan 22, 1908. 10:2575.....600
 Tremont av, No 469, n w cor Washington av. Assign lease. Frederick Cook to John D Haase. Jan 23, 1908. 11:3034...nom
 Same property. Re-assign lease. John D Haase to Frederick Cook. Jan 24. Jan 23, 1908. 11:3034.....nom
 Westchester av, n w s, 176 s w Concord av, runs n w S6.8 to Jackson av x n 148.3 x e 175 to Concord av x s 46.2 to Westchester av x n w 176 to beginning. Assign lease. Forest Leasing Co to Max Verschleiser. Jan 22. Jan 23, 1908. 10:2645... other consid and 100
 *White Plains av, w s, 55 s 213th st, store, &c, with right of way in rear to 213th st, Williamsbridge. Emily A Hall to Herman Von Der Heyde; 10 years, from Jan 1, 1908. Jan 23, 1908...900
 Willis av, Nos 494 and 496 | part above stores. Chas L Ullman to Bergen av, No 497 | Simon Hirsh; 5 years, from May 1, 1906. Jan 17, 1908. 9:2292.....360
 Same property. Assign lease. Simon Hirsh to Albert Dreyer. All title. Dec 10, 1906. Jan 17, 1908. 9:2292.....nom
 Same property. Assign lease. Albert Dreyer to Gustave Solomon et al. All title. Jan 16, 1908. Jan 17, 1908. 9:2292...nom
 Willis av, Nos 494 to 506, top floor. Gustave Solomon et al to Lawyers Title Ins & Trust Co; 5 3-12 years, from Feb 1, 1908. Jan 17, 1908. 9:2292.....1,800
 3d av, s w cor 138th st, cor store and cellar and store adj on s. Frank A Carr et al to Roger W Bligh; 5 years, from May 1, 1908. Jan 17, 1908. 9:2318...3,200
 3d av, No 3252, store, &c. Ferdinand Storck to Wm J Seelen; 4 years, from May 1, 1908. Jan 23, 1908. 10:2621...600 and 720

KING'S WINDSOR CEMENT

For Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material

J. B. KING & CO., No. 1 Broadway, New York

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagees. 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 Registers 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.

January 17, 18, 20, 21, 22 and 23.

BOROUGH OF MANHATTAN.

Avery, Edward S to U S TRUST CO of N Y. 35th st, No 26, s s, 375 w 5th av, 20x98.9. P M. Jan 7, 5 years, 5%. Jan 20, 1908. 3:836. 60,000

Abelson, Theresa to Isaac Untermeyer et al trustees for Beatrice Lowenstein et al. Columbus av, No 225, e s, 50.5 n 70th st, 25 x100. P M. Jan 17, 3 years, 5%. Jan 18, 1908. 4:1123. 29,000

Andrews, David C and Alexandre Nones and Caroline L Nones to TITLE GUARANTEE AND TRUST CO. 117th st, No 176, s s, 175 w 3d av, 25x100.11. Jan 23, 1908, due, &c, as per bond. 6:1644. 7,000

Abbate, Dominick and Pietro Alvino to Bronx Investment Co. Spring st, Nos 64 and 66, s w cor Lafayette st, Nos 226 to 230, late Elm st, No 212, 50.7x73.2x50.3x76.5. Prior mort \$100,000. Jan 22, installs, 6%. Jan 23, 1908. 2:482. 20,000

Advance Realty and Construction Co to Wm L Sutphin and ano. 27th st, No 43, n s, 250 e 6th av, 25x98.9. Jan 21, 1908, demand, 6%. 3:829. 16,500

Same to same. Same property. Certificate as to above mort. Jan 21, 1908. 3:829.

Arenson, Saml to DeWitt C Flanagan and ano trustees, &c. Madison av, No 1782. Saloon lease. Jan 18, demand, 6%. Jan 22, 1908. 6:1622. 3,000

Andrews, Saml W with Society of the N Y Hospital. Madison av, No 875, s e cor 73d st, No 34, 27x63. Extension mort. Jan 18, Jan 21, 1908. 5:1387. nom

Bitterman, Theo with Virginia K W Reed. 95th st, No 233 East. Subordination agreement. Jan 17, Jan 22, 1908. 5:1541. nom

Barclay, Henry A, of Short Hills, N J, to Clara O Barclay, of Short Hills, N J. Broadway, Nos 329 and 331, s w cor Worth st, 42.6x104x42.8x103.9. Jan 16, 1 year, 5%. Jan 22, 1908. 1:144. 1,500

Bell, Victor to David Berg. Madison av, No 699, e s, 80 n 62d st, 20.5x50. Jan 20, due Oct 3, 1909, 6%. Jan 22, 1908. 5:1377. 2,500

Bloch, Emma to Stephen C Clark. St Nicholas av, s w cor 175th st, 65x75. Jan 21, due, &c, as per bond. Jan 22, 1908. 8:2143. 10,000

Beyer, Geo H, Jr, of Brooklyn, N Y, Eliz M White, Mary B Allstrom and Louise Throckmorton, of Red Bank, N J, to Mary D Young. 6th av, No 159, w s, 83.3 n 11th st, runs w 60 x n 5.4 x w 17.6 x n 14.8 x e 77.6 to av, x s 20 to beginning. Jan 18, due, &c, as per bond. Jan 21, 1908. 2:607. 10,000

Boettner, Anna with Zephy P McEntee. 136th st, No 163, n s, 575 w Lenox av, 27x99.11. Extension agreement. Dec 23, Jan 20, 1908. 7:1921. nom

Brackett Realty Co with EMPIRE TRUST CO and Frank Lugar. 25th st, Nos 137 and 139, n s, 79.10 e Lexington av, 45.6x— to 26th st, No 138, x25x—. Extension mort. Jan 17, 1908. 3:881.

Black, Edward E with Louis Kean, a corpn. 3d st, No 420, s s, 50.5 w Tompkins st, 40.4x68x40x62.11. Extension mort at increased interest from 4½% to 5%. Jan 17, Jan 23, 1908. 2:356. nom

Berman, Dora, Rosie Huppert and Clara Borak to Lewis Levy. Attorney st, No 98, e s, 125 s Rivington st, 25x72. All title to strip in rear 25x3. Prior mort \$30,000. Jan 15, installs, 6%. Jan 18, 1908. 2:343. 4,077

Business Mens Realty Co and Esther Surut with TITLE GUARANTEE AND TRUST CO. 49th st, No 309, n s, 125 e 2d av, 17.6x100.5. Subordination agreement. Jan 16, Jan 18, 1908. 5:1342. nom

Burnham, Herbert to Louis Wiebke. 7th av, No 2003, e s, 17.11 n 120th st, 17x77; 7th av, No 2005, e s, 34.11 n 120th st, 16x77. Jan 17, 2 years, 6%. Jan 18, 1908. 7:1905. 8,000

Boston Consolidated Mining Co to FEDERAL TRUST CO as trustees. Consent to mort or deed of trust dated Dec 18, 1907. Jan 17, Jan 18, 1908.

Baff, Barnard to Simon Plaut and ano, firm S & H Plaut. 80th st, Nos 526 and 528, s s, 398 e Av A, 50x102.2. Given to secure payment of \$2,500 under lease. Dec 21, due as per agreement. Jan 20, 1908. 5:1576. 2,500

Camperlengo, Vito A and Andrea Defina to Gustav Bernheim. Baxter st, No 15, e s, abt 100 s Worth st, 23.10x81. Jan 17, due Jan 17, 1911, 5½%. Jan 22, 1908. 1:161. 23,000

Cantor, Elias A, of Union, N J, to Louis Rieger. Orchard st, No 178, e s, 75.6 n Stanton st, 26x87.9. Prior mort \$35,125. Jan 14, 4 years, 6%. Jan 21, 1908. 2:412. 6,000

Cohn, Hulda to Paul Blum. Lexington av, No 1697, e s, 73.11 n 106th st, 27x82.9. Prior mort \$—. Jan 20, due upon sale of above premises. Without interest. Jan 21, 1908. 6:1634. 1,000

Crusius, Dora wife of Henry N to Equitable Hotel Co. West st, No 115, n e cor Cortlandt st, Nos 90 and 92, 20.9x64.4x39.5x 55.1; Cortlandt st, No 88, n s, abt 55 e West st, 25.8x59.7x25.9 x59.2 w s; Lexington av, Nos 57 and 59, s e cor 25th st, No 134,

39.6x72. Jan 18, due July 18, 1909, 6%. Jan 21, 1908. 1:59, 3:880. 13,500

Childs, Eliz J with UNION DIME SAVINGS INST of City N Y. 33d st, Nos 518 to 532, s s, 225 w 10th av, runs w 200 x s 98.9 x e 25 x s 98.9 to n s, 32d st, No 531, x e 25 x n 98.9 x e 150 x n 98.9 to beginning. Extension mort. Jan 15, Jan 20, 1908. 3:704. nom

Conti, Cesare to Isaac A Bach. 61st st, No 215, n s, 191 e 3d av, 18x100.5. Jan 20, 5 years, 5%. Jan 21, 1908. 5:1416. 8,000

Crain, Hannah A wife of Dunham to Sylvia H Martin, Sullivan st, No 181, e s, 148 s Bleecker st, 25x100. Jan 20, 3 years, 5½%. Jan 23, 1908. 2:525. 12,000

Correll, Frederick with Louisa M Schaefer. 86th st, Nos 117 and 119, n s, 195.6 e Park av, 43x100.8. Extension agreement. Jan 15, Jan 22, 1908. 5:1515. nom

Churchill (James) Realty Co to whom it may concern. 46th st, Nos 206 to 212 West. Certificate as to mort for \$30,000 and option to purchase above premises. Jan 15, Jan 23, 1908. 4:1017.

Coles, Peyton S with Louis Block. 115th st, No 205 East. Extension mort at increased interest from 5% to 5½%. Dec 31, Jan 23, 1908. 6:1665. nom

Cram, Geo E and Lizzie with Bridget McAndrews. 66th st, No 221, n s, 450 e West End av, 25x100.5. Extension mort. Jan 22, Jan 23, 1908. 4:1158. nom

Cohn, Simeon E with Louis Lese. 114th st, No 244, s s, 121 w 2d av, 21x100.11. Extension mort. Jan 16, Jan 17, 1908. 6:1663. nom

Cahn, Ferdinand to Emma Rosenbaum et al exrs, &c, Sigmund Rosenbaum. 163d st, No 459, n s, 200 e Amsterdam av, 25x 112.6. Dec 20, 3 years, 5½%. Jan 18, 1908. 8:2110. 20,000

Same and Joseph A Goldfeld, Herman Heidelberg and Louis A Jaffer with same. Same property. Subordination agreement. Jan 18, 1908. 8:2110. nom

Cahn, Ferdinand and Thomas J Morrow with same. Same property. Subordination mort. Dec 17, Jan 18, 1908. 8:2110. nom

Congregation Shaarai Torah Beth Hamidrash, of N Y, a corpn, to Esperanto Mortgage Co. Forsyth st, No 80, e s, abt 150 s Grand st, 25x100. Equal lien with mort for \$16,000. Jan 17, 1908, 5 years, 6%. 1:306. 7,000

Same to same. Same property. Equal lien with mort for \$7,000. Jan 17, 1908, 5 years, 6%. 1:306. 16,000

Century Holding Co to METROPOLITAN LIFE INS CO. Riverside Drive, s e cor 98th st, 101.7x98.3x100.11x108.6. Jan 20, 1908, due May 1, 1913, 6%, until building is completed and 5½% thereafter. 7:1887. 475,000

Same to same. Same property. Certificate as to above mort. Jan 20, 1908. 7:1887.

Chapin, Emilia W to K Frances Coleman. 71st st, No 269, n s, 121 e West End av, 18x92.2. Jan 18, 2 years, 6%. Jan 20, 1908. 4:1163. 15,000

Cianciosi, Sebastiano and Pantaleone Amorosi to CITIZENS SAVINGS BANK. Park row, Nos 217 to 221, runs s 48 x e 47.9 x s 2 x e 4 x n 48 to Park row, x w 51.5 to beginning. Jan 17, due May 13, 1913, 5%. Jan 20, 1908. 1:117. 40,000

Same and Caesar Loforte with same. Same property. Subordination agreement. Jan 17, Jan 20, 1908. 1:117. nom

Decker, Philip to Max Haefner. 11th st, Nos 718 to 722, s s, 21.1 w Dock st, 62.11x75.4x62.11x75.4. Jan 15, 5 years, 6%. Jan 22, 1908. 2:380. 22,000

Diamond, Rozie with Virginia K W Reed. 95th st, Nos 233 and 235 East. Two subordination agreements. Jan 16, Jan 22, 1908. 5:1541. nom

Deluca, Maria to DeWitt C Flanagan and ano trustee, &c. 2d av, No 2097. Saloon lease. Dec 20, demand, 6%. Jan 22, 1908. 6:1658. 825

Dunn, John F to TITLE GUARANTEE AND TRUST CO. 94th st, No 175, n s, 82 e Amsterdam av, 18.6x100.8. Jan 20, due, &c, as per bond. Jan 21, 1908. 4:1225. 10,000

Dileas, Michele, of Brooklyn, N Y, to Caterina wife Saverio Guardino. Spring st, No 9, n s, 25.3 e Elizabeth st, 25.3x101.6x 25x95.3. P M. Jan 11, 1 year, 6%. Jan 17, 1908. 2:492. 3,000

Dougherty, Thomas H, Jr, of Philadelphia, Pa, with Annie K Wait. 58th st, No 356, s s, 175 e 9th av, 16x100.5. Extension mort at increased interest from 4½% to 5%. Jan 3, Jan 23, 1908. 4:1048. nom

Dougherty, Thomas H, of Philadelphia, Pa, with Annie K Wait. 58th st, No 354, s s, 191 e 9th av, 16x100.5. Extension mort at increased interest from 4½% to 5%. Jan 3, Jan 23, 1908. 4:1048. nom

Donnelly, Wm F to Blanche B Neukirch. 31st st, No 155, n s, 145.3 e 7th av, 20x66. Prior mort \$15,000. Jan 17, 2 years, 6%. Jan 18, 1908. 3:807. 7,500

Esseff, Realty Co, Fredk Wagner to DRY DOCK SAVINGS INST. 23d st, No 150, s s, 195 w 3d av, 25x197.6 to n s 22d st, No 145. Jan 16, 3 years, 5½%. Jan 17, 1908. 3:878. 40,000

Same to same. Same property. Certificate as to above mort. Jan 11, Jan 17, 1908. 3:878.

Same and Jonas Weil and Bernhard Mayer with same. Subordination agreement. Jan 16, Jan 17, 1908. 3:878. nom

EQUITABLE LIFE ASSUR SOC of the U S with Wm G Park. 5th av, s e cor 97th st, 75x100. Extension mort. Nov 15, Jan 17, 1908. 6:1602. nom

EQUITABLE LIFE ASSUR SOC of the U S with Herman Levy. 143d st, No 261, n s, 100 e 8th av, 37.6x99.11. Extension mort at increased interest from 4½% to 5½%. Dec 30, Jan 17, 1908. 7:2029. nom

EQUITABLE LIFE ASSUR SOC of the U S with Ella Gitskey. 143d st, No 257, n s, 175 e 8th av, 37.6x99.11. Extension mort at increased interest from 4½% to 5½%. Dec 26, Jan 17, 1908. 7:2029. nom

EQUITABLE LIFE ASSUR SOC of the U S with Jacob Hirsch. 181st st, s s, 145 e Audubon av, 75x119.6. Extension mort. Dec 23, Jan 17, 1908. 8:2152. nom

EQUITABLE LIFE ASSUR SOC of the U S with Warren and Christina J Higley. 18th st, No 246 West. Extension mort. Dec 18, Jan 17, 1908. 3:767. nom

EQUITABLE LIFE ASSUR SOC of the U S with Michl P Rich. 24th st, No 57 West. Extension mort. Nov 15, Jan 17, 1908. 3:826. nom

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- EQUITABLE LIFE ASSUR SOC of the U S with Gottfried Walbaum. 33d st, No 33 West. Extension mort. Dec 18. Jan 17, 1908. 3:835. nom
- Emanuel Realty Co, Augustus L Hayes and Consumers Brewing Co with Chas Elbogen. 69th st, No 302 West. Subordination of three leases and a mortgage to mort for \$12,000. Jan 15. Jan 18, 1908. 4:1180. nom
- Englander, Hannah and Louis Stern with Chas Griffen et al trustees Samuel Willets (Edward Willets trust). 118th st, No 268, s s, 225 e 8th av, 25x100.11. Extension mort. Nov 13. Jan 17, 1908. 7:1923. nom
- Ebeling, William to Maria Ebeling. 71st st, No 221, n s, 288.10 e 3d av, 21.1x102.2. P M. Prior mort \$12,000. Jan 2, 1 year, 6%. Jan 17, 1908. 5:1426. 3,000
- EQUITABLE LIFE ASSUR SOC of the U S with Henrietta Ettlinger. 73d st, No 40 East. Extension mort. Nov 30. Jan 17, 1908. 5:1387. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Moses L Marrus. 111th st, No 74 East. Extension mort. Dec 10. Jan 17, 1908. 6:1616. nom
- EQUITABLE LIFE ASSUR SOC of the U S with Chas Gulden. Madison av, Nos 1142 and 1144. Extension mort. Nov 30. Jan 17, 1908. 5:1496. nom
- Eagleton, Eliza with Henry A Wise Wood as committee Alice F M Wood. St Lukes pl, No 3, n s, 59.6 e Hudson st, 20.6x67x20x irreg. Extension agreement. Jan 15. Jan 23, 1908. 2:583. nom
- EMIGRANT INDUST SAVINGS BANK with John J Slater. 31st st, No 54, s s, 80 e 6th av, 20x63. Extension mort. Jan 21. Jan 23, 1908. 3:832. nom
- Fitz, Gerald, Gerald and Michl O'Keefe exrs, &c, Mary Fitz Gerald with Arabella Kahn. 128th st, No 224, s s, 273.9 e 3d av, 18.9x99.11. Extension mort at increased interest from 5% to 6%. Jan 13. Jan 22, 1908. 6:1792. nom
- Flake, Nellie widow to U S TRUST CO of N Y. 8th av, No 991, n w cor 58th st, Nos 301 to 305, runs w 100.6 x n 66.6 x n e 21.11 to the Circle, x s e 97.5 to 8th av, x s 40.8 to beginning. Jan 16, 3 years, 5%. Jan 20, 1908. 4:1049. 200,000
- Fichthorn, Reuben E to Salo Cohn. Madison av, No 1832, n w cor 119th st, No 21, 25.10x100. P M. Prior mort \$42,000. Jan 20, 3 years, 6%. Jan 21, 1908. 6:1746. 9,000
- Frame, James A with UNION DIME SAVINGS INST. Broadway, No 2131, w s, 50.5 s 75th st, 72.1x117x69x95.11. Extension mort. Dec 21. Jan 17, 1908. 4:1166. nom
- FULTON TRUST CO with Ignatz H Rosenfeld. 2d av, No 154, e s, 65.7 s 10th st, 22.3x125. Extension mort. Dec 11. Jan 23, 1908. 2:451. nom
- GREENWICH SAVINGS BANK with Fredericka W Rupp widow of New Rochelle. 86th st, No 108, s s, 107.9 e Park av, 30x102.2. Extension mort. Jan 11. Jan 17, 1908. 5:1514. nom
- Genchi, Pietro to Ferdinand Gottilla. 63d st, No 411, n s, 181 e 1st av, 25x100.5. Jan 22, due July 22, 1908, 6%. Jan 23, 1908. 5:1458. 2,200
- Gouraud, Amy C wife of and Jackson of Larchmont, N Y, to Society of the N Y Hospital, a corpn. Madison av, No 439, e s, 95 s 50th st, 26.2x75. Jan 23, 1908, 3 years, 5%. 5:1285. 50,000
- Gleistein, Henry G, of Sheepshead Bay, N Y, to Kath L Meuser. 7th av, No 299, s e cor 27th st, Nos 166 and 168, 24.9x100. Jan 21, 1908, 3 years, 5%. 3:802. 10,000
- Ganz, Harry to India Wharf Brewing Co. Maiden lane, No 166. Saloon lease. Jan 18, demand, —%. Jan 22, 1908. 1:37. 4,294.30
- Gordon, Robert and Francis C Menaier to Louise Diebold as trustees Theodore Diebold. 210th st, s s, 125 e Amsterdam av, 75x99.11. Jan 21, 3 years, 6%. Jan 22, 1908. 8:2206. 4,000
- Hoechst, Michl to Henry Elias Brewing Co. 1st av, No 975. Saloon lease. Jan 17, demand, 6%. Jan 21, 1908. 5:1346. 2,500
- Hoguet, Robert J to Wm McKee. 26th st, Nos 206 and 208, s s, 110 e 3d av, 50x98.9. Jan 21, 1908, 3 years, 5%. 3:906. gold, 30,000
- Same with same. Same property. Subordination agreement. Jan 7. Jan 21, 1908. 3:906. nom
- Hoertel, Emile E, of N Y, Amalia J wife John Vonderheide, of Washington, D C, to Valentine Schaefer. 7th av, No 343, e s, 24.9 n 29th st, 24.8x75. Jan 9, due July 17, 1908, 6%. Jan 17, 1908. 3:805. 3,500
- Same and Fannie E Hoertel with same. Same property. Subordination mort. Jan 9. Jan 17, 1908. 3:805. nom
- Harold Realty Co to Irving Bachrach and ano. 143d st, Nos 516 to 518, s s, 275 e Broadway, 100x99.11. P M. Jan 11, 3 years, 6%. Jan 23, 1908. 7:2074. 25,000
- Hobby, J Oakley to Archibald D Russell. 123d st, No 112, s s, 180 w Lenox av, 20x100.11. Prior mort \$20,000. Dec 16, 1907, 1 year, 6%. Jan 23, 1908. 7:1907. 5,000
- Hoeckh, Annie to Anthony Neumann. 40th st, No 428, s s, 425 e 10th av, 25x98.9. Jan 2, 3 years, 5%. Jan 23, 1908. 3:737. 11,000
- Harney, Bartholomew or Bartholomew to Henry Elias Brewing Co. 10th av, No 667, s w cor 47th st. Saloon lease. Jan 22, demand, 6%. Jan 23, 1908. 4:1075. 1,500
- Same with same. Same property. Agreement that party first part will assume payment of mort or lease for \$6,000. Recorded Feb 8, 1905. Jan 23, 1908. 4:1075. nom
- Henning, Sally K and Lulie, of Louisville, Ky, to FARMERS LOAN AND TRUST CO. 45th st, No 130, s s, 345 w 6th av, 20x100.4. Jan 15, 3 years, —%. Jan 23, 1908. 4:997. 23,000
- Hall, Wm H with Charles Elbogen. 69th st, No 302 West. Subordination agreement. Jan 15. Jan 18, 1908. 4:1180. nom
- Hellenstein, Herman to Adolph D Bendheim. 7th st, No 275, n s, 137.5 w Av D, 22.2x97.6. Jan 17, 1908, 5 years, 5%. 2:377. 12,000
- Hornbostel, Henry F to James V S Woolley. 77th st, No 311, n s, 138 w West End av, 17x102.2. P M. Jan 17, due, &c, as per bond. Jan 20, 1908. 4:1186. 18,000
- Hirschhorn, Jacob and Tillie and Yetta Haber with John T Willets guardian John T Willets, Jr. 117th st, No 322, s s, 275 e 2d av, 37.6x100.11x irreg x100. Extension mort. Dec 4. Jan 18, 1908. 6:1688. nom
- Harscher, Isaac and Minnie with Simon Dannenberg. 2d av, No 2304, e s, 27 n 118th st, 26x80. Extension mort. Jan 1. Jan 3, 1908. 6:1795. Corrects error in issue of Jan 11, when 2d av No was 2504. nom
- Iselin, Caroline L to Fredk A Southworth trustee John Southworth. Broome st, No 465, s s, 25 e Greene st, 25x109.2. Jan 17, due, &c, as per bond. Jan 18, 1908. 2:474. 20,000
- Iselin, Caroline L to Kate Warner. Broome st, No 467, s e cor Greene st, No 54, 25x109.2. Jan 17, due, &c, as per bond. Jan 18, 1908. 2:474. 10,000
- Italian Union Realty & Security Co to Orazio La Cagnina et al. Elizabeth st, No 125, w s, 121.3 s Broome st, 25.2x81.3x25.1x 81.5. P M. Prior mort \$24,000. Jan 15, 1 year, 6%. Jan 17, 1908. 2:470. 5,500
- Same to same. Same property. Certificate as to above mort. Jan 17, 1908. 2:470
- Jackson, Rosa to Simon Batt. 1st av, No 2266, e s, 86 n 116th st, 20x94. Jan 21, due Jan 21, 1911, 5%. Jan 22, 1908. 6:1710. 7,000
- Jones, John H to Mary R Ritch. 26th st, No 139, n s, 103.4 e Lexington av, 23.4x98.9. Jan 23, 1908, 3 years, 6%. 3:882. 9,000
- Jones, John H, of Mt Vernon, N Y, to Stewart L Woodford. 26th st, No 137, n s, 80 e Lexington av, 23.4x79. Jan 23, 1908, 3 years, 6%. 3:882. 9,000
- Jacobson, Israel to Martha Stern. 17th st, No 454, s s, 100 e 10th av, 25x92. Prior mort \$21,600. Jan 8, 6 months, 6%. Jan 18, 1908. 3:714. 2,100
- Jones (Chas E) Co to Louis M Jones and ano. 134th st, No 522, s s, 480.6 w Amsterdam av, 43.9x99.11. Prior mort \$40,000. Jan 17, 1908, due Jan 20, 1910, 6%. 7:1987. 10,000
- Same to same. Same property. Consent to above mort. Jan 17, 1908. 7:1987.
- Jones (Chas E) Co to Louis M Jones and ano. 134th st, No 524, s s, 524.3 w Amsterdam av, 43.9x99.11. Prior mort \$44,000. Jan 17, 1908, due Feb 20, 1910, 6%. 7:1987. 10,000
- Same to same. Same property. Consent to above mort. Jan 17, 1908. 7:1987.
- Kranz, Elias with J Waldron Gillespie. 3d av, No 1751, n e cor 97th st, No 201, 25.7x90. Extension mort. Jan 2. Jan 17, 1908. 6:1647. nom
- Kleban, Louis E to Elias A Cohen. 111th st, Nos 140 and 142, s s, 25 w Lexington av, 40x100.11. P M. Jan 17, 1 year, 6%. Jan 23, 1908. 6:1638. 5,000
- Kopta, Tony to Victor and Josephine Kapfer, tenants by the entirety. 15th st, No 425, n s, 244 w Av A, 25x103.3. Jan 2, 2 years, 6%. Jan 23, 1908. 3:947. 1,000
- Kaufmann, Rosalie et al trustees for benefit Rosalie Kaufmann will Leopold Kaufmann with Emily D Floyd. 60th st, No 129, n s, 105 w Lexington av, 20x100.5. Extension mort at increased interest from 4½% to 5%. Dec 30. Jan 22, 1908. 5:1395. nom
- Klein (Moritz) Realty & Construction Co to Max Lipman and ano. Henry st, Nos 173 to 177, n w cor Jefferson st, Nos 18 and 20, runs w 65.5 x n 75 x e-13 x n 5 x e 52.2 to Jefferson st x s 80 to beginning. Prior mort \$125,000. Jan 15, demand, 6%. Jan 17, 1908. 1:284. 21,000
- Same to same. Same property. Certificate as to above mort. Jan 15. Jan 17, 1908. 1:284.
- Kantor, Israel to Ernst Winterhoff. 127th st, No 126, s s, 275 w Lenox av, 25x99.11. Jan 17, 1908, 3 years, 6%. 7:1911. 7,000
- Klein, David to Paul Gross. 52d st, No 427, n s, 339 e 1st av, runs n 66.4 x s e — x s 62.9 to st, x w 20 to beginning. Prior mort \$9,000. Jan 20, due April 1, 1910, 6%. Jan 21, 1908. 5:1364. 1,000
- Kaufmann, Rosalie et al trustees for benefit Rosalie Kaufmann will Leopold Kaufmann with Gregor A MacGregor trustee under trust deed. 69th st, No 59, n s, 125 e Columbus av, 20x100.5. Extension mort at increased interest from 4½% to 5%. Dec 28. Jan 23, 1908. 4:1122. nom
- Lawyers Mortgage Co with Ciro Spina. Elizabeth st, w s, 108 n Houston st, 27x83.1. Extension mort. Dec 14. Jan 21, 1908. 2:521. nom
- Lloyd, Laurence W to Anna Mohr. 107th st, No 164, s s, 196 w 3d av, 28.3x100.11. Jan 21, due Nov 21, 1908, 6%. Jan 22, 1908. 6:1634. 4,000
- Levin, Henry to Saml Siskind. Madison av, No 1847, e s, 67.4 n 120th st, 17x83x17.7x83 (fee); East Broadway, No 239, s s, abt 210 e Clinton st, 23.7x½ block. Leasehold. Prior mort \$17,750. Jan 21, 2 years, 6%. Jan 22, 1908. 6:1747, 1:286. 2,500
- LAWYERS TITLE INS AND TRUST CO with Clarence J Luce. Spring st, Nos 321 and 323, n s, 20.3 w Greenwich st, 40.6x40. Extension mort at increased interest from 5% to 5½%. Nov 1. Jan 20, 1908. 2:596. nom
- Lustgarten, Rachel to Ann E Hasbrook. 6th st, No 704, s s, 60 e Av C, 20x48.6. P M. Jan 21, 1908, due, &c, as per bond. 2:375. 8,000
- Lebowitz, Israel to Bettie Rothfeld. 119th st, No 153, n s, 145 e 7th av, 20x100.11. P M. Jan 21, 1908, 3 years, 5½%. 7:1904. 12,000
- Lebowitz, Israel to Mary M Bottome. 119th st, Nos 147 and 149, n s, 185 e 7th av, 2 lots, each 20x100.11. 2 morts, each \$12,500. Jan 21, 1908, 5 years, 5%. 7:1904. 25,000
- Louis, Alexander with August Schieck. 127th st, No 219, n s, 205 e 3d av, 25x99.11. Extension agreement. Jan 20, 1908. 6:1792. nom
- Levin, Louis to ROYAL BANK. 8th av, Nos 2866 and 2868, s e cor 153d st, Nos 270, 99.11x100. Prior mort \$63,000. Assign rents to extent of \$3,000. Jan 15. Jan 20, 1908. 7:2038. 3,000

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451 WEST 54th STREET, NEW YORK, N. Y.

Sole Agents for BERKSHIRE WHITE PORTLAND CEMENT CO.

- Lary, Jennie H to Chas Elbogen. 69th st, No 302, s s, 100 w West End av, 25x100.5. Jan 15, due, &c, as per bond. Jan 17, 1908. 4:1180. 12,000
- Lefkowitz, Yetta to Fanny Heilbrunn and ano. 105th st, No 327, n s, 320 e 2d av, 30x100.11. P M. Jan 16, 2 years, 6%. Jan 17, 1908. 6:1677. 4,000
- Levy & Weinstein Realty & Construction Co to Emanuel M Krulwich. 141st st, Nos 605 and 607, n s, 100 w Broadway, 75x99.11. Prior mortgs \$90,000. Jan 15, 3 years, 6%. Jan 17, 1908. 7:2088. 15,000
- Same to same. Certificate as to above mort. Jan 15. Jan 17, 1908. 7:2088. —
- Lynch, Margt to ROYAL BANK. 42d st, No 350 East. Assign rents to extent of \$1,090. Jan 23, 1908, installs, —%. 5:1334. nom
- Loos, Emilie wife of August to Martin Burke. 127th st, No 12, s s, 166.3 w 5th av, 18.9x99.11. Jan 15, 3 years, 5%. Jan 17, 1908. 6:1724. 5,000
- LAWYERS TITLE INS AND TRUST CO with Lilly W Barney. 86th st, No 276, s s, 120 e West End av, 20x102.2. Extension mort at increased interest from 4½ to 5½%. Jan 17, 1908. 4:1233. nom
- McGuire, Margt C with Pasquale Briganti. 17th st, No 205 East. Extension mort. Jan 10. Jan 20, 1908. 3:898. nom
- Murphy, Mary to Mary L Campion. 54th st, No 148, s s, 225 e 7th av, 18.9x100.5. Jan 20, 1908, 3 years, 5½%. 4:1006. 4,000
- Mandelbaum, Harris and Fisher Lewine with Samuel Rouse. 135th st, Nos 266 to 270, s s, 100 e 8th av, 100x99.11. Certificate as to amount due on mort, &c. Jan 23, 1908. 7:1940. —
- Manes, Max and Joseph Zimmelman with Eugene Metzger. Essex st, No 109. Agreement modifying mort. Jan 17. Jan 18, 1908. 2:410. nom
- Meyer (Louis) Realty Co to Matthew Kaicher. 97th st, No 202, s s, 51 e 3d av, 49x62.11. Prior mort \$35,500. Nov 15, 1906, due Feb 1, 1912, 6%. Jan 17, 1908. Re-recorded from Nov 21, 1906. 6:1646. 8,000
- Meirowitz, Annie wife of Saml to League Realty Co. 67th st, No 149, n s, 59 e Lexington av, 56x100.5. P M. Jan 20, 3 years, 5%. Jan 21, 1908. 5:1402. 78,000
- Moses, Charles E to FARMERS LOAN AND TRUST CO. 8th av, No 491, w s, 55.7 s 35th st, 18.6x62. Jan 21, 1908, 3 years, —%. 3:758. 16,000
- Meller, John S and David Podolsky to Mandel Gershowitz and ano. Clinton st, Nos 36 and 38, s e cor Stanton st, No 171, 100x25.4. Jan 14, demand, 6%. Jan 21, 1908. 2:349. 13,000
- MERCANTILE TRUST CO with Havemeyer Real Estate Co. Liberty st, Nos 106 and 108, and Cedar st, No 111. Extension mort. Dec 1. Jan 17, 1908. 1:52. nom
- Maccarrone, Giovanni with Harlan F Stone trustee for Marion S Butler will David Stevenson. 11th st, No 334 East. Subordination agreement. Jan 16. Jan 17, 1908. 2:452. nom
- Morse, Edward L with Lawrence Greer. 56th st, No 126 East. Extension mort at increased interest from 4½% to 5½%. Dec 31. Jan 17, 1908. 5:1310. nom
- McCord, Louis to TITLE GUARANTEE & TRUST CO. 114th st, No 238, s s, 200 e 8th av, 25x100.11. Jan 16, due, &c, as per bond. Jan 17, 1908. 7:1829. 20,000
- Murray, Agnes to SEAMENS BANK FOR SAVINGS in City N Y. 129th st, Nos 20 and 22, s s, 310 w 5th av, 50x99.11. Jan 17, 1908, 5 years, 5%. 6:1726. 10,000
- Marcus, Nathan to Benj Nieberg. 127th st, No 132, s s, 65 w Lexington av, 35.10x99.11x35.11x99.11. P M. Prior mort \$33,000. Jan 15, due Dec 30, 1912, 6%. Jan 18, 1908. 6:1775. 8,000
- Mutze, Elena with Bachman Brewing Co. 48th st, No 510, s s, 175 w 10th av, 25x100.5. Extension mort. Nov 12. Jan 22, 1908. 4:1076. nom
- Mangels, Joseph J, of Brooklyn, N Y, to Eliz and Christina Miller. Duane st, No 193, n s, abt 85 e Washington st, 20x50. ½ part. Jan 23, 1908, 3 years, 6%. 1:142. 5,000
- Same to Anna M Mangels. Same property. ½ part. Prior mort \$5,000. Jan 21, demand, 5%. Jan 23, 1908. 1:142. 2,300
- Marvin, Harry N and Oramella T to Herman Casler. Riverside Drive, No 340, n e cor 106th st, No 325, runs n 34.11 x e 43.5 x n 5.4 x e 14.11 x s 7.6 x w 5.7 x s 32.7 to st, x w 53 to beginning. Jan 22, due Jan 22, 1911, 6%. Jan 23, 1908. 7:1892. 5,000
- Same to same. Same property. Jan 22, 3 years, 5%. Jan 23, 1908. 7:1892. 17,000
- Marayno, Barnett to STATE BANK. 89th st, No 226, s s, 285 e 3d av, 25x100.8. Jan 10. Secures notes, —%. Jan 23, 1908. 5:1534. 1,500
- May, Ernst to John Aichele. 84th st, No 451, n s, 75 w Av A, 19x102.2. Jan 21, 3 years, 5½%. Jan 22, 1908. 5:1564. 11,000
- Nuhn, Lillie with Rose Theaman. Rivington st, No 144, n s, 34 w Suffolk st, 22x75. Extension mort. Jan 17. Jan 22, 1908. 2:354. nom
- New York Operating Co to LAWYERS TITLE INS AND TRUST CO. 142d st, No 520, s s, 360 e Broadway, 15x99.11. Jan 18, 3 years, 5%. Jan 20, 1908. 7:2073. 9,000
- N Y Operating Co to LAWYERS TITLE INS AND TRUST CO. 142d st, No 520, s s, 360 e Broadway, 15x99.11. Certificate as to mort fort \$9,000. Jan 17. Jan 21, 1908. 7:2073. —
- Openhym, Tillie S with Mary Gallinger. 50th st, No 415 East. Extension mort. Jan 20. Jan 23, 1908. 5:1362. nom
- Oppenheimer, Herbert to Realty Transfer Co. Hamilton pl, No 130, n w s, at n s 143d st, runs w 90.2 x n 99.11 x e 132.7 to pl, x s w 108.6. P M. Prior mort \$175,000. Jan 8, 2 years, 6%. Jan 20, 1908. 7:2075. 25,000
- Same to same. Same property. P M. Prior mort \$200,000. Jan 18, 2 years, 6%. Jan 20, 1908. 7:2075. 15,000
- Openhym, Tillie S with Adelaide Erstling. 1st av, No 1501. Extension agreement. Dec 30. Jan 20, 1908. 5:1453. nom
- Openhym, Tillie S with Amelia Schaefer. 87th st, No 166 East. Extension mort. Jan 20, 1908. 5:1515. nom
- Owens, Wm W, of Brooklyn, N Y, Marie V wife of John T Sherman, of Garrison, N Y; Eva L wife of Luman W Johnson, of N Y City, heirs Wm W Owens to Sarah E Fox et al. 5th av, No 553, e s, 78.5 n 45th st, 22x51. Jan 20, 1908, 5 years, 5%. 5:1281. 75,000
- Ordemann, Christian H with Mathilda Ehrmann. 118th st, No 267 West. Extension mort at increased interest from 4½% to 5%. Jan 16. Jan 21, 1908. 7:1824. nom
- Oppenheimer, Bernhard and Adele with Isaac Roch. 2d av, No 1978. Extension mort. Jan 16. Jan 18, 1908. 6:1673. nom
- O'Sullivan, Percy B to Thomas Minford. Madison av, No 274, w s, 74.1 s 40th st, 24.8x120. Prior mort \$124,500. Dec 21, demand, 6%. Jan 18, 1908. 3:869. 3,850
- Putnam, Clifford with John Sechich and Anton J Ruscovic. 11th av, No 604. Extension mort. Jan 3. Jan 18, 1908. 4:1073. nom
- Proudman, Edw H to TITLE GUARANTEE & TRUST CO. 61st st, No 137, n s, 371.10 w Columbus av, 24x100.5. Jan 17, 1908, due, &c, as per bond. 4:1133. 9,000
- Paymer, Joseph J and Saml S to CENTRAL TRUST CO of N Y. 75th st, No 432, s s, 344.6 e 1st av, 18.6x102.2. Jan 20, 1908, 5 years, 5%. 5:1469. 6,500
- Pechner, Adolph and Elias M Pilzer and Wm and Chas Stutz to Mary G Richardson. 1st av, No 1382, e s, 25 s 74th st, 24.6x113. Jan 17, 1908, 5 years, 5½%. 5:1468. 25,000
- Pechner, Adolph and Wm and Chas Stutz and Elias M Pilzer to Saml Blumenthal. 1st av, No 1382, e s, 25 s 74th st, 24.6x113. Prior mort \$25,000. Jan 17, 1908, 2 years, 6%. 5:1468. 8,000
- Rudinsky, Louis to Max Oshrin. 2d st, No 122, n s, 292.3 e 1st av, 24.8x121.11. Prior mort \$41,000. Given as collateral security for payment of 3 notes, each for \$2,065. Jan 11, due Dec 1, 1908, 6%. Jan 17, 1908. 2:430. 6,195
- Rosenberg, Betsey to Max Zelinka. 3d st, No 66, s s, 25 w Broadway, 25x100. 1-3 part. Prior mortgs \$37,500. Jan 22, 1908, due July 22, 1908, 6%. 2:537. 675
- Rosenthal, Marcus with Christoph Reimuth. 46th st, No 345 East. Agreement as to reduction of interest from 6% to 5%. Jan 16. Jan 22, 1908. 5:1339. nom
- Raab, Geo to Pincus Lowenfeld and ano. 124th st, Nos 503 and 505, n s, 50 w Amsterdam av, 50x100.11. Prior mort \$52,000. Jan 21, due May 10, 1912, 6%. Jan 22, 1908. 7:1979. 12,000
- Ryan, John to Gerson Hyman and ano. 144th st, Nos 112 to 118, s s, 275 w Lenox av, 2 lots, each 50x99.11. 2 P M mortgs, each \$12,500. 2 prior mortgs \$45,000 each. Jan 21, 3 years, 6%. Jan 22, 1908. 7:2012. 25,000
- Reibstein, Emil and Barnet to Jacob Karp. Madison st, No 162, s s, abt 48 e Pike st, 23x100. Prior mort \$25,000. Jan 20, 5 years, 6%. Jan 22, 1908. 1:272. 8,000
- Rosemund, Ernest to Henry Siegel. Broadway, Nos 1313 and 1315, n w cor 34th st, No 107, runs n 40.5 x s w 70.7 x s 16 to 34th st, x e 77.3 to beginning, except part for Broadway, being now abt 31.10 on Broadway and 50.6 on 34th st. P M. Prior mort \$300,000. Jan 20, due, &c, as per bond. Jan 22, 1908, 3:810. 70,000
- Realty Transfer Co to Delta Realty Co. Broadway, s e cor 144th st, 99.11x100. Jan 16, 3 years, 6%. Jan 17, 1908. 7:2075. 10,000
- Same to same. Same property. Certificate as to above mort. Jan 16. Jan 17, 1908. 7:2075. nom
- Realty Transfer Co to Delta Realty Co. 144th st, s s, at n w s Hamilton pl, 125x99.11x82.7x108.6. Jan 16, 3 years, 6%. Jan 17, 1908. 7:2075. 10,000
- Same to same. Same property. Certificate as to above mort. Jan 16. Jan 17, 1908. 7:2075. nom
- Realty Transfer Co to Delta Realty Co. Broadway, n e cor 143d st, 99.11x100. Jan 16, 3 years, 6%. Jan 17, 1908. 7:2075. 10,000
- Same to same. Same property. Certificate as to above mort. Jan 16. Jan 17, 1908. 7:2075. —
- Riley, Margt or Margt A to Emilie T Turner. West End av, No 783, w s, 38 n 98th st, 17x80. Jan 9, 3 years, 5½%. Jan 17, 1908. 7:1888. 14,000

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35th st, n s, 200 e 3d av, 25x98.9. Elizabeth H Gunst agt John Sheridan et al; partition; att'ys, Lavelle & Gordon.

Central Park West, n w cor 84th st, 25x100. 161st st, n s, 118.11 e Broadway, 18x99.11; two actions.

18 Bruce, Edw B—Henry P Furlong, costs 20.08 18 the same—Helen N Furlong, costs 17.41

West End av, Nos 20 to 26. Gabriel Freiman et al agt Leopold Hellinger et al; action to foreclose mechanic's lien; att'y, H S Fried.

66th st, n s, 100 w West End av, 160x100.5; two actions. Equitable Life Assurance Society of the United States agt Ida Margolies et al; att'ys, Alexander & Green.

21 Barkin, Samuel—Adolph Shapiro et al, 439.16 21 Berland, Chora—Frank Greenberg, 145.65

FORECLOSURE SUITS.

135th st, n s, 200 e 5th av, 70x99.10. J Sergeant Cram, trustee, agt Herman Aaron et al; att'y, G E Weller.

Lenox av, n w cor 112th st, 90.5x100. Chas E Hess agt Morris H Bernstein et al; att'ys, Eisman, Levy, Corn & Lewine.

22 Bernard, Henry—City of N Y, 418.30 22 Biddison, Samuel M—the same, 254.47

5th av, e s, 63.2 s 120th st, 37.8x100. Pauline L Goodman agt Hyman Krovosky et al; att'ys, Krakower & Peters.

97th st, No 303 East. Philip Levitt agt Angelo B Longone et al; att'ys, Arnstein & Levy.

23 Burger, Rudolph—City of N Y, 108.98 23 Bernard, Henry—the same, 146.30

14th st, No 607 East. Meyer Goldberg et al agt Adolph Kagel et al; att'y, H Bergman.

151st st, n s, 400 w Morris av, 83.7x59.3x irreg. Nellie A Murphy agt Guiseppi Landi et al; att'ys, Reed & Pallister.

24 Becker, Barney—Bernard Bernbaum, 39.41 24 Boggs, Odin E* & Celia E—Elizabeth A Bend et al, 163.41

Southern Boulevard, n w cor Avenue St John, 100x105. Southern Boulevard, n s, 150 w Avenue St John, 75x130x irreg; two actions. Lawyers Title Ins & Trust Co agt John McGrath et al; att'y, P S Dean.

59th st, n s, 250 e 11th av, 25x100. Margaret N Dudley agt Frank De Rosa et al; att'y, G M Browne.

20 Corrier, Vincent C—Joseph Block, 164.21 20 the same—Harry Singer, 216.52

19th st, No 447 West. Wm J Kelly agt Nathan B Blum et al; att'y, L R Palmer.

112th st, n s, 185 w 2d av, 18.9x100.10. Wm F Patterson exr agt Max Friedman et al; att'y, F M Tichenor.

21 Callas, Nicholas—Isaac Heidelberger, 266.52 21 Cohn, Samuel—Henry S Story et al, 89.40

23d st, s s, 462.6 w 7th av, 37.6x98.9. City Real Estate Co agt Joseph E Higgins et al; att'y, H Swain.

118th st, n s, 167 w Pleasant av, 58.6x100.10. Louis Lese agt Moses I Siegel et al; att'ys, Lese & Connolly.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Jan. 21. Edgecombe av, w s 25 s 153d st, 50x100. James A Deering agt Benjamin Loewentritt et al; att'y, J R Deering.

Jan. 18 Alzmann, Peter F—E B Latham & Co, 240.02 18 Agnew, Ellis J—Isaac J Flatto, 20.41

73d st, Nos 227 and 229 East; two actions; Van Norden Trust Co agt Joseph Fuchs et al; att'ys, Parsons, Closson & McIlvaine.

18 Allen, Wm E—Interborough Rapid Transit Co, 68.88 18 Alexanderson, John—Mortimer Baum, 200.00

120th st, n s, 301.8 e Avenue A, runs e 347.1 to bulkhead line of Harlem River x n 112.7 x w 297.2 x s 100.11 to beg. Wm S Patten agt Margaret Mulhall et al; amended; att'y, M F Johnson.

21 Altiery, Carmine—David W Rockmore, 1,187.77 21 Abbott, Wilbur C—Emerson P Harris, 35.41

1st av, n w cor 99th st, 40.11x100. Jefferson Bank agt Lulu Banford et al; att'ys, Kantrowitz & Esberg.

22 Altschul, Samuel—Isaac Weinstein, 79.81 22 Anderson, Charlotte—Emanuel J Abeles, 85.95

Hughes av, e s, 250 n Bayard st, 100x87.6. Margaret A Demarest agt Fremont Realty Co et al; att'ys, Carrington & Pierce.

20 Altera, Petro—Hudson Structural Steel Co, 116.56 23 Abeles, Pauline—Samuel Zeitlin et al, 166.56

102d st, No 166 East. Leonard Bronner agt Beckie Kleinfeld et al; att'y, S M Klenheimer.

24 Adel, John—Frank Kopf, 481.44

126th st, s s, 350 e 2d av, 83.4x99.11; two actions. Amelia B C Philbrick agt Francis Bentivengna Corleone Co; att'ys, Sackett & Lang.

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CORPORATIONS.

Table listing corporations such as Douglas & Manor Co; Portman Realty Co; N Y City Ry Co; Joseph Vandenberg Opera Co; Builders' Construction Co; Frident Fire Co; Interborough Rapid Transit Co; The City of N Y; The Empire State Surety Bank; The Coal & Iron Ntl Bank; Dry Dock, East Broadway & Battery R Co; The City of N Y; Union Ry Co; N Y City Ry Co; Raymond Hotel Co; New York Steamboat Co.

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Table listing various companies and their addresses, including B Diehl Construction Co, Lane Steam Packing Co, N Y City Ry Co, etc.

SATISFIED JUDGMENTS.

Jan. 18, 20, 21, 22, 23 and 24.

Table listing satisfied judgments for various companies like Borgia, Same, Cataldo, Bates, Bradley, Bagge, Brady, Brand, Borgia, Brothers, Clark, Connolly, Dashew, De Carlo, Eisenberg, Feinstein, Eckstein, Wolfe, Grau, Greenbaum, Gassner, Gissel, Granger, Havlickm, Crowe, Hearn, Hubbard, Hubbell, H Mohlman, Horback, Hamilton, Hunter, Herrington, Klingenstein, Kannensohn, Kretz, Kramer, Levy, Lengel, Miller, Mahr, Same, Marcus, Merrill, Moskolick, Grainger, Meyer, Moore, Neubauer, O'Toole, Perlman, Rudolph, Riley, Riordan, Silkman, Storm, Schlesinger, Schug, Schwartz, Frankel, Thomann, Thoman, Wheelock, Welzel, Waters, Weiss, etc.

Table listing various companies and their addresses, including A W McLaughlin & Co, Son, Jackson's Baggage Express, Supreme Lodge Knights of Honor, Same, Helm Campbell Co Ltd, etc.

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS.

Jan. 18.

Table listing mechanics' liens for various addresses, including 204-80th st, 205-Lenox av, 206-78th st, 207-37th st, etc.

Jan. 20.

Table listing mechanics' liens for various addresses, including 208-Cedar av, 210-Av A, 211-Broadway, 212-Cedar av, 213-Essex st, 214-Mulberry st, 215-105th st, 216-105th st, 217-47th st, 218-107th st, 219-Broadway, 220-Riverside Drive, 221-236th st, 222-213th st, etc.

Jan. 21.

Table listing mechanics' liens for various addresses, including 223-Vestry st, 224-81st st, 225-Washington st, 226-39th st, 227-Sylvan pl, 228-Broadway, 229-Av A, 230-14th st, 231-Monroe st, 232-Tiffany st, 233-Satisfied, etc.

Jan. 22.

Table listing mechanics' liens for various addresses, including 234-101st st, 235-Cedar av, 236-Delancey st, 237-11th av, 238-West End av, etc.

CORPORATIONS.

Table listing corporations, including Metropolitan Life Ins Co, O'Rourke Engineering Construction Co, Wright Steam Engine Works, etc.

