

**REAL ESTATE RECORD & BUILDERS GUIDE.**  
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**C. W. SWEET**

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**C**ERTAIN regulations for the use and occupation of the streets, recommended for adoption to the Board of Estimate by a special commission, would abrogate the right of builders to occupy one-third of the street, and leave the determination of the area to be occupied, as well as the time of occupation, to the Commissioner of Street Cleaning. As in effect they would under arbitrary enforcement limit the term for the completion of building works, it will be seen that the proposed regulations possibly hold grave consequences for the building trades, and at any rate should receive their attention. The suggestion emanates from a commission of three engineers appointed last June by the Mayor to investigate and report on some new and improved system of street cleaning. Tendencies and conditions resulting from rapid city growth have so complicated the herculean task of keeping the thoroughfares in order, the Mayor considers that a better method is imperatively demanded. The commissioners have, after studying the problem here and abroad, made an exhaustive report. While they regard the general use of street flushing, rather than sweeping, as the most important of their recommendations, there are other directions in which changes are suggested. The laws and ordinances relating to street-littering of all kinds should be rigidly enforced, and as permits to occupy the streets for building purposes affect the operations of the Department of Street Cleaning more than any other city department, they believe that all such permits should be issued by this department, that a fixed license fee, based upon the area occupied and the location, should be exacted from builders, and that a date of expiration should be named in the permit. A renewal of the permit at double rate would be entirely discretionary with the head of the department. This is a proposition which we think should be carefully studied. No doubt it is well intended, with the object of reducing street obstructions to the minimum, but the power of determining within what period of time a building work shall be executed is one which, if exercised at all, should scarcely be reposed in such unaccustomed hands.

**W**HILE it is improbable that any plan of charter revision will be sufficiently developed in detail to pass during the current session of the Legislature, there is one recommendation of the commission that should not fail to receive favorable action. There should be no hesitation in passing the proposed amendment to the State constitution which exempts money spent on remunerative improvements from inclusion within the debt limit, and this amendment should be so worded as to include dock improvements as well as subways. For years the Record and Guide has been insisting upon the necessity of action to this effect. When under Mayor Low's administration some relief was obtained by a general increase of real estate assessments, we pointed out that such relief could only be temporary; and the time gained should be used in passing an amendment that would put subway and other paying improvements in the same class

as the new water-supply system. Nothing, however, was done; and the city again finds its borrowing power wholly insufficient for its imperative needs. The insufficiency is so obvious that at last every responsible municipal official is in favor of it. The Governor and the Public Service Commission have recommended it, and both the Mayor and the Comptroller have admitted its necessity. It will take, however, at least three years to consummate the amendment; and the process should consequently be commenced by the passage of the first bill, submitting the amendment during the current session. Organizations, both local and general, representing the real estate interests, should work actively and persistently on behalf of such legislation. It is absolutely necessary for the future welfare of the city and for the prosperity of its property-owners that the amendment should be passed with the smallest possible delay.

**B**UT whether or not the Legislature passes an amendment excluding money spent upon remunerative improvements from within the debt limit, the beginning of new subway works concurrently in Manhattan and Brooklyn—even if it is only a section at a time—should not be delayed to that extent. Every effort should in the meantime be made to advance them, with or without private capital. The Record and Guide has always favored as a matter of general policy the construction of subways by the city, but we fear that just at present the city may lose more by waiting for municipal construction than it would by offering private capital a sufficient inducement to construct the subways that are immediately needed in Manhattan and the Bronx. In view of the over-crowded condition of existing means of transit, the disastrous effects of delay in starting new construction does not need much emphasis. Furthermore the condition of the city's credit is such that for some years as little money as possible should be borrowed. No doubt the value of New York's securities will improve with the general improvement of good bonds, but if the city is obliged to keep on borrowing at the rate it has borrowed since 1900, it will still be obliged to pay excessively for its accommodation. A city such as New York should be able to borrow at 3½ per cent.; but it will never reach such a position as long as it keeps on flooding the market with more of its securities than can be conveniently assimilated. If there is any way, consequently, of diminishing substantially the output of city stock, such a diminution will mean that the city will be able to save just so much interest on all the securities it issues; and this saving might well amount to many million dollars. Yet the burden of raising the \$100,000,000 soon to be needed for subway construction could be transferred to private corporations, and the result would be undoubtedly to improve the city's credit by half a point during the next few years.

**W**ITH the Parker building as an illustration, a committee of the Merchants' Association has endeavored to make particularly plain to the Board of Aldermen the meaning and intent of the building code recently proposed and now again the subject of attention at the hands of a commission. It seems to be necessary to repeat for the benefit of some that the Parker building was not erected under the provisions of the existing code, but was fairly typical of the speculative operations of the period. Had the building been constructed under specified regulations identical with those in the code recently proposed for enactment it would no doubt have been a safer repository of goods and light machinery, but would have required a heavier investment of capital and resulted in a building with less rentable space, because of decreased height. The cost per square foot being greater, the rental schedule would have been in the same proportion, and the question is would the investment have been a paying one in those times and for that quarter of the city? The building would not have been more than 150 feet high; the large floor area would have been divided in two by a fire wall; the heavy safes and other weights would not have broken through the floor arches; the columns would have been protected by four inches of fire-resisting material, the girders by three inches and the beams by two; and wire-glass windows in metal frames would have shut off one of the principal routes by which flames extend themselves through a building. But would the fire department have been any more efficient in a crisis, and can anyone say positively that there might not have been other mischances by which the consequences to the tenants and the insurance companies, if not to the building, would have been much the same as in the recent conflagration? Since the point has been raised, it might be well to suggest to the expert builders of the new

commission the desirability of making an estimate of the sum that such an operation as the Parker building, taken only as a type, would cost if constructed under a code which will hereafter be submitted for enactment, to take the place of the existing code. What would be the difference in cost for various types of buildings. Then submit the figures to some body of real estate experts with the query, would buildings so constructed produce a reasonable return for their owners? The investment feature cannot be separated from the question of fire-class construction. We do not want to make New York impossible for too many lines of business by raising building costs, and consequently rents, very much higher than they are.

## Construction of Tenements.

The Modern Apartment House as the Representative of the Best in City Building.

IT is difficult to fully realize the field of work that has been covered in the reconstruction of old "tenements" and the building up of new. In the old tenements there are perhaps none so conversant with the unsanitary conditions to which the poor have been subject to as the "architect" and the "rent collector."



MAXIMILIAN ZIPKES.

When the tenement house law was first introduced and its various laws enforced, the owners of property who were not so easily convinced or who were not quick enough to grasp or foresee its advantages, threw up their hands as if an officer of the law had stepped in to take their property away. The more conservative owner, however, as well as the shrewd operator, saw at once the advantages and benefits of these laws, and instead of fighting and trying to overthrow them, hailed them as a new avenue by which to increase their holdings, at a profit to themselves and a blessing to the tenants.

Facts and figures have proven that the removal of school sinks from the yards, and the installation of toilet compartments on each floor, as well as the installation of washtubs and sinks in each apartment, have been considered a convenience by the tenants for which they gladly pay the increase in their rents; in all cases proving and bringing a large return in the investment to the owner.

In doing this work it was necessary in a great majority of cases to construct shafts of fireproof material in the center of the house, thus rendering two rooms on each floor on side of shaft lighter, and so affording a breath of air to those whose circumstances still compel them to occupy dwellings of this kind.

Glass windows between rooms acting as transmitters of light and air are also beneficial suggestions of the Tenement House act. Glass panels in doors opening into public halls, as well as ventilating skylights on top of these halls, have added material comfort to the health of the tenants, for there is nothing which helps to accumulate dirt more than darkness.

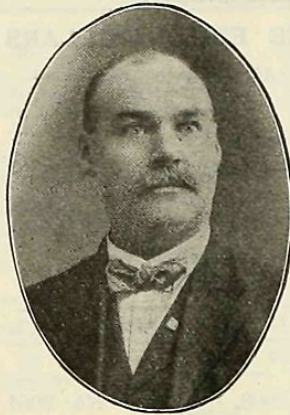
A great many builders, operators and owners have from time to time experienced grievances in (what seems to them) the harsh rulings of the department. In all complaints against the department, however, they find that the officials are covered by the law. This goes to show that it is not the officials, but the law that needs changing. A great many complaints are due to a technical interpretation of the law. A great number of these, I think, could be obviated, if the Tenement House Department had in connection with it, an official board of examiners, consisting of five paid architects who, by their experience and dealings with the tenements and departments have shown both ability and honesty, and to whom all points and questions of differences should be submitted at a regular stated meeting, and whose opinion should be final.

There is perhaps no form of structure which requires more study and care as well as detailed attention, than the construction of an up-to-date apartment house. Conditions have made it so that a large majority of the rich prefer living in apartment houses. Every known improvement, and every possible effort is used to make an apartment comfortable and attractive. The best of woods and finest of silks are used in the decorative schemes, and as each house is finished we imagine that we have reached the climax of perfection, when, however, our attention is diverted in other directions showing different improvements and new comforts.

(Continued on page 206.)

## Reports from the Boroughs.

Daniel F. Featherston, Secretary of the Manhattan Joint District Council of Carpenters and Joiners, recently received reports from delegates in various parts of the city showing the status of work in that trade during the past year. From these reports we are permitted to make the following notes. They show that in Queens and Richmond times have been at least fair, and reports from the Bronx and Manhattan are optimistic.



DANIEL F. FEATHERSTON.

Mr. John Tower, representing Manhattan, and reporting on conditions in 1907, said that the building industry, at least that in the speculative line, has apparently traveled the pace that kills. "The result has been the extinction of a cheaper class of speculators to the betterment of all concerned." Otherwise, the builder, the owner and worker are all profiting, he says. The wild flurry of the last few years he does not consider to have been of any advantage to any one in particular. It was an incubator which brought forth the worst kind of wildcat realty and construction companies, and now that the panicky times have about passed, it can be said in a general way that they caused some good in eliminating some undesirable elements. In conclusion Mr. Tower says we may properly take the optimist's point of view and be thankful for what we received during the year 1907 and look forward to a brighter future in 1908.

Mr. Charles H. Bausher, representing the Bronx, reports a decided tendency toward a better class of work throughout that borough, and this has resulted in a vast army of skilled mechanics coming to the Bronx. "A great many have moved here and work here whenever the opportunity presents itself, and favorable conditions exist." While the recent financial crisis has seriously affected building operations and mechanics in general, it has also at the same time created a decided lack of confidence in the present banking and financial system, but this is expected to induce capital to seek investment in real estate, which would accelerate the building industry in the Bronx.

Messrs. Charles Bickel and Charles Lamge report that the condition of Richmond during the past year was very prosperous, especially for carpenters. There were employed on the average twelve hundred men, and the prospects are bright.

Mr. James Asher, reporting for Queens, notes that the general condition of the building industry in that borough during the year 1907 was normal. There never was at any time any particular boom. It has rather been a steady growth. But it is true that the late financial crisis stopped several of the large construction companies from building on an extensive scale, on account of their being unable to procure extensive loans. The following are some of the localities where real estate has advanced in valuation and various buildings of the better class have been erected:

Forest Park: Mostly all private houses averaging about eight thousand dollars each. The Dickel Construction Company has built and disposed of about forty 2-family houses, averaging in price about \$6,800 each. The Richmond Hill Investment Company has erected and disposed of about thirty 2-family houses, averaging in price about \$7,000 each—and the Englehardt Construction Company has erected about sixty houses which they have been very successful with, especially with the property in Brooklyn Manor.—A large number of houses have been erected and sold in Richmond Hill and Morris Park sections, and the increase in valuation has been about twenty per cent.—The Liberty Heights section is still making progress, being within a few blocks of the Kings County Elevated Railroad. The Queens County trolley and the Freeport trolley pass the property.—Various houses have been built in Jamaica, adjoining the Hillside av section, ranging in price from ten to twenty thousand dollars.—Eastwood and Hollis have taken quite a lead, and a large number of houses have been erected, mostly of the better class.—All the Rockaway districts have felt the steady growth in population in the same measure as the other parts of the borough.

The west side of Queens, where are situated Long Island City, Elmhurst, Corona, Flushing, College Point, Whitestone and Woodside, have all shared in the prosperity in proportion, with the rest of the borough. The completion of the bridges and tunnels will insure the future of the Borough of Queens and the vicinity. Every farm on the south side of Long Island, from the Kings County line to Brentwood, a distance of forty-five miles, has been sold and cut up in building lots by the various realty companies.

—Since consolidation Brooklyn has obtained appropriations for two bridges, one subway and one municipal ferry line; Queens, one bridge, and Richmond a municipal ferry. Old New York has had only one new rapid transit line. Give the old town a square deal.

# THE REALM OF BUILDING.

## Nameplates for Fire Windows.

### NEW RULES AND REQUIREMENTS GOVERNING THE CONSTRUCTION OF METAL WINDOWS.

The most important matter regarding the construction and use of fire windows that has taken place for some time is the adoption by the New York division of the National Board of Fire Underwriters of rules and requirements governing the construction of such windows. The rules and requirements referred to were formulated some years ago by officers of the National Fire Protection Association. These rules are calculated to govern the construction of metal fire windows and assure the users and purchasers of fire window installations against poorly and cheaply made work that would not stand against a severe fire. The importance, of course, can be readily comprehended and appreciated.

To make these rules more effective and the window more valuable to the insurance business, the laboratory at Chicago for the past year has been requiring of window manufacturers that they should have their windows tested in an oven specially arranged by them and operated by gas. Any and all windows upon being tested and found strong and suitable for maintaining wire glass are very fully investigated, photographed and described for the records of the laboratory and for distribution to the various local underwriters' offices throughout the country. By these very voluminous reports, the inspectors of the different local underwriters' offices are made fully acquainted with the work that should be installed.

Accordingly, it is easy to see that the manufacturer, the buyer and the insurance office having jurisdiction are brought together in a sensible manner by the nameplate that is required to be attached to each and every window carrying the authority of the underwriters' laboratory and the manufacturer of the window through the number that appears on the nameplate.

These nameplates are issued to the manufacturer of windows in any quantity he may wish to order, all regularly numbered and the number of the plates so recorded by the laboratory at the time of shipment. When manufacturers are about to deliver ten or more windows, such windows before shipment are examined by the local representative of the Chicago laboratory. Upon the approval of the work by the inspector, the windows are shipped and the numbers of the plates attached to the particular windows are accounted for to the Chicago laboratory; the Chicago laboratory in return keeps this record and advises the local underwriters' association of such an installation. Accordingly, it is easily seen that the system is very complete and far reaching.

Inasmuch as the fire underwriters have all along been non-committal on the question of fire windows, and are even inclined to-day to give them no more consideration than the ordinary fire shutter, it is quite probable that fire window installations will much increase in popularity, for it does not seem as if there was anything like an equality (as the underwriters presume) between an installation of fire windows and an installation of ordinary windows in combination with fire shutters.

Fire shutters invariably are open during the day for the purpose of securing light and ventilation. Against a day fire, the shutters being open, the building is practically unprotected. Against this, of course, the insurance companies claim that between the fire patrol and the fire department the shutters are regularly closed before any damage or any danger can be experienced.

An examination at almost any day fire will easily demonstrate that these shutters are not uniformly closed by the patrol or the fire department. Against a night fire, while in many cases the shutters will be closed, yet there are always a few instances where there will be a few shutters left open, sometimes for the purpose of ventilation and sometimes on account of the shutter being out of order, while in some cases there are buildings fully equipped with shutters and never closed. In the latter case the manufacturers assert that it can be found by investigation that a rating has been given on buildings and contents upon the condition that the windows are hung with shutters without regard seemingly as to whether the shutters are regularly opened and closed morning and night.

### Waid & Willauer to Prepare Parker Building Plans.

4TH AV.—Messrs. Waid & Willauer, architects, No. 156 5th av, have been commissioned to prepare plans for rebuilding and renovating the Parker Building, recently damaged by fire, situated at the southeast corner of 4th av and 19th st. No building contracts have yet been awarded, except for removing the debris to E. & J. Marrin, No. 520 East 18th st.

## Cement Companies Form New Association

### ASSOCIATION OF LICENSED CEMENT MANUFACTURERS REPRESENTS NEARLY 70 PER CENT OF THE ENTIRE PORTLAND CEMENT OUTPUT OF THE UNITED STATES—WILL GRANT LICENSES UNDER EXCLUSIVE PATENTS.

The Association of Licensed Cement Manufacturers has been organized in New York by the North American Portland Cement Company, the Atlas, Alpha, American, Lehigh, Lawrence and Vulcanite Portland cement companies, and various other important companies in the East and West, including the Dexter, Edison, Nazareth, Pennsylvania, Penn-Allen and Catskill, all of which have secured licenses under the Hurry and Seaman, Edison, Carpenter and other patents controlled by the North American company. Other applications for membership have been presented and are under consideration. The officers of the association are A. F. Gertsell, vice-president and general manager of the Alpha Portland Cement Co., president; Conrad Miller, president of the Dexter Portland Cement Co., vice-president; and Alfonso De Navarro, vice-president of the Atlas Portland Cement Co., secretary and general manager.

The purposes of the association include the general betterment of the mechanical and chemical processes used in making cement, the improvement of the quality of cement, dealing with matters of traffic and shipment and the establishment of an association laboratory for technical tests and experiments. It is understood that all existing and properly equipped cement plants will be granted licenses and admitted to membership. Infringers of the patents above referred to will be rigorously prosecuted.

Nearly 70% of the output of the Portland cement industry in this country is already represented by the association, this being double the annual production in Great Britain, the pioneer Portland cement manufacturing country, equal to the combined output of England and France, and in excess of that of Germany.

In the '80's, a few far-sighted American manufacturers undertook to manufacture Portland cement on a large scale, employing the vertical or bottle kiln method then in use in Europe. This method was so obviously imperfect mechanically, however, that the growth of the industry was very slow. In 1890, the production of Portland cement in the United States was less than 400,000 barrels, nearly all of the cement consumed in this country, about 2,500,000 barrels, being imported.

Some manufacturers then experimented with and adopted the inclined rotary kiln—a long rotating firebrick lined cylinder set at a slight angle from the horizontal, into the upper end of which was fed the powdered raw material which was gradually worked down to the lower end against a flame of oil which calcined the material into clinker. But the high and fluctuating price of oil rendered this mechanically perfect method of doubtful commercial value.

In 1895 and 1896, however, Hurry and Seaman, engineers of the Atlas Portland Cement Company, devised and put into successful use apparatus for burning pulverized coal in rotary kilns. Coal was cheap and plentiful, and the cement industry was quick to recognize its opportunity. The effect of the Hurry and Seaman invention was revolutionary. During the next few years the growth of the trade was phenomenal. Oil was abandoned as fuel, and coal substituted. The old vertical kilns were dismantled and made over into rotary coal burning kilns. New plants went up like magic all over the country, all using rotary kilns and pulverized coal.

In 1897 the production of Portland cement in the United States amounted to 2,677,000 barrels. Since then the development has been even more rapid, the output in 1900 amounting to more than 8,000,000 barrels, and in 1906 exceeding 46,000,000 barrels. It is doubtful whether any other industry has shown so rapid a growth in this country. The Hurry and Seaman invention was introduced into England and in other countries of Europe with equally remarkable results, vertical kilns being practically abandoned in favor of rotary kilns using coal.

Meanwhile, Hurry and Seaman obtained a patent on their invention and the Atlas company undertook to assert their rights thereunder. For years the industry resisted until finally a test suit was brought to a hearing, before the U. S. Court at Scranton, Pa., in 1906, with the Alpha Portland Cement Company as defendant. Testimony had been taken in all parts of this country and in Europe, the most noted cement experts and manufacturers acting as witnesses. Six years were spent in preparation for the suit. When the case was argued officers and attorneys of the leading cement companies crowded the court room.

The case was not allowed to go to judgment, however, as

immediately after the hearing a number of the most important companies of the Lehigh region, including the defendant, came to terms by agreeing to take out licenses recognizing the Hurry and Seaman patent and to pay substantial royalty.

The North American Portland Cement Company was organized in the latter part of 1906, with a capital stock of \$10,000,000, having among its purposes the taking over from the Atlas company of the Hurry and Seaman and other patents and the licensing thereunder of Portland cement manufacturers. During the past year the North American Company has been extremely active in prosecuting infringers of its patents and in acquiring other patents for the protection of its licensees.

Another marked advance in the cement industry was due to Thomas E. Edison, who devised new burning kilns, together with several unique methods of fuel consumption. In particular, he designed and had patented a rotary kiln 150 feet long, and 7 to 8 feet in diameter, having a daily capacity of from 700 to 1,000 barrels of cement. Until that time, the largest kilns in use were 60 to 80 feet long, 5 and 6 feet in diameter, with a capacity of but 200 barrels a day.

Once aware of its possibilities, cement manufacturers proceeded to avail themselves of the long kiln—without Mr. Edison's consent. More than one-half of the Portland cement now made in this country is produced in kilns of the Edison type. Old plants are lengthening their kilns wherever practicable and no wideawake manufacturer building a cement plant to-day could afford, to install kilns other than one hundred feet in length and upward.

The adoption of the long kiln by the Portland cement industry in general, and the consequent infringement of the exclusive patents held by Edison covering it, proved to be a fertile source of litigation which was only recently terminated by the acquisition by the North American Company of the patents for long kilns, burners and similar apparatus owned by Mr. Edison.

The Association of Licensed Cement Manufacturers, with its facilities for tests and experiments, its investigation of mechanical and chemical problems, its establishment of standards of quality, and its assistance in obtaining proper shipping facilities and rates is expected to be of great benefit to its members.

### Points on the Material Market.

Electrolytic copper is up a quarter of a cent a pound, the new price being 14 $\frac{1}{4}$ , as announced to the trade by the United Metals Selling Co.

The main offices of the Blount Mountain Portland Cement Co., which is building a new plant at Village Springs, Ala., are at Nazareth, Pa. The works will consist of a dozen considerable buildings.

A canvass is being made this week for President Hammond, of the Brick Manufacturers' Association, of the quantities of brick left over at the Hudson River works. Mr. Hammond is under the impression that the total is less than it was last year. The John B. Rose Company is also making a canvass of the district.

The wall paper trade is moved by the influences which are dominant in the building trades. Business was exceedingly good until last Thanksgiving, ever since the collapse of the National Wall Paper Company in the year 1899. Locally during that period an exceptional amount of money was spent for paperhanging, not only in new buildings but also in old ones. A great wave of interior redecoration swept over the country. The prevailing opinion is for a fair business year after spring opens, and improving from month to month.

Secretary W. P. Corbett, of the Alsen-American Portland Cement Works, 45 Broadway, says that the price of standard cement has held firm for some time, and is at this time actually below the cost of manufacture for many cement companies. "There is probably not a company in the country to-day," added Mr. Corbett, "that, considering the tremendous investment involved, the great wear and tear and the enormous expense of continual improvements to keep up with the procession, that can show a fair or reasonable profit for its stockholders on this price basis. The result is that temporarily almost all the standard mills are closed down tight. It is natural that when everything, including gilt-edge securities, is at an abnormally low level to expect an improvement, and while we have always been adverse to trying to do any prophesying in so uncertain a commodity as cement, yet we fully believe that there will be an improvement and no further recession and look for a decided betterment in cement conditions in the near future."

### Municipal Art Society Exhibition.

The seventh annual exhibition of the Municipal Art Society of New York will take place in their galleries, 119 East 19th st, from March 4 to March 27, inclusive. The galleries open every morning at 10 o'clock and close at 6 o'clock. The object of this exhibition is to show not only works of art which are applicable to municipal use, but also to indicate the advance in municipal art during the past year as shown in the work which has been executed. Tickets may be had from the secretary, Charles M. Shean, at the office of the society, 119 East 19th st. The annual dinner will be held on the evening of March 3d.

## Construction of Tenements.

(Continued from page 204.)

Carriages and automobiles take their occupants from their houses without the necessity of crossing the sidewalks, the subway takes its occupants from their houses to their offices without as much as seeing the street, the mail is now delivered to the apartments by automatic mail carriers, telephone and telegraph connections are within each apartment, invisible electric effects add to the splendor of the rooms, heating and cooking by electricity in its highest form is now used as a natural course. The decorations inside and outside display the result of careful study, and it also represents taste, refinement, splendor and comfort, and if these houses by law are called tenement houses, then, indeed, could one be proud to be considered a good tenement house architect. There is but one more important improvement that will soon confront the architect, and that is, "the rebuilding of the roofs of buildings to afford the landing and entrance from air-ships." A few words might be added about the "Speculative Builders." The buildings in former times were in the hands of a few owners, contractors, material men and architects. A sudden fever to build having taken the city in its grasp, it has caused a great number of new concerns to spring up—new contractors, new material men and new architects, but far more detrimental than anything else, "the new owners" who were not qualified or justified to handle property. The reaction which is now existing and has existed during the past 12 months, can only be looked upon as a natural result, and can well be compared to an epidemic which has spread over this large city, and without discrimination has left it looking like a battlefield strewn with dead, sick and wounded. The reckless and irresponsible builder is dead, the avaricious and easy money maker sick, and the conservative wounded. When the dead shall have been buried, the sick brought back to life, and the wounded cured, then again will the sun shine brightly, and building operations will be on a firm, solid foundation and in the hands of such people, who by experience, financial ability and knowledge will become the builders of the day. When the value of a building will be bought and sold upon the valuation of labor, materials of value of land and a reasonable real estate profit, not as has been the case by fictitious misrepresented and inflated rents.

I have great hopes for real estate, as an investment. With the growth of the city, which can be figured at about 225,000 people a year, with immigration continually coming to our shores, with the improvements and new terminal stations, bridges and parks, as well as with the accommodation for the continual increase of representatives requiring offices for firms from all over the world in New York; with the gradual growth of business buildings pushing the dwellers further upward and upward, so much so that I feel safe in saying that in less than 25 years there will hardly be a dwelling of any size or consequence below 42d street. It is, therefore, easy to see that the upper sections of the city, such as Washington Heights and the Borough of Bronx, will become the valuable sections for dwelling purposes, and it is the investors of to-day in these sections who will benefit with the growth of the city. The suburbs which are looked upon by one class of real estate operators as detrimental to the value of city property, have to my mind no material effect upon the same. If 25,000 houses were built during one year in all of the suburbs surrounding Manhattan Island, a number which is greatly exaggerated, these houses would accommodate 50,000 families, if all were of the two-family type. The drawing out of 50,000 families a year outside of New York would be easily replaced according to the present condition and statistics in less than half a year; but 25,000 houses will cover more than one year's building operations. I feel, therefore, that this should be no cause for alarm as to the value of real estate in New York.

In speaking of these two-family houses, and the success with which they meet, brings to my mind the co-operative plan of building which is not yet fully appreciated by dwellers in high class apartments, and as it is a large subject in itself, I will not take time and space at the present to discuss it, but will say that it is a subject worth while considering, as there is a great future in front of it.

In conclusion I hope and trust that those who are now convalescing from this real estate epidemic will soon be cured and strengthened to fully carry on the building operations that are slowly and surely accumulating before the demand becomes greater than the supply, which condition to my mind has always been the introduction of a boom, and an excited boom always proves an unhealthy condition.

MAXIMILIAN ZIPKES.

### Attacks Present Building System.

"I believe that this system (i. e., competitive bidding), which may have been all right in its day, has worn itself out. I believe that it is a misfit on our present day condition."

Thus a writer in the Architectural Record sums up his arraignment of competitive bidding by contractors. He says that it leads to poor work, by which individuals and the public are often cheated of what they pay for. "Competition in building is sometimes far more hazardous than buying margins on the Board of Trade. It is gambling pure and simple."

## Sets a Good Example.

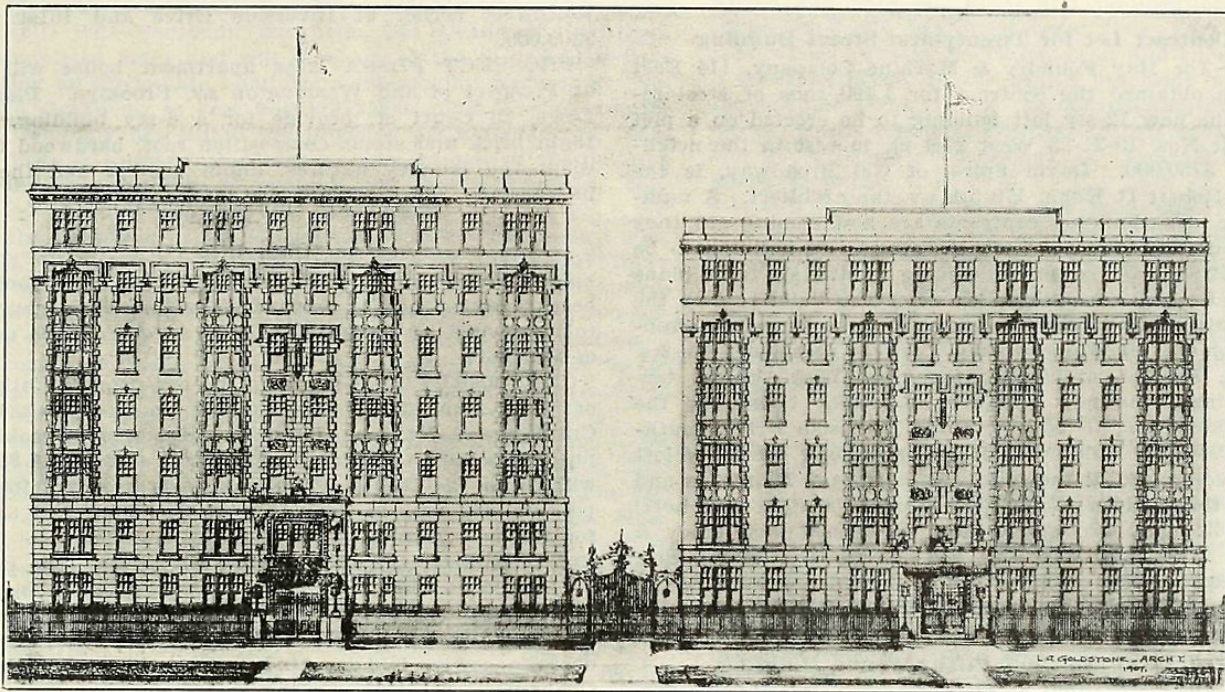
(With Illustration.)

These buildings have recently been erected on the east side of Riverside Drive occupying the block front of 208 ft. from 138th st to 139th st, 157.6 ft. on 139th st and 132.6 ft. on 138th st. In consequence of this large plot, the buildings were designed with exceptionally large rooms, broad halls, numerous closets and with considerably more space devoted to light and ventilation than is required by law. In addition to the above, the stories are 10.5 ft. in the clear, which results in a general air of spaciousness not usually found in apartment houses.

The principal entrances are on Riverside Drive through the lower or cellar story of the 139th st corner and through the first story of the 138th st building, both leading into spacious inner courts.

The quiet, dignified facades are of limestone, terra cotta and light pressed brick, relieved by projecting copper bay windows. The apartments, consisting of four, five, six and seven rooms, are planned so that each faces on the street, Riverside Drive or on a broad open court 26 ft. wide between the two buildings and which will be laid out as a beautiful formal garden.

In the matter of finish, hardwood trim and  $\frac{1}{8}$ -in. parquet flooring will be used throughout, all the plumbing fixtures will be of solid porcelain ware, high oak wainscoting in dining-room, architectural mantels, etc., etc. By far one of the most important features in this layout is that each and every apartment is completely isolated by an unpierced brick wall, thus giving far more security and privacy to each tenant. The cellar story of the northerly building, being located above the Riverside



NEW RIVERSIDE DRIVE APARTMENT HOUSES.

Riverside Drive, 138th to 139th Street.

L. A. Goldstone, Architect.

Drive grade, has been laid out as an "old Dutch" grill room and a la carte restaurant.

This operation entails the outlay of about \$500,000, and was planned by L. A. Goldstone, architect, who recently completed several buildings similar in design farther down on Riverside Drive, opposite the Claremont. The owners and general contractors are the Hensle Construction Company. The iron work was done by George J. Schnatz, cut stone work by W. McWhirter, terra cotta by the New Jersey Terra Cotta Company, trim by the Jamestown Mantel Company, metal work by the United Cornice and Skylight Works, and elevators by the A. B. See Electric Elevator Company.

### Tests of German Alsen Cement.

The inspecting engineer of the Bureau of Sewers in the Bronx recently made tests of German Alsen Portland Cement which gave the following results:

He used ordinary native sand, as he calls it, which we suppose is Cow Bay sand, or the regular sand used on the work. In fact, he stated it was the regular sand the contractors use in the sewerage contract. We presume it is much inferior, therefore, to regular sand, and his test would seem to show that. He shows 7 days, 28 days, 3 months and 6 months as follows, respectively: 164 lbs., 264 lbs., 292 lbs., 319 lbs. Temperature of air, 72 degrees; temperature of water, 68; percentage of water, 12 in the sand test.

The neat tests, of course, would not be of any particular interest, but it was a great coincidence that at 6 months he should get 687 lbs. neat, which was exactly the same as by other parties who made tests from the same bag. If our laboratories would only get as uniform as that, we would all know a whole lot more about cement, but the millennium will certainly come long before that time.

## Cement Users' Convention.

The exhibition in connection with the annual convention of Cement Users at the Broadway Armory in Buffalo last week was largely attended.

The interior of the armory was lavishly lighted with electricity. Booths of cement, decorations of cement, statues of concrete, concrete frescoing and hangings were on every side. In its account of the scene the Buffalo Express said:

For a novice in cement manufacture to take a tour of inspection without asking a bundle of questions means a maze of marvels. There is one machine that takes in the raw material and in a few minutes it turns out the finished product, finely molded tiles. Then there are mixers, some as big as threshing machines, that grind up and mix the materials for the making of cement wares. In another quarter of the building half a dozen men are turning out finely designed cement articles. One machine turns out 250 different styles of building blocks.

Great massive walls of cement structure surround some of the exhibits like the walls of a castle. Houses built wholly of cement and concrete act as offices for some of the exhibitors.

One of the exhibitors has a miniature railroad apparatus in which the cars hold the molds in which the cement is placed, and as fast as the cement is pressed into shape beneath the weights the train moves along to give place to another car holding some different mold.

The first sound one hears when he enters the building reminds him of building construction. It is the rattling of machinery, the scrape of shovels and the swish of belting as the wheels are propelled forward.

The convention proper was in session for four days in Concert Hall.

On Wednesday evening the Automobile Club gave a reception for the members of the convention. Thursday was devoted to

the reading of papers and discussion of problems relating to the uses of cement in various ways for building. J. W. Pierson, of Orange, N. J., read a paper on The Progress in Manufacture and Use of Cement Building Blocks. Leonard C. Watson, a prominent Boston manufacturer, read a paper on the technicalities of cement mixing. James L. Davis, a New York cement expert, spoke on the subject of waterproofing concrete structures. Robert W. Leslie, of Philadelphia, gave an illustrated address upon the uses of concrete as a decorative material. Part of the afternoon was devoted to a discussion of the use of cement in the manufacture of drain and roofing tiles, telegraph poles, piles and posts.

On the closing day the committees on laws and legislation, and fireproofing and insurance made final reports. In the evening the feature was an address by President Humphrey on Progress in the Investigation of Cement Mortars and Concretes in the Structural Materials Testing Laboratory of the United States Geological Survey at St. Louis. The work of the geological survey, according to Mr. Humphrey, is the most important step toward nationalizing and popularizing the use of cement.

The association re-elected Richard L. Humphrey, of Philadelphia, to the presidency. The other officers elected were:

First vice president, Merrill Watson, East Orange, N. J.; second vice president, M. S. Daniels, Suffern, N. Y.; third vice president, S. B. Newbury, Sandusky, O.; fourth vice president, George C. Walters, Atlanta, Ga.; vice presidents in charge of sections: Cement products and machinery, A. Bradley, Rochester; streets, sidewalks and floors, W. S. Schuler, Newark, N. J.; reinforced concrete, Samuel E. Thompson, Newton Highlands, Mass.; art and architecture, Charles D. Watson, Pittsburgh, Pa.; testing cement and cement products, E. S. Larned, Boston, Mass.; laws, ordinances and insurance, W. H. Hamm, Youngstown, O.

Chicago, Louisville and Atlantic City are prominently mentioned for the next convention. The question will be decided by the executive committee.

## Building Operations.

### St. Thomas's Church Plans.

5TH AV.—While tentative designs were given out on Tuesday last for the new St. Thomas's Church to be erected at 5th av, corner of 53d st, building plans, according to the vestrymen, have not yet been positively adopted. Descriptions, including exterior and interior views of the proposed edifice, have been sent in book form to all subscribers to the building fund, with which the building is to be constructed, and it is considered quite probable that these drawings may yet be changed, as the whole matter of detail is still undetermined in the minds of the committee and the architects. The scheme provides that the church will have a seating capacity of 1,952 persons. It will consist of a great basilica 214 ft. long, 43 ft. wide in the clear, and 95 ft. from the pavement to the crown of the vault. On the north side there will be only a narrow architectural aisle containing no seats. On the south side, however, space has been obtained for a chapel 18 ft. wide and 20 ft. high. Above this will be a long gallery seating 312 persons and an end gallery providing 128 seats. The construction will be of stone, but what color and kind has not been decided. In style it will resemble a combination of architectural features from both French and English cathedrals. It is not likely that building operations will be started before the summer of 1909. As announced in the Record and Guide of April 6, 1907, the sketches drawn by Messrs. Cram, Goodhue & Ferguson, 170 5th av, were chosen in competition. Other architects who submitted designs were R. W. Gibson, Parish & Schroeder, Chas. C. Haight, Geo. B. Post & Sons, all of Manhattan, and Allen & Collins, of Boston, Mass.

### Steel Contract Let for Twenty-first Street Building.

21ST ST.—The Hay Foundry & Machine Company, 114 East 28th st, has obtained the contract for 1,400 tons of steel required for the new 12-story loft building to be erected on a plot 98x105 ft. at Nos. 19-21-23 West 21st st, to cost in the neighborhood of \$750,000. David Spiro, of 656 Broadway, is the owner, and Robert D. Kohn, 170 5th av, the architect. A number of other large building contracts are now coming on; they include the new \$1,000,000 16-story store and loft building to be erected at Broadway, southwest corner of 4th st, from plans by Wm. C. Frohne, for Philip Braender, the builder; also the new 18-story structure at No. 505 5th av for the Improved Property Holding Co., of which Henry Corn is president, Messrs. Maynicke & Franke, architects; the new \$500,000 apartment house for the Century Holding Co., to be erected at Riverside Drive, southeast corner 98th st, William L. Rouse, architect; the 9-story loft building to be erected at the southwest corner of Thompson and Grand sts; the Hudson Companies terminal station and hotel on 6th av, 32d and 33d sts, Clinton & Russell and Tracy & Swartwout, architects, and the addition to the Martinique, Henry J. Hardenburgh, architect. For list of new buildings to be constructed this year see issue of Jan. 18, 1908, page 130.

### Particulars of No. 505 Fifth Avenue Building.

5TH AV.—Operations will be pushed at once for the new 18-story office and store building, 37x108 ft., which the Improved Property Holding Company, 341 5th av, is to erect at No. 505 5th av, at a cost of \$200,000. The site is on the east side of 5th av, second door north of 42d st, and is now occupied by a 4-story dwelling, with stable in the rear. The structure will be thoroughly fireproof, containing three electric elevators, slag roof, copper and stone cornices, marble wainscoting in all the halls, tile work, oak hardwood trim, nickel plumbing fixtures, the heat will be steam; some granite will be used in the base (kind not yet specified); the balance of the facade will be of Indiana limestone, light colored brick and terra cotta. Estimates on all contracts will be received in about ten days by the architects. Henry Corn, 341 5th av, is the lessee and president of the Holding Company. The land is owned by Schuyler L. Parsons, Wm. Barclay Parsons, Harry de Berkley Parsons and Eliza L. Parsons, represented by Messrs. Bowers & Sands, 31 Nassau st. Maynicke & Franke, 298 5th av, are the architects.

### The Emigrant Industrial Savings Bank Building.

CHAMBERS ST.—It is learned that Architect Raymond F. Almirall, 51 Chambers st, is preparing plans for a high office and business building to be erected by the Emigrant Industrial Savings Bank at Nos. 43 to 47 Chambers st, running through to Nos. 21 to 25 Reade st. The property was purchased in September, 1907, from the Century Realty Company, and the Alliance Realty Co., for about \$1,000,000 cash. The parcel fronts 75.1 ft. on Chambers st and 74.9 ft. on Reade st, the total depth being 151.4 ft. The plot is admirably situated, and is generally regarded as an ideal location for a modern building. Adjoining the premises on the east is the American News Co., and on the west the building of the Emigrant Industrial Savings Bank. The property was frequently mentioned as the proposed site for a new printing building to be erected by the Staats-Zeitung, the German newspaper, and also in connection with the proposed new court house. No building contracts have yet been awarded.

### Chas. T. Willis to Alter the Knickerbocker Trust Building.

5TH AV.—Contract has been awarded to Chas. T. Willis, Inc., 156 5th av, for rebuilding and removing the marble steps along the 5th av front of the Knickerbocker Trust Company Building, 5th av, northwest corner 34th st, from plans by Messrs. McKim, Mead & White, 160 5th av. The marble work, including the marble buttresses, will be removed up to the marble columns, and a covered entrance supported by columns will be added on the 34th st side.

### Apartments, Flats and Tenements.

ST. NICHOLAS AV.—A. B. Kight, 1947 Broadway, is preparing plans for a 6-story apartment house, 94.6x87 ft., to be situated on St. Nicholas av, northwest corner 172d st, to cost about \$200,000.

110TH ST.—C. M. Silverman & Son will build on the north side of 110th st, between Lenox and 7th avs, a 6-story flat building, to cost \$150,000. Neville & Bagge, 217 West 125th st, are preparing the plans.

SPRING ST.—Messrs. Dietrich & Smith, 30-32 East 20th st, are preparing plans for a 6-story flat building, 50x60 feet, for B. V. R. Winterbottom, 264 6th av, to be erected at Nos. 196-198 Spring st, to cost \$34,000.

BROADWAY.—Neville & Bagge, 217 West 125th st, are preparing plans for a 6-story flat building, to be erected by the Crystal Realty Company on the east side of Broadway, between 160th and 161st st, at a cost of \$350,000.

RIVERSIDE DRIVE.—Wm. L. Rouse, 11 East 43d st, has completed plans for the 6-story apartment house, 130x100 feet, to be erected by Messrs. Klein & Jackson, 49 Wall st, at the southwest corner of Riverside Drive and 161st st, to cost \$200,000.

PROSPECT PL.—A large apartment house will be erected at Prospect pl and Washington av, Brooklyn. Plans by F. S. Lowe, 26 Court st, provide for a 4-story building, 120x140 ft. Light brick and stone, composition roof, hardwood finish, bathroom and laundry fixtures, dumb waiters and the latest improvements. Approximate cost, \$120,000.

### Churches.

Architect Geo. W. Kramer, 1 Madison av, Manhattan, has been commissioned to prepare plans for a new church building to be erected at Williamsport, Pa., to cost in the neighborhood of \$100,000.

CRANBERRY ST.—Work on the new Roman Catholic Church of the Assumption, to be erected on the block bounded by Cranberry st, Middagh, Hicks and Henry sts, Brooklyn, will be pushed rapidly. The new edifice will cost about \$175,000, and will be in the Italian Renaissance style of architecture. The present structure in York st is to be demolished to make way for the new Manhattan Bridge No. 2 anchorage. The church society paid for the site the sum of \$52,300. The Rev. William J. Donaldson, 104 York st, was instrumental in raising the building fund and procuring the land. The project was first announced in the Record and Guide about four years ago, when operations were laid over indefinitely. F. J. Berlenbach, Jr., 260 Graham av, Brooklyn, is the architect.

### Alterations.

18TH ST.—A. L. Reid, 206 Broadway, has prepared plans for improvements to No. 406 East 18th st, owned by Robert Chest, 20 Broad st.

BARROW ST.—O. Reissmann, 30 1st st, is preparing plans for \$3,000 worth of alterations to No. 33 Barrow st, for C. F. Pfizenmayer, 45 East Houston st.

94TH ST.—Plans are being prepared by L. F. J. Weiher, 103 East 125th st, for extensive alterations to No. 243 East 94th st, for L. B. Wasserstron, 108 West 120th st.

MULBERRY ST.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for \$4,000 worth of changes to No. 169 Mulberry st. A. Cagliostro, 141 Mulberry st, is the owner.

31ST ST.—The Pennsylvania Tunnel and Terminal R. R. Co., 53 Irving pl, will make alterations to Nos. 218-222 West 31st st, for which L. F. Fick, 534 West 178th st, has prepared plans.

AMSTERDAM AV.—The Alliance Realty Co., 111 Broadway, will make \$6,500 worth of alterations to the northeast corner of Amsterdam av and 73d st, for which F. H. Gruess, 111 Broadway, is preparing plans.

### Miscellaneous.

Davis, McGrath & Shepard, No. 1 Madison av, Manhattan, have completed plans for improvements to the public school building at Leonia, N. J., to cost about \$25,000.

William H. Birkmire, 396 Broadway, is making plans for a 5-story brick factory building for Henry Franck Sons & Co., Lawrence st, Flushing, to be erected at Flushing, at a cost of about \$100,000.

Messrs. Tuthill & Higgins, Fulton st, Jamaica, L. I., will probably be the architects for the new Carnegie library building to be erected on Clinton av for the Queens Borough Library Trustees, Long Island City.

Bruce, Price & de Sibour, Washington Herald Building, 734 15th st, N. W., Washington, and 1133 Broadway, Manhattan,

will prepare plans for a dwelling to be erected at the southwest corner of Massachusetts and Q sts, N. W., Washington, D. C., for Mrs. Alexander Stewart, to cost \$100,000.

#### Estimates Receivable.

By the Commissioner of Street Cleaning, Thursday, Feb. 6, contract for furnishing and delivering carriage trimmings.

Bids will be received by the Park Board, Thursday, Feb. 6, for furnishing and delivering masons' supplies at Prospect Park, Brooklyn.

J. Warren Allen, 27 East 22d st, Manhattan, has plans ready for a 3-sty bank building, 50x100 ft., to be erected at Hempstead, L. I., for the Hempstead Bank, Chas. E. Patterson, cashier.

The New York Central has called for bids for the second section of the new terminal which will require some 6,000 tons of steel. The contract for the first section, involving 4,000 tons, has not yet been awarded.

By the Commissioner of Bridges, Thursday, Feb. 6, for the construction of additional girder supports for the main towers of the Williamsburgh (new East River) Bridge over the East River, between Manhattan and Brooklyn.

It is expected that building operations will be resumed about April 1 for the new theatre at Central Park West, 62d and 63d sts. Plans have been modified by the architects, Carrere & Hastings, reducing the cost about \$300,000. Mark Eidlitz & Son have the contract for the foundations.

MADISON AV.—No contracts have yet been awarded for remodeling and enlarging the 4-sty residence of Jared W. Bell, southwest corner of Madison av and 31st st, to cost about \$45,000. The structure will be altered into bachelor apartments from plans by Kenneth M. Murchison, 320 5th av.

GRAND ST.—Benjamin Sackheim, 354 Grand st, architect, has completed plans and will soon award the contract for constructing an up-to-date auditorium for moving pictures at Nos. 273-275 Grand st, to cost about \$12,000. The Knebel Amusement Company has leased the property for a number of years from Rose & Norman, the owners. The interior of the building will undergo extensive alterations, and the front will be constructed of galvanized iron and fancy metal.

By the President of the Borough of Queens, Wednesday, Feb. 5: No. 1. For furnishing to the Bureau of Highways broken stone and screenings of limestone and broken stone and screenings of trap rock, in the Borough of Queens. No. 2. For hauling to the Bureau of Highways broken stone and screenings of trap rock, and broken stone and screenings of limestone, in the Borough of Queens. No. 3. For furnishing and delivering to the Bureau of Highways, Borough of Queens, residuum oil.

By the Department of Public Charities, Tuesday, Feb. 4, for the completion of the abandoned contract of the Church Construction Company, dated Dec. 12, 1905, for the erection and entire completion of the new municipal lodging house, Manhattan, situated approximately 400 ft. east of 1st av, and on the southerly side of 25th st, together with the abandoned supplemental contract, dated June 7, 1907, for the completion of a boiler pit, caisson work, new foundation work, etc.,

BROADWAY.—Various sub-contracts will soon be called for by owner and builder, Philip Braender, 143 West 125th st, for the 16-sty loft and office building, 80.5x110 ft., to be situated at Broadway, southwest corner 4th st, at a cost of about \$1,000,000. One building will be demolished, and plans specify an exterior of limestone, brick and terra cotta, concrete roof, copper cornices, steam heat, electric lights and elevators. Architect Wm. C. Frohne, 38 East 21st st, has completed the plans. (See issue Nov. 9, 1907.)

#### Contracts Awarded.

CANAL ST.—Rosenberg & Aronson, 54 Canal st, have obtained the contract for improvements to No. 95 Canal st, for Louis Rubenstein, 349 Broadway.

The Turner Construction Co., 11 Broadway, Manhattan, has the contract to erect a fireproof office building, 210x95 ft., for John G. Christopher, at Jacksonville, Fla.

Messrs. Hill & Stout, 1123 Broadway, have awarded to the E. M. Waldron Co., Newark, N. J., the general contract to erect the 4-sty semi-fireproof college building, 50x125 feet, for the trustees of Rutgers College, at New Brunswick, N. J. Work will start immediately, and the cost will be about \$30,000.

#### Plans Wanted.

It is probable that the sum of \$5,000 will be authorized with which to carry out an architects' competition for the proposed new city buildings at Springfield, Mass.

Competitive plans and specifications will be received until Feb. 18, by Comptroller Thomas D. Bradstreet, State Capitol, Hartford, Conn., for the erection of a State armory at Meriden. The appropriation is \$90,000, which must cover the cost of constructing the building, also the heating plant, furnishing and architect's fees.

#### Government Works.

FORT WOOD, N. Y.—Sealed proposals for the construction of roads and walks at this post will be received April 1. C. C. Burnell, constructing Q. M.

BUFFALO, N. Y.—Sealed proposals for the construction of concrete walls for ship lock, Black Rock Harbor, at Buffalo, N. Y., will be received March 14. H. M. Adams, col., engr.

WASHINGTON, D. C.—Sealed proposals will be received the 18th day of February for the construction of an extension, remodeling, etc. (except elevators and lift) of the U. S. Post Office and Court House at Columbus, O. James Knox Taylor, supervising architect.

WASHINGTON, D. C.—Sealed proposals will be received the 14th day of February for the construction (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office and Court House at Bluefield, W. Va. James Knox Taylor, supervising architect.

OFFICE CONSTRUCTING Q. M., U. S. Army, 263 Summer st, Boston, Mass.—Sealed proposals will be received Feb. 17, for the construction of one frame boat house at Fort Warren, Boston Harbor, Mass. Plans can be seen, and specifications, blank forms and all information obtained at this office. Capt. Ira L. Fredendall, constructing Q. M.

FORT MONROE, VA.—Sealed proposals will be received Feb. 7 for construction of one set field officers, 5 double sets captains and one double set lieutenants quarters, including plumbing, heating, electric wiring and fixtures; and construction of three double sets N. C. S. O. quarters, including plumbing, electric wiring and fixtures. Ernest R. Tilton, capt. and constructing Q. M.

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Lewis & Kitchen, of Chicago, Ill., have the contract at \$4,480 for the construction of a garbage crematory and crematory building at Fort Hancock, N. J.

## BUILDING NOTES

The destruction of a "so-called" fireproof building is no proof against the efficiency of one true to name.

Sam Golding, builder and real estate operator, has removed his office from 230 Grand st to 337-339 East 56th st, near 1st av.

The name of the Eureka Fire Hose Company, 237 Broadway, has been changed to "Eureka Fire Hose Manufacturing Company."

The press view for the 23d annual exhibition of the Architectural League of New York, 215 West 57th st, will be held on Friday, Jan. 31, from 9 A. M. to 4 P. M.

The tenth annual convention of the National Metal Trades Association will be held at the Hotel Astor, Manhattan, on March 25-26. A special effort is to be made for a large attendance.

"Snow White" Portland cement is being used for the finishing of the floors in the City Investing Building. Hammerstein & Denivelle Co., 451 West 54th st, are the sole agents for this cement.

Bishop Potter, Rev. Percy S. Grant, Rabbi Wise and Dr. Josiah Strong have accepted invitations to speak at Cooper Union Feb. 11, under the auspices of the American Museum of Safety Devices and Industrial Hygiene.

The Tablet & Ticket Co., 381 Broadway, has just obtained the contract for installing three of their directories in the Singer Building, after a careful investigation into the merits of the different office directory systems.

The U. S. Supreme Court decides that it is the legal right of an employer to discharge a man because of his being a member of a labor organization. In other words, that the tenth section of the Erdman act is unconstitutional.

Robert E. Kelly, builder and general contractor, has removed from 220 East 41st st to 240 East 37th st, where he has an up-to-date plant. Mr. Kelly makes a specialty of remodeling private dwellings for business purposes, furnishing plans and specifications when requested.

At the annual meeting of the Master Carpenters' Association the following were elected: President, George W. Lewis; vice-president, John H. MacDonald; treasurer, Alex. H. Hamilton; secretary, Robert Christie, Jr.; trustees for three years, Messrs. Hugh Getty, R. H. Casey, E. W. Klappert; representatives to board of governors, Messrs. Robert Christie,

Hugh Getty, John A. Sinclair; alternates, Messrs. Wm. S. Miller, S. M. Randall, E. Outwater; general arbitration board, Mr. W. E. Thompson, Mr. Rufus H. Brown; alternates, Mr. Paul Swanson and Mr. Wm. S. Miller. The members of the Trade Board, appointed by the trustees, are as follows: George W. Lewis, chairman; Charles Johnson, Rufus H. Brown, R. H. Casey, William S. Miller, Lewis Harding and J. C. Whitenack.

Schedules in bankruptcy of the J. C. Lyons Building and Operating Company, 4 East 42d st, filed this week, show liabilities of \$4,650,042, of which \$4,161,076 are secured and \$407,105 unsecured; \$86,721, taxes in this city, and \$4,140, taxes in New Jersey. Nominal assets are \$7,053,862, consisting of real estate, \$6,805,000; cash on hand, \$3,667; notes, \$49,066; materials, \$500; accounts, \$90,629; leaseholds of 374 5th av and 11-13 West 27th st, \$90,000; shares of stock of the Raritan River Clay Company, \$15,000. The real estate comprises twelve buildings for offices, lofts, warehouse, apartment houses, hotels, private residences and three vacant lots. Among the unsecured creditors are E. G. Stedman, \$63,500; J. C. Lyons, \$64,000; Susie T. Lyons, \$63,000; Levering & Garrigues, \$34,707; George Brown & Co., \$17,901; N. & W. J. Peck, \$13,226; Batavia and New York Woodworking Company, \$12,667.

## 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.

Ludlow st, No 182, 1-sty brk and stone outhouse, 3.8x7; cost, \$200; M Schwarzepel, 108 W 111th st; ar't, O Reissmann, 30 1st st.—33.  
Prince st, No 161, 6-sty brk and stone store and tenement, 25x82; cost, \$20,000; Pasquale Lauria, 244 Mott st; ar't, Chas M Straub, 122 Bowery.—34.  
Broadway, s w cor 4th st, 16-sty brk and stone loft building, 80.5x110; concrete roof; cost, \$1,000,000; Philip Braender, 143 W 125th st; ar't, Wm C Frohne, 38 E 21st st.—30.

#### BETWEEN 14TH AND 59TH STREETS.

17th st, No 415 E, 1-sty brk and stone outhouse, 6.8x13.8; cost, \$800; E Rincke, 415 E 17th st; ar't, Henry Regelmann, 133 7th st.—31.  
5th av, No 505, 18-sty brk and stone office and store building, 37x108, slag roof; cost, \$200,000; Improved Property Holding Co., 341 5th av; ar'ts, Maynicke & Franke, 298 5th av.—29.

#### NORTH OF 125TH STREET.

Lawrence st, n s, 181.7 w Amsterdam av, intersection of Lawrence st and Amsterdam av, 1-sty brk and stone church, 59x75.8, slate over felt roof; cost, \$35,000; St Marys P E Church, 357 W 121st st; ar'ts, Carere & Hastings, and T E Blake, 225 5th av.—36.  
143d st, n s, 312.6 e Broadway, three 6-sty brk and stone tenements, 70.10x86; total cost, \$210,000; West Side Construction Co, 321 W 92d st; ar't, Geo Fred Pelham, 503 5th av.—35.  
143d st, n s, 100 e Broadway, three 6-sty brk and stone tenements, 70x86; total cost, \$70,000; Joseph H Davis, 312 W 109th st; ar't, Geo Fred Pelham, 503 5th av.—32.

### BOROUGH OF THE BRONX.

Paulding st, s w cor, and right of way of H R & Portchester R R, 1-sty brk passenger station, 43x66; cost, \$45,000; Harlem River & Portchester R R Co, Mr. Mellon, New Haven, Conn, Pres; ar't, Cass Gilbert, 11 E 24th st.—50.  
Ruskin st, s s, 108.7 e Maple av, 3-sty brk store and dwelling, 23x50; cost, \$9,000; Mario Seminario, 1858 Washington av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—56.  
157th st, n s, 267 e Courtlandt av, two 5-sty brk tenements, 35 and 40x87.6; total cost, \$40,000; Chas E Hauselt, 144 W 122d st; ar't, Gustav Schwarz, 302 E 158th st.—49.  
Clay av, e s, 34.6 s 169th st, fourteen 5-sty brk tenements, 37.6x68 each; total cost, \$364,000; Albert J Schwarzler, 1340 Brook av, ow'r and ar't.—55.  
Hunts Point road, n s, 40 w Garrison av, 1-sty brk passenger station, 135x30.5; cost, \$50,000; H R & Portchester R R Co, Mr. Mellon, New Haven, Conn, Pres; ar't, Cass Gilbert, 11 E 24th st.—52.  
Mohegan av, e s, 39 s 179th st, 1-sty frame shop, 30x15; cost, \$125; Adam C Nicke, 63 E 105th st; ar't, Chas Gens, Jr, 210 E 56th st.—48.  
Randall av, n w cor Hill av, 2-sty brk dwelling, 25x65; cost, \$9,000; Luigi Volpato, 488 College av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—54.  
Westchester av, s s, 120 e Whitlock av, 1-sty brk passenger station, 87.8x35.8; cost, \$50,000; H R & Portchester R R Co, Mr. Mellon, New Haven, Conn, Pres; ar't, Cass Gilbert, 11 E 24th st.—51.  
Right of way of H R & Portchester R R, w s, from 135th to 136th st, 1-sty brk passenger station, 33x90; cost, \$45,000; H R & Portchester R R Co, Mr. Mellon, New Haven, Conn, Pres; ar't, Cass Gilbert, 11 E 24th st.—53.

### ALTERATIONS.

#### BOROUGH OF MANHATTAN.

Canal st, No 95, cellar, brk and stone rear extension, 25x10, wall, to 3-sty brk and stone store and loft building; cost, \$1,000; Louis Rubenstein, 349 Broadway; ar't, Max Muller, 115 Nassau st.—153.  
Courtlandt st, No 31, vent duct to 5-sty brk and stone store and office building; cost, \$1,000; Benton Realty Co, Perth Amboy, N J; ar'ts, Westervelt & Austin, 36 W 34th st.—156.  
Delancey st, No 88, windows, to 5-sty brk and stone store and tenement, cost, \$150; Sussman Volk, 86 Delancey st; ar't, H Hornburger, 122 Bowery.—140.

Delancey st, No 32, 1-sty brk and stone rear extension, 25x30, beams, to 4-sty brk and stone hotel; cost, \$1,500; Christian Goetz, 16 W 120th st; ar't, Richard Rohl, 128 Bible House; b'r, Elias Samson, 32 Delancey st.—132.

Forsyth st, No 145, windows, partitions, tank, to 5-sty brk and stone tenement; cost, \$1,200; H Levy, on premises; ar't, O Reissmann, 30 1st st.—146.

Grand st, Nos 273-275, partitions, doors, windows, to three 3 and Forsyth st, No 88, 5-sty brk and stone stores; cost, \$800; Benj Sackheim, 354 Grand st; ar'ts, Rose & Norman, 273 Grand st.—133.

Leonard st, No 121, toilets, partitions, show windows, store fronts to 4-sty brk and stone store, office and lofts; cost, \$500; Albert P Grainer, 131 Leonard st; ar't, Louis Falk, 2785 3d av.—121.

Mangin st, No 93, runway to 3-sty brk and stone stable; cost, \$2,000; Mrs M Waller, on premises; ar't, Louis A Sheinart, 944 Stebbins av.—137.

Mulberry st, Nos 114-116, partitions, windows, show windows, to 5-sty brk and stone tenement; cost, \$2,000; Donato Boffa and Donata Di Sesa, 114 Mulberry st; ar't, C H Dietrich, 42 Union sq.—139.

Rivington st, Nos 118-120, 1-sty brk and stone rear extension, 26.4x34.5, partitions, windows, gallery floor, beams, to two 3-sty brk and stone store, office and hall buildings; cost, \$5,000; The Novelty Amusement Co, 257 Broadway; ar'ts, Hedman & Schoen, 302 Broadway.—136.

Spring st, n w cor Broadway, vent shaft, skylights, windows, to two 6-sty brk and stone office and loft buildings; cost, \$5,000; Joseph Keller, on premises; ar't, Edward A Meyers, 1 Union sq.—147.

Sheriff st, No 85, 4-sty brk and stone rear extension, 25x4, show windows, bulkhead, skylights, wall, to 4-sty brk and stone tenement; cost, \$5,000; R B Zaliels, 1753 Lexington av; ar't, Henry Regelmann, 133 7th st.—160.

Thomas st, No 81, windows, partitions, toilets to 5-sty brk and stone tenement; cost, \$1,800; Mrs Frank, 329 W 82d st; ar't, Jacob S Glaser, 130 W Broadway.—119.

Washington st, Nos 507 and 509, install wood posts to 5-sty brk and store storage and stable; cost, \$500; Perkins, Goodwin & Co, 72 5th av; ar'ts, Parfitt & Bros, 26 Court st, Brooklyn.—129.

Washington st, No 59, toilets, windows, partitions, skylights, to 5-sty brk and stone tenement; cost, \$2,000; estate Samuel Sloan, 19 Liberty st; ar't, John H Knubel, 318 W 42d st.—125.

Washington st, n e cor Liberty st, toilets, partitions, windows to two 5-sty brk and stone tenements; cost, \$3,000; Andrew C Zabriskie, 52 Beaver st; ar't, Adolph Mertin, 33 Union sq.—127.

Washington st, No 51, partitions, windows, toilets, to 6-sty brk and stone tenement; cost, \$3,000; Andrew Doyle, 13 Washington st; ar't, C H Dietrich, 42 Union sq.—134.

Wooster st, Nos 35-37, girders, foundations, to 5-sty brk and stone loft building; cost, \$1,000; Otto Lindemann, on premises; ar't, O W Shelly, 156 5th av.—164.

1st st, No 108, toilets, partitions, to 2-sty brk and stone tenement; cost, \$500; Wm Ruge, 419 Madison st, Brooklyn; ar't, O Reissmann, 30 1st st.—130.

2d st, No 162, partitions, windows, skylights, toilets to two 4-sty brk and stone tenements; cost, \$2,000; Egerton L Winthrop, 242 E Houston st; ar't, Henry Regelmann, 133 7th st.—123.

3d st, No 65 E, 2-sty and basement brk and stone rear extension, 20x39, alter beams, gallery, walls, piers to 2-sty brk and stone synagogue; cost, \$8,000; J Levy, 145 Forsyth st; ar't, O Reissmann, 30 1st st.—120.

5th st, No 434 East, partitions, windows, toilets, to 5-sty brk and stone tenement; cost, \$2,500; Victor Uiklein, 538 E 85th st; ar't, Henry Regelmann, 133 7th st.—149.

6th st, No 604 East, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$2,000; Chas J Miller, on premises; ar't, H Regelmann, 30 1st st.—150.

12th st, No 440 East, partitions, windows, toilets, to 4-sty brk and stone tenement and store; cost, \$4,000; Frederick Schmidt & Co, 440 E 12th st; ar't, Henry Regelmann, 133 7th st.—151.

17th st, Nos 203-205 West, toilets, partitions, windows, to two 3-sty brk and stone tenements; cost, \$1,000; B Courtney, 219 8th av; ar't, O Reissmann, 30 1st st.—162.

28th st, Nos 114-116 East, 1-sty brk and stone side extension, 7.6x19.6, to 7-sty brk and stone store and office building; cost, \$350; Mary H Lord, Pasadena, Cal, 45 Pine st; ar't, Fredk C Zobel, 114-116 E 28th st.—158.

30th st, No 224 W, skylights, toilets, windows, to 3-sty brk and stone tenement; cost, \$5,000; Rebecca Cohn, 1324 Madison av; ar't, M Zipes, 147 4th av.—138.

46th st, No 227 E, toilets, partitions, skylights to 5-sty brk and stone tenement; cost, \$1,500; Henry Schumacher, 381 E 8th st; ar't, Henry Regelmann, 133 7th st.—122.

47th st, No 330 East, windows, partitions, toilets, to two 4 and 5-sty brk and stone stores and tenements; cost, \$3,000; Aaron Avrutis, 302 Broadway; ar't, H Horenburger, 122 Bowery.—141.

48th st, No 356 W, alter windows to 5-sty brk and stone tenement; cost, \$150; Henry Schumacher, 381 E 8th st; ar't, Henry Regelmann, 133 7th st.—124.

76th st, No 367 E, partitions, toilets, windows to 4-sty brk and stone tenement; cost, \$1,500; Geo W Short, 159 W 125th st; ar't, Frank H Hines, 104 W 124th st.—128.

93d st, Nos 408-410 East, 1-sty brk and stone rear extension, to 4-sty brk and stone factory; cost, \$1,000; Adam Happel, 93d st and 1st av; ar't, Chas Stegmayer, 168 E 91st st.—131.

93d st, s s, 202 w 2d av, steel beams, wash tub, girders to 6-sty brk and stone brewery; cost, \$1,000; George Ehret, 235 E 92d st; ar'ts, J Kastner & Dell, 1133 Broadway.—152.

114th st, No 417 East, toilets, windows, plumbing, to 4-sty brk and stone tenement; cost, \$1,200; Salvatore Marino, 2207 1st av; ar't, John H Knubel, 318 W 42d st.—154.

130th st, No 612 West, extend on top, side walls, to 3 and 4-sty brk and stone manufacturing building; cost, \$1,100; Sinclair & Valentine, 611 W 129th st; ar't, W H Conover, 232 W 40th st.—165.

133d st, No 48 West, partitions, to 4-sty brk and stone tenement; cost, \$125; Annie Walton, 511 W 112th st; ar't, H Horenburger, 122 Bowery.—142.

Av A, s w cor 15th st, girders, to 5-sty brk and stone store and tenement; cost, \$500; estate John Riegelmann, 11 Av A; ar't, Henry Regelmann, 133 7th st.—148.

Av A, No 177, windows, to 5-sty brk and stone tenement; cost, \$300; D J O'Connor, 30 W 60th st; ar't, O Reissmann, 30 1st st.—161.

Av B, Nos 1 and 1½, partitions, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$3,000; Anna M Aeby, 169 Stuyvesant av, Brooklyn; ar't, Henry Klein, 505 E 15th st.—157.

Amsterdam av, No 1907, 3-sty brk and stone rear extension, 24.11x21, alter brk walls, new floors, iron stairs, to 2-sty brk and stone engine house; cost, \$34,000; City of New York, City Hall; ar't, Alexander Stevens, 157-159 E 67th st.—159.



# Construction News

(Continued)

## Kings County.

82D ST.—82d st, n s, 360 e Narrows av, will be improved with a 2-sty frame dwelling; cost, \$6,300; Wm L Dowling, 2d av and 83d st, owner; Slee & Bryson, 189 Montague st, architects.

MOFFATT ST.—L. Berger & Co., 300 St. Nicholas av, has prepared plans for a 3-sty dwelling to be erected on Moffatt st, n e cor Evergreen av; 5 families; cost, \$8,000. James Church and George Gough, 1346 Jefferson av, are the owners.

17TH ST.—Work will be started at once by M. Klixon, 291 Prospect Park West, for a 2-sty brk dwelling on 17th st, w 11th av; cost, \$5,000.

BLAKE AV.—On Blake av, s s, 80 w Snediker av, will be erected a 3-sty brk tenement, 20x60, 6 families; cost, \$7,000; architect, Max Danziger, 156 Cook st, owner; Max Hirsch, 177 Montague st, architect.

40TH ST.—M. Rosenquist, 49th st and 12th av, has prepared plans for a 2-sty lodge hall to be erected on 40th st, s s, 200 e 7th av, 124x27; cost, \$13,000; Finnish Aid Society of Brooklyn, 4208 8th av, owner.

50TH ST.—James Cunningham, 421 42d st, will build on 50th st, s s, 325 e 6th av, a 3-sty brk tenement, 20.4x52, 3 families; cost, \$6,000; Chas. Braun 459 41st st, architect.

THROOP AV.—On Throop av, w s, 80 s Monroe st, will be erected a 3-sty brk warehouse, 20x56.7; cost, \$5,200; Chas. Borghardt, 416 Monroe st, owner; Wm. J. Cork, 194 Hawthorne st, architect.

POPLAR ST.—Poplar st, s s, 166.8 w Henry st, will be improved with two 6-sty brk tenements, 22 families each; total cost, \$30,000. Adam Moran, 50 Madison st, N Y, owner; Fred Musty, 177 Cherry st, N. Y., architect.

ROGERS AV.—Elton Realty Co., 81 Essex st, will build on Rogers av, e s, 560 s Clarendon road, two 4-sty brk storages, 41x44, gravel roof; total cost, \$75,000. R. Thos. Short, architect.

## Queens County.

DOUGLSTON.—W. J. Hamilton, Pine st, owner and architect, will erect on Pine st, s s, 566 e Prospect av, Douglaston, one 2½-sty frame dwelling, 36x29, to cost \$5,500.

SPRINGFIELD.—On Springfield av, w s, 250 s Higbie av, the Chemical Engine Co., Springfield, will erect a 2-sty frame fire house, 28x60, to cost \$5,000.

WOODHAVEN.—Woodland av, w s, 200 s Ferris st, will be improved with three 2-sty brk dwellings, to cost, \$7,500. Owners and architects, Gascoigne & Hirsch, Oceanview av, Woodhaven.

FLUSHING.—At Flushing, Rocco Palorcia, Harrington st, will build on Bradford av, n s, 625 w Main st, one 2-sty frame dwelling, 20x36; cost, \$4,200.

RIDGEWOOD.—Madison st, n s, 245 e Forrest av, will be improved with five 2-sty brk dwellings, to cost a total of \$20,000. John Eisenhauer, 127 Forest av, Ridgewood, owner; L Berger & Co., architects.

BAYSIDE.—On Braddish av, s s, 25 e Willets st, Bayside, Alice Du Bois, 314 Central Park West, N. Y. City, will erect a \$7,500 frame dwelling.

UNION COURSE.—Snedeker av, e s, 25 s 8th st, Union Course, will be improved by Sternberg Bros., 403 Railroad av, Brooklyn. Two 2-sty frame dwellings, 20x50, will be erected.

LONG ISLAND CITY.—On Graham av, n s, 25 e Hancock st, Giuseppe Serra, 594 Boulevard, L. I. City, will erect at once one 3-sty brk tenement, 39x84, to cost \$12,000.

LONG ISLAND CITY.—On Purdy st, w s, 200 n Potter av, will be erected two 2-sty frame dwellings, to cost \$6,400. Owner, August Winkel, Sound and Franklin sts; architect, R Horek.

LONG ISLAND CITY.—Work will be started at once on Borden av, n w cor West av, on which the L. I. R. R. Young Men's Christian Association Building will be erected. Plans have been completed by J. W. Engle, 108 East 42d st, Manhattan; 4 sty, 59x80; cost, \$85,000.

BROOKLYN MANOR.—C. W. Vanderbeck will build on Oceanview av, s Brandon av, Brooklyn Manor, six 2-sty brk dwellings, 20x52; cost, \$21,000; for P. Brandmier, 328 Grant av.

FLUSHING.—On Maple av, s s, 150 w Lawrence st, Flushing, Nicolo Altine, 25 Madison av, will erect one 2-sty frame dwelling, 20x42; cost, \$4,800.

## New York State.

NEWBURG.—Frank E. Estabrook, of Newburg, has been selected as architect for a new public school. Plans are being drawn. L. J. Miller, Thos. W. Gavey, Jas. Hastings are members of the board. Legislature is to be asked for appropriation of \$150,000 for new armory. Capt. J. F. Sheehan and Capt. Jno. B. Rose are commanding officers.

ROCHESTER.—Sealed proposals will be received the eighth day of March for the construction (complete except lift) of the extension to the United States Court House, Post Office, etc., at Rochester, N. Y., in accordance with the drawings and specification, copies of which may be had at the office of the Custodian at Rochester, at the discretion of the Supervising Architect, James Knox Taylor.

ALBANY.—The work of drilling the foundation for the new State education building has been completed, and the foundation will be commenced shortly.

BINGHAMTON.—Several new buildings are to be erected in connection with the State Asylum for the Insane at Binghamton, N. Y.

SYRACUSE.—Contracts will be let in a week or two for a new women's building at the County Home, to cost about \$100,000. Address Clerk of Board of Supervisors.—Frank Tucker will erect a large dwelling. Architect T. Milton Purdy has prepared plans for same.—The A. E. Nettleton Shoe Co. will make enlargements to its plant during the coming spring and summer.

NEW ROCHELLE.—A recruiting station and officers' quarters will be erected by the United States government.—Miss Georgine Iselin will erect a 3-sty brick stable, to cost \$15,000.—William H. Wood will erect a 2-sty dwelling, to cost \$10,000.

TONAWANDA.—The National Roofing Co. will rebuild its plant which was wiped out by fire last month. The new buildings will be of brk, much larger than the one destroyed by fire.

Amsterdam av, No 1340, 1-sty brk and stone rear extension, 7.8x12, skylights, to 5-sty brk and stone tenement; cost, \$2,000; Morris Weinstein, 1966 Broadway; ar't, Max Muller, 115 Nassau st.—163.

Broadway, s w cor Liberty st, partitions, skylights, to two 3 and 18-sty brk and stone bank and office building; cost, \$1,000; Washington Life Ins Co, on premises; ar't, Chas Stegmayer, 168 E 91st st.—144.

Madison av, s w cor 31st st, 5-sty and basement brk and stone side and rear extension, 11 and 19.9x10x12, add 1 sty, fireproof floors, partitions, to 4-sty brk and stone dwelling; cost, \$45,000; Jared W Bell, 248 Lexington av; ar't, Kenneth M Murchison, 320 5th av.—143.

1st av, No 1074, toilets, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$800; N Betjeman estate, 786 3d av; ar't, Frank Hausle, 81 E 125th st.—145.

1st av, No 1068, toilets, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$800; N Betjeman estate, 786 3d av; ar't, Frank Hausle, 81 E 125th st.—135.

1st av, No 689, partitions, windows, toilets, to 5-sty brk and stone tenement; cost, \$2,000; Vincenzo Loccicero, 697 1st av; ar't, George Butz, 528 W 42d st.—155.

5th av, n w cor 34th st, remove steps, columns to 4-sty brk and stone bank and office building; cost, \$5,000; Knickerbocker Trust Co, 358 5th av; ar'ts, McKim, Mead & White, 160 5th av.—126.

8th av, No 2517, partitions, windows, vent shafts, skylights, to 4-sty brk and stone stores and tenements; cost, \$1,000; Caroline Straube, 149 W 132d st; ar't, Frank Hausle, 81 E 125th st.—118.

## BOROUGH OF THE BRONX.

Causeway, n s, 175 w Apelton av, 1-sty frame extension, 38.4x18, and raise above curb level 2-sty frame dwelling; cost, \$1,000; G L Cambies, Blondell av and Halperin st; ar't, M J Garvin, 3307 3d av.—37.

Taylor st, w s, 100 s Van Nest av, 1-sty frame extension, 20x6, to 2-sty frame dwelling; cost, \$100; Annie Hrubby, on premises; ar't, Henry Nordheim, Boston road and Tremont av.—38.

8th st, s s, 100 e Av D, raise 8 ft for new cellar and new partitions, to 2-sty frame dwelling; cost, \$1,000; Antonio Florio, 307 E 104th st; ar't, B Ebeling, West Farms road.—36.

Cauldwell av, No 734, 1-sty brk extension, 5.8¼x27, to 5-sty brk store and tenement; cost, \$500; Adolph Bloch, 99 Nassau st; ar't, Chas Stegmayer, 168 E 91st st.—35.

Grand Concourse, s e cor Bush st, 1 sty built upon present 1-sty extension of 2½-sty frame dwelling; cost, \$1,000; Emma F Whitely, on premises; ar't, Chas S Clark, 445 Tremont av.—40.

Mohegan av, e s, 39 s 179th st, 1-sty frame extension, 17x4 and 6, to 2-sty frame dwelling; cost, \$75; Adam C Nicke, 63 E 105th st; ar't, Chas Gens, Jr, 210 E 56th st.—34.

White Plains road, e s, 15 s Penfield av, new approach, new beams, new partitions, &c, to 1-sty frame church; cost, \$1,200; Grace M E Church, Fred Dickinson, 241st st, Pres; ar't, J Melville Lawrence, Pleasantville.—39.

White Plains av, w s, 25 n 225th st, new partitions, &c, to 2-sty frame store and dwelling; cost, \$1,000; Wm H Keating, 226th st; ar't, John Davidson, 227th st and 2d av.—41.

## No Trade Agreement for Carpenters.

The matter that is or was in dispute between the Master Carpenters under the arbitration plan and the District Council is Section 2, of Article 4, relating to trim, which reads as follows:

"There shall be no restriction to or discrimination against the use of any manufactured material made by woodworkers, except non-union and prison-made. This shall not apply to any flooring or machine-planed timber or lumber, or to any manufactured material made by members of any regularly organized woodworking union in existence at the time of signing this agreement, or signing of prior agreement of April 26, 1905."

The Trade Board has adjourned without coming to an agreement for 1908, as the employers declined to agree to the foregoing section. It is claimed for the arbitration employers that it would be unjust to exact this pledge from them and not from the independent employers. Says the B. T. E. A. Bulletin:

Somewhat over a month ago the unions gave the master carpenters a list containing about 175 unfair shops, requesting them not to buy their material from these firms. Yet they themselves were putting up this work right along, according to the claims of a number of firms, or else 50 per cent. of the carpenters in New York City are non-union.

As a proposition from the employers to submit the case to an umpire was not considered or agreed to by the District Council, it is not believed that the dispute will be carried any farther than the council chamber. The metal workers are also without an agreement this year.

## Production of Stone in 1908.

Granite, trap rock, etc., represented 33.60 per cent. of the total output in 1906, and increased in value from \$20,637,693 in 1905 to \$22,306,276 in 1906, a gain of \$1,668,583. Trap rock increased in value from \$3,074,554 in 1905 to \$3,736,571 in 1906, or \$662,017. Granite increased from \$17,563,139 in 1905 to \$18,569,705 in 1906, a gain of \$1,006,566.

Sandstone and bluestone represented 13.80 per cent. of the total stone output in 1906. Their value in 1906 was \$9,169,337, which, compared with a value of \$10,006,774 in 1905, shows a decrease of \$837,437. Bluestone increased in value from \$1,931,625 in 1905 to \$2,021,898 in 1906, a gain of \$90,273. Sandstone decreased in value from \$8,075,149 in 1905 to \$7,147,439 in 1906, a loss of \$927,710.

Marble represented 11.42 per cent. of the total stone output in 1906, the total value being \$7,582,938; in 1905 the value was \$7,129,071, a gain for 1906 of \$453,867.

Limestone represented 41.16 per cent. of the total stone output of the United States in 1906, and was valued at \$27,320,243; in 1905 the value was \$26,025,210, a gain for 1906 of \$1,295,033.

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.

Table with columns for Conveyances, Mortgages, and Projected Buildings for Manhattan and The Bronx, comparing data for 1908 and 1907.

BROOKLYN.

Table with columns for Conveyances, Mortgages, and Projected Buildings for Brooklyn, comparing data for 1908 and 1907.

The Week.

That portion of Manhattan north of 59th st came in for the major part of the sales during the week. Conditions generally throughout the city have been gradually improving.

Among the important sales that were consummated during the past week was the block front on Riverside Drive, between 112th and 113th sts. This holding was inherited by William Waldorf Astor from his father, John Jacob Astor, who purchased it in 1885 for \$175,000.

From a leasing standpoint the market was uninteresting. There were a few good leases consummated, but the total number was small. Still this is not the renting season.

Several mortgages of good size were recorded: The Title Guarantee and Trust Co. gave to Edward H. Van Ingen a loan of \$250,000 on a plot 60x100 on the east side of 5th av, 115 ft.

south of 72d st, with rate and due date as per bond. May C. Dodge gave to Clifford V. Brokaw and ano, executors of Wm. V. Brokaw, on the property 29 West 57th st a mortgage for \$100,000, due Feb. 1, 1911, at 4 per cent. This is a purchase money mortgage. The German Savings Bank loaned the American Real Estate Co. \$210,000 on ten lots, 40x100 each, on Simpson st, 161 ft. south of Westchester av, for 3 years at 6 per cent. The Title Guarantee and Trust Co. also loaned Wm. Sperr, Jr., on the property 107 West 42d st, running through to 43d st, and known on that street as No. 104 West 43d st, \$75,000, due date and rate as per bond.

The total number of mortgages recorded for Manhattan this week was 133, as against 143 last week, and in the Bronx 103, as against 94 last week. The total amount involved is \$2,521,622, as against \$2,999,264, last week.

The total number of sales reported is 38, of which 8 were below 59th st, 20 above, and 10 in the Bronx. The sales reported for the corresponding week last year were 152, of which 67 were below 59th st, 59 above, and 26 in the Bronx.

## THE AUCTION MARKET

A total number of eleven pieces of property were put on the auction block this week. Five of these went to the plaintiffs in the various actions, one to a party in interest and five to outside purchasers. At the stand of Samuel Goldsticker on Tuesday 214 East 72d st was knocked down to Frederick Morich, for \$18,595. This house is a 3-sty dwelling, 17.10x102.2. The amount due was \$5,659.60, and taxes and other charges amounting to \$213.74. There was a prior mortgage of \$11,000 on the holding. At the stand of Joseph P. Day, on Wednesday 49 Broome st, southwest corner Lewis st, 25x60, a 3-sty tenement and store, one-half part to Louis Goldstein for \$500 over all prior liens. The amount due was \$1,259.63, taxes and other charges, \$638.50, and subject to two prior mortgages aggregating \$16,900. At the stand of James L. Wells on Thursday 166 East 117th st went to Louis Joutel for \$8,500. This building is a 2-sty dwelling, 17x100.11, and situated 276 ft. west of 3d av. The amount due was \$6,560.82, taxes and other charges, \$213.34. At the stand of Joseph P. Day, 252 and 254 East 74th st, two 5-sty tenements and stores, were sold at partion sale. Lowenfeld & Prager purchased 252 for \$11,100 and Otto Hirsh got 254 for \$12,250. There were two parcels withdrawn.

There were no voluntary sales. Next week, however, a few parcels are going to be put up by Joseph P. Day and Lewis Phillips.

The total amount involved in the auction sales up to Thursday night was \$270,360, and since January 1, \$4,965,350. Last year the total for the week was \$625,002, and from January 1, \$2,587,566.

## Mortgage Money Situation.

The opinion of the heads of some of the Title Insurance Co.'s as regards the mortgage money situation is, in the main, encouraging. While none of them are optimistic on the immediate future, still they consider that the worst has been past and that a gradual bettering of conditions will ensue. Rates will undoubtedly remain stationary for some months to come. There are many choice loans being picked up by the various companies. Naturally this class of mortgage has the first call. In the course of a short time these companies will certainly have a splendid assortment of guaranteed mortgages for sale.

Before any noticeable improvement can take place, the banking condition must be straightened out. The closing of the doors of two banks during the week showed that the storm has not passed altogether. The life insurance companies must get into the market with their funds. They cannot do this as long as their policyholders require loans on policies.

Louis V. Bright, vice-president of the Lawyers Title Insurance and Trust Co., said: "At present the market is in that condition where business is being done. A few months ago everything was at a standstill. I do not think that money will be easier until the savings banks lend freely. There is no doubt that choice loans can be obtained at the present time. The prevailing rate for good loans is 5½ per cent. Small amounts are greatly in demand just now."

Edgar J. Levey, president of the Title Insurance Co. of New York, said: "There is no question but that the money situation, so far as real estate mortgages are concerned, has improved. Our company is loaning as high as 60 per cent. on gilt-edged property. I don't think that money will be cheap for some time to come. A great many mortgages were placed on property by owners who had outside obligations and needed ready funds."

George J. Gillespie, of the United States Title Co., said: "There is not a great amount of mortgage money available just now. Money will undoubtedly be easier, but whether for mortgage purposes is at the present time problematical. During the next three months changes for the betterment of the mortgage situation should take place. Our company has placed a good many mortgages recently on a basis of from 35 to 50 per cent. of valuation. Most loans are made at 5 per cent., though some are being placed at 5 per cent. interest."

## Report of the Torrens Commission.

THE report of the commission appointed by Gov. Hughes to examine the system of registering titles to real property, known as the Torrens System, was completed and adopted yesterday. Messrs. David A. Clarkson, chairman, Ralph Folks, Gustave W. Thompson and Alfred G. Reeves form the majority, while Messrs. Henry Pegram, T. Winthrop Weston and Allan Robinson send to the Governor a minority report. The commission arrived at the following general conclusions:

Of the three historical methods of dealing with transfers of real property: (1) transfer by instrument unrecorded and simply held by the owner; (2) record of instruments of transfer and incumbrance, and the giving of constructive notice by such record; and (3) registration of titles (as distinguished from registration of documents) as a means of assuring them and facilitating their transfer—the second method, which is used in New York and most of the States of this country, grows more cumbersome as it grows older, and, in spite of efforts to make it less burdensome, is tending to break down of its own weight.

The multiplication of records, the complication of titles, and the repeated expense of re-examination and the delays incident thereto should be avoided, if any feasible method of doing so can be devised. We are very clearly of the opinion that a system of registering titles may be put in operation in this State in such a manner as to avoid these and other difficulties incident to the present system and to become of much utility and advantage to conveyancers and owners of real property.

That such a system can be constitutionally made and operated seems to be clear from the authorities and arguments set forth in the brief on that matter which is quoted and made a part of this report.

The feasibility of such a system has been practically shown by its workings in other States, even against strong opposition, and this notably in Massachusetts, where the conditions are very similar to those in New York. The utility of interests in real property originates from and rests upon the State. It is natural and logical that by a fiat of its court the State should increase that utility whenever possible. After a thorough examination and a certification by a competent examiner, and care and deliberation on the part of a Justice of the Supreme Court, any ordinary title in this State may be so determined and assured, by a judgment of that court, as to need practically no subsequent examination; and such a title may be so dealt with thereafter as to obviate the necessity of such investigations as are now made whenever a title is passed.

Therefore, while recognizing the importance and advisability of some other changes in our present real property law, such as are recommended hereafter in this report, we are convinced that the most important matter to be dealt with, and that which should demand the first attention of the legislature, is a plan or method for registering titles to real property. The essential features of such a plan, and those which we have sought to embody in the accompanying proposed bill, are as follows:

1. The primary objects to be accomplished by the system are to give greater security and certainty to titles, and to avoid the necessity of long and repeated examination of titles in the future, and to make real property interests, because of the ease and quickness with which they can be transferred, more readily available as security and assets, and thus cause them to become more useful and valuable.

2. Registration must be in the first instance the outcome of a judicial proceeding which, as far as possible, shall determine and quiet the title and fix and specify the matters, if any, that may still be left undetermined or to be worked out in the future.

3. Because of the age, value and importance of titles in this State, the system should be voluntary, and adopted gradually as its need and importance may appear to the owners of real property. It is hoped and believed that the proposed statute will appeal at once to many owners of land, especially in the larger counties, and that its utility will become more and more apparent with its use.

4. Such a system should be inaugurated with as little innovation as possible, and as far as practicable should leave the existing law unaffected. It has been the earnest effort of the commission, in drafting the proposed statute, to make it harmonize with the historical and settled principles of our system of real property, and not to make any change except where it was necessary in order to introduce the registration system.

5. A new law of this character should also avoid as far as possible the multiplication of public offices and officials, and the use of complicated methods and machinery. It should employ, as far as available, existing agencies and forces. It will be seen that the proposed law aims to do these things, especially by avoiding the necessity of official examiners paid from public funds, by the employing, as far as practicable, the system of indices and methods of examining titles now in use.

6. A system of registering titles, in order to be of real use, must be made as expeditious and inexpensive as is consistent with accuracy and security. For this purpose, the time of serving defendants by publication has been fixed in this statute at four weeks instead of the ordinary six weeks, publication in

one paper has been made sufficient. These periods seem to us reasonable and sufficient.

7. The commission have sought to work along the historic lines of New York legislation. With full appreciation of the difficulties, and acknowledgment of the possible defects it may contain the proposed statute is submitted.

### Operations in Manhattan Square Section.

Manhattan square is a section of the city but little heard of. In fact many people who are "oldest inhabitants" of this city do not even know its location. When told, they say, "the square on which the Museum of Natural History stands? I never remember hearing its name."

Despite this fact a steady, healthy growth in that part of the city has been in progress for some years past. Not only have realty values been enhanced but also rents have increased in proportion. There has been a considerable amount of building accomplished, in a quiet way; the kind which permanently fixes the character of the neighborhood. No sudden boom, but quiet absorption, by monied interests, of realty placed in brokers hands for disposition.

On the southern side of the square, 77th st, there is, at the present time, only one vacant plot, 77.6x100, opposite the main entrance to the museum. On the northern side, 100 feet east of Columbus av, five lots, 125x100, are still unimproved, and 25 feet further to the east a single lot, 25x100, is without a structure.

Handsome apartment houses, hotels and the homes of various societies face the open square. Of course there are natural advantages. Permanent light and air are assured. In the course of time, should the present plans be carried out, the Museum of Natural History will occupy the whole of that ground now used as a public park. For this reason, among others, the Department of Parks does not feel inclined to expend too much money on this strip of land. Undoubtedly it will be many years before the museum will be completed. There are many improvements of a permanent character that this department is called upon to make. A very small percentage of money is therefore used in the development of Manhattan square.

Some of the principal buildings that overlook this park, on 77th st, include: New York Historical building, southwest corner Central Park West, 204x125; the Studio and Apartment House, 150 feet east of Columbus av, 100x100, and the Manhattan Square Apartment Hotel, 50 feet east of Columbus av, 100x100. On Columbus av the Evelyn Apartment Hotel, northwest corner 78th st, 102.2x100; Lotus Brady building, northwest corner of 79th st, 101.2x117.9; Hotel Orleans, southwest corner 80th st, 100x124.1; Warwick Arms, northwest corner 80th st, 51.2x100; Hotel Endicott, northwest corner 81st st, 204.4x133.11, and Hotel Colonial, northeast corner 81st st, 102.2x100. On 81st st the American Geographical Society, 17 West, 50x100; Beresford Apartment Hotel, northwest corner Central Park West, 204.4x100, and the Hamilton Institute, 45 West, 25x100.

During the past year the following properties changed hands in this zone: On 77th st, No. 20 West, a 4-sty and basement dwelling, 25x102, to Maud Le Grand, wife of Howard P. Frothingham, and was resold by her to Solomon Wertheim on May 22, 1907, subject to a mortgage of \$70,000. This property is assessed at \$62,000. The 4-sty and basement stone front dwelling, 36 West 77th st, 25x104.4, was transferred to Sophie Sterns on May 15 last, subject to a mortgage of \$55,000. A 2-sty extension, 17.2x5.6, and other alterations were made to this house costing about \$18,000. The assessed valuation, prior to these improvements, was \$62,000. The plot, 100x102, located 150 feet east of Columbus av, vacant, was sold to the Walter Russell Bond and Realty Co. A 14-sty studio and apartment building is under course of construction on this plot, at an estimated cost of \$750,000. Wilhelmine Flieschmann received from Louis Flieschmann the deed to the 5-sty stone front dwelling 4 West 77th st, subject to a mortgage of \$70,000. This house is assessed at \$90,000. Title was taken Dec. 7, 1907.

On Columbus av the Hotel Orleans, southwest corner of 80th st, the particulars of which appear in another column; the 2-sty brick store on the northwest corner of 79th st, 102x120x irreg., was purchased by Edward C. Van Derlip, of Brooklyn. Mortgage, \$170,000, and the assessed valuation, \$200,000. The northwest corner of 80th st, 51.2x100, a 10-sty brick and stone tenement, with stores, was bought by Leo and Samuel Steinfeld. The mortgage was \$200,000 and the assessment based on \$265,000.

### West Side Apartment Vacancies.

Opinions in the various brokerage houses along the upper West Side differ as to the renting conditions. They agree on the point, however, that there are but few vacancies. Several claim that this is due to the fact that concessions in price have been made.

Mr. Dolson, of F. R. Wood & Co., Broadway and 80th st, stated that they had no complaint to make. "On Central Park West we have about 125 apartments and not a single vacancy. On Broadway we have about 275 apartments, and about 5 per cent. unoccupied. On the Drive, out of a possible 100 apartments we have between 5 and 10 per cent. without tenants. On

the various side streets, which are in the main less expensive apartments, there are not any unoccupied."

Mr. Sheldon, of Sheldon & Becker, real estate brokers, 2231 Broadway, said that renting conditions along Broadway, in the vicinity of his office, was satisfactory. Concessions of considerable size have been made in the high-class apartment houses. Central Park West and Columbus av have not, however, fared so well. Vacancies are difficult to fill.

A representative of the firm of Jesse C. Bennett & Co., Broadway and 81st st, said the trend is away from Columbus av. The present demand is near Broadway and westward toward the river. People are anxious to get near the subway and avoid the noisy elevated road. In fact, the only vacancies in their office are a few along Columbus av.

## PRIVATE SALES MARKET.

### SOUTH OF 59TH STREET.

CORNELIA ST.—Pepe Bros. sold 7 and 9 Cornelia st, two 5-sty tenements, 50x95, to E. Gerbureux. These houses are built to a depth of 75 ft. each and are situated 65.11 ft. south of West 4th st.

SOUTH ST.—Horace S. Ely & Co. sold for an estate 162 South st, northwest cor of Dover st, a 5-sty building, 20x66. The buyer will occupy. The property has not changed hands for over half a century.

WOOSTER ST.—Arnold, Byrne & Baumann sold for Citron, Selinsky & Lowenthal the southwest cor of Wooster and West 3d sts, an 8-sty business building, 75x75.

27TH ST.—The estate of Henry Amy, 44 Wall st, sold 18 West 27th st, a 4-sty dwelling, 25x98.9. This building is built to a depth of 80 ft. There is a frame extension in the yard. It is situated 110 ft. west of Broadway.

35TH ST.—The Empire Improvement Co. resold 306 and 308 West 35th st, two 3-sty dwellings, 38x74.1, to the North River Improvement Co., A. W. Eager, president, Martha Washington Hotel. These houses were acquired with some other property by the Empire Co. this week in a trade for the Hotel Orleans on Columbus av and 80th st.

49TH ST.—F. & G. Pflomm sold for the Ware estate to Mary Killeen 49 West 49th st, a 4-sty dwelling, 16x100, Columbia College leasehold.

51ST ST.—Jacob A. Tabolt sold for Eliza R. Rachel the 5-sty double apartment house 332 West 51st st, 30.9x100.5, to an investor.

51ST ST.—Simon & Atlas sold for the Louis Meyer Realty Co. 312 East 51st st, a 4-sty flat, 20x71.

### NORTH OF 59TH STREET.

CATHEDRAL PARKWAY.—D. Phoenix Ingraham & Co. sold for Chas. E. Levy the unfinished 6-sty apartment house, 75x72.11, on the south side of Cathedral Parkway (110th st), 175 ft. west of Manhattan av; also two similar structures at the northeast cor of Columbus av and 109th st, on plot fronting about 100 ft. on 109th st. The property is in the block formerly owned and used by the Manhattan Railway Co. The houses were recently sold in foreclosure.

82D ST.—William C. Clarke sold to A. B. Francis, 320 West 82d st, a 4-sty American basement dwelling, 16x60x82.10. This house is 128 feet east of Riverside drive and is in a choice residential district.

85TH ST.—Pease & Elliman sold for Agnes E. Harris 311 West 85th st, a 5-sty American basement dwelling, 16.8x102.2. The lawyer, George H. Storm, will occupy the house.

106TH ST.—Slawson & Hobbs sold for Charles Stuart, of 60 Broadway, for investment, the 5-sty apartment house, 221 West 106th st, 33.4x100.11. Mr. Stuart purchased this house on June 24, 1907, from Wilhelmina Geiler and it was subject to a mortgage of \$40,000. It is assessed at \$45,000, of which \$18,000 is placed on the lot. There are two families on a floor, steam heat, hot water and the building is built to a depth of 89 feet.

107TH ST.—Arnold, Byrne & Bauman sold for Louis Bernstein, 316 West 107th st a 5-sty American basement dwelling, 16x102.2, 144 ft. east of the drive. This property was given in part payment for 2035 7th av.

114TH ST.—I. Rosenthal and S. Kempner sold to Finger Bros. 107 West 114th st, a 5-sty flat, 31x82x110.11. This house is about 162 ft. west of Lenox av. There is a subway station at 116th st and Lenox av.

### Gordon Johnson Buys Apartment House.

116TH ST.—Joseph A. Jackson, of 1123 Broadway, an architect, sold through A. C. Oliver, as broker, to Gordon Johnson, 243 and 245 West 116th st, a 6-sty elevator apartment house, 40x100. There are 16 apartments and 2 stores in this building and the gross rental is \$8,220. There are two mortgages, one for \$55,000 at 5 per cent., and the second for \$14,000 at 6 per cent. This property is located near the elevated railroad station on 8th av.

124TH ST.—Shaw & Co. sold for Otto Hirsch 128 West 124th st, a 4-sty single apartment house, 18.9x100, situated 281.3 ft. west of Lenox av. This property was purchased by Mr. Hirsch at auction on Dec. 21, 1906, for \$17,000. At that time there was a mortgage of \$26,000 on this and the adjoining property. Max S. Bevins was the referee. On the west is a 3-sty stable with a frontage of 75 ft. The easterly houses were put up at auction at the same time with the one just sold. No. 126 went to Chas. S. Whitman for \$16,600; No. 124 to the Godspeed Realty Improvement Co. for \$17,250, and No. 122 to Chas. S. Whitman for \$17,800.

131ST ST.—Arnold, Byrne & Baumann sold to the Pilgrim Realty Co. six high stoop brownstone front private dwellings, 56, 62, 64, 68, 70 and 72 East 131st st, for Sundel Hyman. These houses have a frontage of 17.6 ft. and are built to a depth of 50 ft., while the lot extends 99.11 ft. from the street. On the east is a large factory building, 90x99.11, on the southwest cor of Park av. Title will be taken on Feb. 1.

132D ST.—James Bisland sold for James H. Cruikshank to A. Opperman the 3-sty dwelling 227 West 132d st, 15x55x99.11.

CATHEDRAL PARKWAY.—D. Phoenix Ingraham & Co. sold for the Cathedral Realty Co the vacant plot, 100x100, on the south side of Cathedral Parkway, 110th st, 150 ft. west of Columbus av.



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### Large Trade on Manhattan Square.

COLUMBUS AV.—The Valencia Realty Co., of which Hugo S. Mack is president, bought from the Empire Improvement Co. the Orleans Hotel, a 10-sty structure, at 410-418 Columbus av, southwest corner of 80th st. The reported price is said to be \$450,000. This building has a frontage of 102.2 feet on Columbus av and 64 feet on 80th st. This hotel was bought by the Empire Co. in 1904, in which year the property changed hands three times in one month. In November it was sold at foreclosure for \$377,300 to Gustave L. Morgenthau, who transferred it to the City Real Estate Company, consideration nominal. Two weeks later it was sold to the Empire Co., consideration also nominal. In exchange for this property the Valencia Realty Co. gives 317 and 319 West 95th st, a 7-sty apartment house, 62.6x100.11, between West End av and Riverside Drive; also 306 and 308 West 35th st, two 3-sty dwellings, 38x74.1; also 251 West 16th st, a 3-sty dwelling, 17x 80, and 72 and 74 Clifton place, Brooklyn, two 3-sty dwellings, 14.6x100 each. The aggregate sum involved in the trade was about \$750,000.

LEXINGTON AV.—The Louis Meyer Realty Company sold, through Simon & Atlas, to Julius Schatman, 1897 to 1905 Lexington av, a 5-sty flat with stores, 100.11x39. This property is located on the northeast corner of 118th st.

MADISON AV.—Mary E. Sipp sold her residence, 1893 Madison av, a 3-sty and basement dwelling, 20x100. The house was purchased from Adolph S. Ellison, of 105 Greene st, on March 1, 1906, and is subject to a mortgage of \$12,000. It is assessed at \$17,500. Bayard Peck, 26 Liberty st, is the purchaser.

### William Waldorf Astor Sells Block Front.

RIVERSIDE DRIVE.—William Waldorf Astor sold the block front, on Riverside Drive, between 112th and 113th sts, vacant. There are about 13 lots in this parcel. The frontage on the Drive is 208.8 feet, 141.7 feet on 112th st, 194.7 feet on 113th st. The

asking price was reported as being \$350,000. The purchasers, Bing & Bing, lawyers, 198 Broadway, will probably improve the property with a high-class apartment house, though no definite plans have been decided on as yet. John Jacob Astor, father of the present seller, bought this block front in 1885 for \$175,000. At one time it was thought this site would be bought by Charles M. Schwab for his residence. Mr. Schwab, however, decided on the 73d st property, instead. Bing & Bing have been identified with several notable operations in Manhattan realty. The block front on the west side of Broadway, between 127th and Manhattan sts. was purchased by them some time since. On the Manhattan st corner a 2-sty office building has been constructed, and the 127th st plot improved with a 6-sty elevator apartment, 80x100. They built a 6-sty elevator apartment on the southwest corner Broadway and 137th st, and on the north side of 137th st, between Broadway and Riverside Drive five houses, each 6 stories in height. They are at the present time being run under one management.

RIVERSIDE DRIVE.—Hall J. How & Co. sold for Bing & Bing to William Cumming the plot of a little over six lots at the north-west corner of Riverside Drive and 112th st, 104x118x100x91, being the southerly half of the block front just purchased by the Messrs. Bing for William Waldorf Astor.

### Seventh Av. Apartment Changes Hands.

7TH AV.—Arnold, Byrne & Baumann and H. R. Lilly sold for Edgar Swain and Eva S., his wife, to Louis Bernstein, the "Monmouth," a 6-sty apartment house, with stores, 2035 7th av, 37.10x 100. This house is built to a depth of 87 feet, and is located on the east side of the avenue, 25 feet south of 122d st. The "Lexington," a twin house, adjoins on the south. On the southwest corner of 122d st stands the "Washington," an 8-sty apartment, 100.11x100, built 96 feet deep. The "Monmouth" was purchased by Mr. and Mrs. Swain on March 6, 1907, from Hannah Hoffman, subject to a mortgage of \$68,000. The property is assessed at \$60,000. The present sellers were tenants by entirety, which means a joint holding by husband and wife. The distinguishing characteristic of this tenancy is that the interest of neither husband nor wife can be alienated alone. The whole estate must pass together. In that particular it differs from joint tenancy. In part payment, 316 West 107th st was given.

## WASHINGTON HEIGHTS.

## Block on Washington Heights Sold.

175TH ST.—The West Side Construction Co., Jacob Axelrod, President, sold through A. L. Mordecai & Son the entire block front containing 16 lots, north side 175th st, between Audubon and St. Nicholas avs. This property was acquired by the West Side Construction Co. in a trade for "Terrace Court," 200 Riverside Drive, about January 8, 1908. These lots just sold form a part of the old Juvenile Asylum tract and has a frontage of 134 ft. on St. Nicholas av, 350 on 175th st, 106 ft. on Audubon av and 351 ft. on the north side. The title is going to be taken in the name of the City Real Estate Co., who are going to hold it in trust for the purchaser.

## BRONX.

173D ST.—Edward Polak sold for E. Frering the 3-sty frame dwelling, 679 East 173d st, 16.8x990, near Webster av, to Joseph Rathgeb.

236TH ST.—Otto P. Schroeder sold to Augustus L. Hayes the northeast cor of 236th st and Keppler av, Woodlawn Heights. The purchaser will erect a 2-family house.

BOSTON ROAD.—The Hudson Realty Co. bought from the Colebrooke Co., through Leo M. Mosauer, of Jacob Leitner's office, the four 5-sty flats, 1212 to 1218 Boston road, northeast cor 168th st, 159.10x131.8x irregular.

CAULDWELL AV.—The Schnitzer Realty Co. sold for Isak Tepper the 3-sty 3-family frame house 717 Cauldwell av, 18.9x115.

COLLEGE AV.—S. Ullman sold for the Thornton Bros. Co. 1298 College av, a 2-sty dwelling, 15.6x100, to S. Rollin.

## Builders Sells Grant Av. Dwelling.

GRANT AV.—Frank Begrish, Jr., sold for the Cohen & Eckman Co., builders, one of the row of ten 3-family brick buildings now being erected by the company on the east side of Grant av, between 166th and 167th sts, to S. Beiger. Title will be taken on March 2.

LIEBIG AV.—Thomas J. Totten sold for the estate of Herrman Bachrach to Elizabeth Berrie one acre of land on the west side of Liebig av, 100 feet south of 259th st.

PELHAM ROAD.—Steven B. Ayres and Walter F. Baylis have sold for Mrs. A. E. Sellery to D. R. Shafer the property situate on Old Pelham road, in the annexed district, known as lot 1-A, Valentine Tract. This property comprises an area of about eighteen lots, 82x450x irregular, with a frontage on Westchester Creek. It lies across the extension of Westchester av.

WEBSTER AV.—Edward Polak sold the 3-sty building with store, 1339 Webster av, near 169th st, 20x90, to Joseph Scorowski.

3D AV.—Scobie & Bliss sold for Joseph Hahn 3353 3d av, a 3-sty frame building, 25x105.

## LEASES.

Huberth & Gabel leased for Hannah Willson to Madame Therese Cargnella, the 3-sty private dwelling, 76 West 12th st.

Henry M. Weill leased for the Gem Realty Co. to Louise Bielly and Fiorenzo Bo 149 W. 36th st, a 4-sty and basement dwelling, 19.9x98.9.

Louis C. Schliep and R. Bender leased for A. H. Mathews to H. Hagenbuehle about 10,000 sq. ft. of space in the building 22 to 26 Howard st.

The American Exchange National Bank of New York leased to the Childs Co. for one year at a rental of \$25,000 the property, 130 Broadway.

## The Italian Herald Leases Building.

Charles B. Walker leased for the Lorillard estate to John Vicario for a term of years the 6-sty loft building, 243 Canal st. The Italian Herald will occupy these premises.

Frederick Fox & Co. leased for Philip Braender 40,000 sq. ft. of space in the new mercantile building just completed, 26-32 West 17th st, to Nat Goldstone Co., for a term of eight years.

S. B. Goodale & Son leased for Andrew J. Kerwin, Jr., the two buildings 37 and 39 West 24th st, for a long term of years, to D. Colaizzi, who will occupy same as a first-class table d'hotel restaurant.

B. Davis, of the New York Real Estate Co., leased to the Bloomingdale Leasing Co. a 2-sty building with stores and offices, 173x220, at the southeast corner of Broadway and 101st st, for 21 years, at an aggregate rental of \$400,000.

William Stonebridge leased for H. Gerald Chapin, of 60 Wall st, the 2-sty brick dwelling, 2356 Davidson av, near 184th st, University Heights, to John W. King. The term is for one year and there is an option clause of purchase for \$7,500.

The Brunswick-Balke-Collender Co. leased from the Bankers' Construction Corporation the store and basement in the building 29 to 35 West 32d st through to 32 and 34 West 33d st. The lease is for a term of 10 years at an aggregate rental of \$250,000. The Brunswick Co. was formerly located in the Parker building, which was recently damaged by fire.

## Post Office Leases for Substation.

The post-office authorities have leased for 12 years, at about \$75,000 a year, the entire second floor in the Fulton building, Church, Dey and Fulton sts, and large space in the northwest corner of the ground floor of the same building. A large substation will be established in the building to relieve the main post-office, and to be used as a centre for the pneumatic tube system of the whole city.

Ogden & Clarkson leased for Philip Braender two entire floors containing 20,000 sq. ft., at 26-32 West 17th st, to the Detmer Woolen Co. for a long term; also to Frederick W. Evers, the store and basement at 30-2 East 21st st. Both of the above lessees were burned out in the recent Parker Building fire. Also for Edward Hadden a store at 4 West 29th st, and for Edward M. Knox a studio at 452 5th av, to Arthur Dawson.

## SUBURBAN.

MAMARONECK, N. Y.—Alfred M. Rau, Maxwell S. Mannes and Benjamin Woog sold to the Hudson Realty Co. 20 acres, known as the Purdy farm, at Mamaroneck. The property fronts on Mamaroneck av, and is just north of the water works.

## Mount Vernon Lots Sold for Speculation.

MOUNT VERNON, N. Y.—Steven B. Ayres and Walter F. Baylis sold to the Wheeler Corporation a plot of more than three hundred lots, comprising all the unsold part of Vernon Park, in Mount Vernon, N. Y. The purchaser has arranged to open an office in Mount Vernon and take active steps towards the reselling of this property. The consideration is about \$195,000.

## REAL ESTATE NOTES

The 6-sty new law house, 519-521 East 76th st, 50x102.2, has been sold.

The sale of 769 East 138th st and the frame houses 77 and 80 Unionport road, Van Nest, have been reported.

Goldberg & Greenberg, real estate operators, have removed their offices from 143 Brook av to 132 Nassau st.

Goodwin & Goodwin, real estate brokers, have moved from 214 St. Nicholas av to 217 Lenox av, southwest corner of 121st st.

Edwin L. King, the Manhattan corner specialist, announces that he has the sum of \$200,000 to loan on real estate mortgages in amounts of \$25,000 each.

The Board of Brokers have sold three hundred covers for their annual dinner, which will be held at the Waldorf-Astoria on Thursday evening, Feb. 27.

Mr. L. Zimmermann, of 9 Wall st, denies the reported sale by Josephine Zimmerman, of 1425 Lexington av, as reported. This house is on the northeast corner of 93d st.

Title was transferred to "the straddle lot," a tract of about eleven acres of salt meadow, adjoining Eastchester Creek, by Alice M. Bushnell to Lydia Taylor and another.

George Price, broker, of 138th st and 3d av, says that conditions are improving in the Bronx. Money is more plentiful for mortgage loans, and that will mean a readier market for real estate.

The fearful subway crush is a daily reason for building another subway in Manhattan. Real estate interests are losing by the delay millions yearly that they are legitimately entitled to.

William R. H. Martin gave a mortgage of \$400,000 to Amelia B. Martin on the property on the east side of Broadway, 118.7 feet south of 33d st. Mr. Martin is one of the owners of Rogers, Peet & Co., clothiers.

Richard M. Lederer, formerly associated with M. Morgenthau, Jr., & Co., announces that he has opened an office at 53 Av B, corner 4th st, for the transaction of a general business in real estate, insurance and mortgage loans.

Harris Mandelbaum and Fisher Lewine secured a deficiency judgment against Solomon Lewine and Louis Danis, builders, growing out of the foreclosure sale of the property on the east side of Amsterdam av, extending from 121st to 122d sts.

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**THE REALTY RECORDS CO., 11 E. 24th Street**

LAW DEPARTMENT

A lease of the 5-sty building 130 Broadway was recorded by the American Exchange National Bank to the Childs Co. for one year, at a rental of \$25,000. The property adjoins the bank building at the northeast corner of Broadway and Cedar st.

John P. Leo, Jr., son of the well-known architect, has opened offices in the Jumel Building, 162d st and Broadway, for the transaction of a general real estate business. Mr. Leo served his apprenticeship in the office of a prominent downtown firm.

George Ehret, the brewer, acquired title to the property on the north side of 58th st, 325 ft. east of 8th av, 25x100.5. Mr. Ehret owns a large vacant plot on Broadway adjoining this newly purchased property. His plot has a frontage on Columbus Circle.

St. Michael's Church transferred its old church edifice, rectory and parochial school at the northwest corner of 9th av and 31st st, and extending to 32d st, to the Pennsylvania Tunnel and Terminal Co. This property forms part of the Pennsylvania tunnel station.

Edward C. H. Vogler, real estate and insurance broker, of Amsterdam av and 81st st, has for the convenience of his Harlem clientage opened a branch office at 2213 7th av, corner of 131st st. Mr. Vogler has several excellent investment properties for sales on his books.

Mr. Frank Bailey, vice-president of the Title Guarantee and Trust Co., who has been vice-president of the Realty Associates, has been elected president of the latter corporation, to succeed the late John D. Hicks. Clifford S. Kelsey, hereto second vice-president, has been elected first vice-president.

The City of New York on Thursday closed the purchase of all the water front from 39th st to 61st st, Brooklyn, excepting the Bush Terminal holdings and the two blocks from 57th st to 50th st. A large part of the land is under water for which \$1.10 per square foot was paid. The deal involves a sum approaching \$6,000,000. The sellers were the Cutting Estate and the Lotus Realty Company.

**Statistics of Registrars' Offices.**

An interesting tabulation of all deeds and mortgages recorded in the various Registrars' offices within the limits of New York City during 1906 and 1907 shows that Richmond is the only one of the five boroughs which showed an increase, all of the other boroughs showing large decreases in both classes of instruments. This statement shows the astonishing shrinkage of 45,716 in the number of such documents recorded for the year, although 1907 has been considered by many the banner real estate year. The detailed figures are as follows:

DEEDS.			
1907.	Boroughs.	1906.	
20,900.....	Manhattan and Bronx .....	32,317	
32,575.....	Brooklyn. ....	46,596	
17,843.....	Queens. ....	22,289	
4,312.....	Richmond. ....	4,240	
75,630		105,442	
MORTGAGES.			
19,592.....	Manhattan and Bronx.....	27,991	
33,034.....	Brooklyn. ....	40,029	
12,248.....	Queens. ....	12,982	
1,932.....	Richmond. ....	1,708	
66,806		82,710	
75,630		105,442	
142,436		188,152	
1907.....		142,436	
Shrinkage.....		45,716	

**Fifth Avenue Property in Court.**

Title has not been taken to the Lotos Club property 556-558 5th av, though Jan. 15 last was the day set in the contract for closing. This property was sold to Mr. Jacob Neadle, of 59 William st, in October, 1906. The purchase price at that time was reported at \$750,000. A long term contract was given Mr. Neadle. The object of this was to allow the club time to secure a new site for their home, meanwhile giving them the right of possession of their old house. One of the terms of the contract was that the building should not encroach more than one inch on the avenue. When the official survey was made it was found that the building was something like seven inches on the city property. This is a matter of some importance, in view of the fact that this avenue is going to be widened. Mr. Neadle purchased this holding purely from a speculative standpoint. He either wanted to sell or rent it on a long term lease. He did not care to expend any considerable sum on the property in alterations until it was definitely determined just what the city was going to do about changing the width of the avenue. The Lotos Club in the meantime has purchased the old Castleton apartment house, 110 to 114 West 57th st. The old building has been demolished and the new structure started. Marc Eidlitz & Son have the contract and Donn Barber is the architect. Mr. Neadle has filed a suit to let the court determine just where he stands. He either wants his deposit back or specific performance of the contract. It is said that the Lotos Club paid \$250,000 for their 5th av holding.

To the Editor of the Record and Guide:

A dispute arose between two real estate dealers as to the measure of damage recoverable in the following transaction, which question they refer to the Record and Guide for its opinion: A is a builder and has a buyer for the building he is completing. A wishes to make a deal, but the buyer insists upon a certain amount of first mortgage being stipulated in the agreement of sale. The broker in the case, anxious to make his commission, calls on a savings institution (named hereafter B), explains that he has a buyer for this particular property at a certain price and secures for A an acceptance from B, agreeing to loan and accept a mortgage for the required sum. A, upon receiving acceptance from said B, enters into a contract with his buyer for the sale of the property, making the acceptance from B a part of the contract. When the time arrived for closing the transaction, B reported not ready to make the loan and asked that the matter be deferred for several months. The property in question is covered by a mortgage made when the land was originally purchased by the builder, which mortgage became due a fortnight after the date set to close the loan with B, and give title to the buyer. A counted on B's money to pay off the original mortgage and building loan, so that he could give title to his buyer. In the event of foreclosure by the original mortgage what measure of damage will A have against B, who agreed to loan the money and knew that the sale of the property depended upon the placing of the loan?

Answer.—We have never known of a successful action for damages brought against a proposed mortgage lender.—Ed.

**Investments on Bond and Mortgage.**

Other securities have their attractions, but it is safe to assert that real estate loans form to-day an investment hard to excel in all-round merit. In the making of loans the lender should always insist on ample protection for his principal, as well as a reasonable certainty with respect to the payment of the interest on the bond. He should avoid, if possible, the granting of privileges for the reduction of the principal prior to the maturity of the obligation, and above all things make it a firm rule never to increase a loan, no matter how abundant the margin of security, for the demand in such instances usually indicates that the borrower is falling behind.

Some professional lenders rarely make loans on brick buildings for more than 50 per cent. of the appraised value of the security offered. This is adhered to for the following reasons: In the first instance, the records of fire insurance companies show that brick buildings depreciate about 10 per cent. in five years. Second, the cost of building construction varies from time to time, and considerable reductions are likely to follow. Third, in the event of foreclosure the expenses incurred frequently equal 10 per cent. of the value of the property. Should all of these conditions at one time operate against the transaction it is apparent that the loss to the mortgagee might be large. Good 50 per cent. mortgages are hard to secure and are usually procured by advertising and steady canvassing. Due to this dearth of high-class mortgages many lenders in their anxiety to make mortgage investments have been obliged to accept inferior loans, resulting in a loss of principal and a consequent prejudice against this class of security.

If due regard be observed to the controlling factors of safety in the lending of money on bond and mortgage there should be no cause for hesitancy in loaning up to 60 per cent. of the appraised value of the property. There are circumstances when the prospective investor is justified in exceeding that percentage without in the least jeopardizing his principal.

**Pocket Tax Law.**

A pamphlet issued by the New York Tax Reform Association is entitled "Pocket Tax Law for Business Men," and aims to present in simple form the law for the assessment and taxation of property of persons and business corporations. It further presents in outline the whole tax system, exclusive of the provision for the correction of assessments by certiorari and for collection. It will serve to make the New York tax law comprehensible as a whole. A supplement contains a synopsis of the laws of 1907, from which we extract the following in regard to mortgages, not only to show the style in which the book is written, but as a reminder to our readers:

Mortgages recorded prior to July 1, 1906, can be exempted from assessment as personal property, by registering them at the recording office and paying a sum equal to the recording tax (Sec. 293a).

Supplemental mortgages which do not increase the indebtedness are not taxable (Sec. 293b). Mortgages for indefinite amounts or for contract obligations are taxable on the value of the security, unless a sworn statement is made as to the maximum amount secured or this is expressed in the mortgage; such amount is then the taxable basis (Sec. 293c).

Corporations making mortgages in trust must file a statement with the recording officer and pay the tax whenever advances are made, and report to the recording officer and state tax commissioners annually until the maximum amount of principal has been advanced (Sec. 296).

Mortgages recorded before July 1, 1906, on which advances are made after that date, are no longer taxable on entire principal, but only on amount of the advance (Sec. 301). Ch. 340.

# PROPERTY OWNERS' SECTION.

## A Museum for the Bronx.

If the plans of the Bronx Society of Arts and Sciences materialize the old Lorillard mansion in Bronx Park will house one of the most interesting collections of paintings, sculpture, scientific exhibits and historic relics to be found in the City of New York.

The old stone mansion has been placed at the disposal of the society by the city through the efforts of Park Commissioner Joseph I. Berry and the museum committee of which Albert E. Davis, the architect, is chairman, is now planning for the arrangement of cases and collection of exhibits. These will consist of:

1. Collections illustrating the natural history of the Bronx.
2. Collections illustrative of the civil history of the Bronx.—Relics of the civilized occupation of the territory, including documents, utensils, furniture, revolutionary relics and photographs of historic sites and objects.
3. Collections illustrative of the industries of the Bronx.—Samples of products, processes, photographs, prints and drawings.
4. Educational features of the Bronx.—Photographs of buildings and institutions and of educational methods; models and photographs of educational appliances.
5. The park system of the Bronx.—Plans, maps and photographs.

There will also be a library, art gallery, meeting and conference rooms in the building.

The city assumes no financial responsibility, the cost of maintenance being borne by the society, and by what is known as sustaining members. That is, any public spirited citizen of the Bronx desirous of aiding the work of the society can become a sustaining member upon the payment of an annual fee of \$25.

The president of the society is Rev. Henry M. MacCracken, chancellor of the New York University, and the chairman of the council is Dr. Nathaniel L. Britton, director-in-chief of the New York Botanical Garden. The museum committee consists of Messrs. Davis, Britton, Stoughton, Schaufler, Denbigh, Brown, Hallett and Stonebridge.

The objects are "to develop and encourage the study of the arts and sciences, and to promote a taste for such study; to collect and diffuse information concerning the arts and sciences; and to accomplish these results by means of meetings, lectures, addresses, exhibitions, classes and otherwise; to form collections of objects found naturally within the Borough of the Bronx, of pictures and other works of art, of articles manufactured within the Borough of the Bronx, and of books relating to the arts and sciences." The annual dues of the society are \$3.

## New Code Commissioners.

The Building Committee of the Board of Aldermen has under the resolution of January 21 selected the following experts to assist in revising the Building Code:

Architects—Clarence Luce, Washington Hull, Charles H. Cullen and Charles B. Meyers.

Engineers—James C. McGuire, Charles G. Smith, John D. Moore and Austin L. Bowman.

Builders—Thomas J. Brady, Thomas L. Hamilton, Paul Starrett, Patrick J. Byrnes and Daniel Callahan.

Mechanic—Andrew P. Egan.

Plumbers—P. F. Kenney and Joseph D. Duffy.

The Borough Presidents or their Building Superintendent representatives. Fire Chief Edward F. Croker. Legal expert—Edward B. La Fetra.

The commission has organized with Thomas J. Brady as chairman and James C. McGuire as vice chairman. Clarence Luce, James C. McGuire, Charles G. Smith, Thomas J. Brady, P. F. Kenney and Joseph D. Duffy are the members of the new committee who have served in a similar capacity before.

## Liverpool & London & Globe's American Branches.

The Liverpool & London & Globe Insurance Co. has issued the 60th annual statement of its United States branch for the calendar year 1907. It shows total assets, value as of Dec. 31, 1907, of \$12,560,212, which includes real estate amounting to \$1,856,337; United States Government 4% bonds, \$817,971; State and city bonds and railroad stocks and bonds, \$3,683,629; BOND AND MORTGAGE ON NEW YORK CITY REAL ESTATE, \$3,381,450; bank balances and all other assets, \$2,820,825. The company reports unearned premiums and all other liabilities, \$8,138,396, leaving a surplus of \$4,421,815. The New York directors are Charles H. Marshall, chairman; John Crosby Brown, Walter C. Hubbard, John A. Stewart, Edmund D. Randolph. Henry W. Eaton is resident manager; George W. Hoyt, deputy manager; J. B. Kremer, Jr., and T. A. Weed, agency superintendents.

## Tax Reform Association's Report.

In the New York Tax Reform Association's seventeenth annual report interesting facts are given relating to taxation. It draws attention to the fact that the calling of past-due mortgages was stopped and relief afforded to real estate and borrowers by the amendment allowing the holders of old mortgages to come under the recording tax law. Bills to improve the assessment and collection of special franchise taxes failed. The report goes on to say:

"Unquestionably public opinion in the City of New York favors a substantial modification of the personal tax, if not its entire abolition. The greatest inequalities have arisen from laws designed to tax all the widely differing classes of property in the same way, and such laws have been ineffective in the production of revenue."

"The regular legislative session of 1907 lasted until June 26. There were 3,185 bills introduced, and the 1,610 reprints made a total of 4,795 printed bills to be examined. Nearly 200 of these related directly or indirectly to taxation or assessment. Including the special session in July, 764 laws were enacted."

## Eleventh Avenue Track Removal Association.

The Eleventh Avenue Track Removal Association, of which Mr. H. G. Schneider is secretary, asks aid in securing the adoption by the Board of Aldermen of a resolution to carry into effect the action proposed in the following resolutions of this association and of the West Side Taxpayers' Association:

Whereas, The New York Central & Hudson River Railroad has been proved to have illegally occupied over 350 city lots, 60th to 72d sts, 11th and 12th avs, without payment of taxes or the compensation stipulated in an agreement dated June 21, 1887, now in the Lenox Library; and

Whereas, The New York Central & Hudson River Railroad has illegally laid and now maintains four tracks from 72d st to Spuyten Duyvil (its expired charter permitting but two tracks); be it

Resolved, That the Eleventh Avenue Track Removal Association and the West Side Taxpayers' Association respectfully request the Board of Aldermen to appoint a committee to investigate these encroachments of the New York Central & Hudson River Railroad and to secure proper compensation or the ejection of the railroad therefrom, as was done Dec. 28, 1906, in the case of the 12th av encroachment, by Borough President Ahearn.

Alderman Herman W. Beyer has been requested to prepare a resolution to secure appropriate action by the Board of Aldermen, and to present these resolutions of the Eleventh Avenue Track Removal Association and of the West Side Taxpayers' Association.

## Another Honor for Mayor McClellan.

Some time ago the American members of the Societe des Architectes par le Gouvernement, which is composed of graduates of the Ecole des Beaux Arts, were informed by the parent society in Paris that they had had struck and would forward to this country a medal to be awarded to a layman who had rendered service in advancing the interests of architecture and civic improvements, and among whose accomplishments might be numbered a sympathetic understanding and appreciation of the fine arts.

At a dinner at the University Club, Jan. 28, given by the American group, and attended by the French Ambassador and Sir Purdon Clarke, the medal was presented to Hon. George B. McClellan, Mayor of New York City, in a suitable address by the president of the American society, Mr. J. H. Freedlander. Other speakers besides the Mayor were the Ambassador, Sir Purdon Clarke, Hon. F. K. Pendleton, chairman of the City Improvement Committee; Frederick Crowinshield, president of the Fine Arts Federation, and Frank D. Millet.

## INFLUENCE OF THE BEAUX ARTS.

Mayor McClellan in his remarks said:

When we had reached the nadir of inartistic architectural horror, the period of the Queen Anne cottage, the jerry-built apartment house and the United States Government building, we were suddenly awakened by the influence of the Beaux Arts. Hunt and Richardson, the pioneers; McKim, Mead and White, and all of you pupils of the Beaux Arts who have followed them have brought us to an understanding of our architectural shortcomings. The marvelous adaptability of the American people has answered to the call, so that we have at last begun to regard beauty in art and in nature not as a luxury, but as an absolute condition precedent to happiness.

Mr. Ambassador, we are highly honored that your excellency should be with us to-night. Although you represent our great sister republic, you are one of us, for but few English speaking men have been in such sympathy with our institutions or have so well understood the fundamental genius of our literature. It is fitting that I, as an American, should express to you our gratitude for the two great debts we owe to France—two debts which we can repay only by being worthy of what we have received. The first is the help she gave us, which permitted us to win our liberty. The second is the help her Beaux Arts gave us in our struggle to find the beautiful.

Mr. Freedlander, in introducing the French Ambassador, recalled the old days at the Ecole des Beaux Arts and the efforts of the architects here to keep strong the bonds of "bonne camaraderie."



### Public Works.

**THROGGS NECK BOULEVARD.**—Acquiring title from Eastern Boulevard to East River. Proceedings initiated.

**FORT SCHUYLER ROAD.**—Acquiring title from Westchester Creek to the East River, and the Shore drives, from Fort Schuyler road to Fort Schuyler Park. Proceedings initiated.

**PUBLIC PARK.**—Acquiring title to public park bounded on the north by Dewey av, on the east by Throggs Neck boulevard and on the south by Tremont av; also public park bounded on the north by Tremont av, on the south by Sampson av and on the west by Fort Schuyler road; also public park bounded on the west by Throggs Neck boulevard, on the east by Shore drive and on the southwest by unnamed street between Shore drive and Throggs Neck boulevard. Proceedings initiated.

**PUBLIC PARK.**—Acquiring title to lands necessary for a public park, beginning at the intersection of the easterly line of Throggs Neck boulevard, prolonged southerly with the northerly line of Fort Schuyler road, thence running westerly along the southerly side of Fort Schuyler road 496 32-100 feet; thence southerly on a radial to a 940 foot curve 76 385-1000 feet to the bulkhead line; thence westerly along the bulkhead line 415 feet; thence northeasterly 216 feet to the place of beginning. Proceedings initiated.

**PUBLIC PARK.**—Acquiring title. Bounded on north by Chaffee av and Shore drive, on east and south by Long Island Sound, and on west by Pennyfield av; also public park, bounded on north by Shore drive, on east by Pennyfield av, on south by shore line of East River, on the west by bulkhead line established by U. S. Government in 1891. Proceedings initiated.

**MATTHEWS AV.**—Acquiring title from Burke av to Boston road. Proceedings initiated.

**TREMONT AV.**—Acquiring title from Fort Schuyler road to Throggs Neck boulevard. Proceedings initiated.

**PUBLIC PL.**—Bounded on west by Eastern boulevard, on north by Throggs Neck boulevard and on south by Layton av. Acquiring title. Proceedings initiated.

**FORT SCHUYLER ROAD.**—Fixing lines and grades for a street system bounded by Fort Schuyler road, Eastern boulevard, Waterbury av, Long Island Sound, Fort Schuyler Reservation and the East River. Referred to Borough President Haffen.

### Condemnation Proceedings.

**3D AV.**—Widening, opposite East 159th st. Commissioners John P. Cohalan, Walter Muller and Pierre G. Carroll will present bill of costs and expenses to the Supreme Court on Feb. 11.

**WEST 177TH ST.**—Widening, on southerly side, from bulkhead line of Harlem River to a point 150 feet easterly. Commissioners Geo. W. Siemes and Michael J. Meany will present final report for confirmation to the Supreme Court on Feb. 6.

**BARRY ST.**—Opening and extending from Leggett av to Longwood av. Commissioners T. Channon Press and Thomas Kiernan will present final report for confirmation to the Supreme Court on Feb. 6.

**BENSON AV.**—Opening and extending of Benson av (Madison av), from West Farms road to Lane av; Overing av (Washington av), from West Farms road to Westchester av; St. Peters av (Union av), from Westchester av to West Farms road; Seddon st (Tryon row), from St. Raymond av (4th st) to West Farms road; Rowland st (Washington av), from Westchester av to St. Raymond av (4th st); Hubbell st (Washington av), from Dorsey st (Carroll lane) to Maclay av (5th st). Commissioners Francis V. S. Oliver, Edward D. Dowling and Wm. F. A. Kurz give notice to all parties affected by this proceeding to present objections at 90-92 West Broadway prior to Feb. 4.

**BRIGGS AV.**—Opening and extending from Bronx River to Pelham Bay Park. Commissioners James F. Smith, Frank Gass and Samuel McMillan will present supplemental and additional bill in this proceeding to the Supreme Court on Feb. 10.

### Assessments.

**SEAMAN AV.**—Opening, from Academy st to Isham st. Assessment entered Jan. 27. Area of assessment as follows: Beginning at a point formed by the intersection of the southwesterly prolongation of a line parallel to and distant one hundred (100) feet southeasterly of the southeasterly line of Seaman av and a property line distant southwesterly one hundred and eighty (180) feet and six (6) inches, more or less, from a point formed by the intersection of the southeasterly line of Seaman av and the southwesterly line of Academy st, and measured along said southeasterly line of Seaman av, running thence northwesterly along said property line to its intersection with the southwesterly prolongation of a line midway between Prescott av and Seaman av; thence northeasterly along said southwesterly prolongation and line midway between Prescott av and Seaman av to its intersection with a line parallel to and distant one hundred (100) feet northwesterly of the northwesterly line of Seaman av; thence northeasterly along said parallel line and its northeasterly prolongation to its intersection with a line parallel to and distant one hundred (100) feet northeasterly of the northeasterly line of Isham st; thence southeasterly along said last-mentioned parallel line to its intersection with the northeasterly prolongation of a line parallel to and distant

one hundred (100) feet southeasterly of the southeasterly line of Seaman av; thence southwesterly along said northeasterly prolongation and parallel line and its southwesterly prolongation, to the point or place of beginning. Payable within 60 days.

**BELMONT ST.**—Opening from Clay av to Morris av. Assessment entered Jan. 27. Area of assessment as follows: Beginning at a point at the intersection of the easterly line of the Grand Boulevard and Concourse with the middle line of the block between East 173d st and East 174th st, and running easterly along the middle line of the blocks between East 173d st and East 174th st to the northerly prolongation of the middle line of the blocks between Clay av and Webster av, lying between East 172d st and East 173d st; thence southerly along said prolongation and middle line to its intersection with a line 500 feet southerly from the northerly line of Belmont st; thence westerly along said line parallel to Belmont st to its intersection with the easterly line of the Grand Boulevard and Concourse; thence northerly along the easterly line of the Grand Boulevard and Concourse to the point of beginning. Payable within 60 days.

**WEST 176TH ST.**—Opening from Broadway to Buena Vista av. Assessment entered Jan. 27. Area of assessment as follows: Beginning at the point of intersection of a line parallel to and distant 100 feet easterly from the easterly line of St. Nicholas av with a line parallel to and distant 100 feet southerly from the southerly line of West 176th st; running thence westerly along said parallel line to its intersection with a line parallel to and distant 100 feet easterly from the easterly line of Broadway; thence southerly along said parallel line to its intersection with a line parallel to and distant 100 feet southerly from the southerly line of West 175th st; thence westerly along said parallel line and its westerly prolongation to its intersection with a line parallel to and distant 100 feet westerly from the westerly line of Riverside Drive; thence northerly along said parallel line to its intersection with the westerly prolongation of a line parallel to and distant 100 feet northerly from the northerly line of West 177th st; thence easterly along said prolongation and parallel line to its intersection with a line parallel to and distant 100 feet easterly from the easterly line of Broadway; thence southerly along said parallel line to its intersection with a line parallel to and distant 100 feet northerly from the northerly line of West 176th st; thence easterly along said parallel line to its intersection with a line parallel to and distant 100 feet easterly from the easterly line of St. Nicholas av; thence southerly along said parallel line to the point or place of beginning. Payable within 60 days.

**HAVEN AV.**—Regulating, grading, etc., from South side of West 170th st to a point 464.31 feet northerly therefrom. Assessment completed. All persons affected by this proceeding may present objections in writing to Secretary of Board of Assessors on or before March 3.

**EAST 172D ST AND WEST FARMS RD.**—Receiving basins at southeast and northeast corner of East 172d st and West Farms rd; southeast corner of Edgewater rd and Jennings st; southwest corner of Edgewater rd and West Farms rd; northeast corner of Freeman st and Hoe av; southeast corner of Freeman st and Hoe av; southwest corner of Jennings st and Longfellow av; northeast and northwest corners of Jennings st and Bryant av; southwest and southeast corners of Jennings st and Bryant av, and southeast and southwest corners of 176th st and Longfellow av. Assessment completed. All persons affected by this proceeding may present objections in writing to Secretary of Board of Assessors on or before March 3.

**TIEBOUT AV.**—Regulating, grading, etc., from East 180th st to Fordham rd, together with a list of awards for damages caused by change of grade. Assessment completed. All persons affected by this proceeding may present objections in writing to Secretary of Board of Assessors on or before March 3.

**POST AV.**—Regulating, grading, etc., and constructing retaining wall in Post av, between Dyckman st and 10th av. Assessment completed. All persons affected by this proceeding may present objections in writing to Secretary of Board of Assessors on or before March 3.

**NEW ST.**—Opening and extending north of Fairview av and from Broadway to first new avenue west of Broadway. Commissioners James Nugent and Vito Coutessa have completed their assessment, and unless objections are filed will present final report to Supreme Court on April 2.

### How to Treat Hose.

When so much is being said about rotten hose, some directions on how to keep it from rotting are pertinent at this time. The Eureka Fire Hose Co. is sending out a card for posting up in fire houses containing the following:

Do not allow hose to remain in wagons, or on reels, if wet or muddy; remove all mud by washing or brushing, and expose hose to air, in towers or on racks, preferably at full length, to dry.

Do not permit hose to remain on apparatus for any great length of time when not used. It should be removed, hung up in towers or on racks, and replaced with a fresh supply. Avoid short bends in hose that is stored away. When necessary to store hose in folds, the folds should be changed occasionally, to overcome permanent set of hose.

Unless hose is likely to encounter a freezing temperature, it is not necessary to perfectly drain the water out, as the rubber lining is not injured by dampness within, but on the contrary is benefited by remaining in a moist condition, and all rubber-lined hose should have water passed through it frequently.



# OFFICIAL LEGAL NOTICES

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.

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, FEBRUARY 6, 1908.  
 Borough of Brooklyn.  
 No. 1. For furnishing and delivering Masons' Supplies at Prospect Park, Borough of Brooklyn.  
 No. 2. For furnishing and delivering Forage at Prospect Park, Borough of Brooklyn.  
 For full particulars see City Record.  
 HENRY SMITH,  
 President.  
 JOSEPH I. BERRY,  
 MICHAEL J. KENNEDY,  
 Commissioners of Parks.  
 Dated January 17, 1908. (477)

Department of Health, corner of Fifty-fifth street and Sixth avenue, Borough of Manhattan, City of New York.  
 SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 9:45 A. M. on  
 TUESDAY, FEBRUARY 11, 1908.  
 For furnishing and delivering white ash anthracite coal, as required, to the Department steamboats in their bunkers, as directed, the place for coaling to be located along their routes, between the foot of East Sixteenth street, Borough of Manhattan, and North Brother Island, Borough of The Bronx, City of New York, or at docks within a radius of two miles of the terminal points on the East River, during the year 1908.  
 For full particulars see City Record.  
 THOMAS DARLINGTON, M. D.,  
 President;  
 ALVAH H. DOTY, M. D.,  
 THEODORE A. BINGHAM,  
 Board of Health.  
 Dated January 28, 1908. (631)

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  
 MONDAY, FEBRUARY 10, 1908.  
 Boroughs of Manhattan, The Bronx and Brooklyn.  
 Contract for furnishing and delivering building materials.  
 For full particulars see City Record.  
 FOSTER CROWELL,  
 Commissioner of Street Cleaning.  
 Dated January 27, 1908. (644)

## PROPOSALS.

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park row, Borough of Manhattan, City of New York.  
 SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity, at the above office until 2 o'clock P. M. on  
 TUESDAY, FEBRUARY 11, 1908.  
 Borough of Queens.  
 No. 1. For furnishing, delivering and storing 2,000 gross tons of anthracite coal.  
 No. 2. For furnishing, delivering and storing 4,000 gross tons of anthracite coal.  
 For full particulars see City Record.  
 JOHN H. O'BRIEN,  
 Commissioner of Water Supply, Gas and Electricity.  
 The City of New York, January 29, 1908. (652)

Department of Correction, No. 148 East Twentieth street, Borough of Manhattan, The City of New York.  
 SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M. on  
 TUESDAY, FEBRUARY 11, 1908,  
 Borough of Manhattan.  
 For furnishing all labor and material required to install a pressure tank, pump, etc., including Croton connections to tank, supply line throughout the buildings, steam, exhaust and drip connections to pump, etc. at the Workhouse, Blackwells Island, New York.  
 For full particulars see City Record.  
 JOHN V. COGGEY,  
 Commissioner.  
 Dated January 29, 1908. (638)

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  
 THURSDAY, FEBRUARY 6, 1908.  
 Boroughs of Manhattan, The Bronx and Brooklyn.  
 Contract for furnishing and delivering 2,180 pairs of horseshoe pads.  
 For full particulars see City Record.  
 FOSTER CROWELL,  
 Commissioner of Street Cleaning.  
 Dated January 24, 1908. (597)

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  
 THURSDAY, FEBRUARY 6, 1908.  
 Boroughs of Manhattan and The Bronx.  
 Contract for furnishing and delivering carriage trimmings.  
 For full particulars see City Record.  
 FOSTER CROWELL,  
 Commissioner of Street Cleaning.  
 Dated January 24, 1908. (604)

Police Department of the City of New York, No. 300 Mulberry Street, Borough of Manhattan.  
 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  
 FRIDAY, FEBRUARY 7, 1908.  
 No. 1. For furnishing and delivering 1,025 tons (of 2,240 pounds each) of anthracite coal, for use in the Borough of The Bronx.  
 No. 3. For furnishing and delivering 800 tons (of 2,240 pounds each) of anthracite coal, for use in the Borough of Queens.  
 For full particulars see City Record.  
 THEODORE A. BINGHAM,  
 Police Commissioner.  
 Dated January 25, 1908. (611)

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  
 FRIDAY, FEBRUARY 7, 1908.  
 For furnishing and delivering 2,500 tons (of 2,240 pounds each) of anthracite coal, for use in the Borough of Brooklyn.  
 For full particulars see City Record.  
 THEODORE A. BINGHAM,  
 Police Commissioner.  
 Dated January 25, 1908. (622)

Headquarters of the Fire Department of the City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, The City of New York.  
 SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10:30 o'clock A. M., on  
 MONDAY, FEBRUARY 3, 1908.  
 Borough of Manhattan.  
 No. 1. For furnishing and delivering twelve hundred (1,200) tons of anthracite coal for fireboats berthed on the East River.  
 No. 2. For furnishing and delivering twenty-five hundred (2,500) tons of anthracite coal for fireboats berthed on the North River.  
 No. 1. For furnishing and delivering two thousand (2,000) tons of anthracite coal for companies located in the Borough of The Bronx.  
 For full particulars see City Record.  
 FRANCIS J. LANTRY,  
 Fire Commissioner.  
 Dated January 20, 1908. (655)

## PROPOSALS

Department of Bridges, Nos. 13 to 21 Park Row, Borough of Manhattan, City of New York.  
 SEALED BIDS OR ESTIMATES will be received by the Commissioner of Bridges at the above office until 2 o'clock P. M., on  
 THURSDAY, FEBRUARY 6, 1908.  
 For the construction of additional girder supports for the main towers of the Williamsburg (new East River) Bridge over the East River, between the Boroughs of Manhattan and Brooklyn.  
 For full particulars see City Record.  
 JAMES W. STEVENSON,  
 Commissioner of Bridges.  
 Dated January 21, 1908. (483)

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, FEBRUARY 6, 1908.  
 Boroughs of Brooklyn and Queens.  
 No. 1. For furnishing and delivering blacksmith's supplies at Prospect Park, Borough of Brooklyn.  
 No. 2. For furnishing and delivering wheelwrights' supplies at Prospect Park, Borough of Brooklyn.  
 No. 3. For furnishing and delivering hardware at Prospect Park, Borough of Brooklyn.  
 No. 4. For furnishing and delivering paints at Prospect Park, Borough of Brooklyn.  
 No. 5. For furnishing and delivering lumber in parks and parkways, Boroughs of Brooklyn and Queens.  
 No. 6. For furnishing and delivering tools and implements at Prospect Park, Borough of Brooklyn.  
 No. 7. For furnishing and delivering oils, etc., at Prospect Park, Borough of Brooklyn.  
 No. 8. For furnishing and delivering rubber goods at Prospect Park, Borough of Brooklyn.  
 No. 9. For furnishing and delivering plumbing supplies at Prospect Park, Borough of Brooklyn.  
 For full particulars see City Record.  
 HENRY SMITH,  
 President.  
 JOSEPH I. BERRY,  
 MICHAEL J. KENNEDY,  
 Commissioners of Parks.  
 Dated January 16, 1908. (491)

Department of Public Charities, foot of East Twenty-sixth Street, New York.  
 SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2:30 o'clock P. M., on  
 TUESDAY, FEBRUARY 4, 1908.  
 For the providing of all labor and materials required for the completion of the abandoned contract of the Church Construction Company, dated December 12, 1905, for the erection and entire completion of the new Municipal Lodging House in the Borough of Manhattan, situated approximately four hundred (400) feet east of First Avenue, and on the southerly side of Twenty-fifth Street, The City of New York, together with the abandoned supplemental contract, dated June 7, 1907, for the completion of a boiler pit, caisson work, new foundation work, etc.  
 For full particulars see City Record.  
 ROBERT W. HEBBERD,  
 Commissioner.  
 Dated January 21, 1908. (470)

Department of Correction, No. 148 East Twentieth street, Borough of Manhattan, The City of New York.  
 SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M., on  
 TUESDAY, FEBRUARY 4, 1908,  
 Borough of Manhattan.  
 For furnishing and delivering supplies for manufacturing purposes, etc.  
 For full particulars see City Record.  
 JOHN V. COGGEY,  
 Commissioner.  
 Dated January 22, 1908. (522)

Department of Bridges, Nos. 13 to 21 Park row, Borough of Manhattan, City of New York.  
 SEALED BIDS OR ESTIMATES will be received by the Commissioner of Bridges at the above office until 2 o'clock P. M., on  
 THURSDAY, FEBRUARY 6, 1908,  
 For furnishing the Department of Bridges with anthracite and blacksmith's coal for the use of the bridges over the Harlem River and in the Borough of Manhattan, during the year 1908.  
 For full particulars see City Record.  
 JAMES W. STEVENSON,  
 Commissioner of Bridges.  
 Dated January 21, 1908. (529)

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  
 MONDAY, FEBRUARY 3, 1908,  
 Boroughs of Manhattan, The Bronx and Brooklyn.  
 Contract for furnishing and delivering wheelwrights' and blacksmiths' supplies.  
 For full particulars see City Record.  
 FOSTER CROWELL,  
 Commissioner of Street Cleaning.  
 Dated January 21, 1908. (515-1)



**OFFICIAL LEGAL NOTICES.**

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 29 to February 13, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF THE BRONX: 24TH WARD, SECTION 11. BELMONT STREET—OPENING, from Clay Avenue to Morris Avenue. Confirmed December 3, 1907; entered January 27, 1908.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 27, 1908. (659)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 30 to February 14, 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 RICHMOND: 1ST and 2D WARDS. SEWER AND RECEIVING BASINS IN ARRIETTA BROOK WATERSHED, designated Sewerage District No. 1-A, in the 1st and 2d Wards; also CONSTRUCTING THREE RECEIVING BASINS IN RICHMOND TURNPIKE, south side, between Cebra and Fiedler Avenues.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 28, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 29 to February 13, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF BROOKLYN: 30TH WARD, SECTION 18. 77TH STREET—OPENING, from Shore Road to 7th Avenue. Confirmed June 9, 1906; entered January 28, 1908.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 28, 1908. (674)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 18 to February 1, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF MANHATTAN: 12TH WARD, SECTIONS 7 and 8. EDGE-COMBE ROAD—OPENING, from 155th Street to a point in the easterly line of 10th Avenue, opposite 175th Street. Confirmed December 4, 1907; entered January 17, 1908.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 17, 1908. (429)

**PUBLIC NOTICES.**

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

**BOROUGH OF MANHATTAN.**

List 9495, No. 1. Regulating, grading, curbing and flagging Haven avenue, from the south side of West One Hundred and Seventieth street to a point 464.31 feet northerly therefrom.  
List 9497, No. 2. Regulating, grading, curbing, flagging, placing guard rail and drain pipe, and constructing retaining wall in Post avenue, between Dyckman street and Tenth avenue.

**BOROUGH OF THE BRONX.**

List 9387, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Tiebout avenue, from East One Hundred and Eightieth street to Fordham road, together with a list of awards for damages caused by a change of grade.  
List 9482, No. 4. Receiving basins at southeast and northeast corners of East One Hundred and Seventy-second street and West Farms road; southeast corner of Edgewater road and Jennings street; southwest corner of Edgewater road and West Farms road; northeast corner of Freeman street and Hoe avenue; southeast corner of Freeman street and Hoe avenue; southwest corner of Jennings street and Longfellow avenue; northeast and northwest corners of Jennings street and Bryant avenue; southwest and southeast corners of Jennings street and Bryant avenue, and southeast and southwest corners of One Hundred and Seventy-sixth street and Longfellow avenue.

**BOROUGH OF QUEENS.**

List 9488, No. 5. Regulating, grading, curbing and paving Nott avenue, from Van Alst avenue to Vernon avenue.  
List 9454, No. 6. Flagging Broadway, from Vernon avenue to Newtown road.  
List 9460, No. 7. Storm water sewer in Greenpoint avenue, from Bradley avenue to Newtown Creek.  
List 9461, No. 8. Sewer in Second avenue, from Paynter avenue to the crown south of Pierce avenue; from Graham avenue to Jamaica avenue, and from Grand avenue to Newtown avenue.  
List 9463, No. 9. Sewer in Woolsey street, from Franklin street to Hoyt avenue.  
List 9471, No. 10. Regulating, grading and flagging westerly side of Tenth avenue (Steinway avenue), from Grand avenue to Vandeventer avenue.  
List 9512, No. 11. Regulating, grading, curbing and paving Seventh street, from Jackson avenue to East avenue.  
All persons whose interests are affected by the above-named proposed assessments, and who

are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before March 3, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

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

WILLIAM H. JASPER,  
Secretary,  
No. 320 Broadway,  
City of New York, Borough of Manhattan, January 30, 1908. (684)

**OFFICIAL LEGAL NOTICES.**

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 23 to February 6, 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 RICHMOND: 1ST WARD. REGULATING AND GRADING THE ROADWAYS OF BIDWELL AVENUE, LIVERMORE AVENUE AND WOOLEY AVENUE, from Watchogue road to Indiana avenue; DEMOREST AVENUE, from Lathrop avenue to Watchogue road; DICKIE AVENUE, from Columbus place to Indiana avenue; GARRISON AVENUE, from Neal Dow avenue to Wooley avenue; LATHROP AVENUE, from Fisk avenue to Wooley avenue; LEONARD AVENUE, from Jewett avenue to Wooley avenue; MAINE AVENUE, from Willard avenue to Wooley avenue; SPRINGFIELD AVENUE, from Willard avenue to Bidwell avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 21, 1908. (550)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 29 to February 13, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named street and avenue in the BOROUGH OF MANHATTAN: 12TH WARD, SECTION 7. WEST 176TH STREET—OPENING, from Broadway to Buena Vista Avenue. Confirmed December 24, 1907; entered January 27, 1908. SEAMAN AVENUE—OPENING, from Academy Street to Isham Street. Confirmed December 9, 1907; entered January 27, 1908.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 27, 1908. (669)

**ADVERTISED LEGAL SALES.**

(Continued from page 220.)

158th st, No 769 [runs n 125 x w 135 x s 25 x e 40 x s 100 x e 95 to beg, 3 6-sty brk tenements and store on corner. Same agt same; Action No 3; same att'ys; same ref. (Amt due, \$53,961.61; taxes, &c, \$700.91.) Mort recorded Mar 28, 1907. By Samuel Goldsticker.  
8th av, Nos 2710 to 2724 [n e cor 144th st, 144th st, Nos 275 and 277] 159.10x100, 4 6-sty brk tenements and stores. Same agt same; Action No 4; same att'ys; same ref. (Amt due, \$64,927.79; taxes, &c, \$3,530.32.) Mort recorded Mar 28, 1907. By Samuel Goldsticker. Feb. 6.  
139th st, No 514, s s, 84.10 e Brook av, 37.6 x100, 6-sty brk tenement. Realty Operating Co agt Abelman Construction Co et al; Geo E Hyatt, att'y, 15 Wall st; John J Hynes, ref. (Amt due, \$4,127.60; taxes, &c, \$504.89; sub to a mort of \$25,000.) Mort recorded June 3, 1907. By Joseph P Day.  
Edgecombe av [n w cor 166th st, runs 166th st, Nos 451 to 459] n 40.8 x n w 231 x s 167th st, Nos 442 to 450] 166.9 x e 195.1 to beg, 5 5-sty brk tenements. Irving Bachrach et al agt Joseph Jacobson et al; Wm M Golden, Jr, att'y, 203 Broadway; Joseph P Morrissey, ref. (Amt due, \$56,830.41; taxes, &c, \$3,257.80; sub to two prior mortg of \$48,000.) Mort recorded June 5, 1906. By Joseph P Day.  
122d st, Nos 335 and 337, n s, 175 w 1st av, 50x100.11, 6-sty brk tenement and store. Cor-

porate Realty Assn agt Barnet W Rod et al; Strauss & Anderson, att'ys, 141 Broadway; Alfred F Seligsberg, ref. (Amt due, \$29,743.96; taxes, &c, \$1,005.) Mort recorded Apr 14, 1906. By Bryan L Kennelly.  
151st st, No 282, s s, 170.3 e Morris av, 50x 118.5, 1 and 2-sty frame dwellings. Kate Sullivan agt Vincenzo Giliberti et al; Michael J Sullivan, att'y, Willis av and 148th st; Frank Keck, ref. (Amt due, \$13,995.51; taxes, &c, \$375.) Mort recorded Sept 25, 1906. By Joseph P Day.  
Maclay av [s w cor Overing av, runs w 100] Overing av [x s — x w 25 x s — to Montgomery pl] gomery pl, x e 125 x n 148.4 to beg.  
Maclay av [s w cor Montgomery pl, runs w Montgomery pl] 125 x s 198.6 to St Peters av, St Peters av [x e 125 x n 200 to beg.  
Maclay av [n e cor St Peters av, 300x129.5x] St Peters av [201x125.3, thirty 2-sty brk dwellings.  
Van Nest Wood Working Co agt Bronx Mortgage Co et al; Daniel S Decker, att'y, 257 Broadway; Henry P Molloy, ref. (Amt due, \$15,321.92; taxes, &c, \$1,018.69; sub to a mort of \$135,000.) By Joseph P Day. Feb. 7.  
139th st, No 542, s s, 100 w St Anns av, 37.6 x100, 6-sty brk tenement. Realty Operating Co agt Steimann Realty Co et al; Geo E Hyatt, att'y, 15 Wall st; Rudolph A Seligmann, ref. (Amt due, \$3,999.97; taxes, &c, \$504.89; sub to a mort of \$25,000.) Mort recorded Jan 17, 1906. By Joseph P Day.

Feb. 8.  
No Legal Sales advertised for this day.  
Feb. 10.  
Columbia st, Nos 144 to 150 [s e cor Houston st] Houston st, No 427 [75x50; 6-sty brk tenement and store.  
2d av, Nos 2371 and 2373 [s w cor 122d st, 75x 122d st] 100, 2 6-sty brk tenements and stores.  
A E Klotz Fireproofing Co agt David Feigensohn; Feltenstein & Rosenstein, att'ys, 309 Broadway; Nicholas J Hayes, sheriff. (Sheriff's sale of all right, title, &c, which David Feigensohn had on Sept 16, 1907, or since. By Joseph P Day.  
70th st, Nos 506 to 512, s s, 175 e Av A, 148x 100.4, 4 6-sty brk tenements. Simon Uhlfelder et al agt Jacob Boltan et al; Max Silverstein, att'y, 309 Broadway; Frank A Spencer, Jr, ref. (Amt due, \$26,704.18; taxes, &c, \$1,800.) Mort recorded June 7, 1906. By Joseph P Day.  
105th st, No 331, n s, 350 e 2d av, 30x100.11, 6-sty brk tenement and store. Julius Bachrach agt Samuel Kadin et al; M S & I S Isaacs att'ys, 52 William st; Matthias Radin, ref. (Amt due, \$5,766.51; taxes, &c, \$666.15.) Mort recorded Apr 11, 1905. By Joseph P Day.  
99th st, No 262, s s, 80 e West End av, 20x 100.11, 3-sty stone front clubhouse. Casimir C Patrick agt St Nicholas Home Co; Kelley & Connelly, att'ys, 71 Nassau st; H Schieffelin Sayers, ref. (Amt due, \$3,265.47; taxes, &c, \$394.59.) Mort recorded Nov 7, 1906. By Joseph P Day.

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# REAL ESTATE RECORDS

**Key to abbreviations:**

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.  
 2d.—C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.  
 3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.  
 4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be

found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

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

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

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

## CONVEYANCES

January 24, 25, 27, 28, 29 and 30. No. 5.)

### BOROUGH OF MANHATTAN.

Attorney st, No 96, e s, 150 s Rivington st, 25x75, 5-sty brk tenement and store. Max Rebhun to Kalman Rosenbluth. All liens. Jan 23. Jan 29, 1908. 2:343—9. A \$14,000—\$25,000.  
 other consid and 100  
 Audubon pl s e cor 158th st, runs e 109.10 to point 100 w Broad-158th st way x s 124 to e s Audubon pl (Boulevard Lafayette) x n w 165.5 to beginning, gore, vacant. Lansing Co to Adolph Lewisohn. Mort \$25,000. Jan 3. Jan 24, 1908. 8:2134—176. A \$18,000—\$18,000.  
 other consid and 100  
 Broome st, Nos 453 and 455 s w cor Mercer st, 50x95.6, 6-sty brk Mercer st, No 57 loft and store building. James A Billings to Wm E Billings. ½ part. All title. B & S and C a G. Morts \$167,125 and all liens. Mar 30, 1905. Jan 29, 1908. 2:474—12. A \$120,000—\$170,000.  
 nom  
 Broome st, No 526½, n s, 100 s e Sullivan st, 20x78 with all title to alley in rear, 2-sty brk tenement and store. Josephine A Cutler to Gertrude K Brennan, of Orange, N J. Mort \$4,000. Jan 15. Jan 27, 1908. 2:489—45. A \$11,000—\$12,000.  
 other consid and 100  
 Same property. Gertrude K Brennan to Alfred L M, Arthur M, Ernest E M and Ferdinand E M Bullowa. Jan 27, 1908. 2:489.  
 other consid and 100  
 Carmine st, Nos 60-64½ s w cor Bedford st, 75x60, 6-sty brk on map Nos 60 to 64 tenement and store. FORECLOS, Nov 29, 1907. Arthur M Levy referee to Isaac Schmeidler. Morts \$65,500, taxes, &c. Jan 23. Jan 24, 1908. 2:528—76. A \$40,000—\$60,000.  
 15,000 over and above morts  
 Same property. Isaac Schmeidler to Carmine Realty Co. Mort \$65,500, taxes, &c. Jan 23. Jan 24, 1908. 2:528.  
 other consid and 100  
 Cathedral Parkway, No 50 s w cor Manhattan av, 100x72.11, 6-sty Manhattan av brk tenement. FORECLOS, Dec 20, 1907. Geo W Clune referee to Herbert G Boyle, of Brooklyn. Morts \$102,713.70. Dec 20, 1907. Jan 25, 1908. 7:1845—14. A \$55,000—\$145,000.  
 18,225  
 Cathedral Parkway, No 54, s s, 175 w Manhattan av, runs w 50.3 x s w — x e — x n 72.11, 6-sty brk tenement. FORECLOS, Dec 24, 1907. Chas L Hoffman referee to Chas E Levy. Mort \$13,000. Jan 20. Jan 24, 1908. 7:1845—58. A \$30,000—P \$50,000.  
 10,100  
 Cathedral Parkway, No 50 s w cor Manhattan av, 100x72.11, 6-sty Manhattan av brk tenement. Herbert G Boyle to Fiftly Cathedral Parkway Co, a corpn. B & S. Jan 24. Jan 27, 1908. 7:1845—14. A \$55,000—\$145,000.  
 other consid and 100  
 Centre st, No 144. Exemplified copy of will of Chas F Reglid (Dilger) decd late of New Rochelle, N Y. Jan 30, 1901. Jan 28, 1908.  
 Charles st, or n s, 202.1 e Bleeker st, 20x94.10, 3-sty and Van Nest pl, No 10 basement stone front dwelling. Marie C Browne to Libbie O Rykert, of Brooklyn. B & S. May 11, 1903. Jan 25, 1908. 2:621—70. A \$9,000—\$11,500.  
 nom  
 Same property. Libbie O Rykert to Marie C and Addie S Browne as joint tenants. B & S. May 12, 1903. Jan 25, 1908. 2:621.  
 nom  
 Division st, No 251, s s, 27 e Montgomery st, 27x29.3x27x29.4, 3-sty brk tenement. Manfred T F Gouraud, Jr, son and HEIR Manfred T F Gouraud and grandson of Martha B T Hopkins to Ferdinand T Hopkins, Jr. Q C and confirmation deed. Jan 20. Jan 27, 1908. 1:287—48. A \$6,000—\$7,000.  
 nom  
 Front st, No 348, n s, 400 w Jackson st (Walnut st), 19.10x70, vacant. Pierre L Ronalds et al to James F Cosgrove, of Brooklyn. B & S. Dec 31. Jan 24, 1908. 1:243—61½. A \$3,000—\$3,000.  
 5,000  
 Sheriff st, No 85. Certified copy last will of Frederick Hoffman, late of Westchester Co. Aug 25, 1863. Jan 27, 1908.  
 Varick st, Nos 5 and 7 n w cor Franklin st, 87.7x102.2x87x Franklin st, Nos 132 to 140 102.2.  
 Varick st, No 9, w s, 87.7 n Franklin st, 12.6x50, part 6-sty brk loft and store building.  
 Emily H West LEGATEE, &c, Geo West to David S. Walton. 1-8 part. Mort \$160,000. Jan 18. Jan 27, 1908. 1:189—assessed with lot 1. A \$125,000—\$245,000.  
 nom  
 Water st, No 379, s s, 66.10 e Oliver st, 16.2x80.3x16.3x80.3, 3-sty brk tenement and store. Wm A Slocum to Auguste Gerson. Jan 22. Jan 29, 1908. 1:251—25. A \$4,500—\$6,500.  
 100  
 17th st E, No 504, s w s, 95.6 s e Av A, 23.9x92, 5-sty brk tenement and store. William Brandt to Phillip Klamp. Jan 23. Jan 24, 1908. 3:974—56. A \$7,000—\$13,500.  
 nom  
 Same property. Phillip Klamp to William Brandt. Jan 23. Jan 24, 1908. 3:974.  
 nom  
 17th st W, No 34, s s, 496.6 w 5th av, 28.6x92, 10-sty brk and stone loft and store building. Abraham Orently to Jacob Brown. Mort \$120,000. Jan 27. Jan 28, 1908. 3:818—70. A \$45,000—\$—.  
 other consid and 100

20th st W, No 237, ½ part, also property at Brooklyn Manor. Certificate by Wm E Merriman, 2d deputy Comptroller of State N Y that Mary E Gardner as EXTRX Helen D Findlay, late of Bayonne, N J, that transfer tax has been paid. Jan 21. Jan 29, 1908. Transfer tax liber.  
 21st st W, No 58, s s, 146 e 6th av, 24x100, 4-sty brk building and store. FORECLOS, Dec 11, 1907. James G Graham ref to Mary A Chisolm, of College Point, L I. Jan 27, 1908. 3:822—72. A \$52,000—\$57,000.  
 58,100  
 22d st W, No 409, n s, 66.8 w 9th av, 16.8x98.9, 5-sty brk tenement. Francis A Dugro as recr in action between Harriet A Whitmore as plaintiff vs Henry Southgate as TRUSTEE, &c, et al debts to Herbert C Lakin and Thomas Le Claire Jaques successor TRUSTEES in same action and said TRUSTEES having filed their bond for the faithful performance of their duties with the National Surety Co as surety. Jan 24. Jan 27, 1908. 3:720—43. A \$8,000—\$14,500.  
 nom  
 22d st W, No 409, n s, 66.8 w 9th av, 16.8x98.9, 5-sty brk tenement. Thomas Le Claire Jaques and ano TRUSTEES to Francis A Dugro. C a G. Jan 24. Jan 27, 1908. 3:720—43. A \$8,000—\$14,500.  
 18,100  
 26th st E, Nos 137 and 139, n s, 80 e Lexington av, runs n 79 x e 23.4 x n 19.9 x e 23.4 x s 98.9 to st, x w 46.8 to beginning, two 3-sty brk tenements. Borough Realty Co to Max S Hyman. B & S. Jan 8, 1906. Jan 27, 1908. 3:882—31 and 32. A \$27,500—\$32,500.  
 nom  
 27th st W, Nos 30 and 32, s s, 291.6 e 6th av, 33.6x98.9, two 4-sty stone front dwellings. Wm Goldnick to Bernhard Klingenstein. ½ part. Mort \$70,000. Jan 16. Jan 20, 1908. 3:828—65 and 66. A \$72,000—\$80,000. Corrects error in last issue when grantors name was omitted.  
 other consid and 100  
 32d st W, No 5, n s, 123.6 w 5th av, 26.6x98.9, 5-sty stone front building and store.  
 32d st W, No 7, n s, 150 w 5th av, 25x98.9, 5-sty stone front building and store.  
 Sophia A Brown and ano TRUSTEES John C Brown to Sophia A Brown, of Newport, R I, Geo W R and Frank W Matteson, of Providence, R I, as TRUSTEES John C Brown, dec'd, joint tenants. Trust deed. Nov 29, 1907. Jan 25, 1908. 3:834—36 and 37. A \$165,000—\$193,000.  
 nom  
 35th st W, No 439, n s, 470 w 9th av, 25.6x98.9, 5-sty stone front tenement. Eliz M Roe EXTRX Alfred Roe to Emma Rochefort. April 30, 1900. Rerecorded from April 30, 1900. Jan 30, 1908. 3:733—14. A \$9,500—\$22,000.  
 14,000  
 40th st W, No 416, s s, 200 n w 9th av, 25x98.9, 5-sty brk tenement and store. Agreement that upon death of party, first part above shall become the property of the children of party second part, &c. Mary B Ellis, of Willsborough, N Y, with Jos E Trevor, acting for himself and his children. Aug 29. Jan 28, 1908. 3:—737—47. A \$9,000—\$14,000.  
 nom  
 48th st E, No 3, n s, 100 e 5th av, 25x73, 4-sty stone front dwelling. Anson R Flower to Ida B Flower. Jan 17. Jan 27, 1908. 5:1284—5. A \$70,000—\$80,000.  
 90,000  
 52d st W, No 531, n s, 375 e 11th av, 25x100.5, 5-sty brk tenement. Florence Cahen to Lucy Schwab. Mort \$21,000. Jan 28, 1908. 4:1081—16. A \$7,500—\$19,000.  
 other consid and 100  
 53d st E, No 313, n s, 157.6 e 2d av, 19.2x100.5, 5-sty brk tenement. Victoria Realty Co to Sallie Greenthal. All liens. May 26, 1904. Jan 28, 1908. 5:1346—7. A \$7,000—\$15,000.  
 other consid and 100  
 55th st W, No 315, n s, 193 w 8th av, 18x100.5, 3-sty stone front dwelling. Mary H Hazelton et al to Maude Smart. Q C. Oct 10, 1907. Jan 28, 1908. 4:1046—24½. A \$11,500—\$17,000.  
 nom  
 57th st W, No 29, n s, 500 w 5th av, 23x100.5, 4-sty and basement stone front dwelling. Clifford V Brokaw et al EXRS Wm V Brokaw to May C Dodge. Dec 30. Jan 24, 1908. 5:1273—17. A \$90,000—\$113,000.  
 155,000  
 57th st W, No 29, n s, 500 w 5th av, 23x100.5, 4-sty and basement stone front dwelling. Release covenants of restriction. Julia F Loew (and consent by Bowery Savings Bank) with May C Dodge. Jan 11. Jan 25, 1908. 5:1273—17. A \$90,000—\$113,000.  
 nom  
 57th st E, Nos 430 and 432, s s 295.5 e 1st av 44.3x115x—x111, two 4-sty brk tenements. George Kitching to Ada K Reid, of Babylon, L I. QC. Jan 22. Jan 27, 1908. 5:1368—37 and 37½. A \$20,000—\$30,000.  
 nom  
 58th st W, No 235, n s, 325 e 8th av, 25x100.5, 3 and 4-sty brk loft and store building. Thomas Crimmins to George Ehret. July 5, 1905. Jan 29, 1908. 4:1030—14. A \$35,000—\$50,000.  
 other consid and 100  
 61st st E, No 46, owned by party first part.  
 61st st E, No 44, owned by party second part.  
 Party wall agreement. Teresa Conley with Chas M Brooks. Jan 6. Jan 29, 1908. 5:1375.  
 nom  
 63d st E, Nos 322 and 324, s s, 275 e 2d av, 50x100.5, two 5-sty brk tenements and stores. Louis Levin to Nathan Schwenk. All title. Mort \$41,500. Jan 23. Jan 24, 1908. 5:1437—40 and 41. A \$18,000—\$42,000.  
 other consid and 100  
 73d st E, Nos 227 and 229, n s, 200 w 2d av, 50x102.2, two 5-sty stone front tenements. Harry Kantowitz to Bernard Scheinkman. All liens. Jan 28. Jan 30 1908. 5:1428—15 and 16. A \$22,000—\$45,000.  
 other consid and 100

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76th st E, Nos 506 to 510, s s, 148 e Av A, 75x102.2, vacant. Ada Brown to Samuel Rosenberg. All title. Q C. Jan 21. Jan 28, 1908. 5:1487-44 to 46. A \$17,000-\$17,000. nom

76th st E, No 510, s s, 198 e Av A, 25x102.2, vacant. Frederick Ihlenburg et al to Edward Ihlenburg, of Brunswick, Germany. Q C and C a G. June 28, 1895. Re-recorded from June 29, 1905. Jan 28, 1908. 5:1487-44. A \$5,500-\$5,500. nom

78th st W, No 208, s s, 118.9 w Amsterdam av, 18.9x102.2, 3-sty and basement stone front dwelling. Margaret B Lawrence to Martha N Bayles. Mort \$15,000. Jan 24, 1908. 4:1169-38. A \$12,000-\$19,000. nom

80th st W, No 118, s s, 525 e Amsterdam av, 17.5x102.2, 4-sty and basement stone front dwelling. Margt B R Lawrence to Peter J Shields, of Brooklyn. Mort \$20,000. Jan 28, 1908. 4:1210-43. A \$10,000-\$21,000. nom

80th st E, No 211, n s, 150 e 3d av, 25x102.2, 5-sty stone front tenement. Hannah Cirker to Rose Levy. Mort \$24,100. Jan 23, Jan 24, 1908. 5:1526-7. A \$10,500-\$23,000. other consid and 100

81st st E, Nos 204 and 208, on map Nos 204 and 206, s s, 67.4 e 3d av, 34.2x80.10, 6-sty brk tenement and store. Leon F Wazeter et al to Moses November. Mort \$33,000. Sept 27, 1907. Rerecorded from Oct 7, 1907. Jan 24, 1908. 5:1526-44½. A \$13,000-\$35,000. 100

82d st E, Nos 536 to 540, on map Nos 536 and 538, s s, 191.4 w East End av, 40x102.2, 6-sty brk tenement. Robert Kommel et al to Philip Schwitzer. Mort \$43,000. Jan 24. Jan 25, 1908. 5:1578-35. A \$12,000-\$48,000. nom

83d st W, No 311, n s, 116.8 w West End av, 16.8x100, 3-sty and basement stone front dwelling. Michael Rubenstein to Wm Vail. Q C. Jan 25, 1908. 4:1245-67. A \$11,000-\$15,000. nom

84th st E, Nos 158 and 162, s s, 93.6 w 3d av, 81x102.2, three 5-sty brk tenements. Matthew F Mulvihill to Mabel L Port. Mort \$114,750. Jan 23. Jan 24, 1908. 5:1512-41 to 43. A \$12,000-\$84,000. other consid and 100

85th st E, No 341, n s, 200 w 1st av, 25x102.2, 5-sty stone front tenement. Madeleine E Webster to Henry J Nauss, of Yonkers, N Y. B & S. All liens. Jan 23. Jan 25, 1908. 5:1548-18. A \$8,500-\$20,000. nom

87th st E, No 438, s s, 170 n w Av A, 20x100.8, 3-sty stone front tenement. Julia Maybeck INDIVID and EXTRX Bernard Maybeck to Feardnand Heene. Jan 30, 1908. 5:1566-31½. A \$6,000-\$8,000. nom

Same property. Bernard Maybeck, Jr, to same. Q C. Jan 8. Jan 30, 1908. 5:1566. nom

Same property. Irene Beil to same. Q C. Jan 6. Jan 30, 1908. 5:1566. nom

88th st E, No 107, n s, 133.4 e Park av, 25.6x100.8, 5-sty stone front dwelling. Philip Schwitzer to Robert Kommel and Jacob Rubin. Mort \$30,900. Jan 15, Jan 25, 1908. 5:1517-7. A \$14,000-\$24,000. 43,000

91st st E, No 131, n s, 92.6 w Lexington av, 17.6x78, 3-sty brk dwelling. Gerson Hyman et al to Gershon B Greengard. Mort \$5,000. Jan 20. Jan 30, 1908. 5:1520-13. A \$8,000-\$12,000. other consid and 100

91st st E, No 304, s s, 100 e 2d av, 25x100.8, 5-sty stone front tenement. Samuel Ulmer to Kathrina Ulmer. Mort \$15,000. Jan 14. Jan 27, 1908. 5:1553-48. A \$8,000-\$20,000. nom

91st st E, No 131, n s, 92.6 w Lexington av, 17.6x78, 3-sty brk dwelling. Gershon B Greengard to Gerson Hyman and Manuel Oppenheim. Mort \$10,000. Jan 30, 1908. 5:1520-13. A \$8,000-\$12,000. other consid and 100

92d st E, Nos 316 and 318, s s, 250 e 2d av, 50x100.8, 6-sty brk tenement and store. Louis Safr to Rosie wife of Louis Safr. ½ part. All liens. Jan 21. Jan 27, 1908. 5:1554-41. A \$17,000-\$62,000. 100

94th st W, No 168, s s, 151 e Amsterdam av, 17x94.6 to e 1 Old Apthorps lane, x17x93.10, 3-sty and basement brk dwelling. The Nursery & Childs Hospital, a corpn, to Florence Cahen. Dec 23. Jan 27, 1908. 4:1224-58. A \$8,500-\$15,500. 16,500

97th st E, No 224, s s, 360 e 3d av, 25x100, 4-sty stone front tenement and store. Hyman Rubin et al to Sarah Solomon. Mt \$16,000. Dec 27, 1907. Jan 29, 1908. 6:1646-34. A \$8,000-\$15,000. other consid and 100

Same property. Sarah Solomon to Natan Solomon. Morts \$16,000. Jan 22. Jan 29, 1908. 6:1646. other consid and 100

97th st E, No 226, s s, 385 e 3d av, 25x100.11, 4-sty stone front tenement and store. Hyman Rubin et al to Sarah Solomon. Mt \$16,000. Dec 27, 1907. Jan 29, 1908. 6:1646-33. A \$8,000-\$15,000. other consid and 100

97th st W, No 27, n s, 300 w Central Park West, 25x100.3, 6-sty brk tenement. Annie D Wallace to Jacob Newman. Mort \$40,000. Jan 24. Jan 27, 1908. 7:1833-20. A \$11,000-P \$20,000. other consid and 100

97th st W, No 27, n s, 300 w Central Park West, 25x100.3, 6-sty brk tenement. FORECLOS, Jan 9, 1908. Edward Browne referee to Annie D Wallace. Mort \$32,000. Jan 9. Jan 24, 1908. 7:1833-20. A \$11,000-P \$20,000. 40,000

101st st E, No 50, s s, 75 e Madison av, 25x100.11, 5-sty brk tenement. Abraham Sturman and David Miller, both of Brooklyn, to Mary Sturman and Rebecca Miller their wives. Mort \$19,500. Jan 9. Jan 30, 1908. 6:1606-49. A \$9,000-\$20,000. other consid and 100

107th st E, No 328, s s, 400 e 2d av, 37.6x100.11, 6-sty brk tenement and store. Maurice Herrmann to Mary E Carriere. Jan 24, 1908. 6:1678-36. A \$9,000-\$43,500. nom

109th st E, Nos 133 and 135, n s, 323.9 e Park av, 37.6x100.11, 6-sty brk tenement and store. Joseph Goldstein et al to Bernhard Goldstein. 1-3 part. Mort \$48,250. Jan 28. Jan 30 1908. 6:1637-15. A \$15,000-\$47,000. other consid and 100

109th st W, Nos 250 w Manhattan av, runs n 72.11 x w — x s w Columbus av| on curve — x s w 28.1 to Columbus av x e 100 to beginning. Columbus av| n e cor 109th st, runs n 25 x e 16.7 x s e 1.10 x s w 109th st | 28.1 to beginning.

Cathedral Parkway, No 54, s s, 175 w Manhattan av, runs w 50.3 x s w — x e — x n 72.11 to beginning. three 6-sty brk tenements, stores in 109th st. Release judgment. Augusta Palmer extrx Edw Palmer to Chas

E Levy. Jan 22. Jan 24, 1908. 7:1845-1, 2, 4 and 58. A \$65,000-P \$125,000. nom

Same property. Release judgment. Augusta Palmer EXTRX Edward Palmer to same. Jan 22. Jan 24, 1908. 7:1845. nom

109th st W, n s, 250 w Manhattan av, runs n 72.11 x w — x s w Columbus av| on curve — x s w 28.1 to Columbus av x e 100 to beginning.

Columbus av| n e cor 109th st, runs n 25 x e 16.7 x s e 1.10 x s w 109th st | 28.1 to beginning.

two 6-sty brk tenements and stores. FORECLOS, Dec 24, 1907. Chas L Hoffman referee to Charles E Levy. Mort \$17,000. Jan 20. Jan 24, 1908. 7:1845-1, 2, 4. A \$35,000-P \$75,000. 17,500

109th st E, No 234, s s, 200 w 2d av, 25x100.10, 5-sty brk tenement and store. Abraham Cohen to Hannah Horowitz. Morts \$22,436.72. Jan 25. Jan 27, 1908. 6:1658-33. A \$7,000-\$22,000. other consid and 100

112th st W, No 131, n s, 205 e 7th av, 30x100.11, 5-sty brk tenement. Louis Daum to Adolph Mansen and Geo Dettloff. Mort \$29,500. Jan 29. Jan 30, 1908. 7:1822-11. A \$14,400-\$33,000. other consid and 100

112th st E, No 216, s s, 195.6 e 3d av, 19.6x100.10, 3-sty stone front dwelling. Sarah Rubin to Gussie Englander. Mort \$13,000. Jan 24. Jan 25, 1908. 6:1661-41½. A \$5,500-\$9,000. other consid and 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. Samuel I Frankenstein ref to Harris Mandelbaum and Fisher Lewine. Correction deed. Jan 22. Jan 30, 1908. 6:1663-43½ and 44. A \$10,000-\$8,000

115th st E, No 131, n s, 286.3 e Park av, 18.6x100.10, 3-sty brk dwelling. Mary E Kelly widow to Joseph Marinaro. Jan 20. Jan 24, 1908. 6:1643-13. A \$7,000-\$8,000. nom

115th st E, No 338, s s, 175 w 1st av, 25x100.11, 4-sty brk tenement and store. Stefano Zirpoli to Petronilla wife of Stefano Zirpoli. Mort \$18,000. Jan 25. Jan 27, 1908. 6:1686-34. A \$6,000-\$15,000. other consid and 100

116th st W, Nos 60 and 62, s s, 125 e Lenox av, 50x100.11, 2-sty brk store. Jesse W Ehrich to Manfred W Ehrich. ½ part. Mt \$35,000. April 12, 1907. Jan 28, 1908. 6:1599-65. A \$30,000-\$35,000. other consid and 100

116th st E, Nos 428 to 434, s s, 262.9 w Pleasant av, 70.10x100.11, two 6-sty brk tenements and stores. FORECLOS, Jan 24, 1908. Geo B Hayes referee to Harris Mandelbaum and Fisher Lewine. Jan 24. Jan 25, 1908. 6:1709-35 and 36. A \$13,500-P \$41,000. 500

117th st E, Nos 515-517, n s, 168.6 e Pleasant av, 36x100.10, 6-sty brk tenement. FORECLOS, Jan 23, 1908. Saml S Koenig to Harris Mandelbaum and ano. Jan 23. Jan 24, 1908. 6:1716-S. A \$6,500-\$40,000. 500

119th st E, Nos 332 and 334, s s, 265 w 1st av, 35x100.11, 6-sty brk tenement and store. Simon Falk to Peppi Feigenbaum. All liens. Jan 27. Jan 28, 1908. 6:1795-39. A \$8,500-\$41,000. other consid and 100

120th st E, No 104, s s, 72 e Park av, 18x72 4-sty stone front tenement. Thaddeus Murphy to Ellen wife of Thaddeus Murphy. Mort \$5,000. Jan 29, 1908. 6:1768-69. A \$4,000-\$9,000. other consid and 100

120th st W, No 213, n s, 200 w 7th av, 25x100.11, 5-sty brk tenement. Henry F Sprech to said Henry F Sprech and Jennie his wife as tenants by the entirety. B & S. Jan 22, 1907. Jan 29, 1908. 7:1926-23. A \$11,000-\$19,000. other consid and 100

120th st E, No 124, s s, 90 w Lexington av, 25x100.10, 5-sty brk tenement. Giambattista Acciani to Carlo Brin Dalmores. Mt \$18,000. Nov 29, 1907. Jan 28, 1908. 6:1768-60. A \$7,000-\$21,000. other consid and 100

121st st W, No 230, s s, 304 w 7th av, 17x100.11, 5-sty brk tenement. FORECLOS, Dec 31, 1907. Fredk W Sperling referee to Joseph W Baumann. Jan 21. Jan 25, 1908. 7:1926-46. A \$7,400-\$14,000. 14,600

Same property. Mary J wife John Murphy to same. B & S and C a G. Jan 21. Jan 25, 1908. 7:1926. other consid and 100

121st st W, Nos 309 and 311, n s, 145 e Manhattan av, 50x100.11, two 5-sty stone front tenements. Frank J Cassidy to Charles Steiger. B & S. Morts \$51,000. Jan 28. Jan 29, 1908. 7:1948-24 and 25. A \$21,000-\$48,000. nom

121st st W, No 236, s s, 357 w 7th av, 18x100.11, 5-sty brk tenement. Valentine S Early to Catherine Early. All liens. Jan 28, 1908. 7:1926-48. A \$7,900-\$15,000. other consid and 100

123d st E, No 425, n s, 274.6 e 1st av, 16.8x100.11, 3-sty stone front tenement. Annie Friedman to Harris Wolins and Wm J Maloney. Mort \$6,500 and all liens. Jan 24. Jan 30, 1908. 6:1811-12. A \$3,300-\$5,500. 10,750

123d st W, No 108, s s, 139.10 w Lenox av, 20.1x100.11, 4-sty and basement stone front dwelling. CONTRACT. Emma A Marson with Mary Becker. Mort \$15,500. Nov 4, 1907. Jan 28, 1908. 7:1907-39½. A \$9,600-\$19,000. 21,000

126th st E, Nos 121 and 123, n s, 290 e Park av, 50x99.11, two 6-sty brk tenements and stores. Minnie E White to David Klein. Morts \$83,400. Dec 30, 1907. Jan 29, 1908. 6:1775-13. A \$16,000-\$65,000. other consid and 100

126th st E, No 208, s s, 135 e 3d av, 30x99.11, 5-sty stone front tenement. Moses I Siegel and ano to Giely Rubin. Mort \$31,000. Jan 21. Jan 24, 1908. 6:1790-44. A \$8,500-\$25,000. other consid and 100

127th st W, No 219, n s, 165.6 w 7th av, 15x99.11, 3-sty and basement stone front dwelling. Emma Y Short to Edmund L Cocks, Jr. Mort \$6,000. Jan 23. Jan 24, 1908. 7:1933-25. A \$6,000-\$10,500. other consid and 100

135th st W, Nos 180 and 182, s s, 150 e 7th av, 50x99.11, two 5-sty stone front tenements. Nathan Applebaum to Max Drey. Mort \$39,000. Jan 25. Jan 27, 1908. 7:1919-56 and 57. A \$24,000-\$46,000. nom

135th st W, No 54, s s, 215.6 e Lenox av, (as in year 1860), old line, 18x99.11, 3-sty stone front dwelling. Henry B Twombly GUARDIAN Pauline F Johnson to Pauline F Johnson. Mar 30, 1903. Jan 27, 1908. 6:1732-64. A \$9,000-\$11,000. nom

# 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.

135th st W, No 54, s s, 215.6 e Lenox av, (as in year 1860), old line, 18x99.11, 3-sty stone front dwelling. Pauline F Johnson to Grace H B Johnson. Mar 30, 1903. Jan 27, 1908. 6:1732-64. A \$9,000-\$11,000. nom

Same property. Grace H B Johnson to Henry B Twombly as TRUSTEE for Pauline F Johnson. Trust deed. Mar 30, 1903. Jan 27, 1908. 6:1732. nom

Same property. Henry B Twombly TRUSTEE for Pauline F (Johnson) Brower to John T Sturdevant. Jan 23, 1908. Jan 27, 1908. 6:1732. 11,000

137th st W, No 245, n s, 488 w 7th av, 18x99.11, 5-sty brk dwelling. Augusta Siebold to Lillian Senne, of Bayonne, N J. Mort \$20,000. Jan 24. Jan 27, 1908. 7:2023-12. A \$6,200-\$16,000. nom

137th st W, No 230, s s, 343 w 7th av, 18x99.11, 3-sty stone front dwelling. Fannie wife of Philip Bick to Flora wife of Jos E Bick. 1/2 part. Mort \$12,500. Jan 22. Jan 28, 1908. 7:1942-47. A \$7,200-\$16,000. nom

143d st W, No 534, on map No 532, s s, 137.6 e Broadway, 37.6x99.11, 6-sty brk tenement. Release mort. Realty Mortgage Co to Janpole & Werner Construction Co. Jan 25. Jan 30, 1908. 7:2074-57. A \$12,000-P \$18,000. 30,000

143d st W, No 619, n s, 275 w Broadway, 50x1/2 block, 5-sty brk tenement. Arthur H Levis to Carrie Levis. 1/2 part. Mort \$55,000. Jan 16. Jan 28, 1908. 7:2090-19. A \$16,000-\$50,000. other consid and 100

143d st W, n s, 100 e Broadway, 212.6x99.11, vacant. West Side Construction Co to Joseph H Davis. Jan 22. Jan 28, 1908. 7:2075-assessed with lot 5. \$-\$. 100

150th st W, No 302, s s, 80 w 8th av, 20x99.11, 5-sty brk tenement. FORECLOS. Jan 27, 1908. Chas N Morgan ref to Edward Wolf. Mort \$14,500. Jan 29, 1908. 7:2045-97. A \$4,000-\$13,000. 1,000

165th st W, Nos 470 and 472, s s, 200.7 e Amsterdam av, runs s 56.6 x n w 0.7 x s 46.5 x e 50 x n 102.11 to st x w 49.4 to beginning, 5-sty brk tenement. James Higgins to Mary Farmer. All title. All liens. Dec 3. Jan 24, 1908. 8:2111-15. A \$15,000-P \$45,000. other consid and 100

168th st W, No 512, s s, 183.4 w Amsterdam av, 16.8x95, 3-sty brk dwelling. Herman H Willenbrock to Donald Robertson. Mort \$8,600. Jan 29. Jan 30, 1908. 8:2123-88. A \$4,500-\$8,500. other consid and 100

Av A, No 268 (244), s e s, 89.6 n e 16th st, 24x95.6, 5-sty brk tenement and store. Henry Linder to Philip Klamp and Julia Klamp, August and Emma Geig, tenants in entirety. Mort \$9,000. Jan 24, 1908. 3:974-61. A \$9,500-\$15,000. nom

Amsterdam av, No 2170, w s, 40 n 167th st, 36.1x100, 5-sty brk tenement and store. Donald Robertson to Herman H Willenbrock. Mort \$32,500. Jan 29. Jan 30, 1908. 8:2123-assessed with lot No 98 and part of lot No 99. other consid and 100

Amsterdam av | n e cor 158th st, 99.11x165.9 to w s St Nicholas av, x101.7 to n s 158th st, x w 184.5 to beginning, two 6-sty and part of 6-sty brk tenements. Alfred E Hanson to Hudson Realty Co. Mort \$110,000. April 20, 1905. (Re-recorded from April 21, 1905.) Jan 30, 1908. 8:2108-assessed with lots Nos 73, 75, 87 and part of lot 77. other consid and 100

Amsterdam av | s w cor 171st st, 95x100, vacant. David Zipkin to 171st st | Louis Gamble. All liens. Jan 29. Jan 30, 1908. 8:2127-44 to 47. A \$45,000-\$45,000. other consid and 100

Bowery, No 102, w s, abt 152 n Hester st, 12.6x90, 4-sty brk tenement and store. Jennie Reichman to Mariamne Rosenzweig. Mort \$14,650. Jan 30, 1908. 1:239-32. A \$12,000-\$14,000. nom

Broadway, No 2641, n w cor 100th st and being lot 10, section 7 block 1872 tax map. Consent to additional tracks in subway north of 96th st. Peter Doelger to Public Service Commission for the First District. Nov 22, 1907. Jan 28, 1908. 7:1872.

Broadway | n w cor 157th st, produced, runs w 32.9 to e s Audubon pl | dubon pl, x s 48 x n 35, gore, vacant. Lansing Co to Adolph Lewisohn. B & S. Jan 3. Jan 24, 1908. 8:2134-189. A \$4,000-\$4,000. nom

Lexington av, Nos 1897 to 1903, on map Nos 1897 to 1905 | n e cor 118th st, No 147 | 118th st, 100.11x39, 5-sty brk tenement and store. Morts \$67,000. 6:1767-21. A \$25,000-\$60,000.

51st st E, No 312, s s, 165 e 2d av, 20x70.5, 5-sty stone front tenement. Morts \$13,500. 5:1343-45 1/2. A \$6,500-\$11,500. CONTRACT to exchange for

123d st W, Nos 151 and 153, n s, 125 e 7th av, 50x100.11, 6-sty brk tenement. Morts \$78,250. 7:1908-7. A \$24,000-\$70,000. Louis Meyer Realty Co with Julius Schattman. Jan 24. Jan 30, 1908. nom

St Nicholas av, e s, 154.11 s from c l 148th st, 25x100, vacant. St Nicholas av, No 746, e s 129.11 s from c l 148th st 25x100. 2-sty brk dwelling. Regina Schwartz and ano to Louis J Gold. 1/2 part. All title. All liens. Jan 28. Jan 30, 1908. 7:2053-51 and 52. A \$19,000-\$27,500. nom

St Nicholas av, e s, 154.11 s from c l 148th st, 25x100, vacant. William Scully to Regina Schwartz. 1/4 part. Mort \$9,000. Apr 4, 1905. Jan 29, 1908. 7:2053-52. A \$9,500-\$9,500. nom

Same property. Same to Rachel Lehmaier. 1/4 part. Mort \$9,000. April 4, 1905. Jan 29, 1908. 7:2053. nom

St Nicholas av | s e cor 171st st, 20x100, 5-sty brk tenement and 171st st | store. Agnes Livingston to Cabot Real Estate Co, a corpn. Mort \$32,000. Jan 29, 1908. 8:2127-8. A \$11,000-\$30,000. 100

St Nicholas av | n w cor 158th st, runs w 184.5 Amsterdam av, Nos 1981 to 1999 | to e s Amsterdam av, x n 158th st | 199.10 to s s 159th st, x e 159th st | 147.1 to w s St Nicholas av, x s 203.3 to beginning, five 6-sty brk tenements and stores and vacant. Hudson Realty Co to C R Company, a corpn. B & S. Jan 28, 1908. 8:2108-73 to 87. A \$206,500-\$254,000. other consid and 100

West Broadway, No 425, e s, 250 n Spring st, 25x100, 6-sty brk tenement and store. Jacob Edelblum to Louis Rose. Morts \$40,000. Jan 21. Jan 24, 1908. 2:501-7. A \$21,000-\$45,000. 100

Same property. Louis Rose to Kate E Zache. Mort \$40,000. Jan 21. Jan 24, 1908. 2:501. 100

1st av, Nos 1933 and 1935 | n w cor 99th st, 40.11x100, 6-sty brk 99th st | tenement and store. Lulu Banford to Mary Ehrmann. Morts \$71,500. Jan 24, 1908. 6:1671-23. A \$17,000-P \$56,000. 100

2d av, No 1415, w s, 25.2 s 74th st, 25.3x67, 4-sty brk tenement and store. Julius Bacharach to Hermann Heidelberger and Millie his wife, tenants by entirety. Mort \$9,000. Jan 28. Jan 29, 1908. 5:1428-27. A \$12,000-\$18,000. other consid and 100

2d av, No 1593, w s, 127.8 n 82d st, 25.6x101.8, 4-sty brk tenement and store. Henry F Sprecht to said Henry F Sprecht and Jennie his wife, as tenants by entirety. B & S. Jan 22, 1907. Jan 29, 1908. 5:1528-26. A \$14,000-\$21,000. other consid and 100

2d av, No 1467, w s, 51.6 n 76th st, 26.4x100, 4-sty brk tenement and store. Morris Franklin to Israel Lebowitz. 1/2 right, title and interest. Mort \$22,900. Jan 6. Jan 28, 1908. 5:1431-23. A \$15,000-\$22,000. other consid and 100

2d av, No 2073, w s, 50.11 s 107th st, 25x75, 4-sty brk tenement and store. Leon Cohen to Lulu Banford. Mort \$20,000. Jan 25, 1908. 6:1656-26. A \$8,000-\$17,000. nom

2d av, No 2291 1/2, on map No 2291, w s, 75.6 s 118th st, 25.2x110, 6-sty brk tenement and store. Jacob Sherman to Ida Marks. All liens. Jan 23. Jan 25, 1908. 6:1667-25. A \$9,500-P \$28,000. other consid and 100

2d av, Nos 1920 and 1922 | n e cor 99th st, 40.11x106, 6-sty brk 99th st, No 301 | tenement and store. Joseph Hornstein to Matthew Kaicher, of Brooklyn. All liens. Jan 25. Jan 30, 1908. 6:1671-1. A \$20,000-P \$55,000. other consid and 100

5th av, No 2246, w s, 49.11 s 137th st, 25x85, 5-sty brk tenement and store. Samuel Pitzele to Henry Baschkopf. Mort \$13,000. Jan 28. Jan 29, 1908. 6:1734-38. A \$9,000-\$21,000. other consid and 100

5th av, No 2244, w s, 74.11 s 137th st, 25x85, 5-sty brk tenement and store. Henry Baschkopf to Samuel Pitzele. Mort \$13,000. Jan 28. Jan 29, 1908. 6:1734-37. A \$9,000-\$21,000. other consid and 100

9th av, No 110, e s, 26.4 n 17th st, 26x100, 5-sty brk tenement and store. August F Kreutzberg and Anna his wife to Eliza Biebow. B & S. All liens. Jan 25. Jan 27, 1908. 3:741-2. A \$12,500-\$30,000. nom

Same property. Eliza Biebow to August F Kreutzberg and Anna his wife. B & S. All liens. Jan 25. Jan 27, 1908. 3:741. nom

9th av, No 383 | n w cor 31st st, runs w 200 x n 197.6 to 31st st, No 401 | s s 32d st, x e 75 x s 98.9 x e 25 x n 32d st, Nos 408 to 414 | 24.8 x e 100 to w s 9th av, x s 123.5 to beginning. |

32d st, No 406, s s, 100 w 9th av, 25x98.9. |

9th av, No 385, w s, 49.4 s 32d st, 24.8x100, vacant. |

The Church of St Michael, a corpn, to Pennsylvania Tunnel and Terminal Railroad Co. Nov 25, 1907. Jan 30, 1908. 3:729. nom

10th av | n e cor 208th st, -x-. Consent to conveyance of ease-208th st | ment for Elevated R R, &c. Theo H Silkman TRUSTEE Samuel F Lockwood deed mortgagee and Paul Halpin owner with the City of N Y. Mar 3, 1905. Jan 29, 1908. 8:2205. nom

### MISCELLANEOUS.

Exemplified copy last will of Augustus V Clarkson. May 9, 1898. Jan 28, 1908.

Order of adjudication in the matter of Samuel Haber, Wm Abramowitz and Joseph Allerhand INDIVID and as firm the American Cut Stone Works, bankrupts. Dec 27, 1907. Jan 30, 1908.

Power of attorney. Yettey Minkowitz and Esther Miller to Isaac Minkowitz and William Miller. Jan 28. Jan 29, 1908.

Power of attorney. Michael Noodelman to Abraham Schwartz. Jan 20. Jan 29, '08.

Power of attorney. Julia Harris to Morris Harris. Jan 23. Jan 24, 1908.

Power of attorney. Estelle or Stella Anderson to P Chauncey Anderson. Oct 1. Jan 24, 1908.

Power of attorney. Henry Brindle, Jr. and George Brindle to Henry Brindle, Sr. Jan 22. Jan 27, 1908.

Power of attorney. Peter R Egan to Michael J Egan. Jan 13. Jan 27, 1908.

Power of attorney. Annie Friedman to Isaac Friedman. July 2, 1906. Jan 30, 1908.

Power of attorney. Benjamin Aymar to Herbert F R Aymar. Oct 20, 1905. Jan 28, 1908.

Rolling stock, &c. Contract, equipment agreement, &c. Haskell & Barker Car Co with Chicago and St Louis Railroad Co. Dec 16, 1907. 60 payments, 4%. Jan 27, 1908. 1,082,500

### BOROUGH OF THE BRONX.

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

Barretto st, e s, 275 s Spofford av, 25x100, vacant. Release mort. John H Judge EXR Cath M Andrews to Empire Development Co. Jan 8. Jan 29, 1908. 10:2768. 875

Same property. Empire Development Co to Julia Bruton. All liens. Nov 15, 1907. Jan 29, 1908. 10:2768. 100

Brown pl, No 18, e s, 66.8 n 135th st, 33.4x100, 5-sty brk tenement. Morris Eschwege et al to Lulu Banford. All liens. Jan 28. Jan 29, 1908. 9:2263. nom

\*Bartholdi st, n s, lot 77 on map No 426 of lots near Williams-bridge Station, 25x100. Frank Boyle to Carlo and Vito Manganga. Mort \$500. Jan 20. Jan 24, 1908. omitted

\*Dean pl, w s, 50 s Sackett av, 25x100, Westchester. Dominic Fasulo to Filomena De Carlo. Mort \$2,000. Jan 24. Jan 28, 1908. nom

\*Green lane, s s, 404.9 e Castle Hill av, 25x103.7x25x103.9. Mary H Decanio to Vincenzo Bonanno. Mort \$225. Jan 23. Jan 27, 1908. nom

Kelly st, w s, 90 s 167th st, 75x100, vacant. Jacob Bluestein to Max Goldman. Mort \$8,000 and all liens. Jan 24. Jan 30, 1908. 10:2705. other consid and 100



# THE GEORGE A. JUST COMPANY

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

## IRONWORK FOR BUILDINGS

- Kelly st, e s, 400.3 n 165th st, 60x100, vacant. Edward Greenebaum to John Oehler. Mort \$2,250. Jan 22. Jan 29, 1908. 10:2716. nom
- \*Lebanon st, n s, 350 w Bronx Park av, 25x100, 2-sty frame dwelling. Henry Block to Dora Block. Mort \$4,000. Jan 27, 1908. other consid and 100
- \*Louise st, w s, 225 s Columbus av, 25x95. Babette Zeman to Victor Zeman. Mort \$500. Jan 14. Jan 24, 1908. other consid and 100
- \*Same property. Victor Zeman to Frank Zeman. Mort \$500. Jan 24, 1908. other consid and 100
- \*Leland st, w s, 80.10 n Meadow Drive, 25x100, Siems estate. Hudson P Rose Co to Francesco Torregrossa. Dec 23, 1907. Jan 27, 1908. nom
- \*McDonald st, s s, 99.4 e Eastchester road, 43.2x100x108.11, gore. Hudson P Rose Co to Matilda Schwarz. Jan 17. Jan 29, 1908. nom
- Manida st, w s, 150 s Spofford av, 100x100, vacant. Empire Development Co to John B Dosso. Nov 15. Jan 24, 1908. 10:2768. other consid and 100
- Manida st, w s, 100 n Randall av, 25x100, vacant. Empire Development Co to Fred Edwards. Jan 24, 1908. 10:2768. other consid and 100
- Manida st, w s, 150 s Spofford av, 100x100, vacant. Manida st, w s, 100 n Randall av, 25x100, vacant. Release mort. John H Judge EXR Cath M Andrews to Empire Development Co. Jan 20. Jan 24, 1908. 10:2768. 3,350
- Simpson st, Nos 992 to 1028, e s, 156.11 s Westchester\* av, runs s 410 x e 100 x n 405 x e 4 x n 5 x w 104 to beginning, ten 5-sty brk tenements. Release mort. Mutual Life Ins Co of N Y to American Real Estate Co. Jan 27. Jan 28, 1908. 10:2725. 16,408
- \*Washington st, e s, abt 235 s Washington pl, 25x105.2. Daniel J Dillon to Wm J Williamson and Harry C Bryan. Mort \$150. Jan 23. Jan 27, 1908. other consid and 100
- \*Washington st | w s, 405 s Railroad av, runs s 37.6 x w 108 x s Jackson st | 71.6 x w 108 to e s Jackson st, x n 109 x e 216 to beginning, Unionport. Cath L Hill to Sarah H Henderson. B & S and C A G. Sept 12, 1907. Jan 27, 1908. nom
- \*Washington st, w s, 145.7 n Westchester av, 150x108, Unionport. Sarah H Henderson to Lizzie H Burke. B & S. Jan 23. Jan 27, 1908. nom
- \*Wilson pl, n w cor Elliott av, 52.4x101.7x50x115.6, Lester Park. Release mort. Barbara Silkworth to Frank McGarry. Jan 8. Jan 30, 1908. 600
- \*Wilson pl, n s, 69.11 w Elliott av, 45.7x100, Lester Park. Frank McGarry to James T Lee. Dec 23, 1907. Jan 30, 1908. other consid and 100
- \*9th st, s s, 105 e Av E, 100x108, Unionport. Augusta Glanz to Frank Glanz. Mort \$2,000. Jan 29. Jan 30 1908. other consid and 100
- 132d st | s s, 378.1 w Walnut av, runs e 78.1 x s 100 x w 25 x s Willow av | 130 x w 50 x s 230.7 x s 30 x w 79.5 x s 130 x w 25 x s 210 x w 100 to e s Willow av, x n 460.3 to R R, x n e 456.8 to beginning, vacant. Release covenants, &c, as far as they relate to land lying south of 132d st. Port Morris Land and Impt Co with Stuyvesant Real Estate Co. Dec 23. Jan 27, 1908. 10:2583. nom
- 136th st No 312, s s, 100 w Alexander av, 25x100, 4-sty brk tenement. John Backer to John F Eder. 1/2 part. All title. Mort \$9,500. Jan 22. Jan 30, 1908. 9:2311. other consid and 100
- Same property. John F Eder to Peter Hoffmann, all of. Mort \$9,500. Jan 28. Jan 30, 1908. 9:2311. nom
- Same property. Peter Hoffmann to John F Eder and Lukretia his wife. Mort \$9,500. Jan 28. Jan 30, 1908. 9:2311. nom
- 136th st, No 307, n s, 175 w Alexander av, 25x100, 4-sty brk tenement. Herman Nolting and ano to Anna C H Undutsch. Mt \$9,000. Jan 28. Jan 29, 1908. 9:2312. other consid and 100
- 138th st, No 421 (675), n s, 183.9 e Willis av, 16.3x100, 2-sty brk dwelling. Mort \$5,000.
- 139th st, No 410 (662), s s, 86.3 e Willis av, 16.3x100, 2-sty brk dwelling. Mort \$4,500.
- 139th st, No 433, on map No 437 (691), n s, 350 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 437, on map No 441 (695), n s, 383.4 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 495, on map No 499 (753), n s, 866.8 e Willis av, 16.8x100, 3-sty brk dwelling.
- 140th st, No 415 (669), n s, 174.6 e Willis av, 17.9x100, 3-sty brk dwelling. Mort \$6,000.
- 140th st, No 426 (682), s s, 266.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 140th st, No 428 (684), s s, 283.4 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 141st st, No 435 (695), n s, 362.6 e Willis av, 18.9x100, 3-sty brk dwelling. Mort \$4,000.
- 141st st, No 437 (697), n s, 381.3 e Willis av, 18.9x100, 3-sty brk dwelling. Mort \$4,000.
- 142d st, No 410 (666), s s, 125 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 142d st, No 434 (690), s s, 320 e Willis av, 15x100, 3-sty brk dwelling.
- 142d st, No 450 (706), s s, 450 e Willis av, 16.8x100, 3-sty brk dwelling.
- Francis A Curry, Maurice J O'Gorman and Warner W Westervelt EXRS and TRUSTEES Wm O'Gorman to Wm J O'Gorman. Share or allotment No 4. Jan 20. Jan 30, 1908. 9:2283, 2284, 2285 and 2286. allotted in partition
- 139th st, No 413, on map No 417 (671), n s, 183.4 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 415, on map No 419, (673), n s, 200 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 477, on map No 481, (735), n s, 716.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 481, on map No 485, (739), n s, 750 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 140th st, No 407 (661), n s, 100 e Willis av, 21x100, 4-sty brk tenement. Mort \$9,500.
- 140th st, No 414 (670), s s, 166.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 140th st, No 492 (748), s s, 816.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 140th st, No 494 (750), s s, 833.4 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 141st st, No 459 (719), n s, 587.6 e Willis av, 18.9x100, 3-sty brk dwelling. Mort \$4,000.
- 141st st, No 461 (721), n s, 606.3 e Willis av, 18.9x100, 3-sty brk dwelling. Mort \$4,000.
- 142d st, No 430 (686), s s, 290 e Willis av, 15x100, 3-sty brk dwelling. Mort \$4,000.
- 142d st, No 452 (708), s s, 466.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 142d st, No 498 (752), s s, 833.4 e Willis av, 16.8x100, 2-sty brk dwelling.
- Willis av, old No 368, e s, 110 n 142d st, 20x100, 4-sty brk tenement. Mort \$7,000.
- Francis A Curry, Maurice J O'Gorman and Warner W Westervelt EXRS and TRUSTEES William O'Gorman to Mary C Mahony. Share or allotment No 2. Jan 20. Jan 30, 1908. 9:2284, 2285, 2286, 2287. allotted in partition
- 139th st, No 417, on map No 421 (675), n s, 216.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 419, on map No 423 (677), n s, 233.4 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 439, on map No 443 (697), n s, 400 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 139th st, No 441, on map No 445 (699), n s, 416.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 140th st, No 406 (662), s s, 100 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$5,500.
- 140th st, No 409 (663), n s, 121 e Willis av, 19.6x100, 3-sty brk dwelling. Mort \$7,500.
- 140th st, No 468 (724), s s, 616.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 140th st, No 470 (726), s s, 633.4 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 141st st, No 439 (699), n s, 400 e Willis av, 18.9x100, 3-sty brk dwelling. Mort \$4,000.
- 141st st, No 475 (735), n s, 738.3 e Willis av, 18.9x100, 3-sty brk dwelling. Mort \$4,000.
- 141st st, No 481 (741), n s, 794.6 e Willis av, 18.9x100, 3-sty brk dwelling. Mort \$4,000.
- 142d st, No 406 (662), s s, 91.8 e Willis av, runs s 89.8 x e 8.4 x s 10.4 x e 8.4 x n 100 to st, x w 16.8 to beginning, 3-sty brk dwelling.
- 142d st, No 412 (668), s s, 141.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 142d st, No 502 (756), s s, 866.8 e Willis av, 16.8x100, 2-sty brk dwelling.
- Francis A Curry, Maurice J O'Gorman and Warner W Westervelt EXRS and TRUSTEES William O'Gorman to Elizabeth L Martene, of Monroe, Orange Co, N Y. Share or allotment No 7. Jan 20. Jan 30, 1908. 9:2284, 2285, 2286. allotted in partition
- 139th st, No 412 (664), s s, 102.6 e Willis av, 16.3x100, 2-sty brk dwelling. Mort \$4,500.
- 139th st, No 461, on map No 465 (719), n s, 583.4 e Willis av, 16.8x100, 2-sty brk dwelling. Mort \$4,500.
- 139th st, No 473, on map No 477, (731), n s, 683.4 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 140th st, No 423 (677), n s, 244 e Willis av, 17x100, 2-sty brk dwelling. Mort \$5,000.
- 140th st, No 472 (728), s s, 650 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 140th st, No 474 (730), s s, 666.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,000.
- 140th st, No 486 (742), s s, 766.8 e Willis av, 16.8x100, 3-sty brk dwelling. Mort \$4,500.
- 141st st, No 489 (749), n s, 869.6 e Willis av, 18.9x100, 3-sty brk dwelling.
- 141st st, No 491 (751), n s, 888.3 e Willis av, 21.6x100, 4-sty brk dwelling. Mort \$5,000.
- 142d st, No 408 (664), s s, 108.4 e Willis av, 16.8x100, 3-sty brk dwelling.
- 142d st, No 500 (754), s s, 850 e Willis av, 16.8x100, 2-sty brk dwelling.
- Willis av, No 298 | s e cor 140th st, 16.8x80, 3-sty brk tenement and store. Mort \$6,000.
- Francis A Curry, Maurice J O'Gorman and Warner W Westervelt EXRS and TRUSTEES Wm O'Gorman to Maurice J O'Gorman. Share or allotment No 8. Jan 20. Jan 30, 1908. 9:2283, 2284, 2285, 2286. allotted in partition
- 140th st, n s, 100 e St Anns av, 100x95, vacant. FORECLOS. Jan 28, 1908. Joseph J Corn ref to Richard H Deeves. Jan 29, 1908. 10:2551. 10,000
- 141st st, No 436, s s, 363 e Willis av, 38x100, 5-sty brk tenement. Geo Laemmler to Jos H Reichert. Mort \$22,000. Jan 30, 1908. 9:2285. other consid and 100
- 148th st, No 517, n s, 100 e Brook av, 25x100, 4-sty brk tenement with 2-sty brk tenement in rear. Charles Kalotkin to Joseph S Rosen. All title in 1-6 part. Mort \$11,000. Jan 20. Jan 24, 1908. 9:2275. other consid and 100
- Same property. Same to Kalmin Kalotkin. All title in 4-6 parts. Mort \$11,000. Jan 20. Jan 24, 1908. 9:2275. other consid and 100
- 149th st, n s, 150 e Courtlandt av, 50x100, vacant. Ferdinand Hecht to Saml E Jacobs. Mort \$20,000. Jan 9. Jan 24, 1908. 9:2328. other consid and 100
- 152d st, No 412, s s, 650 e Cortlandt av, 25x114.2x25x114.3, 2-sty frame dwelling.
- 152d st, No 410, s s, 625 e Cortlandt av, 25x114.2x25x114.3, vacant.
- Christian H Werner to Benjamin Benenson. Mort \$12,000. Jan 28. Jan 30, 1908. 9:2398. other consid and 100
- 173d st, No 416, s s, 150 e Webster av, 20x100, 3-sty brk tenement. Theo Cristofel to Jacques Greml. Mort \$6,000. Dec 26. Jan 30, 1908. 11:2897. other consid and 100
- 182d st, s s, 102.3 e Washington av, 18x65.4x18.2x69.3, 3-sty brk tenement. Marks Wolff to Vito A Pittaro. Mort \$9,100. Jan 28. Jan 29, 1908. 11:3049. other consid and 100

# HECLA IRON WORKS Architectural Bronze

## AND IRON WORK

North 10th, 11th and 12th STREETS  
BROOKLYN, - - - NEW YORK

- 183d st, late Columbia av, s s, 107.9 e Beaumont av, late Jackson av, 25x95, vacant. Catherine Carroll to Peter Carroll. Sept 19, 1907. Jan 29, 1908. 11:3101. gift
- 184th st | s s, 91.3 e Valentine av, 55.3x38.6 to n s Clark st, Clark st | x54.6x47.9, with all title to land in Clark st, vacant. The Lochinvar Realty Co to Henry Newbury. Morts \$7,000. Jan 23. Jan 24, 1908. 11:3146. 8,750
- 188th st, n s, 533 e Tee Taw av, 50x107.1x50x110.1, vacant. Release mort. H Nelson McLernon to Hugh McLernon. Jan 22, Jan 28, 1908. 11:3219. nom
- Same property. Release mort. The Park Mortgage Co to same. Jan 27. Jan 28, 1908. 11:3219. 2,000
- 210th st, s s, 25 w Reservoir Oval W, 25x110.10x25.9x104.9, 2-sty frame dwelling. Minnie Schmidt to Jennie Deutsch. Morts \$4,000. Oct —, 1907. Jan 27, 1908. 12:3343. nom
- \*213th st, late Randall st | n s, 200 w Maple av, 126 to White Plains road | Plains road x100, Williamsbridge, except part for White Plains road. Sound Realty Co to Michele Cappiello and Louis Pursie. Mort \$8,000. Jan 29. Jan 30, 1908. 100
- \*215th st, late 1st av | n w cor 4th st, or av, runs n 228.6 to s s 216th st | 216th st, late 2d av, x w 202 x s 114.3 x w 150.1 x s 100.7 x e 90.1 to n s 215th st, late 1st av, x e 263.5 to beginning, Wakefield.
- 215th st, late 1st av, n s, 1.4 w from s e cor lot 118 on map New Village of Jerome, runs n 57.4 x e — to e s lot 116 x s 32.6 to av, x w 131.4 to beginning, Westchester, except
- 215th st, late 1st av, n s, 252 w 4th st, runs n — x again n to point 114.3 s 216th st, late 2d av, x w 100 x s — x again s — to n s 215th st, late 1st av, x e 100 to beginning.
- Joseph A Pucci to St Marys Church, Olinville. Mort \$15,000. Jan 23. Jan 29, 1908. other consid and 100
- \*Same property. Release mort. Fiss, Doerr & Carroll Horse Co to Joseph A Pucci. Jan 10. Jan 29, 1908. other consid and 100
- \*216th st, late 2d st, n s, 200 w Tilden av, 25x109, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to A Shatzkin & Sons. Mort \$250 and all liens. Jan 15. Jan 28, 1908. 375
- \*216th st, No 171, s s, 305 e 4th st, 50x114, Wakefield. Edward Hunn to Margaret Elliott, of Woodstock, Ulster Co, N Y. Mort \$2,600. Jan 27. Jan 28, 1908. 100
- 216th st, late 2d st, n s, 200 w Ash av, 25x109, Laconia Park. Assign contract recorded Oct 4, 1904. Isidor Albert to A Shatzkin & Sons. All title. April 8, 1907. Jan 28, 1908. nom
- \*222d st (8th av), s s, 180 w White Plains road, 100x114, Wakefield. David R Van Pelt to Frank L Bacon, Borough of Queens, and Sarah E Kidder, of Bronx. Q C. Dec 12. Jan 27, 1908. nom
- \*223d st, s s, 99.4 e Corsa lane, 25x79.1x29.7x63.2. A Shatzkin & Sons to Leonardo Pasquale. Mort \$600. Jan 27. Jan 28, 1908. 100
- \*226th st, n s, 305 e White Plains road, 25x114, Wakefield. Mary Capodilupo to Francesco Napolitano. Mort \$1,350. Jan 23. Jan 25, 1908. other consid and 100
- 238th st, n s, 480 e Kepler av, 40x100, vacant. Henry Prince to Otto P Schroeder. Mort \$750. Jan 28. Jan 29, 1908. 12:3379. other consid and 100
- 238th st, s s, 380 e Kepler av, 40x100, vacant. Henry Prince to Otto P Schroeder. Jan 28. Jan 29, 1908. 12:3378. other consid and 100
- Arthur av, n e cor 186th st, 25x85.3x25x85.4, 2-sty frame dwelling. Thos F Quinn to Minnie Gottlieb. All liens. Jan 29. Jan 30, 1908. 11:3073. nom
- \*Bronx River, e s, 100 n West Farms road, 257.10x177.6x188.3x 191.3. City and County Contract Co to N Y & Portchester Railroad Co. Jan 18. Jan 27, 1908. nom
- Bainbridge av, e s, 300 s Woodlawn road, 25x100, vacant. Annie M J Muller to Peter H Sponheimer. Mort \$1,500. Jan 29. Jan 30, 1908. 12:3334. other consid and 100
- Bryant av, w s, 100 s Jennings st, 50x100, vacant. Release mort. Margaret Knox to Nathan Cohn and Nicholas Goldman. Jan 29. Jan 30, 1908. 11:2994. nom
- Belmont av, n w cor 179th st, 81.7x11.9x80.9 to n s 179th st, x 1.8 to beginning, vacant. Belmont Realty and Construction Co to William Seidman. All liens. Jan 2. Jan 30, 1908. 11:3080. nom
- Bathgate av, e s, 94.10 n 187th st, 20x90, 2-sty brk dwelling. Release mort. Hamilton Bank of N Y to German Construction Co. Jan 20. Jan 30, 1908. 11:3056. 100
- Bathgate av, No 2339, w s, 153 s from n w cor Bathgate av and 3d av, runs s 25 x w 100 x n 25 x e 100 to beginning, except part for av, 2-sty frame dwelling and store. Leonard H Howard to Wm E Howard. 1/2 right, title and int. Mort \$3,500. Nov -2, 1907. Jan 29, 1908. 11:3053. nom
- Bathgate av, No 2404, e s, 114.10 n 187th st, 20x90, 2-sty brk dwelling. Release mort. Hamilton Bank of N Y to German Construction Co. Jan 20. Jan 27, 1908. 11:3056. 100
- Same property. Release mort. Frederick A Buser to same. Jan 24. Jan 27, 1908. 11:3056. 300
- Bathgate av, No 2404, e s, 114.10 n 187th st, 20x89.11, 2-sty brk dwelling. German Construction Co to Katherine Aichele. Mt \$3,400 and all liens. Jan 23. Jan 27, 1908. 11:3056. other consid and 100
- \*Briggs av, n s, 250 e 4th st, 50x208.6x50x209.7, Westchester. Thos J Hackett to Edward L'Estrange Phipps, of Mt Vernon, N Y. All title, &c, under tax lease. Q C. Dec 14, 1907. Jan 27, 1908. 25
- Same property. Edward L'Estrange Phipps to Nicolo Carabillo and Giosue Duca. Aug 20, 1907. Jan 27, 1908. other consid and 100
- Bathgate av, Nos 1750 and 1752, e s, 191.2 n 174th st, 41x110, 5-sty brk tenement. Isidor C Greenblatt to Rebecca J Seidman. All liens. Dec 28. Jan 25, 1908. 11:2922. nom
- \*Beech av, n s, 176 e Elm st, 25x100, Laconia Park. Release mort. Workmens Sick & Death Benefit Fund of the U S of A to Anna Loiacono. Jan 16. Jan 24, 1908. 400
- Bryant av, No 1526, e s, 275 n 172d st, 25x100, 3-sty frame tenement. Lewis V La Velle to Martin Schroeder and Lena his wife, tenants by entirety. Morts \$5,500. Jan 20. Jan 27, 1908. 11:3001. nom
- Bathgate av, Nos 1750 and 1752, e s, 191.2 n 174th st, 41x110, 5-sty brk tenement. Rebecca J Seidman to Dora Finkelstein. 1/2 part. Mort \$40,500. Jan 24. Jan 27, 1908. 11:2922. nom
- \*Briggs av, n w cor Elwood pl, 52.2x72x50x91, Laconia Park. CON-TRACT. Julius E Kratz with Angelo Gabriele. Morts \$1,300. Oct 22, 1906. Jan 28, 1908. 1,600
- \*Same property. Assign contract. Angelo Gabriele to Tony Lauria. All title. Jan 20, 1908. Jan 28, 1908. 200
- Beekman av | s e cor St Marys st, runs e 189.5 to w s Cypress av, St Marys st | x s 100.4 x w 100.4 x s 20 x w 95.2 to e s Beek-Cypress av | man av, x n 120 to beginning, vacant. Clementine M Silverman et al to David Cohen. Mort \$27,500 and all liens. Jan 14. Jan 28, 1908. 10:2554. other consid and 100
- Brook av, Nos 1337 to 1347, w s, 50 s Anna pl, 125x90, three 6-sty brk tenements, stores in Nos 1341 and 1343. FORECLOS, Jan 9, 1908. Maurice S Cohen ref to Manhattan Mortgage Co. Mts \$15,000. Jan 28, 1908. 11:2893. 39,000
- Cambreling av, n e cor 189th st, 40x150.6x40x149.7, vacant. Belmont Realty and Construction Co to Sarah Cohen. Dec 17, 1907. Jan 28, 1908. 11:3090-3091. nom
- Creston av, w s, 244.9 n 196th st, late Wellesley st, 50x100.4, vacant. Wm C Monks to Catherine wife of Wm C Monks of Mt Vernon, N Y. Jan 27. Jan 29, 1908. 12:3318. other consid and 100
- Creston av, n w cor 196th st, late Wellesley st, 104.11x25x102.11x 25.1, vacant. Wm C Monks to Catherine wife of Wm C Monks, of Mt Vernon, N Y. Jan 27. Jan 29, 1908. 12:3315. other consid and 100
- \*Columbus av, n e cor Louise st, 50x100. Victor Zeman to Frank Zeman. Mort \$2,800. Jan 24, 1908. other consid and 100
- \*Same property. Babette Zeman to Victor Zeman. Mort \$2,800. Jan 14. Jan 24, 1908. other consid and 100
- \*Classon av, n w cor Tacoma st, 25.2x—x25x120.7. Margaret O'Connor to Georgianna McDonough. Mar 5, 1906. Jan 27, 1908. other consid and 100
- Carter av, w s, 190.6 s Tremont av, 18.9x169.5x18.9x170.5, 2-sty frame dwelling. Release mort. Louisa J Jahn to Michl J Kelly. Jan 22. Jan 28, 1908. 11:2892. 1,000
- Carter av, w s, 190.6 s Tremont av, runs w 170.5 x s 75.1 x e 51.5 x n 56.3 x e 115 to av, x n 18.9 to beginning, 2-sty frame dwelling. August Diener to Wm C Peters. Q C. Jan 16. Jan 28, 1908. 11:2892. nom
- Same property. Michael J Kelly to same. Mort \$5,000. Jan 16. Jan 28, 1908. 11:2892. other consid and 100
- \*Edison av | w s, 175 n Tremont road, 25x190 to e s Pilgrim av, Pilgrim av | Benjamin Gainsborg to Frank M Abbott. Dec 21. Jan 24, 1908. other consid and 100
- \*Edison av, w s, 100 n Tremont road, 25x95. Edw C Gainsborg to Casta Gainsborg. Dec 21. Jan 24, 1908. 100
- \*Eastchester road, n e cor McDonald st, 51.6x102.4x50x90. Release mort. John J Brady to Hudson P Rose Co. Jan 24. Jan 27, 1908. nom
- \*Hobart av, w s, 475 s Waterbury av, 25x71.7. Hudson P Rose Co to Egidio Santore. Jan 23. Jan 28, 1908. nom
- Hughes av, No 2130, e s, 86.2 n 181st st, 16.5x85.5x16.5x85.3, 2-sty frame dwelling. FORECLOS, June 14, 1907. Thos F Gilroy, Jr, ref to Belmont Realty and Construction Co. June 17, 1907. Jan 29, 1908. 11:3082. 5,850
- Same property. The Belmont Realty and Construction Co to Solomon J Cohen. All liens. Nov 23, 1907. Jan 29, 1908. 11:3082. other consid and 100
- Hoe av, No 1160, e s, 300 n 167th st, 25x100, 5-sty brk tenement. Silberberg & Saul, Inc, a corpn, to Jennie Amdur. Mort \$17,000. Jan 13. Jan 24, 1908. 10:2752. nom
- Hughes (Jefferson) av, s e s, bet 181st and 182d sts, and being lot 119 map Samuel Ryer Homestead, West Farms, 25x—, except part for Hughes and Belmont avs and also known as lot 24 block 3082 on tax map also except portion fronting on Hughes av, 25x95, conveyed by party 1st part to City Real Estate Co and recorded Jan 21, 1907.
- Belmont av, w s, 429.11 n 181st st, runs w 83.1 x n 13.10 x e — to av, x s 13.10 to beginning, vacant.
- The Belmont Realty and Construction Co to Sarah Cohen. All liens. Dec 19, 1907. Jan 28, 1908. 11:3082. nom
- Hughes av, No 2146, e s, 254.7 n 181st st, runs s 36 x e 90.10 x n 18 x e 4.2 x n 17.11 x w 95. to beginning, 2-sty frame dwelling. The Belmont Realty and Construction Co to Ephraim Knepper. All liens. Nov 25, 1907. Jan 28, 1908. 11:3082. nom
- Longfellow av, e s, 250 n Freeman st, 25x130.4x25.4x125.6, vacant. Edward Greenebaum to John Oehler. Jan 22. Jan 29, 1908. 11:3007. nom
- \*Monticello av, w s, 575 s Randall av, 25x100. Land Co C of Edenwald to James J Maher. Jan 21. Jan 29, 1908. nom
- Marmion av, n e cor Fairmount pl, 25x96.9, vacant. Evelyn H wife of Jos J White to Cord D Degenhardt. Mort \$4,000. Jan 30, 1908. 11:2960. other consid and 100
- Same property. Release mort. Title Guarantee and Trust Co to Evelyn H White. Jan 29. Jan 30, 1908. 11:2960. 10,000
- \*Madison av, s w s, — s 2d st, and being part lot 137 on plot E partition map of Wm Adee at Westchester, begins at n e cor lot 137, runs s w 100 x s e 25 x n e 100 to av, x n w 25 to beginning. Bernard J Reynolds to Sarah Clancy. C a G. All liens. Jan 24. Jan 27, 1908. other consid and 100
- \*Maple av, e s, 110 n 211th st, 25x100, Williamsbridge. Ariberta Catella to William Baird. Jan 25. Jan 28, 1908. 100
- Morris av, No 1065, w s, 350.10 n 165th st, 25x100.8x25x100.10, 2-sty brk dwelling. Nathan Appelbaum to Samuel Portman. Mt \$8,500 and all liens. Jan 18. Jan 28, 1908. 9:2448. nom
- Morris av, No 1067, w s, 375.10 n 165th st, 25x100.6x25x100.8, 2-sty brk dwelling. Harris Appelbaum to Samuel Portman. Mt \$8,500 and all liens. Jan 18. Jan 28, 1908. 9:2448. nom
- \*North Chestnut Drive, s s, and being lot 105 amended map Bronxwood Park. Stephen Wray to Bronxwood Realty Co. All liens. Jan 24. Jan 25, 1908. nom
- \*Olinville av, No 147 (2d av), e s, 425 n 216th st, 25x99.10, Olinville. David Allen to Sarah J Bradbury. Jan 3. Jan 28, 1908. nom
- \*Same property. Sarah J Bradbury to Mary E wife of David Allen. All liens. Jan 28, 1908. nom

# 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.

Plympton av, w s, 183 s Featherbed lane, 25x75x26x75, vacant. James J Casey to Katherine Heycock. Mort \$450. Jan 24. Jan 27, 1908. 11:2875. other consid and 100

Prospect av, No 1055, w s, 169.10 s 166th st, 37.10x144.8, 5-sty brk tenement. Jacob Feinberg to Isaac Podlesh. 1-6 part. All title. Mort \$47,800. Jan 21. Jan 27, 1908. 10:2679. other consid and 100

Prospect av, Nos 793 to 813 | s w cor Westchester av, runs s Westchester av, Nos 814 to 838 | 267.6 x w 92.11 x s w 32.2 x n w 103.6 to s s Westchester av, x n e 295.3 to beginning, 2-sty brk office and store building. Henry Morgenthau to Samson Lachman and Abraham Goldsmith, as joint tenants. 1/2 part. B & S. Mort \$110,000. Feb 24, 1905. Jan 28, 1908. 10:2676. other consid and 100

Proposed road, 40 ft wide, e s, where s w s land formerly of Wm J Majory intersects n w s land John Forsyth, runs e 100 x n 38 x w 100 to road, x s 38 to beginning, Riverdale. Isabella G Forsyth to David Forsyth. C a G. Jan 20. Jan 30, 1908. 13:-3415. nom

Same property. David G Forsyth to Isabella G Forsyth. Jan 21. Jan 30, 1908. 13:3415. nom

Perry av, e s, 250 s Woodlawn road, late Scott av, 25x110, vacant. John Otto to Katherine Otto. All title. B & S. Jan 29. Jan 30, 1908. 12:3333. nom

\*Pilgrim av | e s, 100 n Tremont road, 75x190 to Edison av. Casta Edison av | Gainsborg to Frank M Abbott. Jan 24, 1908. other consid and 100

\*Pilgrim av | e s, 100 n Tremont road, 100x190 to Edison av. Edison av | Frank M Abbott to Frederic L Culver. Jan 24, 1908. other consid and 100

Prospect av, w s, 125 n Kelly st, 50x95, vacant. Saml E Jacobs to Ferdinand Hecht. Mort \$8,000. Jan 14. Jan 24, 1908. 10:2675. other consid and 100

Prospect av, No 1055, w s, 169.10 s 166th st, 37.10x144.8x37.10x144.7, 5-sty brk tenement. Isaac Podlesh to Rachel Podlesh his wife. All title. Mort \$47,800. Jan 29, 1908. 10:2679. other consid and 100

\*Rosedale av, w s, 367.2 n Tremont av, 50x63. Henry L Moses to Jennie Goldberg. Mort \$2,500. Jan 27. Jan 28, 1908. other consid and 100

Robbins av, e s, 229 n 147th st, late Dater st, strip 8x100. Timothy F Sullivan to Daniel J Dillon. Jan 25. Jan 27, 1908. 10:-2579. nom

\*Road leading from New York to Boston, n s, at land now or late of Wm Seton, runs n 150 x n e 73 x n e 67 x n e 200 x n e 36 x n e 53 x s e 380 to land now or late Philip A Smyth x s w 234.6 x s 150 x s w 369 x s w 81 to road to Williamsbridge, x n w 203 x n w 165.6 to beginning, contains 6 554-1,000 acres; except

Old Boston road, n s, at s w cor land Philip A Smyth, runs w 100 x n 100 x e 125.11 x s — to beginning. City and County Contract Co to New York and Portchester Railroad Co. Mort \$21,000. Jan 18. Jan 27, 1908. nom

\*St Lawrence av, e s, 100 s Merrill st, 25x100. Sarah Clancy to Bernard J Reynolds. 1/2 part. C a G. All liens. Jan 23. Jan 28, 1908. other consid and 100

\*South Oak Drive, s s, and being lots 141 and 142 amended map (No 1038) of Bronxwood Park. Emma L Shirmer to Bronxwood Realty Co. All liens. Jan 20. Jan 25, 1908. nom

\*St Lawrence av, w s, 311 s West Farms road, 25x100. Margaret O'Connor to Georgianna McDonough. Mar 5, 1906. Jan 27, 1908. other consid and 100

Sedgwick av, e s, abt 215 s Fordham road, 50x110.5x50x113.5 and being lot Nos 167 and 168 amended map Cammann estate, Fordham Heights, vacant. John F Walsh, Jr, INDIVID and HEIR of John F Walsh, Sr, to Jessie M Walsh. Jan 24, 1908. 11:3225. other consid and 100

\*Stillwell av, w s, 82.3 s Seminole st, 27.2x94.5x25.7x90. nom

\*McDonald st, s s, 99.4 e Eastchester road, 43.2x100x108.11, gore. Release mort. John J Brady to Hudson P Rose Co, a corpn. Jan 28. Jan 29, 1908. 200

Southern Boulevard, e s, 186.10 n Home st, 150x105, vacant. John P Leo to The Leo Co. Mort \$28,000. Jan 15. Jan 24, 1908. 11:2979. other consid and 1,000

Sedgwick av, n w s, 465.7 n e Perot st, runs n w 84.4 x n e 25.7 x s e 80.1 to Sedgwick av x s w 24.6 to beginning, vacant. John F Walsh Jr HEIR of Norah A Walsh and ano to Jessie M Walsh. Jan 8. Jan 24, 1908. 12:3254. nom

Southern Boulevard, No 2388, e s, 124.11 n Jennings or Charlotte st, 18.9x100, 2-sty frame dwelling. Thaddeus Murphy to Ellen Murphy. Mort \$3,500. Jan 28. Jan 29, 1908. 11:2981. other consid and 100

Tremont av, No 35, n s or n w s, abt 166.4 n e Harrison av, 50x104.8x48.9x125.9, 2-sty frame dwelling. John Fleming to Agnes Mahoney. All liens. Jan 25. Jan 27, 1908. 11:2869. nom

Topping av, Nos 1762 and 1764, e s, 255 s 174th st (?) should be 175th st, 40x95, two 2-sty brk dwellings. Rasha Arnold to Abraham S Gussow. Morts \$19,000. Jan 21. Jan 25, 1908. 11:2790. nom

Teller av | e s, 325 n 166th st, runs n 105.5 to s s 167th st, x e Clay av | 221.1 to w s Clay av, x s 361.11 x w 100.5 x n 150 x w 167th st | 100.5 to beginning, vacant. R Clarence Dorsett to Bernhard Klingenstein. B & S. Morts \$38,100 and all liens. Jan 29. Jan 30, 1908. 9:2429. other consid and 100

Union av, No 895, w s, 183.8 n 161st st, 26.4x93.3, 2-sty brk dwelling. Edward Greenebaum to John Oehler. 1/2 part. All title. Mort \$3,500. Jan 22. Jan 29, 1908. 10:2668. nom

Vyse av, w s, 400 s Jennings st, 25x100, 3-sty brk dwelling. Elliott Raymond to The Raymond van Praag Supply Co, a corpn. Mort \$8,000. Jan 20. Jan 29, 1908. 11:2987. other consid and 100

Vyse av, Nos 1165 and 1167, w s, 440 n 167th st, 40x100, two 3-sty brk dwellings. Nettie Brown to Sarah Segeal. Mort \$19,000. Jan 25. Jan 27, 1908. 10:2752. other consid and 100

\*Wildier av, e s, 200 n Jefferson av, 25x100, Edenwald. Land Co A of Edenwald to Aaron Sirota. Sept 12. Jan 27, 1908. nom

Willis av | n e cor Southern Boulevard, runs e 115 x n Southern Boulevard | 100 x w 35 x s 75 x w 80 to e s Willis av, x s 25 to beginning, vacant. FORECLOS, Dec 30, 1907. Edmund J Tinsdale ref to Margt L wife of Hugh Slevin. Jan 27, 1908. 9:2278. 13,500

\*Westchester av | s e cor 173d st, runs e 178.6 x s 121.2 x w 75 173d st | x s 25 x w 100 to 173d st, x n 109.11 to beginning. Release easement. Chas S Schnepf et al to Thomas McCullough. Oct 8. Jan 24, 1908. nom

\*Same property. Release easements, &c. Thomas McCullough et al to Chas S Schnepf. Oct 18. Jan 24, 1908. nom

\*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 x — on curve 376.7 to east line 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 — x — on curve s w 148.5 x s w 120, thence on c l of Lebanon st, x s e 130 x s w 282.6 to West Farms road, x s e 53.6 to beginning, contains 3 159-1,000 acres. Knickerbocker Trust Co TRUSTEE to the City and County Contract Co. Jan 21. Jan 27, 1908. nom

\*Westchester av, s s, 25.6 w 174th st, 51x—x50x121.2. nom

\*Westchester av, s s, extends from e s lot 112 to w s Bolton av. nom

\*Westchester av, s s, 51 e 173d st, 25.6x125.5x25x126.3. nom

Westchester av, s s, and being lots 114 and 137 same map. nom

Westchester av, s s, and being lot 140 same map. nom

Westchester av, s s, and being lot 139 same map. nom

Release easements. Chas S Schnepf with Thomas McCullough, Jane Kelleher, Wm Kelleher and James McIntyre. Jan 23. Jan 28, 1908. nom

Washington av, No 1243, w s, 168 n 168th st, 24x150, except part for av, 3-sty frame dwelling. Mary A Roach widow to Clara M Lockwood. Jan 29, 1908. 9:2390. nom

Westchester av, No 966, e s, 260 n 155th st, late Dawson st, 25x90.8x26.1x98.3, 4-sty brk tenement and store. Lillian Masterston to Elisa H Badger. Mort \$18,500 and all liens. Feb 2, 1906. Jan 29, 1908. 10:2654. 100

Webster av, s e cor 170th st, 50x90, vacant. John W Atwood, Jr, to Christian Wenigmann. B & S and C a G. All liens. Jan 28. Jan 29, 1908. 11:2893. nom

\*Waterbury av, s s, 125 w Crosby av, 20x125. Hudson P Rose Co to Giuseppe Grippo. Jan 23. Jan 28, 1908. nom

\*All that portion of lots 4, 5, 6 and 7 in blk A on map No 1081 in Westchester Co lying w of Richard st or Olinville av. Release mort. Eloise Archer to Frank McGarry. Correction deed. Jan 8. Jan 30, 1908. nom

Lot begins 90 e Webster av, and 125 s Anna pl, runs s e 76.1 to w s Mill Brook, x s 51.1 x n w 86.8 x n 50 to beginning, vacant. Release mort. The Estates Settlement Co to Manhattan Mortgage Co. Jan 27. Jan 30, 1908. 11:2893. 2,400.95

Same property. Release mort. Same to same. Jan 27. Jan 30, 1908. 11:2893. 1,337.30

Lot begins 90 e Webster av, and 125 s Anna pl, runs s e 76.8 x n e 81.4 x n w 88 x s 75 to beginning. Release mort. Same to same. Jan 27. Jan 30, 1908. 11:2893. 4,247

\*Lots 327 to 330, map No 1131 of Adee Park. Release mort. Empire City Savings Bank to Hale Building and Realty Co. Jan 24. Jan 29, 1908. 800

\*Lots 59 to 64, 322, 323, 325 to 333, 339 to 352, 334 to 338 (said Nos 334 to 352 having been heretofore conveyed by party 1st part to party 2d part), map of Adee Park. Adee Syndicate, a corpn, to Hale Building & Realty Co, a corpn. Morts \$15,500. Dec 17, 1903. Rerecorded from Mar 20, 1905. Jan 25, 1908. nom

\*Lots 59 to 64, 322, 323, 325 to 333, 339 to 352, 335 to 338 and 334 (said lots 334 to 352 having been heretofore conveyed by party 1st part to party 2d part) and being 36 lots map of Adee Park. Adee Syndicate, a corpn, to Hale Building and Realty Co, a corpn. Dec 17, 1903. Re-recorded from Mar 20, 1905, and Jan 25, 1908. Morts \$83,000. nom

\*Lot 28 map No 1128a of 30 lots property of Michael McCormick, Westchester. Wm A Rosenbaum to Rosalie Rosenbaum. Mort \$1,715. Jan 23. Jan 24, 1908. nom

\*N Y, N H & Hartford R R Co, the south easterly right of way at n e s property of Van Cortlandt gore, at a point 208.10 from Pelham Bay Park line, and runs to w s Manor Circle road, contains 99,977 sq ft.

The southeasterly right of way of the 11.6 strip of said R R and the n w s of Manor Circle road, and runs to s w s of Pelhamdale av, contains 9,355 sq ft. 6-18 parts of above; also

All right, title and interest of

Manor Circle road, w s, at proposed southeasterly right of way of said R R said proposed right of way being 35 at right angles from s e right of way of said R R and being the s e line of 11.6 strip, and contains 6,961 sq ft at Pelham Manor.

Mary G W Black to Harlem River and Portchester R R Co. B & S. Jan 7. Jan 28, 1908. other consid and 100

\*Same property. Witherbee Black to same. 5-18 parts of 1st two parcels and all title of 3d parcel. B & S. Jan 7. Jan 28, 1908. other consid and 100

\*Same property. Mary G W Black et al trustees Robt C Black to same. 2-18 parts of 1st two parcels and all title of 3d parcel. B & S. Jan 7. Jan 28, 1908. 6,460.73

\*Same property. R Clifford Black to same. 5-18 parts of 1st two parcels and all title of 3d parcel. B & S. Jan 7. Jan 28, 1908. other consid and 100

\*Parts lots 103 and 104 map No 2 of South Vernon Park, Cranford property. South Mt Vernon begins at n w cor lot 103, runs s 100 x e 50 to e line lot 104 x n 100 x w — to beginning. Chas I Brusie to Emil Johanson. July 31, 1907. Rerecorded from Aug 9, 1907. Jan 24, 1908. other consid and 100

\*Plot begins 740 e White Plains road at point 515 n along same from Morris Park av, runs e 100 x n 30 x w 100 x s 30 to beginning, with right of way over strip to Morris Park av. Saml Geller to Marcus Nathan. Mort \$1,500. Jan 24, 1908. 100

Plot begins 184.1 w Hughes av, and 382.8 s 180th st, runs s 25.2 x e 86.8 x n 25.1 x w 84.1 to beginning, vacant, with right of way over strip 4 ft wide on s s. The Belmont Realty and Construction Co to Joseph Rosenzweig. Jan 27. Jan 29, 1908. 11:-3069. nom

"The Straddle Lot" being a piece of salt meadow adj Eastchester or Givins or Griffins Creek, bounded on n and e by said creek, on s by Joseph Greenalghs and Mrs Watsons meadow and on w by Mrs Watsons meadow and a ditch, contains 11 45-100 acres with all title in creek. Alice M Bushnell to Lydia Taylor and Rose F Hamill. All liens. Jan 30, 1908. other consid and 100

# REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

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

### LEASES

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

January 24, 25, 27, 28, 29 and 30.

#### BOROUGH OF MANHATTAN.

Allen st, Nos 164 and 166. Surrender lease. George Gottesman to Morris Denbosky. All title. Jan 20. Jan 28, 1908. 2:416.....1,200

Allen st, Nos 156 to 162. Surrender lease. Judah Kimmel and ano to Morris Denbosky. All title. Jan 20. Jan 28, 1908. 2:416.....2,400

Broome st, No 319, all. Herman Marcus to Joseph Israel and ano; 2 11-12 years, from June 1, 1906. Jan 25, 1908. 2:418.....4,200

Broome st, No 118. Subordination of lease to mort. Henry Weinberger with Harlan F Stone TRUSTEE will David Stevenson for Marion S Buckler. Jan 22. Jan 24, 1908. 2:337.....nom

Essex st, No 138. Surrender lease. Max Levine to Abraham Stadtmaur. All title. Jan 28. Jan 29, 1908. 2:354.....nom

Grand st, No 206. Surrender lease. Feliciano Acierno Mott st, Nos 148 and 150 to Samuel Zirinsky. Jan 24, 1908. 2:470.....nom

Monroe st, No 18. Surrender lease. Rosa Rappoport to Benjamin Schorr; 1 Hamilton st, No 21 year, from Aug 1, 1908. Jan 28, 1908. 1:253.....1,500

Orchard st, No 160. Surrender lease. Isidor Horowitz to Abraham M Levy. All title. Jan 27. Jan 28, 1908. 2:411.....nom

Orchard st, No 158. Surrender lease. Isidor Horowitz to Abraham M Levy. All title. Jan 27. Jan 28, 1908. 2:411.....nom

Orchard st, No 185. Surrender lease. Beckie Rauch to Morris Nekselblatt. All title. Jan 22. Jan 25, 1908. 2:417.....718.36

Rivington st, No 118, store. Samuel Goldner to Ettie Corotis; from — to May 1, 1908. Jan 30, 1908. 2:354.....960

Rivington st, Nos 11-13 front basement on w s with bakery in rear of yard. Max Aronson to Herman Holzman; 5 years, from completion of premises. Jan 27, 1908. 2:425.....1,140

Sheriff st, No 13, w s, 75 s Broome st, 24.6x100, all. Renewal lease. Mary K Yates and ano to Samuel Stollowitz and ano; 5 years, from May 1, 1909. Jan 27, 1908. 2:336.....2,124

Sullivan st, No 223, all. Citizens Investing Co to Cristina Mariana; 4 years and 5 months, from Dec 1, 1907. Jan 24, 1908. 2:539.....2,832

Varick st, No 72, 4-sty bldg. Benjamin B Johnston to Stephen J O'Brien; 5 years, from Nov 1, 1907. Jan 29, 1908. 1:220.....1,200

Washington st, s e cor 14th st, 123.3x50, all. James R Roosevelt, Jr, to Kate, Henry and Chas G Meinken EXRS Henry Meinken; 20 years, from May 1, 1907. Jan 27, 1908. 2:646.....4,500

Washington st, n e cor 13th st, 83.3x50, all. Helen R Robinson to Kate, Henry and Chas G Meinken EXRS Henry Meinken; 20 years, from May 1, 1907. Jan 27, 1908. 2:646.....taxes, &c, and 3,375

William st, No 92. Assign lease. J W Blohm to E R Wessels. Jan 24. Jan 25, 1908. 1:68.....nom

3d st, No 230 East. Surrender lease. Solomon Chess to Davis Rosenkrantz. All title. Jan 25. Jan 28, 1908. 2:385.....nom

3d st, No 234 East. Surrender lease. Solomon Chess to Davis Rosenkrantz. All title. Jan 25. Jan 28, 1908. 2:385.....nom

3d st, No 112, s s, 162.11 e 1st av, 25x90. Assign lease. Emily F Thyson ADMRX and Peter Cook ADMR Jacob Thyson to Emily F Thyson. 1/2 part. Aug 29, 1904. Jan 29, 1908. 2:430.....1,250

Same property. Assign lease. Emily F Thyson to Louis Haupt, all of. Jan 29, 1908. 2:430.....nom

4th st, Nos 234 and 236 East. Surrender lease. Lena Freilich to Joseph and Rubin Levine. All title. Jan 23. Jan 25, 1908. 2:399.....1,455.24

5th st, No 516, s s, 225 e Av A, 25x96.2 the lot. Wm W Astor to Peter Diehl; 20 years, from May 1, 1899. Jan 29, 1908. 2:400.....taxes, &c, and 750

6th st, No 511, n s, 175 e Av A, 23.7x90.10. Assign lease. Jacob Perlman to Philip Kaplan. 1/2 right, title and interest. Jan 25. Jan 27, 1908. 2:402.....nom

7th st, No 140, s s, 150 e Av A, 25x90.10. Assign lease. Jacob Perlman to Philip Kaplan. 1/2 right, title and interest. Jan 25. Jan 27, 1908. 2:402.....nom

14th st, No 5 East. Assign lease. Augusta Siebold to Lillian Senne, of Bayonne, N J. B & S. Jan 24. Jan 27, 1908. 3:842.....nom

Same property. Agreement as to covenants in lease. Lillian Senne with Henry S Van Beuren et al. Jan 24. Jan 27, 1908. 3:842.....nom

17th st, Nos 26 to 32 West, 2d and 10th lofts. Philip Braender to The Detmar Woolen Co, a corpn; 5 years, from Feb 1, 1908. Jan 30, 1908. 3:818.....10,000

24th st, No 39, n s, 283.4 e 6th av, 20.10x98.9, all.....

24th st, No 37, n s, 304.2 e 6th av, 20.10x98.9, all.....

Imogene L wife of Geo G Guion and ano to Andrew J Kerwin, Jr; 21 years, from May 1, 1907. Jan 27, 1908. 3:826.....taxes, &c, and \$5,250 to 6,750

Same property. Permission given to sub let or lease for 1 year, from May 1, 1908, with privilege of renewals up to 10 years. Same to same. Jan 8. Jan 27, 1908. 3:826.....nom

Same property. Andrew J Kerwin, Jr, to Dominick Colaizzi; 10 years, from Feb 1, 1908. Jan 27, 1908. 3:826.....7,500 to 10,000

27th st, Nos 142 to 146 East, all. Edward W Browning to Arthur G Moses; 21 years, less 7 days, from Jan 7, 1908. Jan 27, 1908. 3:882. 1/2 of taxes, &c, and at a reducing rent from \$2,000 per month for months of Feb and Mar, 1908, down to \$500 each month during last year of lease.....

28th st, No 102 West, all. Joseph S Rich to Franziska Sieben; 3 years, from May 1, 1907. Jan 27, 1908. 3:803.....1,100

28th st W, No 513, n s, 175 w 10th av, 25x98.9. Agreement modifying terms of lease. Marie M I de Courval with Lawrence Garvey. Nov 26. Jan 24, 1908. 3:700.....nom

32d st, Nos 29 to 35 West store and part basement. Bankers Con-33d st, Nos 30 to 34 West construction Co to Brunswick-Balke-Collender Co of N Y, a corpn; 3 years, from April 1, 1908. Jan 29, 1908. 3:834.....18,000

33d st, No 44 West, 3-sty dwelling. Mary J Odell to Ralph Wilson; 2 years, from May 1, 1906. Jan 28, 1908. 3:834.....2,000

35th st, No 26, s s, 375 w 5th av, 20x98.9, all. Ver Plank estate, a corpn, to Revillon Freres, Inc, a corpn, from Jan 20, 1908, to April 30, 1926. Jan 28, 1908. 3:836.....taxes, &c, and 10,000

Same property. Assign lease. Recorded Oct 18, 1904. Same to same. Jan 20, 1908. Jan 28, 1908. 3:836.....nom

39th st, No 311 East, Assigns lease. Domenico or Mike Cusi-mano to Rubsam & Horrmann Brewing Co. Jan 20. Jan 24, 1908. 3:945.....nom

47th st, No 7, n s, 175 e 5th av, 25x100.5, all. Madeleine I Dinsmore et al to Louise & Company, of N Y; 21 years, from Aug 1, 1908. Jan 23, 1908. 5:1283. Corrects error in last issue when term of lease was for 2 years. .. taxes, &c, and \$10,000 and 11,000

48th st, No 402 East. Surrender lease. Louis Bereslavsky to E Kapelsohn Co. All title. Jan 23. Jan 28, 1908. 5:1359.....nom

49th st, No 9 East, all. Henry Amerman et al to Emeline Judson; 5 years, from May 10, 1908. Jan 30, 1908. 5:1285.....3,800

100th st, No 301 East, two stores next to corner. Hyman Rosner to Isidor J Friedman; 5 years, from May 1, 1908. Jan 28, 1908. 6:1672.....600

106th st, Nos 61 and 63 West, all. Max Rubel to Wilson S Howell; 5 9-12 years, from Jan 1, 1908. Jan 24, 1908. 7:1842.....10,850

11th st, Nos 100 and 102 East, all. Abram Brothers to Aaron Rosenstein; from Dec 1, 1907, to Jan 31, 1910. Jan 29, 1908. 6:1638.....6,000

125th st, No 351 West. Assign lease. Philip Celentano to Wm J Sheehy. Mort \$5,850. Jan 27. Jan 28, 1908. 7:1952.....nom

167th st, No 501 West, corner store. Donald Robertson to Samuel Elk; 5 years, from May 1, 1908. Jan 28, 1908. 8:2123.....1,000 to 1,500

Av A, No 255, w s, 26 s 16th st, 25.9x94. Assign lease. Emma Reiner to Edith A Jackson. Nov 27. Jan 24, 1908. 3:947.....nom

Amsterdam av, No 1729, store, &c. Henry Martens to Rebecca H Ehlers; 5 3-12 years, from Feb 1, 1908. Jan 25, 1908. 7:2060.....1,800

Broadway, No 130, restaurant, offices, &c. The American Exchange National Bank, N Y, to Childs Company; 1 year, from May 1, 1908. Jan 29, 1908. 1:48.....25,000

Broadway, No 810, 5th loft. The Apartment Construction Co to Samuel Neiman and ano; 3 years, from Feb 1, 1908. Jan 29, 1908. 2:557.....1,600 to 1,800

Broadway, s w cor 140th st. Assign lease. Woffert Drug Co to Geo J Horwitz. Jan 28. Jan 29, 1908. 7:2087.....nom

Broadway, No 2822, store. A W Dreyer to Sauley Snediker; 1 7-12 years, from Oct 1, 1907, with renewal. Jan 27, 1908. 7:1881.....600

Lenox av, No 421, n w cor 131st st, store, &c. Robt F Elias and ano to Morris and Edward Collin; 5 years, from Mar 1, 1908. Jan 29, 1908. 7:1915.....1,500 and 1,800

Lexington av, No 595. Consent to assign lease. Cornelia A Beekman to Joseph M Halpern. Jan 24. Jan 27, 1908. 5:1307.....nom

Same property. Assign lease. Joseph M Halpern to Henry Broido. Jan 25. Jan 27, 1908. 5:1307.....nom

Madison av, No 1601, south store. Eva Rosenzweig to Max Gottlieb; from Feb 1, 1908, to Apr 30, 1911. Jan 24, 1908. 6:1613.....816

1st av, No 291. Surrender lease. Marcigliano and ano to Michl Maier and ano. Sept 19. Jan 30, 1908. 3:922.....nom

2d av, No 32, store, &c. Charlotte Droste to Henry Halloth and ano; 4 years and 4 months, from Jan 1, 1908. Jan 24, 1908. 2:443.....1,380

3d av, No 1891, north store. Samuel Feldstein to Teodosio and Joseph Muschio; 4 4-12 years, from Feb 1, 1908. Jan 29, 1908. 6:1654.....600

3d av, No 1409. Celesta M Bozeman to Patrick Mannion; 3 years, and 9 months, from Jan 1, 1908. Jan 24, 1908. 5:1525.....1,620 to 1,800

3d av, No 1409. Assign lease. Patrick Mannion to George Kienzle. Mort \$3,745.65. Jan 22. Jan 24, 1908. 5:1525.....nom

Same property. Reassign lease. George Kienzle to Patrick Mannion. Mort \$..... Jan 23. Jan 24, 1908. 5:1525.....nom

3d av, No 1062, w s, 25.5 s 63d st, 25x90. Consent to assign lease. Gerard and James W Beekman TRUSTEES James W Beekman to Reuben Mapelsden EXR Ann Mapelsden. Jan 25. Jan 28, 1908. 5:1397.....1,500

Same property. Assign lease. Reuben Mapelsden EXR Ann Mapelsden to Frank Gass. Jan 28, 1908. 5:1397.....1,500

Same property. Agreement as to rent for a renewal of ground rent for \$1,225. The Beekman Estate with Frank Gass. Jan 28. 1908. 5:1397.....nom

3d av, n w cor 81st st, double store and basement. Harry C Hack to Isaac Harris; 3 years, from May 1, 1908. Jan 30, 1908. 5:1510.....4,500 and 5,000

5th av, No 253, e s, 25 n 28th st, 24.7x100, all. Margt Van H Moke to Arthur J Crawford; 9 11-12 years, from June 1, 1901. (Re-recorded from Mar 14, 1901). Jan 29, 1908. 3:858.....7,000

Same property. Cancellation of lease. Same with A J Crawford Co. Dec 30. Jan 29, 1908. 3:858.....nom

6th av, No 866, s e cor 49th st, store and front part cellar. Chas P Buckley GUARDIAN Walter W Oakley and ano to Geo E Schweinfurth; 2 years, from May 1, 1908. Jan 28, 1908. 5:1264.....2,700

8th av, No 668, store and basement. Bridget Cain widow and ADMRX Michael Cain et al HEIRS, &c, Michael Cain to Antonio Pellerano; 3 years, from May 1, 1908. Jan 28, 1908. 4:1014.....3,000

# 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**

8th av, No 196 .....  
 20th st, No 256 West .....  
 Assign lease. Hugh and Peter Reilly to Arthur Jost. Jan 28.  
 Jan 30, 1908. 3:769..... nom

**BOROUGH OF THE BRONX.**

161st st, No 700 East, all. Christian C Hottenroth to Julius H Haas; 3 years, from Jan 1, 1908. Jan 30, 1908. 10:2637..6,000  
 161st st, No 653, East, west store. Henry Brune to William Prah; 3 years, from May 1, 1908. Jan 29, 1908. 10:2631..396 and 420  
 184th st, n s, 23.9 w Hoffman st, 30.2x91.3x24.8x108.8, all. Jas J O'Meara et al to George Ramm; 10 2-12 years, from Mar 1, 1908. Jan 24, 1908. 11:3054.....900 to 1,200  
 \*Fishers road, n e, 90 e from s e cor Miss Groshens property, 24th Ward, runs n 200 x s e — x s 150 to road, x w 150 to beginning, with mill building, machinery, &c. Stuart W Cowan, of Mt Vernon, N Y, to Pelham Bay Chemical Co, a corp; 5 years, from Oct 1, 1903, 5 years, renewal at \$600. Jan 29, 1908. 500  
 Morris av, Nos 673 and 675, n w cor 153d st, all. Michele Marone to Pasquale Leggiadro; 3 years, from Jan 1, 1908. Jan 29, 1908. 9:2442.....5,500 to 5,800  
 Union av, No 834. Assign lease. Patrick J Kelly to Patrick A Meehan. Jan 27, 1908. 10:2666.....nom  
 Union av, No 834. Assign lease. Fritz Klung to Patrick J Kelly. All title. Nov 20, 1906. Jan 27, 1908. 10:2666.....nom  
 Washington av, No 1937, w s, bet Tremont av and 178th st, south store, &c. The G H Lester Realty Co to Margaret Breiling; 5 years, from May 1, 1908. Jan 29, 1908. 11:3034...600  
 3d av, s w cor 166th st, corner store and double store fronting on 166th st and cellar and n ½ of 1st floor. Bernard Frank to John and Gustav Vlachakis, firm Vlachakis Brothers; 5½ years, from Nov 1, 1907. Jan 29, 1908. 9:2370....2,160 to 2,400

**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 24, 25, 27, 28, 29 and 30.

**BOROUGH OF MANHATTAN.**

Achenbach, Margt D with Dwight C Harris. 79th st, No 181, n s, 89.6 w 3d av, 22.6x102.2, except strip on east 0.6x102.2. Subordination mort. Jan 25, Jan 29, 1908. 5:1508. nom  
 Averill, J Otis trustee Maria E Blake with Harry M Stoff. Orchard st, No 82. Extension agreement. Jan 17. Jan 28, 1908. 2:408. nom  
 Albanese, Carmelo and Liborio Baldanza to Gaetano Collina. 14th st, No 540, s s, 95 w Av B, 25x103.3. Jan 25, due Dec 1, 1908. 6%. Jan 27, 1908. 2:407. 1,250  
 Albanese, Carmelo and Liborio Baldanza to Gaetano Collina. 1st av, No 220, e s, 180.6 s 14th st, 25.6x66. Jan 25, due July 1, 1908, 6%. Jan 27, 1908. 2:441. 1,250  
 Albanese, Carmelo and Liborio Baldanza to Gaetano Collina. 14th st, No 329, n s, 326 e 2d av, 25x103.3. Jan 25, due Nov 1, 1908. 6%. Jan 27, 1908. 3:921. 1,200  
 Aumann, Louis or Lewis with Henry Sands and ano trustees for Henry M Sands will Abraham B Sands. Pitt st, No 31. Extension mort at increased interest from 5% to 5½%. Dec 31. Jan 24, 1908. 2:342. nom  
 Applebaum, Nathan to Mary J Kingsland. 135th st, No 182, s s, 150 e 7th av, 25x99.11. Jan 24, 1908, 5 years, 5%. 7:1919. 19,000  
 Applebaum, Nathan to Josephine M Chamberlin. 135th st, No 180, s s, 175 e 7th av, 25x99.11. Jan 24, 1908, 3 years, 5%. 7:1919. 20,000  
 Appleby, J Charles and Wm R with Frederic de P Foster and ano TRUSTEES. Broadway, No 1162. Extension mort at increased interest from 4½ to 5%. Nov 15. Jan 30, 1908. 3:829. nom  
 Barnes, Wm H with Frederic de P Foster and ano trustees for Henry M Sands will Abraham B Sands. 106th st, No 225 West. Extension mort at increased interest from 5% to 5½%. Dec 23, 1907. Jan 24, 1908. 7:1878. nom  
 Berls, Magdalena to Henry M Van Wyck and ano trustees for Abram Van Wyck will Sarah S Van Wyck. 6th av, No 880, e s, 72.10 s 50th st, 23.9x105x23.9x103. Jan 24, 1908, 3 years, 5%. 5:1265. 20,000  
 Busch, Albert and Henry Schwartz, Jr, to TITLE GUARANTEE AND TRUST CO. Water st, No 603, s s, 57.8 e Montgomery st, 25.8x70.4. Jan 24, due, &c, as per bond. Jan 27, 1908. 1:-244. 7,500  
 Bonomolo, Domenico to Agostino Bonomolo. 12th st, No 332 and 334, s s, 382.9 e 2d av, 29.11x74x35.10x93.8. Prior mort \$—. Jan 27, 1908. 5 years, 6%. 2:453. 5,000  
 Bramwell, Cora M wife of and Geo to Anzonetta D Anthony. Broadway, No 335, n w cor Worth st, Nos 87 and 89, on map Nos 87 to 91, runs n 28.3 x w 178.7 x n 72.11 x w 27 x s 101.2 to Worth st, x e 205.7 to beginning. Jan 27, 1908. 1 year, 6%. 1:173. 7,000  
 Brown, Jacob to Abraham Orently. 17th st, No 34, s s, 496.6 w 5th av, 28.6x92. P M. Prior mort \$12,000. Jan 27, 5 years, 6%. Jan 28, 1908. 3:818. 26,000  
 Brothers, Minnie to Francis Huber. 61st st, No 112, s s, 117.6 e Park av, 18.6x100.5. Prior mort \$20,000. Jan 23, 3 years, 6%. Jan 28, 1908. 5:1395. 6,000

Broido, Henry to Joseph M Halpern. Lexington av, No 595. Store lease. Jan 25, installs. —. Jan 28, 1908. 5:1307. Notes 4,101  
 Burrill, Drayton and Mary M Kembel as trustees Sophia M Burrill with Chas A Carey. 66th st, No 34, s s, 275 w Central Park West, 25x100.5. Extension agreement at interest increased from 5% to 5½%. Jan 9. Jan 27, 1908. 4:1118. nom  
 Bozzuffi, John to Harry Miller. 62d st, No 343, n s, 405 s e 2d av, 17x100.5. Jan 25, 2 years, 6%. Jan 28, 1908. 5:1437. 2,000  
 Blum, Albert L with Julia Cohn. 114th st, No 352 East. Extension mort. Jan 8. Jan 30, 1908. 6:1685. nom  
 Blum, Albert L with Julia Cohn. Same property. Extension mort. Jan 8. Jan 30, 1908. 6:1685. nom  
 Brennan, Gertrude K, of Orange, N J, to Josephine A Cutler. Broome st, No 526½, n s, 100 s e Sullivan st, 20x78, all title to alley in rear. P M. Prior mort \$8,000. Jan 27, 1908, 5 years, 5%. 2:489. 4,000  
 Baumann, Cecelia widow and Samson Cohn to Edwin L Meyers. 90th st, No 125, n s, 300 e Park av, 25x100.8. Jan 27, 3 years, 5%. Jan 29, 1908. 5:1519. 19,000  
 Black, Edward E, of Yonkers, N Y, with Kate E Zache. West Broadway, No 425, e s, 250 n Spring st, 25x100. Extension agreement. Jan 23. Jan 28, 1908. 2:501. nom  
 Bertin, Alfred F with Virginio Bianchi. 112th st, No 318, s s, 225 e 2d av, 25x100.11. Extension mort at increased interest, from 4½ to 5½%. Jan 9. Jan 28, 1908. 6:1683. nom  
 Beckmann, Charles to Ernst A Meincken. 8th av, No 2670, n e cor 142d st, No 295, 24.11x100. Jan 27, 1 year, 6%. Jan 29, 1908. 7:2028. 10,000  
 Browning, Barbara to Jacob Manheimer. 109th st, No 224, s s, 300 w 2d av, 25x100.10. Jan 25, 1908, due &c as per bond. 6:1658. 16,000  
 Brocker, Ernst to Heinrich Kracke. 148th st, No 307, n s, 75 e Bradhurst av, 25x99.11. Jan 21, 3 years, 5½%. Jan 25, 1908. 7:2045. 8,000  
 Baumann, Joseph W to Max Frankenheim. 121st st, No 230, s s, 304 w 7th av, 17x100.11. P M. Jan 21, 5 years, 5%. Jan 25, 1908. 7:1926. 10,000  
 Same to same. Same property. P M. Prior mort \$10,000. Jan 21, 3 years, 6%. Jan 25, 1908. 7:1926. 2,000  
 Cullen, Kate to Samuel Kronscky. 38th st, No 204, s s, 105 e 3d av, 21x84. Prior mort \$10,000. Jan 27, due Feb 1, 1909, 6%. Jan 29, 1908. 3:918. 500  
 Cahen, Florence to Nursery and Childs Hospital, a corp. 94th st, No 168, s s, 151 e Amsterdam av, runs s 93.10 to c l Old Apherps lane, x e 17 x n 94.6 to st, x w 17 to beginning. P M. Dec 23, 5 years, 5%. Jan 27, 1908. 4:1224. 13,000  
 Chanler, Robt W, of Red Hook, N Y, to TITLE GUARANTEE AND TRUST CO. 55th st, Nos 329 and 331, n s, 325 w 8th av, 50x100.5; 9th av, Nos 842 to 850, n e cor 55th st, Nos 347 to 375, runs n 67.10 x e 100 x n 32.6 x e 200 x s 100.5 to st, x w 300 to beginning; 9th av, Nos 831 to 839, s w cor 55th st, Nos 400 to 420, runs s 101.5 x w 100 x n 1 x w 100 x n — x n w — x n 78.6 to st, x e 254.2 to beginning; 55th st, Nos 432 to 442, s s, 362.6 w 9th av, 162.6x100.5; 55th st, No 452, s e cor 10th av, No 828, runs e 175 x s 100 x w 75 x n 77.10 x w — x n w 40.2 x n 0.4 x n w 54.8 to e s 10th av, x n 10.6 to beginning; 55th st, Nos 401 to 407, n w cor 9th av, Nos 841 to 851, runs w 800 to e s 10th av, Nos 834 to 848, x n 185.3 x e 100.9 x n 28.2 to s s 56th st, No 450, x e 25 x s 100.5 x e 32 x n 100.5 to s s 56th st, x e 18 x s 100.5 x e 50 x n 100.5 to s s 56th st, No 440, x e 25 x s 47.1 x s e 50.4 x n 53.4 to s s 56th st, No 434, x e 25 x s 100.5 x e 100 x n 31.3 x s e 100.9 x s 18.8 x e 50 x n 12.4 x s e — x s 84.5 to beginning; 10th av, Nos 831 to 849, n w cor 55th st, Nos 501 to 559, runs w 700 x n 25.5 x w 100 to e s 11th av, Nos 800 to 804, x n 175.5 to s s 56th st, Nos 500 to 552, x e 800 to 10th av, x s 200.10 to beginning; 11th av, No 806, n e cor 56th st, No 551, 33.2x100.8x 20.11x100. 1-8 part. All title. Jan 28, due, &c, as per bond. Jan 29, 1908. 4:1046, 1064, 1065, 1084 and 1085. 25,000  
 Calhoun, John F with Cabot Real Estate Co. St Nicholas av, s e cor 171st st, 20x100. Extension mort. Jan 29, 1908. 8:2127. nom  
 Cahn, Harry and Leo with Arthur A Landsman and ano. 5th st, No 748, s s, 80 w Av D, 22x96. Extension mort. Jan 22. Jan 27, 1908. 2:374. nom  
 Coster, Edw L with Adele D O'Reilly. 81st st, No 405, n s, 131.6 e 1st av, 25x102.2. Extension mort. Jan 9. Jan 27, 1908. 5:-1561. nom  
 Crawford, David, of Brooklyn, N Y, with Florence Cahen. 52d st, No 531, n s, 375 e 11th av, 25x100.5. Extension mort. Jan 27, 1908. 4:1081. nom  
 Caan, Drug Company to Schieffelin & Co. Consent to chattel mortgage dated Jan 9, 1908, for \$990. Jan 9. Jan 28, 1908. —  
 City Mortgage Co with Geo S Hamlin. Amsterdam av, Nos 2364 and 2366, w s, 25 s 178th st, 80.8x100. Subordination agreement. Jan 23. Jan 27, 1908. 8:2132. nom  
 Cascade Realty and Construction Co to Geo S Hamlin. Amsterdam av, No 2366, w s, 25 s 178th st, 40.4x100. Jan 23. 3 years, 5½%. Jan 27, 1908. 8:2132. 30,000  
 Same to same. Same property. Certificate as to above mort. Jan 25. Jan 27, 1908. 8:2132. —  
 Coster, Henry A to EQUITABLE LIFE ASSUR SOC of the U S. 81st st, No 68, s s, 140 w Park av, 20x102.2. Prior mort \$20,000. Jan 27, 1908, due Jan 1, 1910, 6%. 5:1492. 15,000  
 Cosantini, Ida S with John Ryan. King st, No 23. Extension mort. Jan 22. Jan 24, 1908. 2:520. nom  
 Corey, Edw B to Lawyers Realty Co. 49th st, Nos 118 and 120, s s, 250 w 6th av, 50x100.5. Prior mort \$50,000. Jan 24, 1908, due July 24, 1909, 6%. 4:1001. 10,000  
 Casey, Mary to Kate B Belloni. 16th st, No 24, s s, 455 w 5th av, 25x103.3. Jan 22, due, &c, as per bond. Jan 24, 1908. 3:817. 15,000  
 Curzio, Filomena and Eugene to Nanette L Forcheimer. 114th st, No 433, n s, 420 e 1st av, 25x100.10. Jan 14, due Feb 1, 1911, 5½%. Jan 24, 1908. 6:1708. 10,000  
 Dodge, May C to Clifford V Brokaw and ano exrs Wm V Brokaw. 57th st, No 29, n s, 500 w 5th av, 23x100.5. P M. Jan 3, 3 years, 4%. Jan 24, 1908. 5:1273. 100,000

# ATLAS PORTLAND CEMENT

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**30 Broad Street (Send for Pamphlet) New York**

- Donnelly, Michael and Thomas to Lehman Bernheimer et al trustees Adolph Bernheimer. Abingdon sq, No 14, or Hudson st, No 597, w s, 151.7 s 12th st, runs w 77.1 x s 16 to n s Bethune st, Nos 2 to 6, x e 75.8 to Hudson st x n 21.9 to beginning. Jan 22, 3 years, 5½%. Jan 24, 1908. 2:624. 22,000
- Donald, Peter with Joseph Rosenthal. 134th st, No 506, s s, 150 w Amsterdam av, 40x99.11. Extension mort. Jan 21. Jan 27, 1908. 7:1987. nom
- Dober, Daniel and Max Kobre to Esther Michael. Lenox av, Nos 564 and 566, e s, 49.11 n 138th st, 50x85. Jan 6, due July 6, 1908, 6%. Jan 27, 1908. 6:1736. 4,000
- Dugro, Francis A to Thomas Le C Jaques and ano trustees. 22d st, No 409, n s, 66.8 w 9th av, 16.8x98.9. P M. Jan 24, due Jan 24, 1911, 4½%. Jan 27, 1908. 3:720. 12,500
- de Mauriac, Laura W. of Allendale, N J, to TITLE GUARANTEE AND TRUST CO. 68th st, No 30, s s, 305 w Central Park West, 20x100.5. Jan 27, 1908, due, &c, as per bond. 4:1120. 20,000
- Dalley, Evelyn M wife of Henry with BOWERY SAVINGS BANK. 69th st, No 9 East. Extension mort at increased interest, from 4½ to 5%. Jan 27, 1908. 5:1384. nom
- de Forest, Shepherd K to St Lukes Hospital. 31st st, No 48 and 50, s s, 80 w 4th av, 35x98.9. Jan 27, 1908, due Feb 1, 1911, 5½%. 3:860. 55,000
- Dalley, Evelyn M wife of Henry to BOWERY SAVINGS BANK. 69th st, No 9, n s, 265 e 5th av, 28x100.5. Jan 27, 1908, 3 years, 5%. 5:1384. 60,000
- Davis, Joseph H to Jacob Axelrod. 143d st, n s, 100 e Broadway, 212.6x99.11. P M. Prior mort \$150,000. Jan 22, due, &c, as per bond. Jan 28, 1908. 7:2075. 60,000
- Dodge, Mary S wife of Chas C to Eugene E Hinkle and ano. Central Park West, n w cor 83d st, No 1, 55.6x110. Jan 27, due &c, as per bond. Jan 28, 1908. 4:1197. 15,000
- Dowsey, Jennie A wife of Frederic A to Almy C Casey. Bowery, No 87, e s, abt 75 s Hester st, 25x112; Bowery, No 83, e s, abt 130 s Hester st, 25x112.10. Jan 20, 1 year, 5%. Jan 25, 1908. 1:303. 1,000
- Davis, Asher with Irving S Dorf. 118th st, Nos 126 and 128, s s, 290 e Park av, ——. Extension mort. Jan 28. Jan 29, 1908. 6:1645. nom
- Eichman, Julius to Lion Brewery. East Broadway, Nos 17 and 23. Saloon lease. Jan 23, demand, 6%. Jan 29, 1908. 1:280. 500
- Equitable Realty Co to Julius A Lebeucher. 14th st, No 302, s s, 33 e 2d av, 19.6x51.6; 14th st, No 304, s s, 52.6 e 2d av, 19.6x 51.6. Prior mort \$15,000. Jan 25, due May 25, 1908, 6%. Jan 29, 1908. 2:455. 5,000
- Same to same. Same property. Consent to above mort. Jan 25, Jan 29, 1908. 2:455. —
- EQUITABLE LIFE ASSUR SOC of the U S with Henry A Coster. 81st st, No 68 East. Extension mort. Jan 1, Jan 27, 1908. 5:1492. nom
- Fischer, Carl with Jacob Manheimer. 109th st, No 224, s s, 300 w 2d av, 25x100.10. Subordination agreement. Jan 13. Jan 25, 1908. 6:1658. nom
- First Hungarian Congregation Ohab Zedek, a corpn, to Ignatz Roth et al trustees. 116th st, No 20, s s, 200 w 5th av, 70x 100.11; Norfolk st, Nos 172 to 178, e s, 123.1 n Stanton st, 100x100. Prior mort \$164,500. Jan 23, installs, 6%. Jan 25, 1908. 2:355; 6:1599. 35,000
- Friedman, Meyer with Louise B Macher, of Rutherford, N J. Cherry st, No 264. Extension agreement. Jan 24. Jan 29, 1908. 1:256. nom
- Fulton, Robt C to Harriet D Potter. 45th st, No 546, s s, 175 e 11th av, 28x100.5. Jan 30, 1908, due, &c, as per bond. 4:1073. 9,000
- Fuller, Maria with Klara Simon. 1st av, No 139, w s, 70.5 s 9th st, 23.5x100. Extension mort. Dec 4. Jan 27, 1908. 2:-450. nom
- Fuller, Mary widow with Minnie Glokner. 1st av, No 141, w s, 46.11 s 9th st, 23.5x100. Extension agreement at interest increased from 4½% to 5½%. Dec 14. Jan 27, 1908. 2:450. nom
- Ferris, M D to Martha B Wood. West End av, No 676, e s, 47.5 s 93d st, runs e 43.7 x s e 9.3 x e 17.5 x n 13 x w 21.8 x n 5.2 x n w 4.9 x w — x n 5.9 x w 30 to av, x s 21 to beginning. Jan 20, 1 year, 6%. Jan 28, 1908. 4:1240. 300
- Friedman, Harris to MIDDLETOWN SAVINGS BANK. 122d st, s s, 200 e Broadway, 41.8x90.11. Jan 27, 1908, due Feb 1, 1911, 5½%. 7:1976. 42,000
- Same and Harris Mandelbaum and Fisher Lewine with same. Same property. Three subordination agreements. Jan 24. Jan 27, 1908. 7:1976. nom
- Friedman, Marcus and Morris to Ottilie Block. 4th st, No 270, s s, 338.2 e Av B, 24.9x96.3. Jan 22, 3 years, 6%. Jan 24, 1908. 2:386. 1,500
- Friedman, Mendel to Rosie Huppert. 1st av, No 154, e s, 69.2 n e 9th st, 23.1x100. Dec 27, 1907, 1 year, 6%. Jan 24, 1908. 2:437. 1,500
- Friedman, Kate wife of and Moritz to Moritz Weiss. Orchard st, No 15, w s, 55 n Canal st, 20x50. Prior mort \$12,000. Jan 16, installs, 6%. Jan 24, 1908. 1:299. 1,100
- Fluri Construction Co to Hudson Realty Co. Broadway, s e cor 159th st, 99.11x125. Prior mort \$190,000. Jan 23, due, &c, as per bond. Jan 24, 1908. 8:2117. 5,000
- Goodman, Pauline to Emma Blumlein. 130th st, No 247, n s, 268 e 8th av, 19x99.11. Jan 24, 1908, 3 years, 5%. 7:1936. 10,000
- Goldsmith, Pauline to Borris L Feinblatt. 108th st, No 202, s s, 75 e 3d av, 24x88.4. P M. Nov 7, installs, —%. Jan 28, 1908. 6:1657. 445
- Gregorio, Antonio and Angelo to Barbara Helmsky. 115th st, No 409, n s, abt 75 e 1st av, 20x75, mort reads plot begins on n s 115th st, and 1st av, runs n 75 x e 20 x s 75 to n s 115th st, x w 20 to beginning (?) error, known as No 409 E 115th st. Jan 28, 1908, 5 years, 5½% 6:1709. 8,000
- GERMANIA LIFE INS CO with Anthony Van Bergen and Euphemia S Coffin. 57th st, No 120 to 124, s s, 270 w 6th av, 60x100. Extension mort. Dec 27. Jan 29, 1908. 4:1009. nom
- Godward, Mary E to AMERICAN TEMPERANCE LIFE INS ASSOC. 128th st, s s, 175 w 7th av, 25x99.11. Dec 23, 1 year, 5%. Jan 30, 1908. 7:1933. 15,000
- Greengard, Gershon B to LAWYERS TITLE INS & TRUST CO. 91st st, No 131, n s, 92.6 w Lexington av, 17.6x78. Jan 30, 1908, 3 years, 5%. 5:1520. 10,000
- Ginsberg, Jennie with Diederich Oeters. Gouverneur st, No 47, w s, 130 s Madison st, 16.11x64.10x17.1x64.3. Extension mort. Jan 22. Jan 28, 1908. 1:268. nom
- Gerson, Auguste to Emma R Slocum. Water st, No 379, s s, 66.10 e Oliver st, 16.2x80.3x16.3x80.3. P M. Jan 22, 5 years, 5½%. Jan 29, 1908. 1:251. 2,700
- Goldstein, Abraham with Laura Lehman. 163d st, No 448 West. Agreement as to ownership of mort. Sept 21. Jan 29, 1908. 8:2110. nom
- Greenstein, Saml to Max Lipman and ano. 16th st, Nos 439 to 443, n w cor Av A, Nos 259 to 265, 92x94. Jan 20, demand, 6%. Jan 29, 1908. 3:948. 12,000
- Gottelher, Aron to Morris Walfisch. Houston st, No 503, s s, 60 w Mangin st, 20x75. Jan 28, 2 years, —%. Jan 29, 1908. 2:325. 1,000
- GERMANIA LIFE INS CO with Annie H E Grannis. 99th st, No 304, s s, 100 w West End av, 45x100.11. Extension mort. Jan 23. Jan 24, 1908. 7:1888. nom
- Halfmann, Hermina to Dwight C Harris. 79th st, No 181, s s, 89.6 w 3d av, 22.6x102.2, except 79th st, n s, 89.6 w 3d av, 0.6 x102.2. Jan 25, 3 years, 5½%. Jan 29, 1908. 5:1508. 10,000
- Herrick, Julius to Louise Whitestone. 122d st, No 105, n s, 115 e Park av, 24.9x100.11. Prior mort \$22,000. Jan 29, 1908, installs, 6%. 6:1771. 1,000
- Heidelberger, Hermann to Julius Bacharach. 2d av, No 1415, w s, 25.2 s 74th st, 25.3x67. P M. Prior mort \$9,000. Jan 28, 5 years, 6%. Jan 29, 1908. 5:1428. 9,000
- Hanna, Fredk L with Wm M Lawson. 132d st, No 150, s s, 469 w Lenox av, 14.8x99.11. Subordination agreement. Jan 28. Jan 29, 1908. 7:1916. nom
- Hanna, Louisa T to Wm M Lawson. 132d st No 150 s s, 469 w Lenox av, 14.8x99.11. Jan 29, 1908, 3 years, 6%. 7:1916. 7,000
- Hoeckh, Annie and John G Hild and Christina wife John Herrel with Anthony Neumann. 40th st, No 428 West. Subordination mort. Jan 2. Jan 24, 1908. 3:737. nom
- Herskovitz, Resi or Resie to Sarah Herskovitz. 114th st, No 46, s s, 414 e Lenox av, 17.7x100.11. Prior mort \$9,000. Jan 3, due Jan 3, 1913, 6%. Jan 24, 1908. 6:1597. 2,000
- Hutkoff, Nathan to Sender Jarmulowsky. Delancey st, No 26, n s, abt 75 e Chrystie st, 25x100. Prior mort \$17,000. Jan 16, due Apr 16, 1912, 6%. Jan 24, 1908. 2:420. 13,000
- Hardenbergh, Adelaide C wife Wm P with Fredericka R Buckley. 64th st, No 10 East. Extension mort at increased interest of 4½ to 5%. Jan 25. Jan 30, 1908. 5:1378. nom
- Heene, Fearndand to Julia Maybeck. 87th st, No 438, s s, 170 n w Av A, 20x100.8. P M. Jan 30, 1908, 3 years, 5%. 5:1566. 5,000
- Halm, Sophie to Joseph A Murphy. 106th st, No 109, n s, 125 w Columbus av, 25x100. Jan 30, 1908, 3 years, 5%. 7:1861. 15,000
- Hughes, Maria to Ann E Hasbrook. 122d st, No 413, n s, 187.11 e 1st av, 16.8x100.11. Jan 29, due, &c, as per bond. Jan 30, 1908. 6:1810. 5,000
- Isenburger, Louis et al trustees Arnold Blum Jr for benefit Albert L Blum with Mark Aaron. 128th st, No 232, s s, 348.9 e 3d av, 18.9x99.11. Extension mort. Jan 2. Jan 30, 1908. 6:1792. nom
- Jennings, Percy H with LAWYERS TITLE INS & TRUST CO. 39th st, No 39, n s, 80 w Park av, 25x98.9. Agreement modify mort. Jan 30, 1908. 3:869. nom
- Janpole & Werner Construction Co to Ray E Matshak and ano trustees Samuel Matshak. 143d st, Nos 532 and 534, s s, 137.6 e Broadway, 37.6x99.11. Jan 29, 3 years, 5½%. Jan 30, 1908. 7:2074. 35,000
- Same to same. Same property. Certificate as to above mort. Jan 29. Jan 30, 1908. 7:2074. —

# DYCKERHOFF PORTLAND CEMENT

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**E. THIELE, Sole Agent,**  
99 John St., New York.

- Joachim, Augusta with the Society for the Relief of Destitute Children of Seamen. Amsterdam av, No 2136. Extension agreement. Jan 21, 1907. 8:2123. nom
- Jones, Mary A with Kate, Henry and Chas G Meinken indivd, exrs, &c, Henry G Meinken. Washington st, Nos 859 to 877, e s, extends from 13th st, Nos 427 and 429, to 14th st, Nos 428 and 430, 206.6x50. Leasehold. Extension agreement. Sept 30, 1907. Jan 27, 1908. 2:646. nom
- Korn, Henry H, of Mt Vernon, N Y, to Morris Levy. 47th st, No 256, s s, 175 e 8th av, 25x100.5. Prior mort \$18,000. Jan 24, due, &c, as per bond. Jan 25, 1908. 4:1018. 8,000
- Kraus, Henry to GERMAN SAVINGS BANK in City N Y. Bleecker st, No 42, s e cor Mulberry st, Nos 308 and 310, 27x114.10x28x 114.10; Bleecker st, No 40, s s, 27 e Mulberry st, 26.7x117.8x 27.2x117.9. Jan 23, 3 years, 5%. Jan 25, 1908. 2:521. 50,000
- Katz, Lippman to Jacob Katz trustee for Henry Brill under deed of trust. East Broadway, No 114, n s, abt 20 w Pike st, 21.2x 75x21.3x75. Jan 28, 2 years, 4½%. Jan 29, 1908. 1:282. 2,000
- KINGSTON SAVINGS BANK, of Kingston, N Y, with Leopold Wolfson. 21st st, No 39, n s, 570.7 w 5th av, 24.11x98.9x25x98.9. Extension agreement at interest increased from 4½% to 5½%. Jan 8, 1907. 3:823. nom
- Kneeland, Adele to American Mortgage Co. 45th st, No 53, n s, 307.6 e 6th av, 18.9x100.5. Jan 24, 3 years, 5%. Jan 28, 1908. 5:1261. 18,000
- Klump, Philip to Louis and Bertha Kurz tenants by the entirety. 17th st, No 504, s w s, 95.6 e Av A, 23.9x92. Jan 23, 3 years, 6%. Jan 24, 1908. 3:974. 3,000
- Kaliski, Gustav and Solomon Loewensohn to Harlan F Stone trustee for Marion S Buckler will David Stevenson. Broome st, No 118, n s, 25 w Willett st, 25x87.6. Jan 23, 3 years, 5%. Jan 24, 1908. 2:337. 21,000
- Kelly, Mary E to Miriam H C Cannon. 115th st, No 131, n s, 286.3 e Park av, 18.6x100.10. Jan 20, 3 years, 6%. Jan 24, 1908. 6:1643. 4,000
- Klump, Philip and Julia and August and Emma Geig tenants by the entirety to Henry Linder. Av A, No 268, s e s, 89.6 n e 16th st, 24x95.6. P M. Prior mort \$9,000. Jan 24, 1908. 5 years, 6%. 3:974. 6,000
- Kristic, Anna M to Wm C Niglutsch. 45th st, No 154, s s, 113.9 w 3d av, 18.9x100.5. Prior mort \$10,000. Jan 29, due, &c, as per bond. Jan 30, 1908. 5:1299. 3,000
- Kraus, Pauline wife of and Henry to Ella Nelson. 126th st, No 206, s s, 107.6 e 3d av, 27.6x99.11. Prior mort \$16,000. July 31, 1906, 3 years, 6%. Jan 30, 1908. 6:1790. 6,000
- Lachman, Samson with Fredk A O Schwarz. 111th st, No 307 West. Extension mort. Jan 23, 1908. 7:1846. nom
- Lion Brewery with Nanette L Forcheimer. 114th st, No 433, n s, 420 e 1st av, 25x100.10. Subordination mort. Jan 14, 1908. 6:1708. nom
- Landon, Edward H to TITLE GUARANTEE & TRUST CO. 51st st, No 40, s s, 108 w Park av, 20x100.5. Jan 23, due, &c, as per bond. Jan 24, 1908. 5:1286. 42,500
- Levy, Hart to Charles Heymann. 8th av, No 2649, w s, 74.11 n 141st st, 25x100. Jan 24, 1908, due, &c, as per bond. 7:2043. 25,000
- Same and Bernard King with same. Same property. Subordination mort. Jan 24, 1908. 7:2043. nom
- Lacovara, Giuseppe to Leonilda Scimeca. 118th st, No 507, n s, 123.10 e Pleasant av, 24.2x100.11. Jan 20, 1 year, 6%. Jan 27, 1908. 6:1815. 500
- Lowenthal, Daniel J to Frederic de P Foster and ano trustees. 72d st, No 353 East. Extension mort. Jan 7, 1908. 5:1447. nom
- Levy, Charles to Fannie Herman. 45th st, No 554, s s, 70 e 11th av, 30x80.11. Prior mort \$9,000. Jan 27, 1 year, 6%. Jan 30, 1908. 4:1073. 1,000
- Lipschitz, Rebecca to Cecillie Namm. Allen st, No 200, e s, 97 s Houston st, 25x87.6, except strip 0.9x87.6 on n s. Jan 28, due Jan 1, 1911, 5%. Jan 29, 1908. 2:417. 16,000
- Landauer, Julius and Clifford with N Y Public Library, Astor, Lenox and Tilden Foundation. Wooster st, Nos 131 and 133, n w cor Prince st, Nos 127 and 129, 94.4x81.6x irreg, x40 to beginning. Extension mort. Nov 26, 1907. Jan 28 1908. 2:515. nom
- LAWYERS TITLE INS AND TRUST CO with Louis M Josephthal et al. 78th st, No 111, n s, 167 w Columbus av, 17x102.2. Extension mort at increased interest from 4½ to 5½%. Jan 17, 1908. 4:1150. nom
- Leipziger, Henry to Henry Levien. Madison av, No 1847, e s, 67.4 n 120th st, 17.7x83. Certificate as to reduction of mort. Jan 16, 1908. 6:1747. —
- Lewis, Wm H to Rowena M Southworth. 10th av, s e s, 74.11 s w 208th st, 25x100. Prior mort \$2,500. Jan 24, due, &c, as per bond. Jan 25, 1908. 8:2204. 1,000
- Livingston, Louis and Myer S Perlstein and Isaac A Samuels to Sigmund Ashner. 101st st, Nos 338 to 344, on map Nos 338 and 340, s w cor 1st av, Nos 1965 and 1967, 100x63.11; 95th st, Nos 303 and 305, n s, 100 e 2d av, 37.6x100.8. Prior mort \$146,000. Supplemental mort. Jan 24, due, &c, as per bond. Jan 25, 1908. 6:1672. 5:1558. penal sum, 9,000
- Lilienthal, Lillie B with Laurenzana Real Estate Co. 117th st, Nos 250 and 252, s s, 50 w 2d av, 40x58.5. Extension mort. Jan 22, 1908. 6:1666. nom
- Laino, Salvatore to Emma W Wingate. 1st av, No 2209, w s, 50 n 113th st, 25x75. Jan 25, 1 year, 6%. Jan 29, 1908. 6:1685. 250
- Mundorff, Geo and Albert exrs and Theresa Mundorff extrx Peter Mundorff with James Stokes. 117th st, No 302, s s, 125 e Columbus av, ——. Extension mort. Jan 6, 1908. 7:1943. nom
- Miller, Geo I to Barnett Miller. Monroe st, No 229, n s, 95.4 e Scammel st, 24.2x96x24.4x96. Prior mort \$16,000. Jan 18, due, &c, as per bond. Jan 29, 1908. 1:266. 11,000
- McQuaid, Mary T to Sarah Ziegler. 24th st, No 234, s s, 146.11 w 2d av, 24.2x98.9. Jan 29, 1908, 3 years, 5½%. 3:904. 14,500
- Martin, Wm R H to Amelia B Martin. Broadway, Nos 1266 and 1268, e s, 118.7 s 33d st, 39.5x74.2x33.10x85.9. All title and also all title &c, under lease. April 9, 1907, due, &c, as per bond. Secures annuity of \$10,000 per annum for life. Jan 29, 1908. 3:834. gold, 400,000
- Murphy, John J with N Y Public Library, Astor, Lenox, Tilden Foundations. 7th av, No 2224, n w cor 131st st, No 201, 24.11x 75. Extension mort. Dec 10, 1907. 7:1937. nom
- Montegriffo, Helen F with Frederic de P Foster and Robt S Minturn as trustees for Mabel Sands et al. 104th st, No 18 West. Extension agreement at interest increased from 4½% to 5%. Jan 10, 1908. 7:1839. nom
- Miller, Frank I to Regina Strumdorf. Goerck st, No 106, e s, 106.4 s Stanton st, 25x99. Prior mort \$23,000. Jan 28, due, &c, as per bond. Jan 30, 1908. 2:324. 6,000
- Metropolitan Impt Co with Marcy Realty Co. Riverside Drive, e s, 441.2 s 127th st, 109x—. Extension mort. Jan 30, 1908. 7:1994. nom
- Munday, Rose and Rosa Monaghan widow to TITLE GUARANTEE & TRUST CO. Centre Market pl, No 5, e s, 212.2 s Broome st, 25x48. Jan 22, due, &c, as per bond. Jan 24, 1908. 2:471. 7,000
- Masset, Anthony to Sarah Hengle. 10th st, No 111, n e s, 408 n w 2d av, 21x94.7. Jan 24, 1908, 2 years, 6%. 2:466. 2,500
- Marinaro, Joseph to Mary E Kelly widow. 115th st, No 131, n s, 286.3 e Park av, 18.6x100.10. P M. Prior mort \$4,000. Jan 20, 3 years, 6%. Jan 24, 1908. 6:1643. 2,500
- Moses, Arthur G to Eleanor S Holt. 27th st, Nos 142 to 146 East. Leasehold. Jan 24, due Jan 9, 1909, 6%. Jan 27, 1908. 3:882. 2,975
- Melia, Mary to Society for the Prevention of Crime, a corpn. 41st st, No 329, n s, 310 e 2d av, 20x98.9. Jan 27, 1908, 5 yrs, 5½%. 5:1334. 6,500
- Miller, August, of Brooklyn, N Y, to Peter Donald. Amsterdam av, No 1307, e s, 75.11 n 124th st, 25x99.5. Jan 25, 5 years, 5½%. Jan 27, 1908. 7:1965. 15,000
- Same and Gertrude L S Sills with same. Same property. Subordination agreement. Jan 25, 1908. 7:1965. nom
- Michelson, Isaac, of Coytesville, N J, and Louis Levine, N Y, to Abraham Michelson. 127th st, Nos 75 and 77, n s, 70 w Park av, runs n 75 w 20 x n 24.11 x w 28 x s 99.11 to st, x e 48 to beginning. Prior mort \$46,000. Jan 24, 4 years, 6%. Jan 27, 1908. 6:1752. 10,000
- McMahon, Lewis F to TITLE GUARANTEE AND TRUST CO. 37th st, No 314, s s, 300.6 e 2d av, 20x98.9. Jan 28, 1908, due, &c, as per bond. 3:942. 7,000
- Metropolis Securities Co, a corpn, to Marion D Collamore and ano. 53d st, No 411, n s, 175 w 9th av, 25x100.5. Jan 27, 3 years, 5%. Jan 28, 1908. 4:1063. 21,000
- Same to same. Certificate as to above mort. Dec 31, 1907. Jan 28, 1908. 4:1063. —
- Muller, Jacob to Ida C Safft. 11th av, No 671, w s, 66.11 n 48th st, 16.8x100. Jan 27, 5 years, 5%. Jan 28, 1908. 4:1096. 2,000
- Meyer, Geo W to Lamont McLoughlin. Central Park West, No 374, w s, 75.11 n 97th st, 25x100. Prior mort \$20,000. Jan 28, 1908, due Feb 10, 1909, 6%. 7:1833. 10,000
- Necarsulmer, Ella and Henry with Josephine L Wright extrx Margt G Sistare. 75th st, No 241, n s, 228 e West End av, 22x100. Extension mort. Dec 24, 1907. 4:1167. nom
- Nickles, John to Barnett Berger. 9th av, No 60, e s, 51.7 s 15th st, 17.2x100. Jan 27, 2 years, 6%. Jan 28, 1908. 3:738. 2,000
- Newman, Rose C to Margt A Keating. Wadsworth av, s w cor 180th st, 25x100. Jan 28, 1908, 3 years, 5½%. 8:2103. 11,000
- Negro, Antonio to Margherita Gallotta. 115th st, No 340, s s, 150 w 1st av, 25x100.10. Prior mort \$10,000. Jan 25, 3 yrs, 6%. Jan 27, 1908. 6:1686. 6,500
- Obergefell, Jacob to Philip C Arras. 134th st, No 232, s s, 375 e 8th av, 25x99.11. Prior mort \$15,000. Jan 23, 5 years, 6%. Jan 27, 1908. 7:1939. 5,000
- Oshansky, Louis and Max Kuschner with Barnett Levy. Monroe st, No 100. Agreement modifying terms of mort. Jan 24, 1908. 1:255. nom
- O'Brien, Stephen J to Lion Brewery. Varick st, No 72, s e cor Canal. Saloon lease. Jan 24, demand 6%. Jan 29 1908. 1:220. 600
- O'Neill Mary with N Y Public Library, Astor, Lenox, Tilden Foundations. Essex st, No 48, e s, 71.3 s Grand st, 30x66.8. Extension mort. Dec 13, 1907. Jan 28, 1908. 1:311. nom
- O'Donohue, Marie L to Rosie Bernheimer. 73d st, No 262, s s, 188 e West End av, runs s 100 x e 12 x s 2.2 x e 7 x n 102.2 to st, x w 19 to beginning. Jan 28, 3 years, 5%. Jan 29, 1908. 4:1164. 15,000
- Polstein, Joseph to Kertscher & Co. Amsterdam av, Nos 1101 and 1103, n e cor 114th st, 40.11x100. Jan 20, secures notes, 6%. Jan 24, 1908. 7:1867. 7,600
- Rabenstein, Hans with Henry M Sands and ano trustees for Henry M Sands will Abraham B Sands. 14th st, No 347 E. Extension mort at increased interest from 5% to 5½%. Jan 24, 1908. 3:921. nom
- Reid, Ada K, of Babylon, L I, to Rachel Banta. 58th st, No 329, n s, 303 e 2d av, 23.6x100.5. Jan 24, 3 years, 5%. Jan 27, 1908. 5:1351. 9,000
- Reid, Ada K, of Babylon, L I, to Rachel Banta. 57th st, No 430, s s, 295.5 e 1st av, 22.1x113x—x111. Jan 24, 3 years, 5%. Jan 27, 1908. 5:1368. 9,000
- Reid, Ada K, of Babylon, L I, to Rachel Banta. 57th st, No 432, s s, 317.6 e 1st av, 22.1x115x—x113. Jan 24, 3 years, 5%. Jan 27, 1908. 5:1368. 9,000
- Robertson, Alice C to Carrie E and Sarah Brockway. Sylvan terrace, No 14, s s, 59 w Jumel terrace, 19.6x34.6, also land lying to c l said pl. Oct 10, 1907, 3 years, 5%. Jan 27, 1908. 8:2109. 3,000
- Reid, Ada K, of Babylon, L I, to TITLE GUARANTEE AND TRUST CO. 44th st, No 202, s s, 80 e 3d av, 25x100.5. Due, &c, as per bond. Jan 28, 1908. 5:1317. 10,000
- Roosevelt, W Emlen and John E trustees with John B Schlesinger. 48th st, Nos 318 to 322, s s, 225 e 2d av, 75x100.5. Extension mort. Nov 1, 1907. 5:1340. nom
- Roosevelt, W Emlen and John E as trustees with John B Schlesinger. 48th st, Nos 318 to 322, s s, 225 e 2d av, 75x100.5. Extension mort. Nov 1, 1907. 5:1340. nom

# "SNOW WHITE"

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A True Pure White Portland Cement, combining the essential qualities of great tensile strength and imperviousness to weather.

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- Robertson, Donald to Herman H Willenbrock. Amsterdam av, No 2170. Declaration that mort dated Jan 29, 1908, is due Feb 1, 1913, at 6%. Jan 29. Jan 30, 1908. 8:2123. —
- Realty (C R) Co to Wilson M Powell. Amsterdam av, Nos 1981 and 1983, n e cor 158th st, No 499, 39.11x106. Jan 30, 1908, 5 yrs, 5%. 8:2108. 55,000
- Same to same. Same property. Consent to above mort. Jan 30, 1908. 8:2108. —
- Same to same. Same property. Certificate as to above mort. Jan 30, 1908. 8:2108. —
- Rosett, Moritz exr Louis A Rosett with Mary M A O'Sullivan. 133d st, No 211 West. Extension mort at increased interest, from 5 to 6%. Jan 2. Jan 29, 1908. 7:1939. nom
- Reichhard, Jacob to Constantine Wagner. 43d st, Nos 537 to 541, n s, 225 e 11th av, 75x100.5. Prior mort \$12,000. Jan 24, 3 years, 5½%. Jan 25, 1908. 4:1072. 8,000
- Scheibel, Adolph to Jacob T Hildebrandt. 84th st, Nos 158 to 162, s s, 93.6 w 3d av, 3 lots, each 27x102.2. Receipt for payment of \$1,125 on account of three mort. Jan 22. Jan 24, 1908. 5:1512. —
- Schlesinger, John B, of River Edge, N J, to Philip Schiff and ano. 48th st, Nos 318 to 322, s s, 225 e 2d av, 75x100.5. Jan 29, 1908, 2 years, 6%. 5:1340. 6,000
- Sweeney, Michael with N Y Public Library, Astor, Lenox Tilden Foundations. 129th st No 54, s s, 162.6 e Lenox av, 27x99.11. Extension mort. Dec 6. Jan 28, 1908. 6:1726. nom
- Seiffer, David I to Washington H Taylor. 8th st, No 54, late Clinton pl, s s, 53 w Mercer st, 24.7x56 and 63.6x24.7x65.2x56. Leasehold. Prior mort \$27,000. Jan 21, due Sept 21, 1910, 6%. Jan 27, 1908. 2:548. 5,000
- Silberstein, David with N Y Public Library, Astor, Lenox and Tilden Foundations. Carmine st, Nos 26 and 28 s s 50 w Bleeker st 50x75x irreg x70. Extension mort. Nov 13. Jan 28 1908. 2:527. nom
- Spachner, Leon to Saml Cohen. 72d st, No 242, s s, 166.8 w 2d av, 16.8x102.2. Jan 28, 2 years, 6%. Jan 29, 1908. 5:1426. 3,000
- Sill, Harold and Thos H Dougherty, of Philadelphia, Pa, trustees Amelia W Dougherty with Benj, Hiram and Louis Rinaldo individ and as exrs Isaac Rinaldo, and Rachel and Julie Ablovich. 74th st, No 148, s s, 37.6 e Lexington av, 18.9x68.2. Extension mort at increased interest from 4% to 5%. Jan 10. Jan 30, 1908. 5:1408. nom
- Sill, Harold and Thos H Dougherty, of Philadelphia, Pa, trustees Amelia W Dougherty with Charlotte Lillianthal. 55th st, No 339, n s, 362 e 9th av, 18x100.5. Extension mort at increased interest from 4½% to 5% and 6%. Jan 20. Jan 30, 1908. 4:1046. nom
- Sill, Harold M and Thomas H Dougherty, of Philadelphia, Pa, trustees Amelia W Dougherty with Margt, Mary F and Danl J Riordan individ and as exrs, &c, Michl Riordan. Oliver st, No 15, w s, 152.5 s New Bowery, 22x86x24.10x81. Extension mort at increased interest from 4½% to 5%. Jan 18. Jan 30, 1908. 1:279. nom
- Selig, Charlotte with Paul Kaskel, Abe Bruder and Frank Hahn. 43d st, No 356, s s, 125 e 9th av, 25x100.4. Extension mort at increased interest from 5% to 5½%. Jan 28. Jan 30, 1908. 4:1033. nom
- Salomon, Charles with Anna Kortlang. 131st st, No 157 West. Extension mort. Jan 25. Jan 30, 1908. 7:1916. nom
- Smith, Ormond G and Geo C and Cora A Gould to ALBANY COUNTY SAVINGS BANK. 7th av, Nos 79 to 89, n e cor 15th st, runs n 129 x e 100 x s 25.9 x e 5 x s 103.3 to st x w 105 to beginning. Nov 28, 1 year, 5%. Jan 30, 1908. 3:791. 25,000
- Schwarz, Frederick A O with Miriam G Hirsch. 111th st, No 307 West. Extension mort. Jan 24, 1908. 7:1846. nom
- Security Mortgage Co and Geo H Fletcher et al with Alfred M Bedell. 24th st, Nos 149 to 155 West. Subordination agreement. Jan 23. Jan 24, 1908. 3:800. nom
- Schreiber, Isaac to Morris Rosenberg and ano. Allen st No 17, n w cor Canal st, No 73, 75x22.6. Prior mort \$57,500. Jan 23, installs, 6%. Jan 24, 1908. 1:300. 10,500
- Same to Marx Oppenheim and ano. Same property. Jan 23, 5 years, 6%. Jan 24, 1908. 1:300. 42,000
- Same to Theresa Salomon. Same property. Prior mort \$42,000. Jan 23, 3 years, 6%. Jan 24, 1908. 1:300. 15,500
- Schreiber, Isaac to Sophia M Krulewitch. Allen st, No 17, n w cor Canal st, No 73, 75x22.6. Prior mort \$68,000. Jan 23, 1 year, 6%. Jan 24, 1908. 1:300. 8,000
- Schwarz, Fanny with Thos A Nevin. 1st av, No 809, w s, 40.5 n 45th st, 20x80. Extension mort. Jan 20. Jan 30, 1908. 5:1338. nom
- Schwarz, Fredk A O with Henry B Batchis and Henry W Baird. 80th st, No 165 West. Extension mort. Jan 25. Jan 27, 1908. 4:1211. nom
- Schieffelin, Maria L with The BOWERY SAVINGS BANK. 66th st, No 5 East. Extension agreement at interest increased from 4% to 4½%. Jan 25. Jan 27, 1908. 5:1381. nom
- Schreiber, Harry to Joseph Brandt. 118th st, No 130, s s, 336 w Lenox av, 20x100.11. Prior mort \$—. Jan 10, 1 year, 6%. Jan 27, 1908. 7:1902. 1,600
- Sturdevant, John T to Henry B Twombly trustee for Pauline Florence (Johnson) Brower. 135th st, No 54, s s, 215.6 e Lenox av, old line, 18x99.11. P M. Jan 23, 3 years, 5%. Jan 27, 1908. 6:1732. 7,000
- Sterling Realty Co to Sarah L Taylor. 181st st, n w cor Audubon av, 100x75. Prior mort \$29,000. Jan 21, 1 year, —%. Jan 27, 1908. 8:2154. —
- Same to same. Same property. Certificate as to above mort. Jan 27, 1908. 8:2154. —
- Sperb, Wm, Jr, to TITLE GUARANTEE AND TRUST CO. 42d st, No 107, n s, 80 w 6th av, runs n 200.10 to s s 43d st, No 104, x w 22.6 x s 100.5 x e 2.6 x s 100.5 to 42d st, x e 20 to beginning. Jan 22, due, &c, as per bond. Jan 28, 1908. 4:995. 75,000
- Sheehy, Wm J to Philip Celentano. 125th st, No 351 West. Saloon lease. Jan 27, demand, 6%. Jan 28, 1908. 7:1952. 5,000
- TITLE GUARANTEE AND TRUST CO with Lansing Company. Riverside Drive, late Boulevard Lafayette, n e s, at s s 158th st, runs e 109.11 x s 124 to n e s Boulevard Lafayette, x n w 165.8 to beginning, gore. Extension mort. Nov 25. Jan 24, 1908. 8:2134. nom
- Timoney, John H to Johanna Oehlers. Av C, No 291, s w cor 17th st, No 642, 23x88. Jan 28, 3 years, 6%. Jan 29, 1908. 3:984. 4,000
- Trustees of Columbia College in City of N Y, a corpn, with Cornelia L Page. 15th st, No 238 East. Extension mort at increased interest from 4% to 4½%. Dec 10. Jan 30, 1908. 3:896. nom
- Van Ingen, Edward H to TITLE GUARANTEE AND TRUST CO. 5th av, e s, 115 s 72d st, 60.1x125. Jan 25, due, &c, as per bond. Jan 27, 1908. 5:1386. 250,000
- Van Zandt Realty Co to Rosa A Healy trustee Owen Healy. Centre st, No 226, e s, 77 s Grand st, 24.8x33.4x24.4x31.6. Jan 18, 5 years, 5½%. Jan 27, 1908. 1:235. 8,000
- Same to same. Same property. Certificate as to above mort. Jan 15. Jan 27, 1908. 1:235. —
- Van Augen Motor & Machine Works to GUARDIAN TRUST CO of N Y as trustee. Certificate of consent to mort or deed of trust dated Feb 1, 1908. Jan 30, 1908. —
- Wagner, Helen G to Chelsea Realty Co. 39th st, No 103, n s, 96.8 e Park av, 16.8x98.9. Prior mort \$30,000. Jan 27, 1908. 1 year, 6%. 3:895. 8,000
- Williams, John T to Wm Spencer. Liberty st, Nos 114 to 118, s s, abt 90 e Greenwich st, 70.2x53; Cedar st, Nos 119 and 121, n s, abt 82 e Greenwich st, 45x59x46x59. Prior mort \$450,000. Jan 27, 1908 due June 1, 1908, 6%. 1:52. 50,000
- Woolf, Morris L with Thos Corker. Goerck st, No 4, e s, 85 n Grand st, 25x100. Extension mort. June 17, 1907. Jan 28, 1908. 2:321. nom
- Westervelt (Isaac) Co to Cahn Belt & Co. Certificate as to consent to mort for \$1,812.99. Jan 27. Jan 28, 1908. —
- Wallach, Frank et al exrs Henry Wallach with Gustave C Muller. 47th st, No 216, s s, 357 w 2d av, 18x100.5. Extension agreement at interest increased from 4½% to 5%. Jan 15. Jan 27, 1908. 5:1320. nom
- Wallach, Frank et al exrs Henry Wallach with Gustave C Muller. 47th st, No 218, s s, 330 w 2d av, 27x100.5. Extension mort at increased interest from 4½% to 5%. Jan 15. Jan 27, 1908. 5:1320. nom
- Willenbrock, Herman H to Donald Robertson. Amsterdam av, No 2170, w s, 40 n 167th st, 36.1x100. P M. Prior mort \$38,500. Jan 29, due, &c, as per bond. Jan 30, 1908. 8:2123. 4,750
- Same to Wm J Reinhardt. Same property. P M. Prior mort \$32,500. Jan 29, 3 years, 6%. Jan 30, 1908. 8:2123. 6,000
- Williams, John T with Augustus Hemenway et al trustees Augustus Hemenway. Liberty st, Nos 114 to 118, and Cedar st, Nos 119 and 121. Extension mort at increased interest from 4½% to 5%. Jan 14. Jan 30, 1908. 1:52. nom
- Weinstein, Abraham D with Hyman and Jos Schlessinger. 110th st, Nos 241 and 243, n s, 154.2 w 2d av, 37.6x100.11. Agreement modifying mort. Jan 21. Jan 24, 1908. 6:1660. nom
- Wallace, Annie D to Alice H Sturges. 97th st, No 27, n s, 300 w Central Park West, 25x100.3. P M. Jan 23, due July 15, 1908, 6%. Jan 24, 1908. 7:1853. 8,000
- Zeimer, Emma with Harlan F Stone trustee for Marion S Buckler will David Stevenson. Broome st, No 118. Subordination mort. Jan 23. Jan 24, 1908. 2:337. nom

#### BOROUGH OF THE BRONX.

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

- \*Abbott, Frank M to Benj Gainsborg. Edison av, w s, 175 n Tremont road, 25x190 to Pilgrim av, Tremont Terrace. P M. Dec 31, due, &c, as per bond. Jan 24, 1908. 1,100
- \*Same to Casta Gainsborg. Pilgrim av, e s, 150 n Tremont road, 25x190 to w s Edison av. P M. Dec 21, due, &c, as per bond. Jan 24, 1908. 1,100
- \*Same to same. Pilgrim av, e s, 125 n Tremont road, 25x190 to w s Edison av. P M. Dec 21, due, &c, as per bond. Jan 24, 1908. 1,100
- \*Same to same. Pilgrim av, e s, 100 n Tremont road, 25x190 to Edison av. P M. Dec 21, due, &c, as per bond. Jan 24, 1908. 1,100
- Amdur, Jennie to Silberberg and Saul, Inc. Hoe av, No 1160, e s, 300 n 167th st, 25x100. P M. Prior mort \$17,000. P M. Jan 15, 1 year, 6%. Jan 24, 1908. 10:2752. 4,000
- American Real Estate Co to GERMAN SAVINGS BANK in City N Y. Simpson st, e s, 161.11 s Westchester av, 10 lots, each 40x100. 10 mort, each \$21,000. Jan 27, 1908, 3 years, 6%. 10:2725. 210,000
- Altieri (Jerry) Co to G Bartlett Co. Crotona Park East, s e cor Wilkins av, No 1567, 39.10x100x46.11x100.6. Jan 24, due, &c, as per bond. Jan 25, 1908. 11:2938. 35,000
- Same to same. Same property. Certificate as to above mort. Jan 20. Jan 25, 1908. 11:2938. —
- Bell, Harry W with Stephen H Jackson. Webster av, n w cor 176th st, 37x93. Subordination agreement. Jan 17. Jan 29, 1908. 11:2892. nom



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- \*Bronxwood Realty Co to Herman F Epple. North Chestnut Drive, w s, and being lots 83 to 86 amended map Bronxwood Park. 4 morts, each \$800. Jan 22, 3 years, 6%. Jan 25, 1908. 3,200
- \*Same to same. North Chestnut Drive, n s, and being lot 88 same map. Jan 22, 3 years, 6%. Jan 25, 1908. 800
- \*Same to same. North Chestnut Drive, s s, and being lot 105 same map Jan 22, 3 years, 6%. Jan 25, 1908. 800
- \*Same to same. South Chestnut Drive, n s, and being lot 120 same map. Jan 22, 3 years, 6%. Jan 25, 1908. 500
- \*Same to same. South Oak Drive, s s, and being lot 141 same map. Jan 22, 3 years, 6%. Jan 25, 1908. 500
- \*Same to same. South Oak Drive, s s, and being lot 142 same map. Jan 22, 3 years, 6%. Jan 25, 1908. 1,000
- \*Same to same. South Chestnut Drive, n s, and being lot 115 same map. Jan 22, 3 years, 6%. Jan 25, 1908. 700
- \*Brady, Wm H to William Ziegler and ano. Story av, s e cor Castle Hill av, 54.3x105, Unionport. Jan 29, 3 years, 5½%. Jan 30, 1908. 4,000
- \*Briggs, Lillian E to Mary Zinser. 221st st (7th av), n s, 50 e 2d st, 27.6x105, Wakefield. Prior mort \$3,000. Jan 25, 1 year, 6%. Jan 27, 1908. 600
- Colebrooke Co to John Liddle. Boston road, No 1214, Certificate as to mort for \$5,000. Jan 15, Jan 24, 1908. 10:2663.
- \*Carabillo, Nicolo and Giosue Duca to Edw L'Estrange Phipps. Briggs av, n s, 250 e 4th st, 25x209.1x25x209.7. P M. Dec 27, 3 years, 6%. Jan 27, 1908. 781
- Calamari, Constantino to TITLE GUARANTEE AND TRUST CO. Tinton av, No 704, n e cor 155th st, 20.3x81.8x19.10x77.8. Jan 27, 1908, due, &c, as per bond. 10:2665. 6,500
- Cohn, Nathan and Nicholas Goldman to Della K Huss, Bryant av, Nos 1439 and 1441, w s, 100 s Jennings st, 2 lots, each 25x100. 2 morts, each \$8,500. Jan 29, 3 years, 5½%. Jan 30, 1908. 11:2994. 17,000
- \*Cappiello, Michele and Louis Dursie to Sound Realty Co. 213th st, late Randall st, n s, 200 w Maple av, 126 to White Plains road, x100, except part for White Plains road. P M. Prior mort \$8,500. Jan 29, due Dec 8, 1910, 6%. Jan 30, 1908. 9,500
- \*Caffarelli, Mamie to Fredk J Frasch, Jr. Barnes av, w s, 100 n 223d st, 28.7x100. Jan 16, demand, 6%. Jan 25, 1908. 1,500
- Callahan, Sarah with Conrad J Kellenberg and ano. Union av, w s, 90 s 166th st, 20x100x irreg x90. Extension mort at increased interest from 5% to 5½%. Dec 9. Jan 24, 1908. 10:2670. nom
- Connolly, Susan A to Peter Ott. Longfellow av, e s, 75 n Freeman st, 25x96.4x25.6x91.6. Jan 15, 3 years, 6%. Jan 24, 1908. 11:3007. 4,000
- Davis, Hyman to TITLE GUARANTEE & TRUST CO. Bryant av, Nos 1494 and 1496, e s, 125 s 172d st, 2 lots, each 25x100. 2 morts, each \$7,000. Jan 23, due, &c, as per bond. Jan 24, 1908. 11:3000. 14,000
- Dillon, Daniel J to Timothy F Sullivan. Robbins av, e s, 229 n 147th st, late Dater st, 8x100. P M. Jan 25, 3 years, 6%. Jan 27, 1908. 10:2579. 300
- Davis & Silverman, a corpn, to Jackson Construction Co. Bryant av, w s, 100 s 172d st, 125x100. Bldg loan. Prior mort \$31,500. Jan 18, due July 15, 1908, 6%. Jan 25, 1908. 11:2995. 20,500
- Same to same. Same property. Certificate as to above mort. Jan 24, Jan 25, 1908. 11:2995.
- \*Decker, Geo, Jr, to Archibald G Buckenham. 9th st, n s, 330 w Av C, 25x108, Unionport. Jan 23, 4 years, 6%. Jan 24, 1908. 4,000
- Ehrenhardt, Otto to Emilie T Turner. St Anns av, No 598, e s, 402.10 s Westchester av, 25x121.8x25x117.11. Jan 27, 1908. 3 years, 5½%. 10:2616. 13,000
- Fischer, Fannie M to Wm V Simpson. Woody Crest av, w s, 151.2 n 164th st, 25x85. Jan 17, 3 years, 5%. Jan 25, 1908. 9:2512. 5,000
- Finkelstein, Dora to Rebecca J Seidman. Bathgate av, Nos 1750 and 1752, e s, 191.2 n 174th st, 41x110. P M. Prior mort \$36,000. Jan 24, due Jan 1, 1911, 6%. Jan 27, 1908. 11:2922. 4,500
- \*Fisher, Louis to Louis Kosover. 2d av, s e cor 229th st, 28.6x105. Jan 2, 2 years, 5%. Jan 27, 1908. 500
- Garland, Saml to McDermott Dairy Co and ano. 163d st, n s, 100 e Washington av, 25x irreg x100x217.10, except part for st. Receipt for payment of \$450 as interest on mort dated Oct 16, 1905. Jan 23. Jan 24, 1908. 9:2368.
- Gremli, Jacques to Theo Christofel. 173d st, s s, 150 e Webster av, 20x100. P M. Prior mort \$6,000. Dec 26, 3 years, 6%. Jan 30, 1908. 11:2897. 1,900
- German Construction Co to Charlotte Recke. Bathgate av, e s, 94.10 n 187th st, 20x90. Certificate as to mort for \$6,500. Jan 29. Jan 30, 1908. 11:3036.
- German Construction Co to Charlotte Recke. Bathgate av, e s, 94.10 n 187th st, 20x90. Jan 29, 3 years, 6%. Jan 30, 1908. 11:3036. 6,500
- German Construction Co to Cyrus Hitchcock. Bathgate av, No 2404, e s, 114.10 n 187th st, 20x89.11. Jan 4, 3 years, 5½%. Jan 27, 1908. 11:3056. 3,400
- Same to same. Certificate as to above mort. Jan 23. Jan 27, 1908. 11:3056.
- \*Grimaldi, Geremia to Giorgio Simone. Schuyler st, n s, 150 w Crosby av, 27.5x130x30.10x130. Jan 27, due Feb 1 1909, 5%. Jan 29, 1908. 600
- Ginsburger, Emil to Theo Wertz. Prospect av, w s, 75 n 183d st, 25x95. Jan 27, due, &c, as per bond. Jan 28, 1908. 11:3102. 1,500
- \*Hale Building & Realty Co to Frederick Dillemoth Jr. Adee av (203d st), s s, 50 w Post av, runs s 100 x n w 10.2 to road to Westchester x n w 99.3 x n 57.8 to av x e 100 to beginning. Adee Park. Jan 27, 3 years, 6%. Jan 28, 1908. 1,500
- \*Heym, Dorethea to Christian Widmann. 222d st, late 8th av, n s, 155 w 4th av, 25x114, Wakefield. Jan 2, 3 years, 5%. Jan 28, 1908. 900
- \*Same to Rosina Silberhorn. 222d st, late 8th av, n s, 180 w 4th av, 25x114, Wakefield. Jan 2, 3 years, 4%. Jan 28, 1908. 1,200
- Heideman, A with TITLE GUARANTEE & TRUST CO. Bryant av, e s, 150 s 172d st, 25x100. Subordination agreement. Oct 26. Jan 24, 1908. 11:3000. nom
- Healey, Michael J with Lizzie M Bond. Nelson av, w s, 133.8 n Kemp pl, 16.8x59.8x16.8x60.10. Extension mort. Nov 20. Jan 28, 1908. 9:2512. nom
- \*Hale Bldg and Realty Co to Fredk Dillemoth. Lots 327 to 330 map Adee Park, east of Botanical Gardens. Certificate as to mort. Jan 23. Jan 29, 1908.
- Hooker, Maria L to Mary B Hooker. Valentine av, w s, 49.5 s 180th st, 25x100.10x25x100. Jan 20, 3 years, 5%. Jan 27, 1908. 11:3149. 2,000
- Hunken, Geo J and Wm C Bergen with Lina E Roth. Pond pl, n e cor 197th st, 50x74.6x54x54. Extension mort. Jan 18. Jan 27, 1908. 12:3289. nom
- \*Icken, Clara A with Margt Elliott. 216th st, late 2d av, s s, 305 e 4th st or av, 50x114, Wakefield. Extension mort. Jan 27. Jan 28, 1908. nom
- Jackson Construction Co with TITLE GUARANTEE & TRUST CO. Bryant av, e s, — s 172d st, 100x100. Subordination agreement. Jan 23. Jan 24, 1908. 11:3000. nom
- \*Kircher, William and Frank Flach to Geo H Watson Jr. 9th st, n s, 100 w Av E, 100x103, Unionport. Prior mort \$1,800. Dec 12, 1907, due Feb 13, 1907 (?), 6%. Jan 24, 1908. 250
- Kraus, Sigmund with Frederick R Harnisch et al. Southern Boulevard, s w cor 180th st, runs s 154.3 x w 149.6 x n 54.3 x e 50 x n 100 to st, x e 99.9 to beginning. Extension mort. Jan 23. Jan 24, 1908. 11:3108. nom
- Knox, Margaret with Delia K Huss. Bryant av, w s, 100 s Jennings st, 50x100. 2 subordination agreements. Jan 29. Jan 30, 1908. 11:2994. nom
- Klink, Henry to Martin F Breden. Bryant av, e s, 115 n Home st, 25x100. Jan 21, 5 years, 6%. Jan 30, 1908. 11:2993. 3,000
- Krabo, Marie to James G Wentz. Hughes av, w s, 363 s 183d st, runs w 25.6 x s 91 to n s Hughes av x n e on curve 42.7 to a tangent point in w s Hughes av x n 61.4 to beginning. Prior mort \$15,000. Jan 29, due, &c, as per bond. Jan 30, 1908. 11:3071. 15,000
- Levinson, Leo to Charles Massoth. Brook av, e s, at w s land N Y & Harlem R R, runs n 55.4 x w 30.11 to e s Brook av x s 64 to beginning. Prior mort \$8,500. Jan 28, 1908, due July 1, 1908, 6%. 9:2392. 1,000
- Leibinger, Bertha to Henry F Lippold. 171st st, No 543 (789), n s, 175.2 e 3d av, 19x143.2x19.1x141.9. Jan 24, due Jan 1, 1911, 6%. Jan 27, 1908. 11:2928. 1,600
- \*Lamberti, Antonio to Zeltner Brewing Co. Maple st, w s, 25 n 214th st, late Av A, 25x100; Maple st, n w cor 214th st, late Av A, 25x100. Jan 18, 1 year, 6%. Jan 27, 1908. 670
- Lockwood Clara M to Mary A Roach. Washington av, No 1243, w s, 168 n 168th st, 24x150, except part for av. P M. Jan 29, 1908, 5 years, 5%. 9:2390. 8,000
- \*Loughman, Stephen to Norbert Robillard. Park Drive, n e s, at e s Business st, 159.2x100x158.2x100. Jan 23, due Jan 23, 1911, 6%. Jan 24, 1908. 750
- Love, William to Sarah B Myrick. 173d st, No 426, s s, 250.1 e Webster av, 20x100. Jan 21, 3 years, 5½%. Jan 28, 1908. 11:2897. 3,000
- Lauber, Joseph to Emil Ornstein. 3d av, w s, 100.8 s 173d st, 25.1 x94.6x25x96.11. P M. Mort \$16,000. Jan 27, due Jan 1, 1910, 6%. Jan 28, 1908. 11:2920. 2,000
- McLernon, Hugh to Edw H Cole. 188th st, n s, 583.4 s e Tee Taw av, 33.4x109x33.4x107. Jan 25, 3 years, 5½%. Jan 28, 1908. 11:3219. 5,500
- Mondschein, Ida with TITLE GUARANTEE & TRUST CO. Bryant av, e s, 125 s 172d st, 25x100. Subordination agreement. Jan 21. Jan 24, 1908. 11:3000. nom
- Muller, Sophie to Wilhelmina E Hoffmann. Hull av, n w cor 205th st, 29.7x100x25x100.11. Jan 23, 5 years, 6%. Jan 24, 1908. 12:3343. 7,500
- \*Malanga, Carlo and Vito to Frank Boyle. Lot 77 map building lots near Williamsbridge Station on N Y & Harlem R R. Jan 20, installs, 4%. Jan 24, 1908. 400
- McGuire, Joseph B, Thomas F, Kath F and Mary G to Eliz Clark. Crotona av, e s, 52.2 n 170th st, 23.1x100x23.1x100.6. 4-5 parts. Jan 17, 3 years, 4%. Jan 29, 1908. 11:2937. 3,100
- McSweeney, John to James Devlin. Creston av, e s, 200 s Field pl, 50x179 to Grand Boulevard and Concourse. Jan 27, 1908. due, &c, as per bond. 11:3164. 6,000
- Males, Henry and Wyman Goldberg with Eliz O'Connor widow. Arthur av, w s, 202.6 n 181st st, 22.4x104x22x104.2, except part for av. Extension mort. Nov 19. Jan 29, 1908. 11:3063. nom
- Mayer, Hugo to Annie H Chadwick. Morris av, late 2d av, n w cor Walnut st, 100x50, except part for Morris av. Jan 14. 3 years, 6%. Jan 30, 1908. 11:2824. 2,000
- \*Mariconte, Cosimiro and Edw Molla to Vincenzo De Cesare. Columbus av, s s, 50 e Lincoln st, 25x100. Prior mort \$2,850. Jan 22, due May 1, 1909, 6%. Jan 24, 1908. 1,000
- \*McBride, Peter to Mina Kauhausen. 172d st, e s, 306 s Gleason av, 25x100. Bldg loan. Jan 24, 1908, 3 years, 5½%. 3,500
- Nathan, Henrietta to Maryon J Fisher. Simpson st, w s, 335 n Westchester av, 25x100. Jan 27, 1908, 3 years, 5½%. 10:2726. 7,500
- Norman, Josephine with Adelaide Collom and Northwestern Construction Co. 183d st, n s, 125 w Jerome av, 25x100. Extension mort and consent to same. Jan 22. Jan 27, 1908. 11:3197. nom
- \*North Side Cornice & Roofing Co to Mary Welcker. Lafayette st, e s, 125 s St Raymond av, 25x100x—x23.7. Jan 27, 3 years, 6%. Jan 28, 1908. 4,500
- \*Same to same. Same property. Certificate as to above mort. Jan 28, 1908.
- O'Neill, Nannie B to Geo M Baker. Gun Hill road, s s, 25.1 e Hull av, 75.5x112.9x75x104.5. Jan 3, 3 years, 6%. Jan 28, 1908. 12:3352. 2,500
- \*Presutti, Raffaella to Adele M Ullrich. 224th st, s s, 205.7 e 4th st, 50x114, Wakefield. Jan 27, due, &c, as per bond. Jan 28, 1908. 1,250
- Powell, Henry M with Vincenzo Palmieri. Kelly st, e s, 180.9 n 165th st, 49.6x100; Kelly st, e s, 131.3 n 165th st, 49.6x100. Extension two morts. Jan 23. Jan 24, 1908. 10:2716. nom
- Pirk, Amalia to Joseph E Butterworth. Creston av, e s, 120.2 s 198th st, 25x—x25x95. Prior mort \$6,000. Jan 17, 1 year, 6%. Jan 25, 1908. 12:3315. 1,000
- Paschke, Frederick, of Brooklyn, N Y, to Julius Gscheidle. 179th st, No 1011, n s, — e Bryant av, and being lot 11 map lots of heirs John Mapes, 40x115.6x40x116.3, except part for 179th st. Jan 25, 2 years, 5½%. Jan 28, 1908. 11:3137. 4,000

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Qualler, Samuel to Jacob Canpus. Brook av, e s, 149.7 s 165th st, 26.6x146.11x25x155.11. Prior mort \$17,000. Jan 29, demand, 6%. Jan 30, 1908. 9:2386. 225
\*Reilly, Frank J to Matthew J Reilly. Sheil st, n s, 150 e 5th av, 50x100, Laconia Park. Jan 25, due Jan 1, 1911, 6%. Jan 27, 1908. 1,600
Reichert, Joseph H to John Gsell. 141st st, No 436, s s, 363 e Willis av, 38x100. Prior mort \$22,000. Jan 30, 1908, due, &c, as per bond. 9:2285. 6,000
\*Rittmann, Fredk to Euretta L Clocke. Pugsley av, w s, 51 s Old road, 25x95x25x94. Jan 22, 3 years, 6%. Jan 24, 1908. 3,000
Rosenthal, Marcus to STATE BANK. Monroe av, n e cor 173d st, 95x95. Jan 22, 1 year, 6%. Jan 28, 1908. 11:2791. 2,000
\*Studley, Leonard J to Margt L Callaghan. Av D, e s, 33 s 13th st, 25x105, Unionport. Jan 23, 2 years, 6%. Jan 24, 1908. 1,500
Sinnott, Peter and Saml Rosen with TITLE GUARANTEE & TRUST CO. Bryant av, e s, 125 s 172d st, 25x100. Subordination agreement. Oct 24. Jan 24, 1908. 11:3000. nom
Same with same. Bryant av, e s, 150 s 172d st, 25x100. Subordination mort. Oct 24. Jan 24, 1908. 11:3000. nom
Spillner, Charles with Samuel E Jacobs. Courtlandt av, s e cor 149th st, 69x100. Extension mort. Jan 23. Jan 27, 1908. 9:2327. nom
\*Shatzkin (A) & Sons, Inc, to Arthur J Mace and ano exrs. Ma-linda G Mace. 216th st, late 2d st, n s, 200 w Tilden av, 25x 109, Laconia Park. P M. Jan 15, 3 years, 6%. Jan 28, 1908. 250
\*Spero, Sarah to Eliz K Dooling. St Lawrence av, n w cor Mer-rill st, 25x100. Jan 22, 3 years, 5 1/2%. Jan 28, 1908. 5,500
\*Schwarz, Matilda to Hudson P Rose Co. McDonald st, s s, 99.4 e Fastchester road, 43.2x100x108.10, gore. P M. Jan 17, 3 years, 5 1/2%. Jan 28, 1908. 550
\*Speckman, Mary A to Hester E Speckman and ano. Public sq, n s, adj lot 47, runs n 150 to Haskin st, x e 25 x s 150 to Pub-lic sq, x w 25 to beginning, Throggs Neck; lot 46 map made by David B Taylor. Jan 23, 1 year, 6%. Jan 27, 1908. 1,000
\*Seward, Ellen to Wm H Bolton. Poplar st, s s, 175.9 w Main st, 25x105.2x24.11x103.7, Westchester. Jan 23, 3 years, 6%. Jan 27, 1908. 1,000
Schick, Hannah wife of Philip to Minnie Faulstich and ano. 163d st, No 701, n s, 50 w Jackson av, 25x86.4. Jan 27, 1908, due, &c, as per bond. 10:2639. 2,500
Schwartzberg, Bessie to Frances Schwartz. 135th st, No 535, n s, 200 e Lincoln av, 25x100. Prior mort \$9,450. Jan 23, 1 year, 6%. Jan 27, 1908. 9:2311. 750
\*Sirota, Aaron to Land Co A of Edenwald. Wilder av, e s, 209 n Jefferson av, 25x100, Edenwald. P M. Oct 22, 2 years, 5 1/2%. Jan 27, 1908. 275
Slevin, Margt L to Michael Slevin. Willis av, n e cor Southern Boulevard, runs e 115 x n 100 x w 35 x s 75 x w 80 to av, x s 25 to beginning. Jan 27, 1908, 3 years, 5 1/2%. 9:2278. 20,000
Scheidler, Bertha to GERMAN SAVINGS BANK in City N Y. 170th st, No 666, s w cor Crotona av, 46.6x46.11x61.3x25. Jan 30, 1908, 1 year, 6%. 11:2935. 6,000
Shrady, Jacob to Auguste Just. Marion av, n w cor 197th st, 50x104.3x50.6x111.4, except part for av. Jan 30, 1908, 3 years, 6%. 12:3289. 4,500
Studley, Leonard J to Margaret L Callaghan. Wilkins pl, e s, 228.1 n Southern Boulevard, 25x91.4x30.3x75.9. Jan 29, 2 yrs, 6%. Jan 30, 1908. 11:2976. 3,000

Soenneken, William, of Nyack, N Y, to Robt Schmitt. Corlear av or Ackerman st, e s, — s 232d st, at n w cor lot 84, runs e 125 x s 50 x w 125 to av x n 50 to beginning, being part of lot 84 map farm at Kingsbridge of Mary C P Macomb; Corlear av or Ackerman st, e s, — s 232d st, at s s lot 83, runs e 125 x n 50 x w 125 to av x s 50 to beginning, being s w part of lot 83 same map. Jan 7, 3 years, 6%. Jan 28, 1908. 13:3403. 5,000
Salvatore, Mary to Charlotte A O'Shea. 168th st, No 616, s s, 191.5 e Franklin av, runs s w 204.8 x w 25 x n e 204.8 to st x e 25 to beginning. Jan 28, due, &c, as per bond. Jan 30, 1908. 10:2614. 3,500
TITLE INS CO of N Y with Joseph E Douglass. Garden st, n s, 265.2 w Southern Boulevard, 25x100. Extension mort at 5% from Dec 1, 1907, until Jan 23, 1908, and 6% thereafter. Jan 23. Jan 27, 1908. 11:3100. nom
Thornton Bros Co to Bloomfield Littell. 169th st, No 275, n s, 42.6 e Morris av, 20x90.5. Jan 28, 1908, 3 years, 5%. 11:2785. 4,000
Same to same. 169th st, No 271, n e cor Morris av, 22.6x90.5. Jan 28, 1908, 3 years, 5%. 11:2785. 6,000
Same to same. Morris av, n e cor 169th st, No 271, 90.5x22.6; 169th st, No 275, n s, 42.6 e Morris av, 20x90.5. Certificate as to above mort. Jan 28, 1908. 11:2785.
\*Torregrossa, Francesco to Hudson P Rose Co. Leland st, w s, 80.10 n Meadow Drive, 25x100. P M. Jan 24, 3 years, 5 1/2%. Jan 28, 1908. 150
Thornton Brothers Co to Michl Gutting. 169th st, n s, 82.6 e Morris av, runs n 90.5 x e 10 x s 0.5 x e 10 x s 90 to st, x w 20 to beginning. Jan 25, 1908, due Jan 1, 1911, 5%. 11:2785. 4,000
Same to same. Same property. Certificate as to above mort. Jan 25, 1908. 11:2785.
Undutsch, Anna C H to Herman Nolting and ano. 136th st, No 307, n s, 175 w Alexander av, 25x100. P M. Prior mort \$9,000. Jan 28, due, &c, as per bond. Jan 29, 1908. 9:2312. 3,000
White, Evelyn H, of Pelham Heights, N Y, to Thos Reilly. Mar-mion av, n e cor Fairmount pl, 25x96.9. Jan 30, 1908, due July 1, 1910, 5%. 11:2960. 4,000
Willets, Ella O, of Jersey City, N J, with Lochinvar Realty Co. 184th st, s s, 91.3 e Valentine av, runs s 47.9 to n s Clark st, x e 54.6 x n 38.6 to 184th st, x w 55.3 to beginning. All title to land in Clark st. Agreement apportioning mort. Jan 21. Jan 24, 1908. 11:3146. nom
Wood, Emily F to CORN EXCHANGE BANK. 173d st, n w cor Webster av, 36.9x100.2x42x100. Sept 4, 1907, demand, 6%. Jan 27, 1908. 11:2889. 500
Wilsey, Frank D with Lochinvar Realty Co. 184th st, s s, 91.3 e Valentine av, runs s 47.9 to n s Clark st, x e 54.6 x n 38.6 to 184th st, x w 55.3 to beginning. All title to land in Clark st. Agreement apportioning mort. Jan 21. Jan 24, 1908. 11:3146. nom
Wentworth, Eleanor P with Hyman Peskin. Eagle av, No 649, w s, 297.1 n Westchester av, 25.6x117.7x25.7x15.4. Extension mort. Jan 24. Jan 25, 1908. 10:2617. nom
\*Williamson, Albert with Lillian E Briggs and ano. 221st st, n s, 50 e 2d st, 27.6x105, Wakefield. Extension mort. Jan 16. Jan 27, 1908. nom
Yarusso, Mauro to Harry Mayer. Morris av, s e s, 200 n e 182d st, 25x133.8x25x133.10, except part for av. Prior mort \$3,800. Jan 29, 1908, 1 year, 6%. 11:3171. 1,000
Zeman, Joseph to Fridolin C Mehler. Boston road, e s, 50 n 169th st, 27.6x97. Prior mort \$12,000. Jan 27, 1 year, 6%. Jan 28, 1908. 11:2961. 1,000

JUDGMENTS IN FORECLOSURE SUITS.

Jan. 24.
Tinton av, w s, 100 n 150th st, 75x95.2x75x 94.11. B Aymar Sands agt Emanuel Glauber et al; Middleton S Borland, att'y; Moses R. Ryttenberg, ref. (Amt due, \$5,091.66.)
136th st, s s, 447.6 e Lenox av, 37.6x99.11. Samuel Grossman agt John Bodine et al; Eisman, Levy, Corn & Lewine, att'ys; James W Hyde, ref. (Amt due \$10,533.14.)
136th st, s s, 485 e Lenox av, 37.6x99.11. Same agt same; same att'ys; same ref. (Amt due, \$10,533.14.)
136th st, s s, 522.6 e Lenox av, 37.6x99.11. Same agt same; same att'ys; same ref. (Amt due, \$10,533.14.)
Lenox av, No 24. Louise Borges agt Max E Katz; Harold Swain, att'y; John F McIntyre, ref. (Amt due, \$8,974.03.)
117th st, No 523 to 529 East. Fanny Heilbrunn agt Montifore Realty Co; Max Silverstein, att'y; Adolph Stern, ref. (Amt due, \$5,- 150.00.)
Jan. 25.
143d st, n s, 525 e Broadway, 75x99.11. Realty Transfer Co agt John V Signell Co; Harold Swain, att'y; Max L Schallek, ref. (Amt due, \$16,463.56.)
2d av, No 2322. Morris Rosentover et al agt Morris Haber et al; Geo W Galinger, att'y; Emanuel van Dernoot, ref. (Amt due, \$8,- 397.00.)
Jan. 27.
Trinity av, n w cor 160th st, 146.4x102.1. Wil-liam Ebling agt Aaron S Shapiro et al; Na-than, Leventritt & Perham, att'ys; Edgar H Rosenstock, ref. (Amt due, \$26,343.75.)
123d st, s s, 100 w Pleasant av, 100x100.11. Emanuel Arnstein agt Philip Siegel; Alexander Pfeiffer, att'y; Edw J Redington, ref. (Amt due, \$7,501.83.)
146th st, s s, 125 w Lenox av, 75x99.11. Max J Klein agt Louis Lese et al; Action No 1; Lese & Connolly, att'ys; Wm J A Caffrey, ref. (Amt due, \$4,860.88.)
146th st, s s, 200 w Lenox av, 75x99.11. Same agt same; Action No. 2; same att'ys; Moses Cowen, ref. (Amt due, \$4,860.88.)
7th av, n w cor 150th st, 39.11x100. Title Ins Co of N Y agt Fleischmann Realty & Con-struction Co; Action No 1; A Lincoln Wes-cott, att'y; Isaac F Russell, ref. (Amt due, \$23,600.00.)

7th av, w s, 39.11 n 150th st, 40x100. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$15,733.33.)
7th av, s w cor 151st st, 39.11x100. Same agt same; Action No. 3; same att'y; same ref. (Amt due, \$23,600.00.)
Jan. 28.
123d st, n s, 162.6 e 1st av, 18.9x100.10.
123d st, n s, 181.3 e 1st av, 18.3x100.10.
Title Ins Co of N Y agt Jacob Siegel; A Lincoln Westcott, att'y; Edw B La Fetra, ref. (Amt due, \$12,304.33.)
Lafontaine av, s w cor 178th st, 25x100. Eliza N Hall agt Andrew J Thomas; Edwin C Dus-embery, att'y; Nathan Bijur ref. (Amt due, \$20,569.02.)
Jan. 29.
109th st, n s, 100 w Manhattan av, 150x72.11. R Ross Appleton agt Frank Mezger et al; Kendall & Herzog, att'ys; Nathan Ottinger, ref. (Amt due, \$14,199.71.)
105th st, s s, 164 e 3d av, 33x100.9. Harris Mandelbaum agt Mildred Realty Co et al; Eisman, Levy, Corn & Lewine, att'ys; George Rubenstein, ref. (Amt due, \$12,853.09.)
122d st, n s, 158.1 w 2d av, 14.6x100.11x irreg. Laura C. Crane agt Margaret Schneider et al; Crane & Lockwood, att'ys; Forbes J Hen-nessy, ref. (Amt due, \$5,311.94.)
Jan. 29.
73d st, s s, 179 w Columbus av, 21x102.2. Adolf Bernhard agt Wm M McCord et al; action to foreclose mechanic's lien; att'y, J J Michael.
10th av, Nos 615 to 619.
44th st, Nos 501 and 503 West.
Katie F Hayek agt Louis Hayek et al; par-tition; att'y, E Miehling.
Jan. 27.
Riverside drive, No 548. David Davis agt Lis-penard Realty Co; action to impress lien; att'y, H London.
Riverside drive, No 92. Same agt Bergen Realty Co; action to impress lien; att'y, H London.
Morgan av, lots 86 to 90, Throgg's Neck, Bronx. Margaret Quirk agt Margaret J Uebel, admx, et al; partition; att'y, W J Marshall.
Riverside drive, s e cor 137th st, 142.6x100x irreg. Cambridge Tile Mfg. Co agt Chas L Cohn, rec'r, et al; action to foreclose me-chanic's lien; att'y, H S Mack.

Avenue A, No 231. Harry Kaplan agt Josephine L Wells et al; action to foreclose mechanic's lien; att'y, B H Sandler.
Jan. 28.
Grant av, w s, 55.6 s 162d st, 52.6x128.5x irreg. Muglers Iron Works agt Waverly Construc-tion Co; action to foreclose mechanic's lien; att'y, G M S Schule.
Rivington st, Nos 369 to 375, leasehold.
Rivington st, s s, 20 e Tompkins st, runs s 70 x e 40 x s 22 x e 40 x n 92 x w 80 to beg.
Rivington st, s e cor Tompkins st, 20x70.
John A McCarthy agt Chas E Murtagh et al; partition; att'ys, Kantrowitz & Esberg.
Kingsbridge road, e s, lot 66, map of 16 villa sites and 80 lots, being part of Anthony estate, Bronx.
Catherine st, n w s, lots 246 and 247 and lots marked C, map of Washingtonville, Bronx. Henry Conrad agt Wm J Rathgeber et al; partition; att'y, J G Darrin.
Jan. 29.
107th st, Nos 102 to 106 West. John E Korn-dahl agt G Eduard Shaw et al; partition; att'y, H E Harris.
Jan. 30.
182d st, n s, 250 w Amsterdam av, 50x79.11. Mary A Filardi agt Hyman Manassevitz et al; action to establish claim, &c; att'y, C Edwards.
16th st, n s, 220 e 6th av, 21x92 and other property in Kings County. Julia U Van Hise agt Richard A Underhill et al; partition; att'y, P S Dean.
72d st, No 176 West. Albert S Roe agt David S Brown et al; action to enjoin, &c; att'ys, White & Otheman.
Jan. 31.
109th st, n s, 138.9 e Madison av, 50x100.11. Morris Goldstein agt Congregation Nachlath Zven; action to foreclose mechanic's lien; att'y, L A Snitkin.
174th st, s s, 100 w Audubon av, 75x100. Fred-erick Vonderlehr agt Webster Realty Co et al; action to impress lien; att'y, A Bloch.
Audubon av, s w cor 174th st, 25x100. Same agt same; action to impress lien; att'y, A Bloch.

FORECLOSURE SUITS.

Jan. 25.
Fordham av, w s, 25 s 11th st, 75.1x95.4. Wen-del Scheuerman agt Leopold Ehrmann et al; att'ys, Langbein & Langbein.



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Table listing names and addresses of customers, such as 31 Cohen, Jacob-Fourteenth St Bank, 31 Cottier, John-James D Sherwood, etc.



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31 Von Egloffstein, Claus R—Harry W Fairfax 499.06
31 Valk, Edward—Abraham I Weinstein costs, 109.10
25 Willis, Sarah—People, &c 300.00
27 Wells, Charles & Benj A—City Ntl Bank of South Norwalk, Conn. 193.77

27 Interborough Rapid Transit Co—Frank Dunlap 884.70
28 Manhasset Improvement Co—Chas S Hirschfeld et al 64.94
28 Brackett, Realty Co—Harris H Uris costs, 99.05
28 Empire State Surety Co—the same costs, 99.05
28 Martz Co—City of N Y 111.05

31 Taft & Belknap Galleries—John D Wyeth 157.95
31 Geo W Levy Building Co—Kertscher & Co. 7,349.43
31 N Y City Ry Co—Mary Regan 350.00
31 the same—Frank Stahl 350.00
31 Geo W Levy Building Co—Thomas C Edmonds & Co. 193.91

SATISFIED JUDGMENTS.

Jan. 25, 27, 28, 29, 30, 31.

Broudy, Wolf—P Gallagher. 1907. 102.17
Same—same. 1907. 179.49
Brown, Mary A E—N Y Telephone Co. 1907. 73.83
Butler, James J, Maurice Jacobs and James J Lowry—W Pratle et al. 1907. 145.49
Same—same. 1907. 1,305.07

CORPORATIONS.

25 A Schworer & Son, Inc—S H Stone costs, 109.18
25 The German-American Brewing Co—Albert Lillenthal et al 2,368.48
25 The City of N Y—Alfred H Holbrook costs, 69.59
25 N Y City Ry Co—Sidney Rosenberg. 2,633.26
25 The Equitable Life Assurance Society of the U S—Mari Laesko 1,220.89

30 Briarwood Land Co of Jamaica—Henry L O'Brien 541.48
30 W K Niver Coal Co—Alfred W Duckett 451.92
30 Consolidated Gas Co of N Y—Sarah E Weller 2,693.16
30 N Y City Ry Co—Frederick McDonald. 2,160.60
30 Arthur Howard of London—Oxford Realty Co 264.65
30 Wagner Press—William Block 190.25

6Broudy, Wolf—P Gallagher. 1907. 102.17
6Same—same. 1907. 179.49
6Brown, Mary A E—N Y Telephone Co. 1907. 73.83
6Butler, James J, Maurice Jacobs and James J Lowry—W Pratle et al. 1907. 145.49
6Same—same. 1907. 1,305.07

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Table of property listings with columns for address, owner name, and value. Includes entries like 'Strack, Geo P-F & M Schaefer Brewing Co.' and '329-King st, No 24. Charles Zuhr et al agt Joseph Verine'.

CORPORATIONS.

Table of corporation listings with columns for company name, address, and value. Includes entries like 'Aetna Indemnity Co-A Stern et al. 1907.1,002.31' and 'The 35 East 30th Street Co-Amsterdam Building Co. 1907.5,326.95'.

Vacated by order of Court. Satisfied on appeal. Released. Reversed. Satisfied by execution. Annulled and void.

MECHANICS' LIENS.

Table of mechanics' liens with columns for address, creditor name, and value. Includes entries like '272-Daly av, No 2025. American Radiator Co agt Chas M Breidenback and John T Arkinson' and '283-45th st, No 156 West. Reading Hardware Co agt Mary I Eisefeld'.

BUILDING LOAN CONTRACTS.

Table of building loan contracts with columns for address, lender name, and value. Includes entries like 'Bryant av, w s, 100 s 172d st, 125x100. Jackson Construction Co loans Davis & Silverman' and 'Castlehill av, e s, 125 s St Raymond av, 25x100'.

SATISFIED MECHANICS' LIENS.

Table of satisfied mechanics' liens with columns for address, creditor name, and value. Includes entries like 'Canal st, No 73. Morris Rosenberg et al agt Isaac Schreiber' and 'Avenue A, No 218. Ike Pearlman agt Regina Blaiman et al'.



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Telephone, Gramercy 3276

Jan. 29.	Avenue A, No 218. Jacob Isseks et al agt Regina Bleiman. (Aug 3, 1907.).....800.00
	62d st, No 10 East. Louis Brouseau agt Edmund L Bayles et al. (May 9, 1907.)129.95
	29th st, No 239 West. John Ryan agt John J Bowes et al. (Dec 23, 1907.).....14.00
	Aqueduct av, s w cor 192d st. Collard & Bishop agt Geo F Johnson et al. (Sept 19, 1907.).....1,494.10
Jan. 30.	143d st, s s, 150 e 7th av. Max Tonkel et al agt Herman Pekeler et al. (Dec 21, 1907).....600.00
	Willett av, e s, 150 n 213th st. Samuel Williamson agt John Doe et al. (Jan 22, 1908).....29.15
Jan. 31.	Maple av, n w cor 214th st. Angelo Flaccadore agt A Lamberti et al. (Dec 11, 1907.)...125.00
	2 Broadway, s e cor 184th st. Howden Tile Co agt William Lyman. (Jan 20, 1908).365.40
	2 Westchester av, n s, whole front between Jackson and Forest avs. Church E Gates & Co agt Forest Leasing Co. (Dec 27, 1907).....3,960.37
	Marmion av, n e cor Fairmount pl. Standard Plumbing Supply Co agt Evelyn White. (Jan 16, 1908).....305.23
	Webster av, s e cor 171st st. Donato Santoro agt Mrs Ellen Cowman et al. (Nov 19, 1907).....400.17
	Same property. Rado Bros agt same. (Nov 19, 1907).....650.00
	Orchard st, No 29. Joe Roth agt Celie Cohen et al. (July 12, 1907).....187.00

Same property. Hochman & Kaufman agt same. (June 26, 1907).....108.00
Same property. Israel Freiman et al agt same. (June 25, 1907).....1,590.00
110th st, Nos 137 and 139 West. Frederick J Fleck agt Joseph Oussani. (Dec 18, 1906.).....220.00
110th st, n s, 300 e 8th av. Same agt same. (Dec 18, 1906.).....10.00

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

#### ATTACHMENTS.

Jan. 23.	Boellert, Hans; Continental Importing Co; \$250,000; M C Levine.
	Newfoundland Syndicate; Wilcox, Peck & Hughes; \$1,030.01; Wing, Putnam & Burlingham.
	Same; Barnes & Tucker Co; \$4,647.50; Wing, Putnam & Burlingham.
	Dayton, Wm H & Bryant S Kiefer; Sawyer & Blake; \$11,848.21; Parsons & Milne.
	West, Zimri or Zimri, Jr.; Lindsley Schepmoes; \$593.99; Schenkan & Brown.
Jan. 24.	Chamberlin-Johnson-Du Bose Co; William Openhym & Sons; \$1,423.53; Shearman & Sterling.
	Lee, Lucy E & Katherine P Hurlbert; Albert Booth-Cohn Co; \$1,050; Guggenheimer, Untermeyer & Marshall.

Jan. 25.	Gage, Mary P K; George McCauslan; \$651.98; L E French.
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Jan. 27.	Barbanell, Abraham; Jacob Greenberg & Son; \$316.50; S S Leff.
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#### CHATTEL MORTGAGES.

Jan. 24, 25, 27, 28, 29 and 30.  
AFFECTING REAL ESTATE.

Antouopoulo, J.	5 Albany..Duparquet, Huot & Moneuse Co. Range.	\$75
Barfiel, M.	25 Rivington..H Lehrer. Ranges.	225
Banford, L.	18 Brown pl..A Spero. Plumbing Fixtures.	300
Hassett, W.	Northeast corner of 42d st and 6th av..J B McCoy & Son. Gas and Electric Fixtures.	2,670
Ignatz Florio Cooperative Association, Among Corleonesi, Inc.	80th st bet Av A and East End av..Union Stove Works. Ranges.	56 at 12.50
Keil, R.	East side of Daly av, 275 ft no of Tremont av..National M & L G Co. Mantels.	220
Same.	West side of Ryder av, bet 181st and 182d sts..same. Mantels.	330
Silverman, A E.	96th st, 100 ft e of Madison av..A B See E E Co. Elevator. (R)	1,968
Silverman, A E	Silverman Con Co, Stich, Stich, Epstein & Basch. 53-55-57-59 E 69th..A Larsen. Refrigerators. (R)	466

#### CONSTRUCTION NEWS.

Continued.

##### New Jersey.

**SOUTH ORANGE.**—A site for a new public school, said to be badly needed, at South Orange, has not been selected as yet by the site committee appointed by the Board of Education a year ago, and there is little chance of the question of purchasing a site being submitted to the people at the annual school meeting to be held on March 19. The condition of the money market is a cause for delay in appropriating money for a new school, according to a member of the board.

**JERSEY CITY.**—From plans prepared by H. Ziegler, a 3-sty double and a 3-sty single flat will be erected on Berkeley pl, between Tonnele and Germania avs, for S. Ruskin, of 153 Monticello av. The specifications call for all modern improvements, including open plumbing, cabinet mantels, tiled vestibules, dumb waiters, but no heat. The estimated cost of the buildings is \$7,500 for the double flat and \$4,500 for the single.

**SOUTH ORANGE.**—Henry Scheider will erect 16 1-family dwellings, containing 6 rooms and bath each, on 16th st, near South Orange av. P. T. Machagan drew the plans.

**NEWARK.**—J. F. Kelly has prepared plans and will be the owner of three frame dwellings to be erected at 121-123-125 South 14th st. There will be 17 rooms in each structure for 3 families. The three dwellings will cost approximately \$15,000.

**JERSEY CITY.**—The general contract for the construction of two factory buildings on the north side of Wayne st, between Monmouth and Brunswick sts, has been awarded by the Joseph Dixon Crucible Co. to William Robertson & Son, of 15 Exchange pl. The buildings will be of brk construction, one is to be a 4-sty building measuring 75x85, and the other 2 stories, 18x54. The specifications call for heavy mill construction materials and the estimated cost of buildings is \$30,000.

**JERSEY CITY.**—Eugene Ciccarelli, of the Second National Bank Building, Hoboken, is receiving estimates for the erection of a synagogue on Jersey City Heights for the Mt. Sinai Congregation. The new edifice will be of brk construction, 2 stories in height, and will measure 37x83. Estimated cost is \$33,000.

**HACKENSACK.**—John F. Kelly & Co., Post Office Bldg., Passaic, N. J., have completed plans and will receive bids about Feb. 15 for a 2-sty and basement school and lyceum building, 60x150 ft., to be erected at Hackensack, N. J., for the Holy Trinity parish, Rev. J. J. Cunneely, pastor. Estimated cost is \$50,000.

**BAYONNE.**—Tuthill & Higgins, Jamaica, L. I., have completed plans and will receive bids about Feb. 15 for a 2-sty office building for Babcock & Wilcox Co., to be erected at Bayonne, N. J., to cost about \$75,000.

##### Connecticut.

**BRIDGEPORT.**—Jos. W. Northrop, 211 State st, is preparing plans for an addition and alterations to be made to the Bridgeport Hospital at a cost of about \$20,000.

**TORRINGTON.**—Plans will be drawn soon for additions to the North School and the Migeon Ave. School. James Alldis is chairman of the committee.—Plans are being figured for a new two-family house on King st for John C. Iffland, the lumber dealer. Plans are by T. A. Racheter.—T. A. Racheter has completed plans for a one-family house to be erected in New Litchfield st for Louis Basquin.

**NEW HAVEN.**—A permit has been granted for the erection of the proposed assembly hall at the Ivy st school house, the plans for which were drawn by Foote & Townsend. Gibbud & Augur will do the carpenter work and C. W. Turner the mason work.

**NEW HAVEN.**—G. J. Fitzgerald, the builder, has purchased property, fronting 135 ft, on Ferry st, from A. W. Minor. It is re-

ported that the new owner will cut the property into building lots and erect several houses.

**MERIDEN.**—Architect C. S. Palmer has been commissioned to draw plans for the proposed new armory to be built in this city. As yet the site has not been selected. There is an appropriation of \$90,000 for the building. Governor Woodruff and the Adjutant General have the matter in charge.

**BETHEL.**—Dwyer & McMahan have been commissioned to draw plans for the proposed new church to be erected in this place for St. Thomas parish, of which Rev. M. P. Bowie is the rector. The edifice will be built of stone, in a Gothic style, with slate roof. The heating will be by steam, and all conveniences will be provided. The plans will be completed soon, and it is expected that work will be started in the spring.

**HARTFORD.**—Albert G. Hubbard has purchased about three acres of land in Wethersfield from Paul Viering through the agency of T. C. Tredeau. Mr. Hubbard contemplates the erection of a new residence in the near future.

**NORTH CANAAN.**—A committee has been selected to consider the advisability of building a new library in North Canaan. J. C. Roraback, Geo. S. Fuller, H. E. Lyles, M. D. Cosgriff, P. J. Kane, O. T. Vosburgh, Dr. C. W. Camp, R. D. Pierce and G. W. Parsons were appointed.

**HARTFORD.**—Smith & Des Champs are preparing sketches for a new residence to be erected in the spring, also a one-family and a two-family house to be built next spring. The owners' names are withheld for the present.

**WATERBURY.**—Work will be started in early spring by W. Foster Wright on three modern residences in Warren Park. They will be of frame construction, having 8 or 10 rooms each, fitted up with hardwoods, furnace heat, gas and electric lights, modern plumbing.

**WEST STAMFORD.**—It is expected that bids will be advertised for soon for the erection of the proposed new school house in West Stamford. Architects, Boring & Tilton, 32 Broadway, N. Y.

**STAMFORD.**—The Swedish Lutheran Society has purchased a building lot near St. John's Park. It is reported that plans will be received soon for the erection of a new church on the site.

**NEW HAVEN.**—Architects Allen & Williams have been commissioned to draw plans for the new residence to be erected on Cold Spring st for Robert Bronson, with E. L. Washburn & Co. The details of the residence will be given out later.

**BRIDGEPORT, CONN.**—The foundations have been laid for a new house which Alfred Gilman will build for himself in Alfred st.—Contractor John Gough will start work soon on two houses that he will build for himself in Hazelwood av.—Plans are being drawn for a new residence which will be erected in Noble av for Peter Dawe.—The contract has been awarded for a frame cottage to be erected in Madison av for Patrick Botlein.

**WALLINGFORD.**—It is reported that the new edifice to be erected on South Cherry st by the Hungarian Reformed Church Society will be started next month. The committee in charge consists of John Lorinz, Paul Lorinz, Alex. Pap and Louis Cycenge.

**MERIDEN.**—Work will be started in the spring on a new house on Foster st for Andrew C. Morehouse, the builder. The owner will do the carpenter work, and the other contracts are not let.—It is probable that work will be started in the spring on two new buildings to be erected on High st by the Hicks Realty Co. The plans are by Architect C. S. Palmer.

**NEW HAVEN.**—Plans are being drawn for a fine residence to be erected at the cor of Edgehill road and Cliff st for Professor R. P. Angier, 44 Elm st. It will be a large house, of frame construction, finished in hardwoods. There will be several mantels and fireplaces and the house is to be provided with every convenience. Work will be started early in the spring.—C. E. Joy is completing plans for a new residence to be erected at the cor of Everitt and Cold Springs sts for Thomas Leddy. The heating will probably be by hot air. The cost will be about \$7,000.