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ACCORDING to existing indications, the taxpayers of New York will, during the coming session of the Legislature, be chiefly interested in two possible subjects of legislation. In the first place, the Legislature will undoubtedly pass some bill designed to regulate the use which the city may make of its recently acquired power of appropriating money for subway construction outside of the restrictions of the constitutional debt limit. These regulations should undoubtedly be very rigid. They should absolutely guarantee that every dollar appropriated for subway construction should be considered as part of the net debt of the city covered by the constitutional provision until it is proved that the subway in question is capable of earning enough money to pay the interest on the stock issued and a sinking fund for its eventual retirement. Hereafter the strongest kind of pressure will undoubtedly be exercised on the local officials to construct subways, similar in general to the Fourth avenue subway in Brooklyn; subways which are intended, not to accommodate existing traffic, but to develop a new district. Such subways will necessarily be operated at a loss for a certain number of years; and while the city may be justified in constructing them, they should be charged up as a debt rather than as an asset until they begin to pay for themselves. Only subways operated at an unquestionable profit should be counted as a form of property whose purchase or construction has not added to the charges, which must in one way or another be paid out of taxation, and which consequently is really part of the debt saddled upon its real estate. The only way in which it can be proved that subways are self supporting is by actual experiment and not until the results of the experiment are known should the money appropriated for the improvement be charged off.

THE other interesting subject of legislation will be the Louis Charter. Just what the Legislature will do in respect to this bill has not been divulged. It appears to be absolutely certain, however, that it will not pass the instrument in the form prepared by the Commission. The politicians of both parties are opposed to the abolition of the administrative functions of the Borough Presidents, because under ordinary conditions they come into the control of a large amount of patronage by their ability to control these officials. Their opposition might have been overcome in case public opinion among the taxpayers of the city had declared itself emphatically and decisively in favor of a more responsible organization of borough administration; but no such public opinion has received expression. The taxpayers have either been indifferent, or they have been actively hostile. They have not cared how irresponsible and wasteful borough administration was, provided the borough officials could only be committed as an essential duty, to spend as much as possible of the city's money on borough work. If the financial condition of the city has its dangerous aspects and possibilities at the present time, the taxpayers themselves are in a measure responsible. But whatever their general responsibility, they have shown themselves entirely incapable of understanding that the Ivins Charter offers them the best chance of economical municipal government that the city has enjoyed for several generations, and the result is that the Republican majority in the Legislature will be permitted to deal with the bills prepared by the Commission according to the dictates of their partisan interests. They can either let the bills die, or they can

amend them until they cease to be any essential improvement on the existing charter. The influence of Governor Hughes can be counted on the other side; but whatever influence the Governor has will necessarily be used chiefly for the purpose of passing his direct primary bills. The charter will have to take care of itself, and the indifference of the taxpayers will leave it at the mercy of the particular currents of partisan political interest which happen to be blowing most strongly at Albany during the coming session.

IN a recent letter to "The Sun" Mr. Edgar J. Levey refers to the agitation on behalf of equal pay for men and women teachers doing the same class of work as "perhaps the greatest danger" which has ever menaced the interest of the taxpayers of New York City; and he characterizes their attitude to this danger as one of "flacid indifference." The Record and Guide believes that Mr. Levey does not exaggerate in the least the direct and indirect dangers which lurk in this agitation for "equal pay." In the first place, the direct cost of the proposed raise in the salaries of the women teachers would cause an immediate and a very perceptible increase in the tax rate. Just what the increase would amount to cannot be definitely stated, but the increased expenditure would be not less than \$6,000,000 a year and ought easily reach \$10,000,000. The tax rate would almost certainly be increased about 10 points which would mean an increase of not far from seven per cent. in all tax bills. This increased expenditure would be simply so much money taken out of the taxpayers of New York without any possibility existing of getting a penny of it back; and it would constitute consequently an unmitigated loss to the city. It is absolutely incredible that the claim should be considered seriously for one moment by anybody connected with the financial administration of New York. Here is a city whose credit is already suffering, which cannot find money for many excellent and even necessary improvements, demanded both by the increase in business and population, and by the higher prevailing ideals of social responsibility. It is seriously proposed that the difficulty of finding money for all these excellent purposes should be greatly increased for the sake of paying enlarged salaries to one special class of employees, who do not claim that they are paid less than similar work by women commands elsewhere in the Union, and who have accepted the position they occupy without any protest that they were being underpaid. They demand that the city make them a present of \$8,000,000, more or less every year, merely because in case the city had employed men, teachers of the other sex would have cost \$8,000,000 more. It is perfectly right that the city should not underpay its employees, even though the prevailing rate of wages in private industry for that class of work is too low; but to discriminate on behalf of a small fraction of its employees, because their work is the same as that a few better paid men, is the kind of "Justice," which injures every taxpayer in New York and every other city employee, without doing anything to improve the general economic standing of women. A precedent of that kind, which was followed in other possible instances, could result in nothing but municipal bankruptcy. When one remembers that an annual appropriation of \$8,000,000 would pay the interest and amortization charges on over \$160,000,000 worth of city stock, one begins to realize how far this demand of a few women teachers would, in case it were granted, deprive the city of a desirable spending capacity. With \$160,000,000 all the immediate rapid transit needs of New York could be satisfied, and the lives of hundreds of thousands of people rendered more convenient, more sanitary and happier.

THE fact that a house in Fifty-seventh street is going to be altered and converted into physicians' offices, suggests a question as to the future of that crosstown street, will it become like the other broad cross town streets, devoted to business purposes? And if so, how soon will the process of business occupation be substantially completed? The answers to these questions are somewhat complicated, because the proximity of Fifty-ninth street makes the case of Fifty-seventh street different from that of Thirty-fourth or Forty-second street. Fifty-ninth street has already been partly occupied by business because it is the first street south of Central Park and because surface cars were early run upon its roadway. The fact that the Queensboro Bridge terminates at Second avenue and Fifty-ninth street will tend hereafter to give it a still more exclusively business character. On the other hand, its adaptability to busi-

(Continued on Page 4.)

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY.

Why and How the Real Estate Property Owners of New York City Should Organize.

A Big Association Suggested. Its Enormous Possibilities. The Protection and Promotion of Realty Owners' Interests. New Methods and a New Form of Organization.

HAS it ever occurred to you that it is strange that the property owners of New York City (as such and in their thousands) are unorganized, whereas members of many minor interests, trades and professions are more or less thoroughly organized?

People usually organize because they have some real interest to protect or promote. Even the penniless tramp is said to possess some sort of an organization that holds a periodical convention or orgy on a desolate and dissolute island in the Mississippi.

Have the property owners of New York City nothing to protect?

The assessed valuation of real estate in New York amounted last year to more than \$7,000,000,000. This is not a small sum even in this day of colossal figures, and THIS VAST AMOUNT OF PROPERTY BEARS PRACTICALLY THE ENTIRE BURDEN OF MUNICIPAL TAXATION. Remember, too, the real estate owner is, by force of law, the tax collector, for the City itself employs only tax receivers. Furthermore, the real estate owner is compelled, again by force of law, to underwrite the major portion of the City taxes.

Every act of the municipal government, therefore, directly affects the interests and pocket of the owner of realty before it affects any one else's. Clearly, then, the real estate owner has something to protect.

Has the property owner any interests of his own to promote?

The answer to this goes without saying, in view of the foregoing facts, but there is more to be said on that point.

The City has grown so fast of recent years that a great deal of new development is obviously necessary. The public is demanding new parks, additional bridges, more subways and tunnels, wider streets, larger sewer and water works. Esthetics, also, are becoming mixed in the demands, and we hear the cry for the City Beautiful. As a result, the Municipality is raising annually larger sums of money than ever. Every active policy now in force in every department of the City government requires more money than has ever been required before. In the case of any government, "retrenchment" is only a pious expression. This larger expenditure may be all very well from a theoretical social, sanitary, humanitarian, progressive, moral, doctrinarian, governmental point of view. We may even admit that it is all inevitable and is implied in our situation; but—

Who is going to pay the bills? WHO is to be assessed? HOW and WHEN?

The real estate owner is the man who pays. Of course, it is supposed that he will pass the bill along, which, by the way, is at times a pure fiction, because of long leases and other circumstances. But the main point is this: IS THE MAN WHO PAYS THE TAXES DIRECTLY, AT ALL LIKE- LY TO BE DIRECTLY CONSULTED? Positively not.

Now, no one is to blame for this state of affairs except the property owner himself. The authorities are not to blame; they merely accept conditions as they happen to be. Besides, the authorities cannot easily consult the property owner, even if they would. Where is he? How can anyone get at him? Has he ears to hear or voice to utter his ideas and opinions? The stock broker, the banker, the doctor, the lawyer, the police, the builder, the plumber, the architect, the real estate broker, yes, even the barber of this city can be addressed directly, can be consulted with through representative organizations; but the property owners—No.

Isn't this curious? Isn't it worse?

YES, it IS curious, it is worse, this unorganized condition of the real estate owners of New York City. They have big interests to legitimately protect. They are subject to the first impact of the "incidence of taxation." They are

deeply concerned in every proposition promulgated by every department of the city government and by every rational and irrational organization that deems it to be its particular business to "get busy" about municipal affairs.

A. is an owner of real estate. He is perfectly willing to bear his legitimate burdens. But "improvements" are proposed, assessments or taxes levied upon him that work injustice in his particular case. How really impotent he is! The law of "eminent domain" or something of the same kind is supposed to deal with his case, and the beggar can get his redress (if there be any) through the courts and by way of of legal and other official action. But this costs him money and time. What of it? In many cases it is better for him to pay up and say nothing. He is only a single individual property owner—a man without an organization, just as bad, almost, as the man without a country.

Suppose, however, that when he protested he spoke as one member of the Associated Real Estate Property Owners of New York City, sixty odd thousand strong. Suppose here, as with the labor union, an offense against one were an offense against all; would his legitimate demands or suggestions receive MORE consideration? In the vernacular of the street, "Well, rather!"

Could he lose anything by being a member of such an organization? Well, hardly!

Why, then, doesn't the Property Owner organize? Does he lack initiative or any other of those elements which make the compound that goes by the name of "business commonsense"? We think not. He has even already attempted organization. But he has not been able to get outside the scope of local or personal organization. He finds it difficult to organize beyond the precincts of Chelsea, the environs of Morrisania, or the domestic felicities of Flatbush. Excellent and effective as this may be locally, it is, like many other good things, not good enough. A GENERAL ORGANIZATION, which, like the union of the states, leaves local affairs to local bodies and centralizes the broad aspects of policy, is demanded. There are difficulties, undoubtedly, in the way of such a general organization, but there IS a unifying principle, which, if adopted, would overcome this difficulty.

What is this unifying principle?

We will go into details later. It is enough here if we point out that the bigger an organization must be to be effective the more general the interest such an organization has to serve, the looser, the more indefinite, the less specific, the more impersonal that organization must be. You could not organize forty-eight states by means of a highly personal constitution that dealt with a multitude of details and particular objects. It is possible, however, to unify them FOR A PURPOSE COMMON TO ALL, and upon A GENERAL PRINCIPLE.

Let us apply this to the real estate property owners' situation.

WE HAVE said an organization of real estate owners must be a loose organization in order to be formed on a large enough scale to be thoroughly effective. Now people are so used to the hard and fast, highly developed, highly constituted and elaborately by-lawed organization that it is difficult for them to realize that the biggest, the most effective organizations in the world, are NOT of that type.

Let us illustrate:

"Public Opinion," that powerful Vox Dei, is the voice of some sort of loose organization existing somewhere, without headquarters, programme or by-laws. You cannot bow to its President or press the hand of its Treasurer or call its Secretary aside as he passes down the street to ask him to see that this or that is done for you. Can you find out what it stands for, can you ask its members to subscribe to any particular tenet, dogma or policy? Are its members

banded together for any particular purpose that the mind of man can formulate?

Yet if this organization of Public Opinion were more formal, more visible, more "real," as the saying is, would it not speedily cease to be the tremendously powerful force it is? Like Samson, its hair would be cut.

Social rules, the multitudinous exactions of traditions in a thousand fields of individual activity from the clergy to the gambler, all are effective only by virtue of a species of loose, unformulated organization that operates without constitution, without by-laws, regular meetings, or definite declarations.

These powerful, loose organizations derive their cohesion from common purposes, sentiments and interests shared in a greater or lesser degree by all the members, and they operate as so many centres of force by virtue of information possessed by all the individuals that compose them.

The essential vitalizing elements, therefore, of these organizations are PURPOSE and INFORMATION common to all.

Let us apply the foregoing to the Real Estate property owners. They are united in the widest sense by common interests. Suppose now they were all provided with the information or facts—that is the "news") that effects these interests, would they not be effectively organized in the sense we have given the word organization? Would there not exist in regard to taxation, assessments and the rest AN ORGANIZED BODY OF PUBLIC OPINION positively stronger because deindividualized indefinite and flexible.

Nothing would be needed for the successful operation of this organization but a central source of information and a central medium of public expression.

How and where can such an effective medium be obtained?

THE question was asked, where and how can the proposed ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY obtain a public medium that will supply them with the news they need for action, and at the same time afford them an avenue for the exercise of public opinion?

Well, a great many public associations issue their own "news" sheets. This is done by irregular leaflets printed and distributed as occasion requires. Indeed, if we stop to think, most of our associations of one kind and another, political, social, economical, religious, are conducted by means of LITERATURE. They are, in a sense, after all, literary societies.

Let us see how this has come about. An association is formed; a number of members join the few original founders; the purpose is to meet and discuss the affairs which the association was formed to promote. In the beginning, meetings are held for organization and the rest, but presently, when the newly formed society gets down to the routine of ordinary affairs, it is found that it is extremely difficult to drum up a meeting of more than a very small minority of the members. Ten people appear instead of one hundred; discussion lags, enthusiasm evaporates. It's the old, old story. The discovery is made that IT IS EXTREMELY DIFFICULT TO RUN AN ASSOCIATION BY MEETINGS in these busy personal days, and so it happens that in a short time the real conduct of the affairs of the association falls into the hands of an honorary President, a responsible Treasurer, and a working Secretary. A bulletin is proposed; the Secretary, whenever there is anything to be said, flies to LITERATURE, not to the MEETING ROOM. Announcements are made through the printer. Facts are disseminated through the printer. The real machinery of the association is put in motion through the printer. Members who have anything to say communicate with one another by letter through the Secretary, who puts the matter into type and scatters it among the other members. In this way the association emits its "public opinion."

Think of any of the public associations with which you are acquainted. Is not literature one of the main factors in their method of operation?

But, after all, the "bulletin" is only a private affair. It is not and cannot have the force of a PUBLIC document. It is worth little more than a series of personal letters bound together, or issued by way of the mimeograph. The association's literature would be very much more effective were it issued legitimately as news, through a properly constituted public journal. Indeed, some learned societies, and others, do, as a matter of fact, print and issue quarterly or annual public periodicals. The members are assessed in one way and another to meet the printer's expenses; often by a subscription list which

contains the names of all the members. Indeed, membership chiefly consists of the regular receipt of the organization's publication. These publications, however, effective as they may be in certain cases, are not the equivalent of a regularly constituted periodical which speaks with the force of a duly elected representative of public opinion. They are "irregular."

THE ASSOCIATED REAL ESTATE PROPERTY OWNERS OF NEW YORK CITY might start a bulletin of their own, and in that way link all the members together for a common purpose and keep their interests alive by the dissemination of information valuable to all. But this bulletin would be expensive. It would necessitate assessments, and there would not be any guarantee as to the amount of these assessments. Besides, assessments mean a treasurer, and a treasurer other officers, and other officers a constitution. A force would be necessary to gather information for the bulletin, and then, if issued, the bulletin would have the weakness of private literature. Its force and influence would be limited to the membership. It never could address the community at large on the vantage ground of a public rostrum.

But the greatest objection to a policy along these lines would be the regular formal organization, with its by-laws and the rest, to say nothing of the fact that the affairs of the society would have to be committed to the charge of particular individuals whose names might be associated with the jealousies that adhere to well known personal interests. It is just this PERSONAL government, this REGULAR organization, this DEFINITE programme which has made it so difficult to unify ALL the property owners of New York City for the common good of each and every member. The local organizations that exist ARE EXCELLENT and effective within their limits. They possess a field within which they can be, and are, highly useful. But a larger and more general organization is demanded whereby the property owners of this city may obtain for their legitimate demands and interest the FORCE OF A REAL PUBLIC OPINION.

It has been asked, why cannot the Real Estate Record and Guide add to its present functions the function of a bulletin, organ or NEWSPAPER OF THE REAL ESTATE PROPERTY OWNERS OF THIS CITY? It has been pointed out that, were the Real Estate Record and Guide to publish from week to week the information needed by the property owners to protect and advance their interests, that were this newspaper to discuss and ventilate all matters pertaining to these interests, and instruct the property owner as to his rights, duties and possibilities, there would be grouped around A CENTER OF PUBLIC INFORMATION, a force and effective organization of the very kind that we have been discussing.

Could this be brought about, an organization would THEN exist that would commit the members to NOTHING BEYOND THEIR COMMON INTERESTS. There would be no programme subject to arbitrary interpretation. There would be no machinery for putting pressure in this direction or that, because, directly pressure were applied anywhere, contrary to general sentiment, the very organization itself would dissolve automatically by the dispersal of the interest taken in the association by the constituent members. On the other hand the greater the public interest aroused within the membership by any particular proposition, necessity or abuse, the more certain it would be that the public opinion of the membership would spring up to express itself—and an adequate medium for this expression would be ready and at hand in the Real Estate Record and Guide. Discussion would immediately commence, views would be exchanged, facts published, judgments formulated. If meetings were necessary, meetings could be summoned, and then, like a citizen army, when the fight is finished, the individuals could disperse, ready again to be called together for the protection of the common interest.

The newspaper would provide merely the IMPERSONAL, CENTRALIZING MACHINERY. All that would be necessary for the property owners would be to signify their adherence to an INTEREST in the general organization. Were it once known that this organization existed, consisting of thoroughly unified and specially informed members, possessed of an effective means for publishing their expressions, the men who own the real estate of New York City would no longer be A NEGLECTIBLE QUANTITY in the sight of anybody. The single property owner would be much better equipped than he is today to protect his legitimate rights. A full and complete hearing upon any real estate question would be HIS. Steps in any direction could not be taken without his knowledge. It would be known by the world that every act that affected the real estate interests of the metropolis of this country would become immediately the subject of general discussion.

ness purposes is very much injured by its narrowness and by the fact that along the Park it has been improved with huge apartment houses, which must remain as they are until property becomes enormously valuable for business employment. It looks, consequently, as if Fifty-ninth street would not by any means meet the needs of the neighborhood for a cross town business street and that little by little Fifty-Seventh street will be pressed into service. But the prediction may be made with some confidence that the process will be a very slow one. Ten years will probably elapse before the Queensboro Bridge will become a really busy artery of interborough traffic, and we imagine that about the same time will elapse before that part of Fifth avenue between Fifty-first and Sixtieth streets will assume a predominantly business appearance. In the mean time the same part of Madison and Lexington avenues, Sixth and Seventh avenues, will have become the location of a great many more important shops than they are at present. These changes when they take place, will inevitably make a business street out of Fifty-seventh street, and eventually it is likely to be more important for business purposes than Fifty-ninth street. But, as we have said, the process will not take place in a hurry, and the present value of the street for residential purposes is so considerable that business cannot come in until it promises to be very remunerative.

IN the building trades the year just closed was one in which there was a steady acceleration of activity. Less force in the aggregate was put into building than had been expected, because expectations were high, but the latter months saw good employment and good business for almost all branches. So far as plans filed tell the story, the year 1909 was the biggest in history for Manhattan, Bronx and Queens, but not for Brooklyn. In 1905 Brooklyn planned for buildings estimated to cost over \$75,000,000, or about twenty millions more than the projects of the year 1909 will amount to when figured up. In Manhattan-Bronx the filings surpassed the record of the year 1906, in the VALUE of the buildings projected, only by a small margin, but in the NUMBER of buildings projected the year just past fell about 1,500 short of the year 1906. In other words, there were many more operations in 1906 than in 1909, and more, too, than are represented by the difference in the number of plans filed, because the year 1906 gathered the fruits of much of the planning of 1905, which was a big year also, while the year just ended inherited comparatively little from its predecessor, 1908, which was a poor year, owing to the effects of the panic in 1907. Many of the plans filed this year in Manhattan-Bronx were hurried along early in the year to anticipate a revision of the Building Code that was not consummated, and the consequence was that during the late summer and fall the weekly filings seemed small by comparison. The most remarkable feature of the year was the higher average cost of the buildings for which plans were drawn, which was about \$50,000 per building for Manhattan and the Bronx together, compared with about \$33,500 per building in 1906. In Manhattan comparatively few 5-sty multi-family houses were erected; on the West Side of the island scarcely any. The 6-sty elevator house may almost be said to have represented the minimum standard. Another significant development was the large number of eight, ten and twelve story houses planned, and particularly noteworthy among these were numerous "club" or cooperative apartment houses, which represent the highest grade of apartment house construction to which the city has yet attained. The quality of the work was unprecedented, not only in apartment houses, but also in business buildings. Eight-sty houses are beginning to appear on lateral streets, and 12-sty houses in various quarters that are new to this fine type, for example, Washington Heights. Park av, Riverside Drive and Morningside Heights have been the scenes of construction of the highest class, while Broadway (Washington Heights) has been lined for a mile or more, where there were no houses before, with large 6-sty elevator houses. In the vicinity of Fort Washington several hundred have been finished within a period of two years, and are now being rented with as much rapidity as could be expected. As a general rule, all the new houses have rented well, and during the latter part of the year there has been a stronger and stronger demand for them in the sales market as objects of permanent investment. The builders who were active this year got the benefit of much lower costs than prevailed in the boom of 1905-6. They had the advantage during most of the year of obtaining materials on the basis of quotations below the normal, and also probably a better return from their workmen. At the present time, with zero weather prevailing, outside work is suspended in a large degree, but the weather will be the only drawback to business this winter. Conditions otherwise are reported to be satisfactory. New agreements are being made in a number of the building trades, and as usual some of the unions have asked for a higher rate of wage, but so far no increases have been allowed by employers.

THE NEXT SUPERINTENDENT OF BUILDINGS IN MANHATTAN.

RUDOLPH P. MILLER has been appointed by Borough President McAneny as the next Superintendent of Buildings for the Borough of Manhattan, to succeed Edward S. Murphy. Mr. Miller was reared in this city, educated in its

public schools and took his Bachelor's Degree at the College of the City of New York. He later continued his professional studies at the School of Mines of Columbia University, from which institution he was graduated as civil engineer.

On December 19, 1905, he entered the service of the city in the Department of Buildings, as special inspector appointed by Superintendent Constable. After about one year he was transferred to the plan-examining division, and with each change in administration was advanced, till he became chief engineer. This position he held until May, 1906, when he tendered his



RUDOLPH P. MILLER.

resignation to take effect in June, to enter his profession as consulting engineer.

Of late years Mr. Miller has given special attention to reinforced concrete construction, and was the author of the first regulations promulgated in this country which have been used as the basis for nearly all later regulations on the subject. In 1904 and 1905 he conducted for the Manhattan Bureau of Buildings an investigation into the strength and properties of common clay brick. From this result, regulations were framed by the Bureau which are now in force, governing the testing and acceptance of new materials of construction.

Familiarity with concrete construction, cement products, the testing of materials and the building law has made Mr. Miller eminent in his calling. During the past three years he has acted as consulting engineer on large buildings at Seattle, Washington, the Criminal Courts Building in Centre st, the Importers & Traders National Bank, Broadway and Murray st, the 12-sty apartment house on 5th av, at the southwest corner 51st st, the "Gaiety Theatre," a 12-sty mercantile building in West 27th st, and many others in this city. He was appointed a member of the first Building Code Commission in 1907, and he represented the Allied Real Estate Interests in opposition to the code that was proposed last year. Mr. Miller is 43 years of age, and resides at No. 141 East 40th st.

NEW TRADE AGREEMENTS.

This is the time for new agreements in the building trades. In a number of trades terms have been agreed upon and signed, and in some other trades negotiations are still pending. Several unions are asking higher wages.

The trades in which the employers associations and the unions have concluded terms, for a period of either one or two years, are the Carpenters, Electricians, Tilelayers, Tile Helpers, Plasterers, Plasterers' Laborers, and Upholsterers.

Negotiations have not yet been concluded or agreements renewed in the following named trades: Cement masons, cement workers, engineers, metallic lathers, marble cutters and helpers, mosaic workers and helpers, painters, steamfitters and their helpers, elevator constructors, and sheet-metal workers.

The cement workers are asking an increase of 20 cents a day; they now receive \$2.80. The metal lathers want to be advanced from \$4.50 to \$5. The mosaic workers are drawing \$4.25 and ask \$4.50. The mosaic helpers, who are getting \$2.75 want \$3. The elevator constructors want to be raised from \$4.50 to \$5, and the sheet-metal workers from \$4.50 to \$5.

The result of the negotiations now pending will be known to the Consolidated board of delegates and the employers' central board next Tuesday. Should there remain sufficient grounds for disagreement, the case or cases will be referred to the General Arbitration Board in the usual order.

—Announcements were made this week that the Pennsylvania Railroad Company plans to erect a new ferry terminal, to replace the one built over twenty years ago at Cortlandt and West sts. The new structure will also be a terminus for the West Shore railroad, of the New York Central lines, which has been using the south slip since the Hudson tunnels opened. It is said that about \$600,000 will be spent on the improvement. This is the only ferry terminal in West street that does not conform to the new western boundary of West st. The company renewed its lease for the site this week.

CONSTRUCTION.

UPPER WEST SIDE BUILDING TENDENCIES

A Reconstruction Movement Imminent—Restrictions Soon to Expire—Amsterdam Avenue a Finished Work

FOR a year or two building operations have been growing in number so steadily on the upper West Side, south of Cathedral Parkway, that they have taken on the force of a distinctive "movement," considering that this is a center which has once been gone over in a very thorough manner by building operators. The sites on which builders have been recently and are at present working were with rare exceptions vacant. So far the exceptions are hardly numerous and important enough to indicate that a rebuilding movement has started. On one or more of the avenues such a transformation may not be far off, but as yet only one modern residence on Riverside Drive has been displaced by the style of housing which will eventually monopolize that drive.

This is the case of the Deering residence at the south corner of 103d st, where James C. McGuire & Co. (of 50 Church st) are excavating for a 12-sty apartment house. The Deering residence was of brick and brownstone and the grounds (five lots) took up half the block. The Foster residence has the other half. The Furniss property, which is also being improved, was in a different category, as the house in this instance was a negligible quantity, a mere relic of a past age. A third exception was possibly represented by the five small brick dwellings which were this spring removed from the corner of 105th st and Amsterdam av, to make way for a modern 6-sty elevator apartment.

RESTRICTIONS COMING OFF SOON.

A fact having an extremely important bearing on the question should be here stated, and it is that the restrictions in favor of private dwellings on certain blocks will expire in two or three years. This refers to the section west of Broadway, which is mainly occupied by private dwellings. Some blocks are restricted and others are not, and in some instances they are only partly restricted. Restrictions in some cases run with the land, but mostly have a time limit. In numerous instances the period was twenty years—and the end of that term is near.

One of the important transactions in the district is being carried on, according to reliable report, in spite of a restriction against apartment houses, but without objection from anybody, presumably because of a general recognition of the fact that the character of the neighborhood has changed. Very likely upon the expiration of the time restrictions there will be considerable rebuilding, but at the same time it must be said that builders will find it necessary to exercise discriminating ability in the selection of plots, for values are high, and the limit of height for an apartment house in a 60-ft. street is eight stories. On West End av, however, 12-sty houses can be erected, and it is on this avenue, as well as on Riverside Drive, that activities are most imminent.

Mr. Gibbs, of Gibbs & Kirby, prominent agents and brokers in the district, is of the opinion that when the rebuilding of this section starts the type of houses selected for the lateral streets will be eight stories in height, but, of course, of a much better grade in the quarter west of Broadway than in the quarter east of that artery. He considers that a great mistake was made in not having all the property restricted to private dwellings. He has noted that since James C. McGuire & Co.'s operation was first announced, upon the purchase of the site through Gibbs & Kirby, that Riverside Drive prices have risen.

THE PLANS OF THE YEAR.

The latest house on the Drive, to be completed, in this quarter, is the "Cliffden," at the south corner of 99th st, from plans of George F. Pelham, for the West Side Construction Company, of which Mr. Axelrod is the head. It has ten stories on a frontage of 106 ft. The marble-wainscoted foyer hall is a very handsome feature of this well-built house.

The following building projects were announced for the district during the year 1909:

Manhattan av, n w cor 109th st, 6-sty apartment house, 72.11x90, to cost \$125,000. Owner, Leon Sobel, 68 West 109th st. Architect, Samuel Sass, 23 Park row.

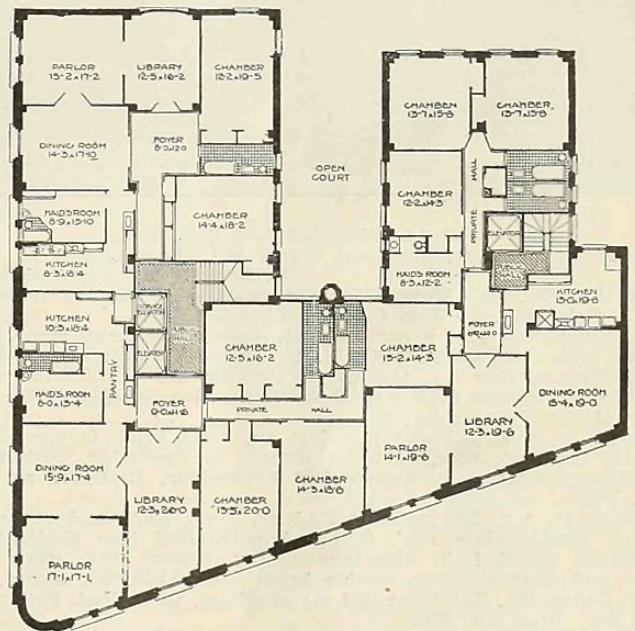
Amsterdam av, n w cor 105th st, 6-sty store and apartment house, 90x75.11, to cost \$110,000; owner, Irving Judis Building and Const. Co., 215 West 125th st; architects, Euell & Euell, 36 Manhattan st. Plan No. 147.

Riverside Drive, s e corner 99th st, 10-sty and basement apartment house, 106.10x106.1, to cost \$300,000; owner, West Side Const. Co., 321 West 92d st.; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 157. Jacob Axelrod, 321 West 92d st, is president. The owner builds.

Columbus av, n w cor 109th st, 6-sty apartments, 140x65.4, to cost \$120,000; owner, Cathedral Realty Co., 70 West 109th st; arch-



THE "CLIFFDEN" APARTMENT HOUSE.
Riverside Drive and 99th Street. George F. Pelham, Architect.
(Recently completed, and sold last week by the West Side Construction Co. to Philip Livingston.)



PLAN OF UPPER FLOORS IN THE "CLIFFDEN."

itects, Sommerfeld & Steckler, 19 Union sq. Plan No. 145. Leon Sobel, 70 West 109th st, is president.

Broadway, s w cor 108th st, 2-sty brick and stone office and store building, 100x51, to cost \$18,000; owners, The Title Insurance Co., 135 Broadway; architect, Wm. L. Rouse, 12 West 32d st. Plan No. 416.

Broadway, No. 2786, 108th st, No. 250 West, 3-sty and basement brick, iron and glass stores, 25x83.3, to cost, \$10,000; owner, William Mitchell, Bryn Mawr Park, Yonkers, N. Y.; architect, Edgar B. Van Winkle, Jr., 115 East 70th st. Plan No. 540.

106th st, s s, 225 w Amsterdam av, 6-sty apartments, 150x87.3, to cost \$225,000; owner, Raymore Realty Co, 150 Nassau st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 558. Joseph Wittner, 263 West 21st st, is president.

West End av, n e cor 99th st, 12-sty apartment house, 116x55.6x90.11, to cost \$700,000; owner, Allendale Const. Co., 135 Broadway;

architects, L. A. Goldstone and Wm. L. Rouse, 12 W. 32d st. Plan No. 590. Benjamin Mordecai, president; J. M. Stoddard, secretary and treasurer.

108th st, n s, 125 e Broadway, 8-sty apartments, 75x84.11 to cost \$200,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 614.

West End av, n w cor 99th st, 12-sty brick and stone apartment house, 100.11x115, to cost \$700,000; owner, Guide Realty Co., 2875 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 624. Arlington C. Hall, president; H. M. Hall, secretary. The owner builds.

102d st, Nos. 178-180 West, 2-sty brick and stone post office building, 60x43.8; to cost \$25,000; owner, Eugene Higgins, 1 Madison av; architect, M. Zipkes, 103 Park av. Plan No. 699. Branch Realty Co., 149 Broadway, lessee.

Amsterdam av, s w cor 109th st, 6-sty apartment house, 100.11x90, tin roof, to cost \$175,000; owner, Lloyd Construction Co., 215 West 125th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 733.

Broadway, n e cor 108th st, 12-sty apartment house, 100.11x115, slag roof, to cost \$800,000; owner, Chas. E. McManus, 45 East 42d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 729.

Cathedral Parkway, s s, 100 w Amsterdam av, two 12-sty apartment houses, 100x51.11, slag roof; total cost, \$400,000; owner, Carlyle Realty Co., 198 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 761. Jacob Stein, president; Edgar A. Levy, treasurer; Leo S. Bing, vice-president.

100th st, s w cor West End av, 12-sty apartment house, 100.11x100.11 and 115, to cost \$800,000; owner, Guide Realty Co., Broadway, s w cor 112th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 772.

Riverside Drive, n e cor 98th st, 10-sty brick and stone apartment house, 106.5x113.10, to cost, \$600,000; owner; Barkin Con-

struction Co., 459 West 141st st; architects, Wm. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 588.



THE ALLENDALE APARTMENTS.

West End Avenue, northeast corner 99th Street.

Rouse & Goldstone, Architects.

struction Co., 459 West 141st st; architects, Wm. L. Rouse and L. A. Goldstone, 12 West 32d st. Plan No. 588.

Riverside Drive, s e cor 103d st, 12-sty brick and stone apartment house, 125.0x106.0x100.11, to cost, \$800,000; owner, Brookfield Construction Co. (James C. McGuire & Co.) 50 Church st; architects, Lawlor & Haase, 69 Wall st. Plan No. 784. This is the site of the Deering house.

107th st, n s, 225 e Amsterdam av, 3-sty brick factory, 25x25x92.11, tin roof; cost, \$20,000; owner, A. Frederick, 95th st and Broadway; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 779.

100th st, s s, 280 w West End av, 8-sty brick and stone tenement, plastic slate roof, fireproof, galvanized iron skylights and cornices, metal lath, bluestone coping, steam heat, steel frame, iron and marble stairs, marble base; cost, \$160,000; owner, West Side Const. Co., 321 West 92d st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 836.

99th and 100th sts. Messrs. Schwartz & Gross, architects, 347 5th av, are drawing plans for two apartment houses to be erected on the former Furniss estate, recently subdivided. They received the commission from Polstein & Backer, of 220 Broadway. The houses will have eight stories, on ground dimensions of 75x100 each, and are estimated to cost \$200,000 each. One will be on the north side of 99th st and the other on the south side of 100th st.

100th st, s s, 200 w West End av, 8-sty brick and limestone apartment house, 80x84.9; cost, \$200,000; owner, W. Axelrod Realty Co., 321 West 92d st; architect, Geo Fred Pelham, Plan No. 843.

108th st—Plans have also been filed for a 6-sty apartment house, 100x90 feet, to be erected at the northwest corner of Amsterdam av and 108th st, for the I. Judis Building & Construction Company. B. W. Levitan, the architect, places the cost at \$100,000.

The busiest place in the district at this date is on and adjacent to the former Furniss property, between 99th and 100th sts, West End av and the Drive, where the Hall, Mordecai,

HOW MONEY WAS MADE.

To show the increase in land values in this section, it is related that about the year 1885, or about twenty-five years ago, half a block front on Riverside Drive sold for \$50,000. For the Deering property, 100 ft. on the Drive and 125 ft. on 103d st, \$300,000 was the asking price previous to the sale a few months ago. The Deering house was the pioneer residence on the Drive in that quarter.

Lots on Broadway in 1887 were worth but \$7,900. The north-east corner of 104th st and Broadway, a parcel consisting of less than four lots, and now occupied by a church, brought \$48,000. A plot of three lots on the southeast corner of Amsterdam av and 105th st, once sold for \$20,000. Walter Lawrence and Robert E. Dowling bought the southwest corner of 110th st, 132x100 ft., for \$70,000, in November, 1889. A year and a half previous the same plot brought but \$50,000.

TIME RIPE FOR REBUILDING.

Mr. George A. Hampton, of George A. Hampton & Bro., who have their real estate office in the first 6-sty apartment house erected in this section, at the northwest corner of Amsterdam av and 104th st, considers that the time is ripe for rebuilding in the section on and adjacent to Amsterdam av. He is already getting inquiries from builders for plots. In his opinion 6-sty houses, with or without elevators, would very successfully replace some of the small cold-water flat houses. He notes less objection to top floors than formerly. Recently having an entire house to fill, the top floor was the first one he rented.

A COMPLETED THOROUGHFARE.

Of Amsterdam av, between 96th and 110th sts, it can be said that as a speculative building field it is "finished." On the last three corners to remain open builders are now at work. The Irving Judis Building and Construction Company is completing a 6-sty elevator building for stores and apartments on the northwest corner of 105th st, opposite the West End Presbyterian Church. On the site of the new house there formerly stood a row of five 2-sty and basement dwellings, survivors of a previous era. The same firm of builders is improving the northwest corner of 108th st in the same way, with a 6-sty elevator apartment house with stores on the avenue frontage. It takes in the south half of the block, and the north half is being improved by the Lloyd Construction Company with a building of the same height as the other.

There are left a few low buildings which might be classified as "taxpayers," but with these exceptions Amsterdam av, between 96th st and 110th, is a completed modern thoroughfare. For some years it was under a cloud in consequence of the attempt of the traction system to make it "a railroad avenue." Rev. Dr. Peters, of St. Michael's, and the local property owners' associations fought the usurpation desperately, and two years ago they had the satisfaction of seeing two of the four tracks taken away. Recently the city has resurfaced the roadway with asphalt, so that Amsterdam av, as it runs through this part of the city at least, may be regarded as in all respects a finished work. Some time in the future the avenue will be rebuilt, but it is likely to hold its present general status for a long period. The 6-sty house with a frontage of 100 feet, such as Messrs. Judis and Lloyd are now building, is looked upon by some as the pattern for the first operations in rebuilding, when it is time for the smaller houses to go.

THE FIRST MODERNIZATION MOVEMENT.

Before the Subway was opened the principal traffic door for this section was the Elevated Railroad station at 104th st and Columbus av. For years after the opening of this station all the civic interests radiated from here. We talk of the rise and growth of particular neighborhoods in New York City, and it is well not to be too sweeping in making comparisons, but we doubt if any section of old Manhattan south of Morningside Heights grew up more rapidly than the city squares that were served by this station.

These squares might be considered as those lying between 100th and 110th st, Central Park West and Riverside Drive. The great change came mostly within five years. Walter Lawrence is remembered as one of the first brokers in the field, and it was in the year 1884 that he built his 1-sty office building in 104th st, just west of Columbus av. Up to that time the building operations of the West Side were being pushed forward in the neighborhood of the 72d and 81st st Elevated stations, but very soon the movement struck this center. About the earliest pioneers among the builders were Messrs. Gille, Walker & Lawson, and their first transaction was the purchase of some lots in 104th st, between Amsterdam av and the "Boulevard." On these they built three single flats, the first floors of which they took for their own occupancy, and the remainder they rented.

THE EARLY BUILDERS.

These men built up a good part of 104th st and also West End av, near 104th st, for the most part with private houses. Next

(Continued on page 9.)

The "MODERN METHOD" is to be a wake to all that is going on.

BRONX DEVELOPMENT ALONG ARTISTIC LINES.

How It is Helping to Solve the Problems of Better Housing for the Masses—Practical Results Obtained From Builders and Operators.

By EDWARD B. BOYNTON.*

WHILE it already has many fine buildings, the up-building of the Bronx has only just begun. Its typography is diversified and with its natural advantages and great system of parks, easily lends itself to artistic development and is worthy of the best efforts of a Society such as this. It is destined to be the great home borough of the Greater City. As the greatest growth of New York has always been northward along lines of transit, so I believe it will be in the future, and as the old estates in the Bronx have been absorbed and are now being built upon, so the country estates of Westchester County of to-day will be the homes of thousands to-morrow.

About 30,000 families found homes in the Bronx last year. On the basis of five to a family this would mean an increase about equal to the population of the city of Denver. The Bronx has had its greatest growth since the opening of the Subway, which is already overcrowded, and the borough is sadly in need of additional transit facilities. I hope Mr. Maltbie is here to tell us to-night that the contracts for the building of the Broadway-Lexington Avenue route will soon be let. It has been said that rapid transit does not create population, but locates it. This has been true in the Bronx.

With the opening of the Subway many people moved from the congested districts in Manhattan to the newer and more desirable sections of the Bronx. Fresh air and sunshine; the best equipped sewerage system in any of the boroughs; high land and natural drainage; proximity to the great public playgrounds and parks; Van Cortlandt and Bronx Parks; housing in new and well-built houses; accessibility by transit lines to trade and industrial centres in Manhattan—all these advantages have been attracting home-seekers from Harlem and the congested sections of Manhattan. How can the Municipal Art Society help in solving the problem of better housings for the people of New York? Real estate development is like any other business, like the manufacturing business, for instance, where raw material is manufactured into the finished article and then sold to the consumer. The problems are not unique.

WHEN PLOTTING PROPERTIES.

In the development of real estate the first step is to lay the property out into blocks and lots. In the plotting of property a great opportunity is offered which few in city development work take advantage of. Plenty of wide streets should be provided for the ultimate density of population. Space for parks and playgrounds for the children should be set aside. This is of great importance both in its relation to land values and in the comfort and happiness of the residents of the district. Parks and playgrounds help in obtaining better prices for apartments and also are an advantage in keeping apartments rented when less desirable sections are having vacancies. There are multitudes of people in this great city who are not satisfied with the accommodations offered in the old-law houses in the congested parts of the city and are willing to go a little farther for the privileges which the newer sections offer.

CHOOSE THE RIGHT SORT OF HOUSE.

When the physical improvements are completed the property is then ready for building operations. Here a careful study should be made of the type of houses to be built. There should be a variety to accommodate different tastes and different classes. Some streets should be set apart for one and two-family houses for people who want to own their own homes. Some streets with four and five-story apartment houses and, if the neighborhood will warrant, on the principal streets elevator apartments can be built. Provision on the principal streets should be made for stores, serving the wants of the people. Schools, churches and places of amusement should be provided. In fact, in the development of a large property a city should be built within a city with all of a city's conveniences and requirements.

Care should be taken as to the quality of construction of buildings. It is best in the end to build well. Houses should be simple in design, strong, safe and comfortable, with large rooms, wide halls and good finish. Many times the trim in some of our better houses is spoiled by a poor job of painting and finishing. Don't hug too close to the line of the building and tenement house requirements. Be liberal. Make the courts wide; treat the yards and courts attractively. Get a touch of green grass and flowers if possible.

NOT A GAME OF CHANCE.

The American Real Estate Company, which is the oldest real estate corporation in New York, having been organized in 1888, became an active factor in the development of the Bronx in 1899, ten years ago. At that time it bought the old Hoe estate,

*President of the American Real Estate Company. This article constituted the principal portion of an address before the Municipal Art Society, Dec. 13, on which occasion the general topic was "Achievements and Ideals on City Planning."

lying along Westchester, east of Southern Boulevard, and the Simpson estate, adjoining on the west, together constituting a tract of over 86 acres, equivalent to about 1,000 city lots. The impression is common among the uninitiated that the business of operating in real estate is a game of chance. Upon close scrutiny, however, the layman would find that conspicuously successful transactions, instead of being the result of accident, are in reality the fruition of intelligent plans based upon a perception of obscure and complicated factors which escape the observation of the masses. There is SCIENCE IN REAL ESTATE as exacting and jealous as that in any other business.

There are two ways of getting away from competition; one is to make your product a little cheaper and sell at a little lower price than your competitor; the other is to make it a little better and charge a little more. The A. R. E. Co. has always adopted the latter plan, believing that there were discriminating people enough in this great city to appreciate its efforts.

After the purchase of the Hoe and Simpson properties, the American Real Estate Company made a careful study of the property,—laying it out into streets, building sewers and otherwise completing the physical improvements.

WHAT ONE CORPORATION DID.

In 1905 the American Real Estate Company began its first operations. In order to carry out more fully the ideas of the officers of the company, its own architectural and construction departments were organized. Plans were prepared for twenty two-family houses, and these were built and immediately sold because they were better houses than speculative builders had been in the habit of building for sale. In 1906 the company began the construction of modern apartment houses. This work has gone on continuously since that date, more than \$2,500,000 having been expended in building fifty apartment houses, containing over 750 apartments, and forty-two two-family houses, containing eighty-four families, a total in this district of over 4,000 people, all housed in modern homes.

It may be of interest to you to know how our own ideas have grown as we have studied this subject of housings for the masses. The Tenement House Code requires that not more than seventy per cent. of the lot shall be occupied with an apartment house building. We have always been well within this percentage, and in some cases not more than sixty per cent. of the lot has been utilized. The present Tenement House Act, Section 70, requires that in each apartment there shall be at least one room containing not less than 120 sq. ft. of floor area, and each other room shall contain at least 70 sq. ft. of floor area. In the first apartment houses which we erected the parlor contained 127 sq. ft. of floor area, the dining-rooms, 151 sq. ft., the kitchens, 73 sq. ft., the first bedrooms, 84 sq. ft., the second bedrooms, 79 sq. ft., the third bedrooms, 75 sq. ft.

In our next operation we increased the parlors to 140 sq. ft.; dining-rooms, 157; kitchens, 83; first bedrooms, 97; second bedrooms, 81. In our third operation, the parlors, 142 sq. ft.; dining-rooms, 149; kitchens, 90; first bedrooms, 96; second bedrooms, 94; third bedrooms, 80. In our last operation, the parlors contain 140 sq. ft.; dining-rooms, 145; kitchens, 95; first bedrooms, 129; second bedrooms, 116; third bedrooms, 114. You will note the steady increase in size of rooms, especially in the bedrooms. It has been our constant effort to find what the majority of people really wanted and then endeavor to supply as nearly as possible their wants.

In our operations it has always been our desire to give to our tenants as much as possible rather than as little. We early realized the advantage it would be to our tenants if parks and playgrounds were furnished. We therefore set aside a whole city block for park purposes. We fenced this park, built lawn-tennis courts, erected swings and benches, made a sand pile for the children, planted shade trees, etc. This park we maintain at our own expense for the free use of tenants in our buildings. It has proved a great success, and is fully appreciated by people living in our apartments. Our rental manager reports that one-half the people who rented apartments in answering our ad mentioned our private park as one of the inducements which lead them to our district. The park idea became so popular that a tennis organization and athletic association has been formed, and from time to time tournaments and contests are given. Owing to the popularity of this park it has been necessary for us during the past year to build additional tennis courts and place additional benches.

HANDSOMEST STREET IN THE BRONX.

At the very beginning of our work we set our standard high, and we found it has been the means of improving the character of work of other builders and operators in and around our district. I want to call attention to Faile st. This is said to

Advertising is the MODERN METHOD of selling goods.

be the handsomest street in the Bronx, being a finished street with two-family houses on either side. At the northerly end of the street we have made a little park of a triangular block and in the summer we have a large flower bed in the centre. While we have only made a beginning along the lines of artistic and harmonious development in real estate in this great city, we believe it has already made its impression on the community, and with proper co-operation on the part of this Society, we feel confident that much more can be done in the future. The opportunity is great the day is here; the time is now.

CHARLES A. COWEN.

CHARLES A. COWEN, who died on Sunday and was buried on Wednesday of this week, was one of the most effective workers in behalf of building guilds, as well as the head of an important contracting business. He was a charter member of the original Building Trades Club, which in 1903 organized the Building Trades Employers' Association, of which association Mr. Cowen was president at the time of his death. It was at a meeting of the Mechanics and Traders Exchange that he drafted the resolution which contained the nucleus of the Building Trades Club.



CHARLES A. COWEN.

Mr. Cowen joined the General Society of Mechanics and Tradesmen in the year 1889, and he was its president in 1899, and at other times vice-president, treasurer and secretary.

The deceased was a charter member of the Mason Builders' Association and was its president from 1896 up to the time of his death. He was also instrumental in organizing the N. Y. State Association of Builders and

was its president in 1904 and 1905. The builders of the State were in part indebted to him for establishing the permanent Legislative Committee which had become extremely necessary for the welfare of the building industry. In the National Association of Builders Mr. Cowen was also called to high places, as vice-president and president, and he represented it in the Board of Mediation and Conciliation at the period when Bishop Potter was chairman of the board.

As a boy Mr. Cowen served a full apprenticeship with his father at the bricklaying and mason trade, and he was taken into partnership by his father in the year 1878; and upon the latter's death, in 1885, the son continued the business, which was styled in recent years as Charles A. Cowen & Co., with offices at 1123 Broadway. Wm. N. Croxton was Mr. Cowen's partner.

In former years Mr. Cowen made a specialty of residential buildings, some of his work being in the 5th av section, and other contracts were on the West Side. He erected nine of the houses on the south side of 73d st, east of Columbus av, and five in the block where he lived, on the south side of 104th st, between West End av and Riverside Drive. Then came some apartment house contracts, and next a number of fireproof business buildings and hospitals. Years ago he built Manhattan Hospital, at 131st st and Amsterdam av; Flower Hospital and Homeopathic College and the Harlem Y. M. C. A. Building.

Laterly his specialty has been heavy construction, such as large office buildings, and at the time of his death the firm were engaged as general contractors on the large office building for the Iselins, that is being completed at the southwest corner of Madison av and 27th st, opposite Madison Square Garden.

Mr. Cowen's death followed a surgical operation performed several weeks ago. He was born in this city 55 years ago. The funeral service was held at the residence of the family, No. 302 West 104th st, on Tuesday afternoon, and was largely attended by his friends and colleagues in the various spheres where he was active. The pall-bearers were Messrs. John J. Roberts, Augustus Meyers, Lovell H. Carr, Warren Conover, Ronald Taylor, Fred B. Tuthill, A. E. Pelham, Frederick R. Usher. Rev. Dr. Keigwin, of the West End Presbyterian Church, was the minister in charge.

—The Thompson-Starrett Co., 49-51 Wall st, is making fine progress with an attempt at record breaking construction in the Gimbel Brothers' store at 32d, 33d sts and 6th av. The contract fixes the time limit at August 1, but from present indications it looks as though the construction work would be finished on May 1. The building has been topped off and bricklayers are about two-thirds up the front and sides. The Harbison-Walker Refractories Co., 1133 Broadway, has been delivering front brick at the rate of 150,000 a day, which is said to be a record for speed.

WEST END AVENUE HOUSE WILL BE READY IN JUNE.

(See illustration, page 6.)

The "Allendale Apartment" House, now under course of construction by the Allendale Building Company, of which Mr. Benjamin Mordecai is president, is being erected at the north-east corner of West End av and 99th st, on a plot 116x100 ft. The building is twelve stories in height and is planned to have three families on a floor. The layout is so arranged as to give apartments of seven, eight, nine, ten and eleven rooms, with three and four baths each. In every instance the rooms are about 40 per cent. larger than heretofore has been customary for houses in this section, and are especially ADAPTED FOR FAMILIES THAT ENTERTAIN EXTENSIVELY.

The facade is of limestone, brick and terra cotta and the tower on the corner has been designed to conceal the roof tanks which are usually an objectionable feature in the skyline of tall buildings.

Special attention has been given to the general interior finish, including the trim, plumbing, steam fitting and electric work, for which in every instance nothing but the very best material obtainable has been utilized. The entrance hall, which is approximately 26x52 ft., with a ceiling 15 ft. high, has been carried out in the Italian order, and finished in Botticino marble, Caen stone and bronze. The structure will probably be completed by June 1, 1910. The building was designed and erected under the supervision of W. L. Rouse and L. A. Goldstone, architects, 12 West 32d st.

Brooklyn Building in 1909.

Out of 5,731 buildings completed in Brooklyn this year, up to December 15, 4,038 were brick and only 1,693 were frame. Such buildings as stores, factories and tenements are naturally propositions for the mason builder, but dwellings might be expected to be mostly subjects for the carpenter builder. But notwithstanding, the brick dwellings completed numbered 2,998 and the frame dwellings only 1,250.

The estimated cost of all the buildings planned in Brooklyn up to and including December 22, exceeded \$56,000,000, or about \$19,000,000 more than last year. Dwelling houses constitute the largest item. Only one to cost more than \$50,000 was planned, and only seven to cost more than \$20,000 each; but of the less expensive class, 5,326 brick dwellings to cost \$24,195,000, and 1,809 frame dwellings, \$7,520,105, were planned during the period.

The estimated cost of the tenement and apartment houses planned was \$9,883,000. Of buildings to contain a store and rooms for two families above there were 1,019 planned to cost \$5,919,500. Also 244 factories to cost \$3,180,000; 18 churches, \$591,000; 19 municipal buildings, \$452,000; 30 public buildings, places of amusement, etc., \$726,000; 12 office buildings, \$573,000.

Applications, plans and specifications for new buildings and alterations covered 16,599 buildings, estimated to cost \$61,081,367, an increase of \$21,252,501 over last year, or about 35 per cent. This refers to the buildings acted upon favorably by the Bureau and does not include the propositions withdrawn or deferred. The average cost of buildings completed in 1909 to date was \$5,693, as against an average of \$7,246 in 1908, a decrease of \$1,553 in the cost of each.

Dwellings and tenements were completed sufficient to house 12,513 families, or about 62,500 persons. The greatest number of buildings completed in the various wards were as follows, in the order named: Flatbush (29th ward), Bay Ridge (30th ward), East New York and Brownsville (26th ward), Gravesend and Sheepshead Bay (31st ward), Eastern Parkway (24th ward), Greenwood (8th ward), Flatbush and Flatlands (32d ward).

Queens' Best Building Year.

Total filings in Queens Borough since January 1 show a decided increase over those for the entire year 1908, recorded as the most active twelve months in the history of the department.

During the 11 months covered by the report plans were filed and permits granted for the erection of 4,154 buildings valued at \$15,748,100. In the corresponding period of 1908 plans for 3,392 buildings, estimated to cost \$11,869,800, were approved. The increases in favor of the past nine months are 22.5 per cent. in the number of new structures and 32.7 per cent. in capital invested.

In the comparative tables of operations by wards the effect of improvements in transportation facilities to new sections is shown in the heavy filings and the higher average cost of dwellings. The Third Ward is brought into prominence by increases in building activity, but more by the high individual cost of the new homes erected and projected. In Flushing, Malba, Whitestone and the western end of the North Shore, comprised in this ward, there were few dwellings planned to cost less than \$7,000, while the estimated cost of many of the structures, exclusive of the value of the sites, was more than \$16,500.

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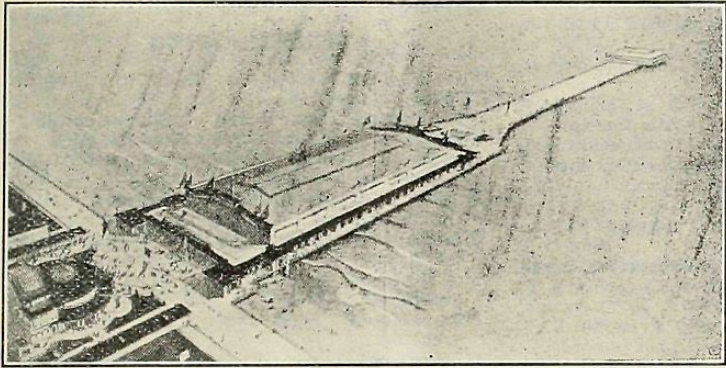
A GREAT PIER FOR LONG BEACH.

LONG BEACH is a big thing as a builder's proposition. Twelve million dollars has been or is being spent there, and the work has only commenced. Hotels in course of construction will cost \$2,500,000, private residence in course of construction will cost \$1,700,000, and public buildings that are being erected at the present time will cost \$950,000.

The idea is to make Long Beach another and greater Atlantic City, a Trouville or a Scheveningen, a commercial city and harbor, and a convention centre for the whole country, as well as a seaside resort. There is no place like it near New York. Manhattan beach has no beach, and Coney Island is a cheap and popular priced amusement place.

The Paul J. Rainey Pier Company has obtained by purchase from the Estates of Long Beach the right to build and occupy a pier and a theatre from the first day of July, 1910, at Long Beach. This right is exclusive for fifteen years for the pier, and ten years for the theatre. Ownership is in perpetuity. Work upon the first pier and theatre has commenced. This pier will adjoin the "boardwalk" and extend about twelve hundred feet into the ocean. Opposite the entrance to the pier and constituting part of the same enterprise will be an octagon theatre of novel construction, and of beautiful design and coloring. It will be kept filled with all sorts of attractions that appeal to New Yorkers. John Russell Pope is the architect.

The part of the pier nearest to the land will be covered by a convention hall having a seating capacity of five thousand.



NEW PIER FOR LONG BEACH.

John Russell Pope, Architect.

This picture is a reproduction of the architect's drawing. Plans have also been prepared for a theatre, as well as for this pier, which is to be covered in part by a vast convention hall. A million or more will be spent for these improvements by the Paul J. Rainey Pier Company.

It is thought that there will be many national and state associations—commercial, civic and fraternal—very willing indeed to accept an invitation to meet here by the sea rather than in some heated city during the summer.

The Paul J. Rainey Company has an authorized capital of \$700,000, divided into fourteen thousand shares, of the par value of \$50 each, with an authorized bond issue of \$700,000 also. These bonds, which are secured by a first mortgage held by the Title Guarantee and Trust Company of New York, as trustee, bear interest at the rate of six per cent. The money already invested in Long Beach and the work already done are but the beginning of what is expected to be the greatest seaside resort in the world. None of the famous beaches of Europe have so large a population from which to draw.

The channel in the rear of Long Beach is being dredged to a depth of forty feet, and is to be one thousand feet wide and nine and one-half miles long. About three miles of this channel is already completed and bulkheaded. When a breakwater is placed in the ocean, this harbor will be the best on the south coast of Long Island. It will be a yacht refuge and will also in time make Long Beach a commercial centre. It is predicted that in five years college crews will be holding regattas in this channel, and that it will surely be a popular course for motor-boat racing. The "boardwalk," so called, is already two and a half miles long, and is to go three miles farther. The understructure is solid concrete sunk deep in the sand. A million dollar fireproof hotel, "The Nassau," was completed this year, and the foundations for a larger hotel, to cost over two millions, have been laid. This hotel will be seven hundred feet long, with a magnificent front on the boardwalk, and will have terraces and approaches. It will be opened in 1911. Two more casinos and bathing pavilions are being planned. A large number of private dwellings have been erected on the island. All plans for houses must be submitted to a building department, of which Stevenson Constable is the head. Restrictions require that every house shall be built of stucco and concrete and shall have red-tile roofs. One and a half million dollars worth of homes similar to those completed are in course of construction.

Here is a little synopsis in figures of the money already spent or being spent upon the improvement of Long Beach: Sales of lots, \$6,800,000; improvements completed and under way (com-

pany capital), \$4,750,000; buildings completed (outside capital), \$2,550,000; private residences in course of construction, \$1,700,000; buildings for public use in course of construction, \$950,000; hotels in course of construction, \$2,500,000.

The directors of the Paul J. Rainey Pier Company include Senator Reynolds, James W. Wadsworth of Geneseo, Charles G. Miller of the Singer Sewing Machine Company, John G. Hanrahan, of Dean & Sibley, bankers; Charles Phelps of Kean, Van Cortland & Co., John L. de Saulles, president of the company, and Stephen S. Tuthill, secretary of the company. The men behind the Estates of Long Beach include, it may be interesting to know, Frank Bailey, of the Title Guarantee & Trust Company; Joseph Huber, president of the First National Bank of Brooklyn; William S. Hurley, vice-president of the Borough Bank, New York; Robert B. Woodward, vice-president Nassau National Bank, New York; Martin Joost, vice president of the Bond & Mortgage Guarantee Company, New York; Louis Bossert, the Brooklyn lumber merchant; Julian Fairchild, president of the Kings County Trust Company, and Senator William H. Reynolds, who is the president of the Estates of Long Beach.

THE DEAD LINE REMOVED.

The Board of Estimate has ended the uncertainty regarding architectural projections and encroachments over the street line by rescinding the resolutions adopted April 23d governing the width of roadways and sidewalks, and canceling and revoking certain ordinances, resolutions, permits, and licenses allowing encroachments upon the public streets previously granted, and intended to prevent the erection of buildings which would encroach upon streets laid out upon the city map.

These resolutions constituted a virtual dead-line for architects and builders. By prohibiting areaways and stoops beyond the street line, the resolutions came into conflict not only with current practice, but also with the Tenement House Law. In order to obey both laws, builders would have had either to set back the front line of every new building and so reduced the available area of their lots, or they would have had to resort to expensive and difficult expedients in order to make an entrance from the street into the basement of tenement houses, as required by the Tenement House Law. Many other complications appeared which evidently had not been foreseen by the members of the Board of Estimate, whose main purpose had been simply to regulate the width of roadways and sidewalks in streets hereafter to be laid out and opened.

But here the Corporation Counsel entered with an opinion to the effect that all enactments over the street line were illegal, and the sweeping and impracticable resolution of April 23d was the consequence.

A few days later, on coming to a realization of the mischief that had been done, the Board suspended the operation of the resolution and referred the subject to a commission to report on December 23d.

The Commissioners seem to have done little, say the executives of the Allied Interests, who have been efficient in behalf of the public in this matter. The problem was evidently too deep, and they came to the same conclusion that many city officials before them have done, that they had better let it alone.

UPPER WEST SIDE TENDENCIES.

(Continued from page 6.)

came Donald Mitchell to build two handsome single flats in 105th st, near the Boulevard, and then John F. Moore and William R. Powers made their appearance, the former erecting four private houses on the south side of 105th st, between Amsterdam av and the "Boulevard," and the latter a handsome single flat adjoining.

About this time Frank A. Seitz, an East Side builder, seeing the success with which others were operating, built the row of 3-sty dwellings on the west side of Manhattan av, between 105th and 106th sts, which are standing to-day. It is homes like these which cause us to regret that the growth of population and values has made it impossible to build any more of the kind. John and James G. Brown followed and erected no less than eighteen small private houses on Manhattan av, south of 106th st. George Miller put up seven private houses in 103d st, between Columbus and Amsterdam, and Ralph S. Townsend built three on the same block opposite Mr. Miller's. Mr. Townsend also built the two richly ornamented 5-sty stone apartment houses which stand in 105th st next to the West End Presbyterian Church, with his name chiseled on them.

The first builder to erect a 6-sty flat in the neighborhood was Charles A. Fuller. It is the one on the northwest corner of Amsterdam av and 103d st. Mr. Fuller was afterward the builder of the "Endicott" apartment hotel, at the corner of 81st st and Columbus av. Robert Marshall was at one time the largest property owner in the neighborhood. He was at first adverse to selling his property, but the high prices eventually conquered his opposition.

In the year 1886 he had been offering his block fronts on Columbus av for \$40,000, but after five or six years they were worth four times that. Lots in 104th st, between Amsterdam and Columbus avs, sold for \$6,000 in 1885.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS

INDEX.

Where bids may be wanted and by whom. The star (*) indicates where bids are wanted immediately. For further details and particulars see below.

BRICK.

Fabian Construction Co, 3852 Broadway, N Y City, owner, light.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.
Tupples Bros, 1396 Eastern Parkway, Brooklyn, owners, light.
J P Taylor, 258 95th st, Brooklyn, owner.
J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle.
Oliver Scott, John st, Yonkers, N Y, owner.
C J Goodier, Constructing Quartermaster, Fort Hancock, N J, until Jan 15.
Lovell McConnell Manufacturing Co, 365 Market st, Newark, N J, owner.
Lewis Realty & Construction Co, 150 Nassau st, owner.
Louis Infante, 4th st, Passaic, N J, builder.
Kluber & Ryan, 49 8th av, builder.
Hargood Realty & Construction Co, 160 Broadway, owner.
Carnegie Construction Co, 608 W 111th st, owner.
R F Almirall, 51 Chambers st, architect.
City Suburban Homes Co, 281 4th av, owner.
W Albert Swasey, 47 W 34th st, architect.
Irving Judis Building & Construction Co, 215 W 125th st, owner.
The Andrew J Robinson Co, 123 E 23d st, builder.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
L W Gilbert, Essex st, Hackensack, N J, owner.
Schneider & Dieffenbach, 220 Broadway, architects.
Graham Adams Co, 509 Willis av, owner.
Thos D Malcolm Const Co, Rider av and 167th st, owner.
H C Stowe Const Co, 221 Greenpoint av, Brooklyn, builder.
C B Meyers, - Union sq, architect, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Construction Co, Newark, N J, builders.
Teichman Engineering & Construction Co, 1300 Broadway, owner.
Brown Bros, Inc, 33 E 20th st, owner.
Newtown Realty Co, 227 Madison st, owner.
20 W 17th St Const Co, 6-8 W 18th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.

STONE.

Beatty & Stone, 55 Broadway, N Y C, architect, tile blocks.
Fabian Construction Co, 3852 Broadway, N Y C, owner, limestone, marble tile.
Tupples Bros, 1396 Eastern Parkway, Brooklyn, owners, limestone.
J P Taylor, 258 95th st, Brooklyn, owner.
J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle.
Lovell McConnell Manufacturing Co, 365 Market st, Newark, N J, owner.
Louis Infante, 4th st, Passaic, N J, builder, limestone.
Kluber & Ryan, 49 8th av, builder.
Hargood Realty & Construction Co, 160 Broadway, owner.
Carnegie Construction Co, 608 W 111th st, owner.
R F Almirall, 51 Chambers st, architect, local stone.
City Suburban Homes Co, 281 4th av, owner.
W Albert Swasey, 47 W 34th st, architect.
Irving Judis Building & Construction Co, 215 W 125th st, owner.
The Andrew J Robinson Co, 123 E 23d st, builder, tile partitions.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
Schneider & Dieffenbach, 220 Broadway, architects.
Thomas D Malcolm Const Co, Rider av and 167th st, owner, limestone.
H C Stowe Const Co, 221 Greenpoint av, Brooklyn, builder.
C B Meyers, 1 Union Sq, architect, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Const Co, Newark, N J, builder.
Teichman Engineering & Const Co, 1300 Broadway, owner.

Brown Bros, Inc., 33 E 20th st, owner, marble coping, marble stairways.
Newtown Realty Co, 227 Madison st, owner, concrete, vitrified clay and stone coping.
20 W 17th St Const Co, 6-8 W 18th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner, Indiana limestone.

TERRA COTTA.

Fabian Construction Co, 3852 Broadway, N Y C, owner.
Lewis Realty & Construction Co, 150 Nassau st, owner.
Kluber & Ryan, 49 8th av, builder, terra cotta coping.
Carnegie Construction Co, 608 W 111th st, owner, terra cotta coping.
City Suburban Homes Co, 281 4th av, owner, marble coping.
W Albert Swasey, 47 W 34th st, architect, terra cotta coping, terra cotta facing.
Teichman Engineering & Construction Co, 1300 Broadway, owner, terra cotta coping.

ROOFING.

Tupples Bros, 1396 Eastern Parkway, Brooklyn, owners.
J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle, N Y.
Oliver Scott, John st, Yonkers, N Y, owner.
Henry Roth, Kimball av and Trenchard st, Yonkers, N Y, owner.
Lovell McConnell Manufacturing Co, 365 Market st, Newark, N J.
Lewis Realty & Construction Co, 150 Nassau st, owner.
Louis Infante, 4th st, Passaic, N J, builder.
Kluber & Ryan, 49 8th av, builder, slag roof.
Hargood Realty & Construction Co, 160 Broadway, owner.
Carnegie Construction Co, 608 W 111th st, owner, plastic slate roof.
R F Almirall, 51 Chambers st, architect, tile roof.
City Suburban Homes Co, 281 4th av, owner, gravel roof.
W Albert Swasey, 47 W 34th st, architect, gravel roof.
Irving Judis Building & Construction Co, 215 W 125th st, owner, tin roof.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
L W Gilbert, Esset st, Hackensack, N J, owner.
Schneider & Dieffenbach, 220 Broadway, architect.
Graham Adams Co, 509 Willis av, owner.
Thos D Malcolm Const Co, Rider av and 167th st, owner.
H C Stowe Const Co, 221 Greenpoint av, Brooklyn, builder.
C B Meyers, 1 Union Sq, architect, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Const Co, Newark, N J, builders.
Teichman Engineering & Const Co, 1300 Broadway, owner, plastic slate roof.
Brown Bros, Inc, 33 E 20th st, owner, plastic slate roof.
Newtown Realty Co, 227 Madison st, owner, slag roof.
20 W 17th St Const Co, 6-8 W 18th st, owner, slag roof.
Thompson-Starrett Co, 51 Wall st, builder.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.

IRON AND STEEL WORK.

J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle.
Kluber & Ryan, 49 8th av, builder, steel frames.
Carnegie Construction Co, 608 W 111th st, owner, steel frame.
R F Almirall, 51 Chambers st, architect, steel frame.
City Suburban Homes Co, 281 4th av, owner, iron balconies, iron stairs.
W Albert Swasey, 47 W 34th st, architect, steel frame.
Irving Judis Building & Construction Co, 215 W 125th st, owner, steel frame.
The Bottsford-Dickinson Co, 1170 Broadway, builder.

Schneider & Dieffenbach, 220 Broadway, architect.
H C Stowe Construction Co, 221 Greenpoint av, Brooklyn, builder.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Const Co, Newark, N J, builder.
Teichman Engineering & Const Co, 1300 Broadway, owner, steel frame.
Brown Bros, Inc, 33 E 20th st, owner, steel frame, iron stairways.
Newtown Realty Co, 227 Madison st, owner, iron stairs.
20 W 17th St Const Co, 6-8 W 18th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.

FIREPROOFING.

Fabian Construction Co, 3852 Broadway, N Y C, owner.
J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle.
Lovell McConnell Manufacturing Co, 365 Market st, Newark, N J, owner.
Kluber & Ryan, 49 8th av, builder, hollow tile partitions.
City Suburban Homes Co, 281 4th av, owner, De Mann system, concrete floors.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
Schneider & Dieffenbach, 220 Broadway, architect.
H C Stowe Const Co, 221 Greenpoint av, Brooklyn, builder.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Const Co, Newark, N J, builder.
Newtown Realty Co, 227 Madison st, owner.
20 W 17th St Const Co, 6-8 W 18th st, owner.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.

PLUMBING.

Beatty & Stone, 55 Broadway, N Y C, architect.
Tupples Bros, 1396 Eastern Parkway, Brooklyn, owner.
Oliver Scott, John st, Yonkers, N Y, owner.
C J Goodier, Constructing Quartermaster, Ft. Hancock, N J, until Jan. 15.
R C Hollyday, Chief of Bureau, Navy Dept., Washington, D C, until Jan. 22.
Henry Roth, Kimball av and Trenchard st, Yonkers, N Y, owner.
Lewis Realty & Construction Co, 150 Nassau st, owner.
Louis Infante, 4th st, Passaic, N J, builder.
Kluber & Ryan, 49 8th av, builder.
Hargood Realty & Construction Co, 160 Broadway, owner.
Irving Judis Building & Construction Co, 215 W 125th st, owner.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
L W Gilbert, Esset st, Hackensack, N J, owner.
Graham Adams Co, 509 Willis av, owner.
Thos D Malcolm Const Co, Rider av and 167th st, owner.
H C Stowe Construction Co, 221 Greenpoint av, Brooklyn, builder.
C B Meyers, 1 Union Sq, architect, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Const Co, Newark, N J, builder.
Teichman Engineering & Construction Co, 1300 Broadway, owner.
Brown Bros, Inc, 33 E 20th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.

GALVANIZED SHEET IRON, SKYLIGHTS, CORNICES, ETC.

Carnegie Construction Co, 608 W 111th st, owner, galvanized iron, skylights, copper cornices.
R F Almirall, 51 Chambers st, architect, copper cornices.
City Suburban Homes Co, 281 4th av, owner, galvanized iron skylights, stone and copper cornices.

Irving Judis Building & Construction Co, 215 W 125th st, owner, galvanized iron skylights and cornices.
Teichman Engineering & Construction Co, 1300 Broadway, owner, galvanized iron skylights and cornices.
20 W 17th St Const Co, 6-8 W 18th st, owner, glass and iron skylights.

HEATING APPARATUS & SUPPLIES.

Fabian Construction Co, 3852 Broadway, N Y C, owner, steam heat.
J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle.
C J Goodier, Constructing Quartermaster, Ft. Hamilton, N J, until Jan. 15.
Kluber & Ryan, 49 8th av, builder, low-pressure boiler heat.
Carnegie Construction Co, 608 W 111th st, owner, low-pressure steam.
R F Almirall, 51 Chambers st, architect, steam heat.
City Suburban Homes Co, 281 4th av, owner, steam heat.
W Albert Swasey, 47 W 34th st, architect, steam heat.
Irving Judis Bldg. & Const. Co., 215 W 125th st, owner, steam heat.
The Andrew J Robinson Co, 123 E 23d st, builder, heating apparatus.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
H C Stowe Construction Co, 221 Greenpoint av, Brooklyn, builder.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Construction Co, Newark, N J, builder.
Teichman Engineering & Const Co, 1300 Broadway, owner, steam heat.
Brown Bros, Inc, 33 E 20th st, owner, steam heat.
Newtown Realty Co, 227 Madison st, owner, steam heat.
20 W 17th St Construction Co, 6-8 W 18th st, owner, steam heat.
Thompson-Starrett Co, 51 Wall st, builder.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner, steam heat.

ELECTRICAL EQUIPMENT, WIRING & FIXTURES.

C J Goodies, Constructing Quartermaster, Ft. Hancock, N J, until Jan. 15.
James Knox Taylor, supervising architect, Washington, D C, electric conduits, until Jan. 6.
The Andrew J Robinson Co, 123 E 23d st, builder, lighting.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner, electric lighting.

ELEVATORS.

Fabian Construction Co., 3852 Broadway, N Y C, owner.
Kluber & Ryan, 49 8th av, builder.
Hargood Realty & Construction Co, 160 Broadway, owner, dumbwaiter.
City Suburban Homes Co, 281 4th av, owner, dumbwaiters.
The Andrew J Robinson Co, 123 E 23d st, builder, automobile lift, passenger elevator.
Schneider & Dieffenbach, 220 Broadway, architect.
Graham Adams Co, 509 Willis av, owner, dumbwaiters.
Thos D Malcolm Const Co, Rider av and 167th st, owner, dumbwaiters.
C B Meyers, 1 Union Sq, architect, dumbwaiters, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Construction Co, Newark, N J, builder.
Teichman Engineering & Construction Co, 1300 Broadway, owner, dumbwaiters.

PROJECTED BUILDINGS.**Manhattan.****Apartments, Flats and Tenements.**

63D ST, s s, 175 w Amsterdam av, six sty brick and stone tenement, 137.6x87, gravel roof, galvanized iron skylights, terra cotta, stone and copper cornices, iron balconies, marble coping, steam heat, De Mann system concrete floors, iron stairs; cost, \$100,000. Owner, City Suburban Homes Co, 281 4th av; architect, P. H. Ohm, 42 E 23d st. Plan No. 859.

111TH ST, Nos 532-534 W, 8-sty brick and stone apartment house, 83.4x83.10, plastic slate roof, galvanized iron skylights, glazed terra cotta coping, low pressure steam, steel frame, copper cornices; cost, \$225,000. Owner, Carnegie Const Co, 608 W 111th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 856.

Brown Bros, Inc, 33 E 20th st, owner, dumbwaiters.
Newtown Realty Co, 227 Madison st, owner.
20 W 17th St Construction Co, 6-8 W 18th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.

PAINTS.

Beatty & Stone, 55 Broadway, N Y C, architect.
Fabian Construction Co, 3852 Broadway, N Y C, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn owner.
Tupples Bros, 1396 Eastern Parkway, Brooklyn, owner.
J P Taylor, 258 95th st, Brooklyn, owner.
J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle, N Y.
Oliver Scott, John st, Yonkers, N Y, owner.
Henry Roth, Kimball av and Trenchard st, Yonkers, N Y, owner.
Lovell McConnell Manufacturing Co, 365 Market st, Newark, N J, owner.
Lewis Realty & Construction Co, 150 Nassau st, owner.
Louis Infante, 4th st, Passaic, N J, builder.
Kluber & Ryan, 49 8th av, builder.
Hargood Realty & Construction Co, 160 Broadway, owner.
Carnegie Construction Co, 608 W 111th st, owner.
R F Almirall, 51 Chambers st, architect.
City Suburban Homes Co, 281 4th av, owner.
W Albert Swasey, 47 W 34th st, architect.
Irving Judis Building & Construction Co, 215 W 125th st, owner.
The Andrew J Robinson Co, 123 E 23d st, builder.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
L W Gilbert Esset st, Hackensack, N J, owner.
Schneider & Dieffenbach, 220 Broadway, architect.
Graham Adams Co, 509 Willis av, owner.
Thos D Malcolm Construction Co, Rider av and 167th st, owner.
H C Stowe Construction Co, 221 Greenpoint av, Brooklyn, builder.
C B Meyers, 1 Union Sq, architect, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Construction Co, Newark, N J, builder.
Teichman Engineering & Construction Co, 1300 Broadway, owner.
Brown Bros, Inc, 33 E 20th st, owner.
Newtown Realty Co, 227 Madison st, owner.
20 W 17th St Construction Co, 6-8 W 18th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.

HARDWARE.

Beatty & Stone, 55 Broadway, N Y C, architect.
Fabian Construction Co, 3852 Broadway, N Y C, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.
Tupples Bros, 1396 Eastern Parkway, Brooklyn, owners.
J J Crennan, Pres. Board of Education, Mayflower and Summit avs, New Rochelle, N Y.
Oliver Scott, John st, Yonkers, N Y, owner.
Henry Roth, Kimball av and Trenchard st, Yonkers, N Y, owner.
Lovell McConnell Manufacturing Co, 365 Market st, Newark, N J, owner.
Lewis Realty & Construction Co, 150 Nassau st, owner.
Louis Infante, 4th st, Passaic, N J, builder.
Kluber & Ryan, 49 8th av, builder.
Hargood Realty & Construction Co, 160 Broadway, owner.
Carnegie Construction Co, 608 W 111th st, owner.

R F Almirall, 51 Chambers st, architect.
City Suburban Homes Co, 281 4th av, owner.
W Albert Swasey, 47 W 34th st, architect.
Irving Judis Building & Construction Co, 215 W 125th st, owner.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
L W Gilbert Esset st, Hackensack, N J, owner.
Schneider & Dieffenbach, 220 Broadway, architect.
Graham Adams Co, 509 Willis av, owner.
Thos D Malcolm Construction Co, Rider av and 167th st, owner.
H C Stowe Construction Co, 221 Greenpoint av, Brooklyn, builder.
C B Meyers, 1 Union Sq, architect, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Construction Co, Newark, N J, builder.
Teichman Engineering & Construction Co, 1300 Broadway, owner.
Brown Bros, Inc, 33 E 20th st, owner.
Newtown Realty Co, 227 Madison st, owner.
20 W 17th St Construction Co, 6-8 W 18th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.

PLATE GLASS.

Beatty & Stone, 55 Broadway, N Y C, architect.
Fabian Construction Co, 3852 Broadway, N Y C, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.
Tupples Bros, 1396 Eastern Parkway, Brooklyn, owners.
J P Taylor, 258 95th st, Brooklyn, owner.
J J Crennan, Pres. Board of Education, Mayflower & Summit avs, New Rochelle, N Y.
Oliver Scott, John st, Yonkers, N Y, owner.
Henry Roth, Kimball av and Trenchard st, Yonkers, N Y, owner.
Lovell McConnell Manufacturing Co, 365 Market st, Newark, N J, owner.
Lewis Realty & Construction Co, 150 Nassau st, owner.
Louis Infante, 4th st, Passaic, N J, builder.
Kluber & Ryan, 49 8th av, builder.
Hargood Realty & Construction Co, 160 Broadway, owner.
Carnegie Construction Co, 608 W 111th st, owner.
R F Almirall, 51 Chambers st, architect.
City Suburban Homes Co, 281 4th av, owner.
W Albert Swasey, 47 W 34th st, architect.
Irving Judis Building & Construction, 215 W 125th st, owner.
The Bottsford-Dickinson Co, 1170 Broadway, builder.
L W Gilbert Esset st, Hackensack, N J, owner.
Schneider & Dieffenbach, 220 Broadway, architect.
Graham Adams Co, 509 Willis av, owner.
Thos D Malcolm Construction Co, Rider av and 167th st, owner.
H C Stowe Construction Co, 221 Greenpoint av, Brooklyn, builder.
C B Meyers, 1 Union Sq, architect, Jan. 3.
Theodore Starrett Co, 103 Park av, owner.
Maximilian Zipkes, 103 Park av, architect.
The American Concrete Steel Construction Co, Newark, N J, builder.
Teichman Engineering & Construction Co, 1300 Broadway, owner.
Brown Bros, Inc, 33 E 20th st, owner.
Newtown Realty Co, 227 Madison st, owner.
20 W 17th St Construction Co, 6-8 W 18th st, owner.
Thompson-Starrett Co, 51 Wall st, builder.
The Wm T Keogh Amusement Co, Bergen av and 149th st, owner.
Abels Gold Realty Co, 44 Court st, Brooklyn, owner.

AMSTERDAM AV, n w cor 108th st, 6-sty brick and stone tenement, 100.11x89.11, tin roof, galvanized iron skylights and cornices, steam heat, steel frame; cost, \$100,000. Owner, Irving Judis Bldg and Const Co, 215 W 125th st; architect, B W Levitan, 20 W 31st st. Plan No. 860.

179TH ST, s s, 148.9 w Broadway, three 5-sty brick and stone tenements, 50x80; total cost, \$165,000. Owner, Hargood Realty and Const Co, 160 Broadway; architect, John Hauser, 360 W 125th st. The owner is builder. Plan No. 855.

McCOMBS PL, n w cor 152d st, 6-sty brick and stone tenement and store, 85.1 x60.2, plastic slate roof, galvanized iron skylights and cornices, steam heat, terra cotta coping, steel frame; cost, \$75,000; owner, Teichman Engineering & Construction Co., 1300 Broadway; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 866.

RIVERSIDE DRIVE, n e cor 158th st, 9-sty brick and stone apartment, 82x99, plastic slate roof, steam heat, marble coping, steel frame, iron and marble stairways; cost, \$250,000; owners, Brown Bros., Inc., 33 East 20th st; architect, Floyd DeL. Brown, 33 East 20th st. Plan No. 867.

Owner builds.

Hotels.

9TH AV, n w cor 23d st, 3-sty stone and concrete hotel, 40x73.9, tin or plastic slate roof, galvanized iron and glass skylights, steam heat; cost, \$20,000; owner, not given; architects, Neville & Bagge, 217 West 125th st. Plan No. 864.

Chas Beckman, 108 West 18th st, sublessee. Margaret V. C. McNutt, owner of land.

BROADWAY, s e cor 44th st, 13-sty brick and stone hotel, 102x131; cost, \$1,400,000; owner, Chas. E. Rector, 2030

Broadway; architects, D. H. Burnham & Co., Chicago, Ill. Plan No. 865.

Thompson-Starrett Co., 51 Wall st, has contract.

Miscellaneous.

BLACKWELL'S ISLAND, 125 southeast of Penitentiary Bldg, 3-sty brick and stone pathological building, 47x60, tile roof, copper cornices, steam heat, steel frame; local stone; cost, \$46,000. Owner, City of New York; architect, R. F. Almirall, 51 Chambers st. Plan No. 857.

No contract has yet been issued.

19TH ST, Nos. 58-60 E, 2-sty brk shed, 50x62.8, plastic slate roof; cost, \$15,000; owner, The Pocono Co., 126 5th av; architects, R. H. Robertson & Son, 160 5th av. Plan No. 862.

J. Clifford Woodhull, Pres., Seaboard Realty Co., builder.

Stores and Warehouses.

19TH ST, Nos 435-437 W, 4-sty brick and stone warehouse, 49.6x87.11, slag roof, terra cotta coping, low pressure, boiler heat, steel frame, elevator, hollow tile partitions; cost, \$49,000. Owner, Elizabeth Halligan, 120 W 103d st; architect, W. H. Hallock, Jr., 343 Willis av. Plan No. 854.

Kluber & Ryan, 49 8th av, have contract.

HORATIO ST, n e cor Washington st, 6-sty brick and concrete warehouse, 42.4 x87.11, slag roof, steam heat, vitrified clay and stone coping, iron stairs; cost, \$40,000; owner, Newtown Realty Co., 227 Madison st; architect, J. C. Cocker, 2017 5th av. Plan No. 868.

Office and Loft Buildings.

25TH ST, Nos. 137-139 West, 12-sty brick and stone office and loft, 66.4x90; cost, \$185,000; owner, Theodore Starrett Co., 103 Park av; architect, L. C. Maurer, 1493 Broadway. Plan No. 863.

17TH ST, s s, 325 w 5th av, 12-sty brick and stone loft and store, 33.4x85, slag roof, steam heat, glass and iron skylights; cost, \$200,000; owner, 20 West 17th st Construction Co., 6-8 West 18th st; architects, Schwartz & Gross, 347 5th av. Plan No. 869.

Theatres.

48TH ST, n s, 125 e 7th av, —sty theatre, brk and stone, 79x97, gravel roof, terra cotta coping, steam heat, terra cotta facing, steel frame; cost, \$125,000. Owner, 48th Street Theatre Co., 1554 Broadway; architect, W. Abbot Swasey, 47 W 34th st. Plan No. 858.

No contract has yet been issued.

MANHATTAN ALTERATIONS.

ATTORNEY ST, No. 62, sign to — sty store and tenement; cost, \$141; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2839.

ATTORNEY ST, No. 60, sign to — sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2840.

CANAL ST, No. 313, sign to — sty store and tenement; cost, \$81; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2823.

CANAL ST, No. 388, sign to — sty store and tenement; cost, \$60; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2897.

CANAL ST, No. 400, sign to —sty tenement; cost, \$78; lessee, The O J Gude Co, 935 Broadway. Plan No. 2954.

CANNON ST, No. 51, sign to —sty store and tenement; cost, \$264; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2932.

CARMINE ST, Nos. 8-12, sign to —sty tenement; cost, \$210; lessee, The O. J. Gude Co, 935 Broadway. Plan No. 2938.

CATHERINE SLIP, Nos. 17-19, sign to two — sty stores and tenements; cost, \$225; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2803.

CENTRE ST, Nos 29-31, sign to 2-sty store and tenement; cost, \$108; lessee,

The O. J. Gude Co., 935 Broadway. Plan No. 2958.

CHERRY ST, No. 40, sign to — sty tenement; cost, \$240; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2860.

CHERRY ST, No. 25, sign to — sty tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2798.

CHRISTIE ST, No. 132, toilets, partitions, to 5-sty brick tenement and store; cost, \$5,000; owner, I. J. Cahen, care of architect; architects, Gronenberg & Leuchtag, 722 22d st. Plan No. 3005.

CITY HALL PL, No. 26, sign to — sty store and tenement; cost, \$232; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2872.

COLUMBIA ST, No. 34, sign to —sty store and tenement; cost, \$258; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2912.

COLUMBIA ST, Nos. 90-92, partitions to 5-sty tenement and meeting room; cost, \$250; owner, C. Schnur, on premises; architect, O. Reissmann, 30 1st st. Plan No. 2899.

DELANCEY ST, No 148, sign to —sty store and tenement; cost, \$207; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2914.

DELANCEY ST, Nos 182-184, sign to 2-sty store and tenement; cost, \$129; lessee, The O J Gude Co, 935 Broadway. Plan No. 2913.

DELANCEY ST, No. 212, sign to — sty store and tenement; cost, \$111; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2888.

DIVISION ST, Nos 91-93, alter beams, toilets, stairs, to 5-sty brick tenement; cost, \$1,500; owner, Mrs Sarah Mulry, 235 E. Broadway; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2981.

John Gallin & Son, 509 Grand st, has contract.

DOVER ST, Nos 2-8, sign to 4-sty tenement; cost, \$475; lessee, The O. J. Gude Co, 935 Broadway. Plan No. 2903.

DUANE ST, No. 27, sign to — sty store and tenement; cost, \$165; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2825.

EAST ST, Nos 3-5, sign to three — sty stores and tenements; cost, \$189; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2850.

ELDRIDGE ST, No 154, sign to —sty store and tenement; cost, \$121; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2946.

FRANKFORT AND JACOB STS, sign to — sty printing house; cost, \$480; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2859.

FRONT ST, No. 41, sign to — sty store and tenement; cost, \$225; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2851.

GRAND ST, No. 387, alter stage, toilets to 5-sty brick loft; cost, \$1,500; owner, Rudolph Knoetsle, 387 Grand st; architects, Gross & Kleinberger, Bible House. Plan No. 2975.

GRAND ST, s w cor Broadway, sign to —sty store and tenement; cost, \$210; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2955.

GRAND CIRCLE, Nos. 8-9, sign to two — sty stores; cost, \$240; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2836.

GREENWICH ST, No. 169, sign to — sty store and tenement; cost, \$54; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2820.

GREENWICH ST, No. 639, sign to — sty store and tenement; cost, \$72; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2821.

GREENWICH ST, No. 166, sign to — sty store and office; cost \$117; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2819.

HAMILTON PL, n e cor 136th st, sign to —sty store and tenement; cost, \$162;

lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2950.

HENRY ST, No. 57, partitions, stairs, to 5-sty brick tenement; cost, \$800; owner, F. W. Allen, 223 E. 105th st, architect, Chas. E. Reid, 105 E. 14th st. Plan No. 2833.

HENRY ST, No. 57, toilets, partitions to 5-sty tenement; cost, —; F. W. Allen, 223 E. 105th st; architect, Chas. E. Reid, 105 E. 14th st. Plan No. 2833.

LAFAYETTE ST, No. 6, toilets, show windows, to 1-sty brick store; cost, \$1,000; owner, Samuel Green, 45 West 34th st; architect, Louis Falk, 2756 3d av. Plan No. 3006.

LEWIS ST, No. 49, sign to —sty store and tenement; cost, \$261; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2933.

McCOMBS DAM ROAD, s w cor 153d st, sign to — sty store and tenement; cost, \$342; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2822.

MANHATTAN ST, No. 46, windows, toilets, to 5-sty brick tenement; cost, \$3,500; owner, Ernest A. Fairbanks, 271 West 125th st; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 3001.

MARKET SLIP, Nos. 84-90, sign to four — sty stores and tenements; cost, \$408; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2800.

MULBERRY ST, No. 111, toilets, partitions, to two 4-sty tenements; cost, \$3,000; owner, Elizabeth Gallagher, 337 W. 23d st; architect, C. H. Dietrich, 25 W. 42d st. Plan No. 2829.

NEW BOWERY, No. 8, sign to — sty store and tenement; cost, \$180; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2795.

NEW BOWERY, No. 34, sign to — sty store and tenement; cost, \$165; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2794.

NEW CHAMBERS ST, Nos. 75-79, sign to three — sty stores and tenements; total cost, \$115; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2796.

NORTH WILLIAM ST, No. 16, sign to — sty store and tenement; cost, \$30; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2842.

OAK ST, No. 7, sign to — sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2793.

OLIVER ST, Nos. 100-102, sign to two — sty stores and tenements; cost, \$294; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2792.

OLIVER ST, Nos. 81-3, sign to two — sty; cost, \$300; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2864.

PARK PL, Nos. 48-50, stairs, partitions, show windows to 5-sty brick and stone manufactory; cost, \$5,000; owner, Miss E. Redmond, 6 Washington sq; architects, Cross & Cross, 527 5th av. Plan No. 2857.

PITT ST, No. 36, sign to — sty store and tenement; cost, \$150; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2890.

ROOSEVELT ST, No. 58, sign to — sty store and tenement; cost, \$132; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2865.

ROOSEVELT ST, Nos. 90-92, sign to two — sty stores and tenements; cost, \$156; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2796.

ROOSEVELT ST, No. 75, sign to — sty store and tenement; cost \$126; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2797.

UNION SQ, No. 8, sign to — sty store and office; cost \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2787.

UNION SQUARE, No. 6, sign to —sty store and office; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2905.

UNION SQUARE, Nos. 10-12, sign to two — sty stores and office; cost, \$150;

lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2904.

WARREN ST, No. 67, sign to — sty store and office; cost, \$126; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2845.

WASHINGTON ST, s e cor Hubert st, alter floors, beams, to 6-sty brick warehouse; cost, \$600; owner, Percy R. Pyne, 30 Pine st; architect, L. C. Holden, 103 Park av. Plan No. 2979.

WATER ST, No. 341, sign to —sty store and tenement; cost, \$228; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2920.

WEST ST, Nos. 209-210, sign to two — sty stores and tenements; cost, \$138; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2804.

WEST ST, Nos. 207-208, sign to two — sty stores and tenements; cost, \$129; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2805.

WEST ST, No. 226, sign to — sty store and tenement; cost, \$126; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2853.

WEST ST, No. 425, sign to — sty store and tenement; cost, \$63; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2852.

3D ST, Nos 137-139 W, sign to two —sty tenement; cost, \$84; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2926.

6TH ST, No. 800 E, partitions, doors to 4-sty brick tenement and store; cost, \$200; owner, Society Ohel Torah, 802 E 6th st; architects, Gross & Kleinberger, Bible House. Plan No. 2976.

7TH ST, No. 64 East, partitions, alter beams, to 3-sty brick residence; cost, \$2,700; owner, Hon. Harold Spielberg, premises; architect, Alexander Dickson, 33 West 33d st. Plan No. 2983.

Alex. Dickson, 33 West 33d st, has contract.

14TH ST, No. 51 W, sign to —sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2960.

14TH ST, Nos 58-62 East, sign to — sty hotel; cost, \$174; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2830.

23D ST, No. 437 E, sign to — sty store and tenement; cost \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2898.

23D ST, No. 115 E, sign to —sty store and tenement; cost, \$156; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2927.

23D ST, No. 25 W, sign to —sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2924.

24TH ST, Nos. 37-39 West, excavate cellar, alter foundations, to 4-sty brick and stone restaurant and dwelling; cost, \$1,960; owner, D. L. Collazzis, premises; architect, Wm. G. Clark, 438 West 40th st. Plan No. 2995.

26TH ST, No. 36 W, partitions, front walls, to 5-sty brick dwelling; cost, \$4,000; owner, Paul Shatland, c/o architect; architect, John H. Scheler, 314 Madison av. Plan No. 2999.

30TH ST, Nos 30-32 W, partitions, windows to two 4-sty store and office; cost, \$16,000; owner, August Janssen, 34 W. 30th; architect, B. H. Simonson, 315 5th av. Plan No. 2900.

31ST ST, No. 11 E, 4-sty brick and stone front extension, 21.8x8.3, partitions, toilets to 4-sty dwelling; cost, \$25,000; owner, Henry Corn, 347 5th av; architect, M. Zipkes, 103 Park av. Plan No. 2978.

Hedden Const. Co., 1 Madison av, has contract.

34TH ST, No. 156 East, partitions, windows, to 3-sty brick store and apartment; cost, \$12,000; owner, Thomas Daly, 155 East 3d st; architect, Thomas Rowe, 140 West 42d st. Plan No. 2972.

34TH ST, No. 412 E, sign to — sty store and tenement; cost \$210; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2802.

42D ST, No. 348 W, sign to — sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2817.

42d st, No. 162 E, sign to — sty store and tenement; cost, \$102; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2838.

42D ST, No. 202 West, sign to —sty store and tenement; cost, \$80; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2951.

43D ST, Nos. 217-223 East, automobile lift, passenger elevator, heating apparatus, lighting, tile partitions, repainting interior, to 7-sty brick and stone stable and garage; cost, \$50,000; owner, American Express Co., 65 Broadway; architect and builder, The Andrew J. Robinson Co., 123 East 23d st. Plan No. 2984.

45TH ST, No. 25 East, piers, doors, to 4-sty brick dwelling; cost, \$550; owner, not given; architect, Geo. F. Spelman, 143 West 142d st. Plan No. 3,000.

George P. Reinhard, 6 West 28th st, lessee.

46TH ST, No. 28 East, 3-sty brick, concrete front extension, 20.3x5.9, partitions, front walls, show windows, to 5-sty brick dwelling; cost, \$1,800; owner, Henry Phipps Estate, 787 5th av; architect, Robert E. Kelly, 219 East 39th st. Plan No. 2996.

47TH ST, between 7th av and Broadway, sign to —sty store and loft; cost, \$480; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2971.

52D ST, No. 397 East, openings to 5-sty brick tenement; cost, \$100; owner, Dierich Mindermann, 397 East 52d st; architect, Frank Hausle, 81 East 125th st. Plan No. 3004.

54TH ST, No. 146 East, partitions to 4-sty brick tenement; cost, \$100; owner, Duncan Phyfe, Lexington av and 58th st; architect, A. E. Nast, 147 4th av. Plan No. 2988.

58TH ST, No. 229 West, sign to —sty store and office; cost, \$261; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2934.

59TH ST, Nos. 400-406 E, sign to eight — sty store and tenement; cost, \$490; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2841.

59TH ST, Nos. 420-422 East, sign to two —sty stores and tenements; cost, \$273; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2916.

59TH ST, Nos. 318-320 East, sign to four —sty stores and tenements; cost, \$331; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2923

59TH ST, No. 301 W, sign — sty store and tenement; cost, \$270; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2868.

59TH ST, Nos. 308-310 W, sign to two — stores and tenements; cost \$270; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2869.

60TH ST, No. 357 East, tank, to 5-sty brick tenement; cost, \$200; owner, Valentine Spielmann, 351 East 60th st, architect, A. E. Nast, 147 4th av. Plan No. 2987.

60TH ST, Nos. 407-417 East, sign to —sty store and tenement; cost, \$480; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2930.

66TH ST, No. 101 West, sign to —sty store and office; cost, \$475; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2965.

95TH ST, No. 60 West, add 1-sty, partitions, bath room, windows, to 4-sty brick dwelling; cost, \$700; owner, Morris Greenstein, 60 West 95th st; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 2991.

96TH ST, No. 330 W, sign to — sty store and tenement; cost, \$210; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2816.

96TH ST, No. 330 West, sign to —sty store and tenement; cost, \$210; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2948.

113TH ST, Nos. 234-236 East, partitions to 5-sty brick store and tenement; cost, \$35; owner, Maria Spinnelli, 320 East

113th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2974.

116TH ST, No. 302 W, sign to — sty store and tenement; cost, \$219; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2875.

125TH ST, No. 76 W, sign to — sty store and tenement; cost, \$72; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2815.

125TH ST, Nos. 233-235 W, sign to two — sty stores and tenements; cost, \$224; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2879.

125TH ST, Nos. 35-41 W, sign to four — sty stores and offices; cost, \$300; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2880.

125TH ST, Nos. 67-69 West, sign to —sty store and office; cost, \$270; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2921.

125TH ST, Nos. 239-241 West, sign to two —sty store and tenement; cost, \$300; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2956.

125TH ST, Nos. 155-163 W, sign to five — sty stores and tenements; cost, \$270; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2889.

156TH ST, No. 7 West, sign to —sty store and tenement; cost, \$455; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2967.

127TH ST, No. 546 W, sign to — sty tenement; cost, \$240; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2895.

129TH ST, Nos. 613-615 W, sign to two — sty stores and tenements; cost, \$150; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2814.

159TH ST, No. 474 West, iron columns, girders, to 4-sty brick stable; cost, \$4,000; owner and architect, The Consolidated Gas Co., 4 Irving pl. Plan No. 2989.

Owner has contract.

AV C, No. 42, partitions, skylights, front wall to 3-sty brick and stone dwelling and store; cost, \$300; owner, Morris Lustig, on premises; architect, B. Z. Stanger, 150 Nassau st. Plan No. 2973.

BROADWAY, No. 1565, sign to —sty store and tenement; cost, \$105; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2947.

BROADWAY, No. 334, sign to —sty office; cost, \$300; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2911.

BROADWAY, Nos. 1431-1433, sign to —sty store and tenement; cost, \$300; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2963.

BROADWAY, s e cor 23d st, sign to —sty hotel; cost, \$475; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2907.

BROADWAY, Nos. 1335-1341, sign to four —sty stores and tenements; cost, \$350; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2968.

BROADWAY, No. 1382, sign to —sty store and tenement; cost, \$76; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2906.

BROADWAY, No. 1349, sign to —sty store; cost, \$246; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2941.

BROADWAY, No. 1544, sign to —sty store and tenement; cost, \$450; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2964.

BROADWAY, No. 1122, sign to —sty store and office; cost, \$240; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2908.

BROADWAY, No. 1476, sign to —sty restaurant; cost, \$485; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2966.

BROADWAY, No. 1418, sign to —sty store and tenement; cost, \$450; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2942.

BROADWAY, No. 1380, sign to —sty store and tenement; cost, \$150; lessee, The

O. J. Gude Co., 935 Broadway. Plan No. 2939.

BROADWAY, No. 1380, sign to --sty store and tenement; cost, \$480; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2970.

BROADWAY, Nos. 1841-1843, sign to two --sty stores; cost, \$150; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2959.

BROADWAY, Nos. 724-726, sign to two --sty store and tenement; cost, \$400; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2928.

BROADWAY, Nos. 2144-2146, sign to two --sty store and tenement; cost, \$123; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2953.

BROADWAY, No. 679, bake oven, plumbing, to 5-sty brick store and loft; cost, \$5,000; owner, A. Walpin, 83 Forsyth st; architects, Gronenberg & Lenchtog, 7 West 22d st. Plan No. 2977.

BROADWAY, Nos. 1345-1347, sign to two --sty stores; cost, \$150; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2945.

BROADWAY, Nos. 1662-1664, sign to three --sty stores; cost, \$180; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2944.

BROADWAY, No. 2188, sign to --sty stores and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2952.

BROADWAY, Nos. 1551-1553, sign to two --sty restaurant; cost, \$450; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2969.

BROADWAY, Nos. 1552-1554, sign to two --sty stores and tenement; cost, \$450; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2940.

BROADWAY, No. 1218, sign to --sty store and office; cost, \$278; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2788.

BROADWAY, Nos. 1372-8, sign to four --sty stores and offices; cost, \$255; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2858.

BROADWAY, Nos. 1552-1554, 2-sty brick front extension, 34.4x4, stairs, partitions, columns, to two 4-sty brick stores, offices and apartments; cost, \$4,500; owner, Thomas J. Stewart, 604 Bergen av, Jersey City, N. J.; architect, Herman Kreitler, 45 Clinton st, Newark. Plan No. 3003.

BROADWAY, No. 848, sign to --sty store; cost, \$31; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2863.

BROADWAY, Nos. 3246-50, sign to --sty tenement; cost, \$297; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2892.

BROADWAY, No. 2124, sign to --sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2893.

BROADWAY, e s, 102 s 42d st, sign to two --sty stores and tenements; cost, \$171; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2874.

BROADWAY, Nos. 3230-36, sign to four --sty tenements; cost, \$453; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2894.

BROADWAY, Nos. 63-65, erect pent house to two 5-sty offices; cost, \$1,000; owner, American Express Co., 65 Broadway; architect and builder, The Andrew J. Robinson Co., 123 East 23d st. Plan No. 2985.

BROADWAY, Nos. 656-658, partitions, to 12-sty brick and stone loft and office; cost, \$1,800; owner, E. K. Rossiter, 110 East 23d st; architects, Rossiter & Wright, 110 East 23d st. Plan No. 2986.

Jeans & Taylor, 59 Carmine st, have contract.

BROADWAY, Nos. 1364-1370, sign to four --sty stores and offices; cost, \$462; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2993.

COLUMBUS AV, Nos. 127-9, sign to two --sty stores and tenements; cost, \$150; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2867.

LEXINGTON AV, No. 227, alter stalls, partitions, windows, to 2-sty brick stable; cost, \$1,500; owner, J. M. English, 317 Broadway; architect, A. H. Hillers, 1358 Broadway. Plan No. 3002.

LEXINGTON AV, Nos. 1934-1936, sign to two --sty stores and tenements; cost, \$120; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2992.

LEXINGTON AV, No. 717, partitions, plumbing fixtures, show windows, to 3-sty brick residence; cost, \$1,600; owner, Carrie M. Schwab, 8 East 74th st; architect, Harry G. Wiseman, 17 West 42d st. Plan No. 2980.

LEXINGTON AV, No. 81, sign to --sty store and tenement; cost, \$96; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2789.

PARK AV, No. 1691, sign to --sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2807.

PARK AV, No. 1649, sign to --sty store and tenement; cost, \$111; lessee, The O. J. Gude Co., No. 935 Broadway. Plan No. 2808.

PARK AV, n e cor 107th st, sign to --sty hall; cost, \$459; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2878.

PARK AV, No. 1824, sign to --sty store and tenement; cost, \$66; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2806.

PARK ROW, No. 75, sign to --sty store and tenement; cost, \$57; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2957.

WEST BROADWAY, Nos. 487-489, sign to two --sty stores and tenement; cost, \$72; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2919.

WEST BROADWAY, s w cor Grand st, sign to --sty store and tenement; cost, \$105; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2910.

WEST BROADWAY, No. 219, sign to --sty store and office; cost, \$51; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2844.

WEST BROADWAY, No. 5, sign to two --sty stores and offices; cost, \$156; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2846.

WEST BROADWAY, No. 546, 1-sty brick centre extension, 5.6x5.6, toilets, to --sty brick hotel; cost, \$400; owner, not given; architect, Jean Mazeau, 2331 Gleason av, Bronx. Plan No. 2994.

A. Le Marchand, 39 East 8th st, plumbing.

WEST BROADWAY, No. 227, sign to --sty store and office; cost \$45; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2885.

WEST BROADWAY, No. 248, sign to --sty store and tenement; cost, \$60; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2843.

1ST AV, Nos. 275-277, toilets, partition, to two 4-sty tenements; cost, \$5,000; owner, Max Canno, 220 1st av; architect, H. Regelmann, 133 7th st. Plan No. 2901.

1ST AV, n e cor 60th st, sign to --sty store and tenement; cost, \$300; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2929.

1ST AV, No. 1582, partitions to 5-sty brick tenement and store; cost, \$600; owner, J. Land, on premises; architect, Henry Klein, 505 E. 15th st. Plan No. 2828.

2D AV, No. 655, 1-sty brick rear extension, 24.8x54.4, partitions, windows, front wall, to 3-sty brick store and tenement; cost, \$5,000; owners, Mayer Zalka and Chas. Kramer, 238 E. 51st st; architect, Abraham Berres, 136 Amboy st, Brooklyn. Plan No. 2831.

3D AV, Nos. 25-7, sign to two --sty stores and tenements; cost, \$126; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2861.

3D AV, No. 2333, sign to --sty store and tenement; cost, \$81; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2790.

3D AV, Nos. 2328-2330, sign to two --sty stores and tenements; cost, \$81; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2791.

3D AV, Nos. 656-658, sign to two --sty stores and tenements; cost, \$201; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2887.

3D AV, No. 654, sign to --sty store and tenement; cost, \$48; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2862.

3D AV, No. 2334, sign to --sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2877.

3D AV, No. 2311, sign to --sty store and tenement; cost, \$81; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2918.

4TH AV, s e cor 15th st, sign to --sty hotel; cost, \$207; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2935.

5TH AV, No. 586, partitions, windows, etc., to 4-sty brick and stone store and loft; cost, \$25,000; owners, A. Lowenbein Soris, 383 5th av; architects, Denby & Nute, 333 4th av. Plan No. 2830.

5TH AV, No. 95, erect gallery, dumb waiter and shaft, to 10-sty brick and stone loft and store; cost, \$800; owner, Mrs. May C. Dodge, 70 Worth st; architects, Maynicke & Franke, 298 5th av. Plan No. 2982.

6TH AV, Nos. 523-523½, sign to two --sty stores and tenement; cost, \$96; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2917.

6TH AV, Nos. 600-602, sign to two --sty stores and tenements; cost, \$69; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2886.

6TH AV, No. 104, sign to --sty store and tenement; cost, \$60; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2896.

6TH AV, No. 195, sign to --sty store and tenement; cost, \$55; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2849.

6TH AV, No. 442, alter show window, beams, to 4-sty brick store and office; cost, \$1,000; owner, Walter J. Salomon, 17 East 42d st; architects, Hedman & Schoen, 25 West 42d st. Plan No. 2997.

7TH AV, Nos. 128-132, sign to --sty tenement and store; cost, \$261; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2848.

7TH AV, n e cor 125th st, sign to --sty store and tenement; cost, \$400; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2961.

7TH AV, No. 598, sign to --sty store and loft; cost, \$450; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2962.

7TH AV, n w cor 125th st, sign to --sty store and bowling alley; cost, \$490; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2915.

7TH AV, n w cor 23d st, sign to --sty store and tenement; cost, \$141; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2922.

7TH AV, 598, sign to --sty store and tenement; cost, \$192; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2943.

7TH AV, Nos. 792-796, sign to three --sty stores; cost, \$180; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2847.

7TH AV, Nos. 224-226, sign to two --sty stores and tenements; cost, \$144; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2876.

7TH AV, No. 586, sign to --sty store and tenement; cost, \$84; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2881.

8TH AV, No. 2231, sign to --sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2826.

8TH AV, Nos. 209-215, sign to four --sty stores and tenements; cost, \$225; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2856.

8TH AV, No. 255, sign to — sty store and tenement; cost, \$60; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2834.

8TH AV, n w cor 126th st, 1-sty brick rear extension, 6x25, partitions, iron columns, plumbing to 5-sty brick tenement; cost, \$6,500; owner, I. Braseman, 2353 8th av; architect, L. F. J. Weiher, 271 W. 125th st. Plan No. 2832.

8TH AV, No. 338, sign to — sty store and tenement; cost, \$117; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2835.

8TH AV, No. 2053, sign to — sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2837.

8TH AV, No. 2919, sign to — sty store and tenement; cost, \$249; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2870.

8TH AV, No. 2922, sign to — sty store and tenement; cost, \$243; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2871.

8TH AV, Nos. 2120-2128, sign to five — sty stores and tenements; cost, \$417; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2883.

8TH AV, Nos. 2123-2125, sign to two — sty stores and tenements; cost, \$360; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2884.

8TH AV, Nos. 970-982, sign to seven — sty stores and tenements; cost, \$495; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2882.

8TH AV, No. 528, sign to — sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2891.

8TH AV, No. 2921, sign to — sty store and tenement; cost, \$177; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2824.

8TH AV, Nos. 2352-6, sign to three — sty stores and tenements; cost, \$156; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2818.

8TH AV, Nos. 2072-2076, sign to three — sty stores and tenements; cost, \$345; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2811.

8TH AV, No. 2077, sign to — sty store and tenement; cost \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2812.

8TH AV, No. 2083, sign to — store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2813.

8TH AV, Nos. 2057-2059, sign to two — sty stores and tenements; cost, \$147; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2810.

8TH AV, No. 60, sign to — sty store and tenement; cost, \$129; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2936.

9TH AV, Nos. 807-809, sign to two — sty stores and offices; cost, \$99; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2909.

9TH AV, No. 472, partitions, toilets, to 4-sty brick tenement; cost, \$500; owner, New Amsterdam Realty Co., 626 8th av; architect, S. Wissenberg, 271 West 40th st. Plan No. 2998.

9TH AV, No. 476, sign to — sty store and tenement; cost, \$75; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2854.

9TH AV, No. 441, sign to — sty store and tenement; cost, \$72; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2855.

9TH AV, No. 338, partitions, to 4-sty brick store and tenement; cost, \$400; owner, Geo. F. Martens, 71 Nassau st; architect, W. E. Savage, 37 Liberty st. Plan No. 2990.

10TH AV, No. 314, sign to — sty store and tenement; cost, \$120; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2949.

10TH AV, Nos. 842-850, sign to five — sty stores and tenements; cost, \$32; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2937.

11TH AV, s e cor 23d st, sign to — sty store and tenement; cost, \$117; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2931.

11TH AV, n e cor 23d st, sign to — sty store and tenement; cost, \$87; lessee, The

O. J. Gude Co., 935 Broadway. Plan No. 2873.

11TH AV, No. 198, sign to — sty store and tenement; cost, \$144; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2866.

13TH AV, s e cor 24th st, sign to — sty store and tenement; cost, \$126; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2801.

13TH AV, Nos. 156-158, sign to two — sty store and tenement; cost, \$180; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2902.

13TH AV, Nos. 156-158, sign to two — sty store and shop; cost, \$312; lessee, The O. J. Gude Co., 935 Broadway. Plan No. 2925.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

187TH ST, n e cor Park av, 5-sty brick tenement, 34x90, plastic slate roof; cost, \$30,000; owners, McCarthy & Macy, 907 Faile st; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 1337.

PARK AV, e s, 34 n 187th st, two 4-sty brick tenements, 34.3x69, plastic slate roof; cost, \$50,000; owners, McCarthy & Macy, 907 Faile st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1338.

FOX ST, n w cor 167th st, 5-sty brick tenement, 48.7x86, tin roof; cost, \$35,000; owner and architect, Jas. C. Gaffney, 1148 Tiffany st. Plan No. 1340.

FOX ST, w s, 48.6 n 167th st, 5-sty brick tenement, 40x93, tin roof; cost, \$28,000; owner, Jas. C. Gaffney, 1148 Tiffany st; architect, Edw. J. Clark, 83 West 125th st. Plan No. 1341.

HOME ST, n s, 66.7 w Prospect av, 4-sty brick tenement, 49.11½x96.7, slag roof; cost, \$35,000; owners, Thos. H. Tully Construction Co., Thos. H. Tully, 1473 Longfellow av, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 1350.

TOWNSEND AV, w s, 175 n 175th st, two 4-sty brick tenements, 30x85, plastic slate roof; total cost, \$36,000; owners, Brandt & Gartelman, Inc., 2521 Grand av; architect, John Brandt, 271 West 125th st. Plan No. 1353.

156TH ST, n w cor Fox st, one 5 and two 4-sty brick tenements, 34 and 33x90x68; total cost, \$80,000; owner, Haase & Lippman Construction Co; architect, L. F. J. Weiner, 271 West 125th st. Plan No. 1358.

Geo. J. Lippman, 288 Brook av, is president.

186TH ST, n s, 150 e Park av, 5-sty brick tenement, 50x87; cost, \$40,000; owner, Chas. R. Farnolo, 45 East Houston st; architect, Sam'l Sass, 23 Park Row. Plan No. 1360.

Dwellings.

VALENTINE AV, e s, 305 n 198th st, three 2-sty brick dwellings, 21x55, tin roof; total cost, \$24,000; owners, Geo. E. Schmid Realty & Construction Co.; architect, Franz Wolfgang, 535 East 177th st. Plan No. 1339.

Geo. E. Schmid, 1924 Daly av, president.
BOSTON ROAD, s e cor 180th st, 2-sty frame dwelling, 21.2x40, tin roof; cost, \$3,000; owner Chas. Weigle, 180th st and Bronx River; architect, Louis Falk, 2756 3d av. Plan No. 1343.

180TH ST, s s, 40 e Boston road, 2-sty frame dwelling, 40.3x48, tin roof; cost, \$3,500; owner, Chas. Weigle, 180th st and Bronx River; architect, Louis Falk, 2756 3d av. Plan No. 1345.

VALLE AV, e s, 715 n 254th st, 2-sty brick dwelling, 22x23, tin roof; cost, \$1,500; owner, Wm. H. McDonald, 81 North Elliot pl, Brooklyn; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1356.

MINNEFORD AV, e s, 175 n Cross st, 1½-sty frame dwelling, 18x31.6, shingle roof; cost, \$1,000; owner, Jas. H. Norris,

568 Minneford av; architects, S. H. Booth & Sons, City Island. Plan No. 1351.

183D ST, n s, 49.3 e Loring pl, two 2½-sty frame dwellings, 26x40, slate roof; total cost, \$18,000; owner, Wm. C. Bergen, on premises; architect, Chas S. Clark, 445 Tremont av. Plan No. 1354.

LORING PL, e s, 111 n 183d st, two 2½-sty brick dwellings, 23x40, shingle roof; total cost, \$18,000; owner, Wm. C. Bergen, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1355.

KATONAH AV, e s, 50 s 242d st, two 2-sty and attic frame dwellings, 20.4x41; total cost, \$9,000; owner, Ernest Keller, Walton av and 176th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 1359.

FOX ST, e s, 260s 167th st, 3-sty brick dwelling, 20x55; cost, \$4,000; owner, Jas. C. Gaffney, 930 East 167th st, architect, Edw. J. Clark, 920 East 167th st. Plan No. 1357.

GRAND BOULEVARD & CONCOURSE, e s, 59.07 s 175th st, 4.4x23x52.10, 2½-sty brick dwelling, slate roof; cost, \$7,000; owner and architect, Albert E. Davis, 258 East 138th st. Plan No. 1347.

Miscellaneous.

INDEPENDENCE AV, w s, 30 n 227th st, granite and brick monument, 100 ft. in height; cost, \$40,000; owner, City of New York, James Douglas, 99 John st, chairman Hudson Monument Commission; architects, Babb, Cook & Welch, 3 West 29th st. Plan No. 1348.

CONCOURSE, e s, 100 n Burnside av, 2-sty brick garage, 50x95, slag roof; cost, \$20,000; owner, John J. Fox, 1908 Bathgate av; architect, John E. Kerby, 481 5th av. Plan No. 1346.

135TH ST, n e cor Canal pl, 1-sty frame shed, 42x18; cost, \$250; owner and architect, La Spina Stone Co., on premises. Plan No. 1352.

Stores and Dwellings.

MORRIS PARK AV, n s, 185.10 w Unionport road, three 1-sty brick stores and dwellings, 15x20x65, tin roof; total cost, \$12,000; owner, Chas. Forbach, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 1342.

BOSTON ROAD, e s, 21.2 s 180th st, 2-sty frame stores and dwelling, 46.2x48.2, tin roof; cost, \$35,000; owner, Chas. Weigle, 180th st and Bronx River; architect, Louis Falk, 2756 3d av. Plan No. 1344.

185TH ST, n s, 40.5 e Bassford av, 4-sty brick stores and tenement, 30.7x43.7½, slag roof; cost, \$22,000; owner, Patrick B. Egan, 65 East 8th st; architect, Frederick E. Hill, 346 Broadway. Plan No. 1349.

BRONX ALTERATIONS.

BRUNNER AV, No. 4169, 1-sty frame extension, 6.3x4, partitions to 2-sty frame dwelling; cost, \$2,000; owner, Wm. Boettcher, 1800 Edenwald av; architect, Emil Picart, 4159 Wichham av. Plan No. 594.

CASTLE HILL AV, w s, 50 s Hermany av, move 2-sty frame store and dwelling; cost, \$600; owner, L. E. Field, 96 Broadway; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 592.

CASTLE HILL AV, n w cor Gleason av, move 2½-sty frame dwelling; cost, \$500; owner, Ottilie Englert, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 588.

ELLIS AV, s s, 100 w Castle Hill av, move 2-sty frame dwelling; cost, \$1,000; owner, Frank Gass, 2215 Westchester av; architect, B. Ebeling, 1136 Walker av, Plan No. 589.

KING AV, e s, 150 s Beach st, 1-sty frame extension, 25x16, to 1-sty frame stable; cost, \$150; owner, Edw. Carlete, on premises; architect, Chas. S. Clark, 445 Tremont av. Plan No. 593.

AV ST JOHN, No. 903, 1-sty brick extension, 11.10x19.8, to 4-sty brick tene-

ment; cost, \$1,000; owner, J. M. Leuchtag, on premises; architect, A. J. H. Leuchtag, 7 West 22d st. Plan No. 591.

TREMONT AV, s s, 237 e Public pl, Unionport, 1-sty frame extension, 20x10, to 2-sty frame dwelling; cost, \$600; owner, Geo. Costar, on premises; architect, Franz Wolfgang, 535 East 177th st. Plan No. 590.

WEBSTER AV, e s, 128.53 s Kingsbridge rd, partitions, etc., to 2-sty frame amusement; owner, Nathan J. Smith, 28 West 119th st; architect, 961 Stebbins av. Plan No. 587.

ADVANCE REPORTS.

New Haven's \$1,125,000 Hotel.

NEW HAVEN, CONN.—V. J. Hedden & Sons, 1 Madison av, New York City, will have full charge of construction of the new hotel which will occupy the site of the present New Haven House fronting 110 ft. in Chapel st, extending 235 ft. in the rear in College st, New Haven. It will be about 10 stories high, of brick, steel and concrete, with limestone trimmings strictly fireproof. All the details of the various floors have not been perfected at this time, but it is planned to have the building provide 300 rooms, single and in suites of two to six rooms each, nearly all being fitted up with private baths. The top floor will be fitted up for a dining and convention hall, with a seating capacity of 1,000. Provision will also be made for several club rooms, with private dining rooms attached. Four passenger elevators, and plants for lighting, heating, refrigerating and pneumatic cleaning will be installed. The estimated cost is about \$1,125,000. The plans for the building are by Architect Frank M. Andrews of 1 Madison av, New York City, and Frank S. Butterworth of this city is the local representative of the syndicate which will erect the building. It will be called the "Taft Hotel."

Contract for Municipal Building Awarded.

CITY HALL SQUARE—Bridge Commissioner Stevenson, a few hours after learning of the decision of Judge Dowling refusing to continue the injunction obtained by William J. Schieffelin to restrain the city and the Bridge Commissioner from accepting a bid for certain work on the proposed Municipal Building, in City Hall Square, awarded to the Thompson-Starrett Company the held-up contract for \$5,895,000. This contract is for the completion of the substructure and the erection of the superstructure of the building, which work the contractors promised yesterday would be done with all possible speed.

Building for Times Square.

BROADWAY—Clinton & Russell, 32 Nassau st, will prepare plans for the new office and store building which is soon to be erected at the northeast corner of Broadway and 42d st. The property, which is owned by the Astor estate, has been released to a syndicate for a term of twenty-one years at an aggregate rental of \$2,100,000. The building will be the main headquarters of the United Cigar Stores Co. The site fronts 112 ft in 42d st, and 104 ft on Broadway, approximately 12,500 sq ft.

New Factory for Scott & Bowne.

WATSESSING, N. J.—Scott & Bowne, manufacturers of Scott's Emulsion, New Chambers and Pearl sts, N. Y. C., have purchased a large plot at Watsessing, N. J., where a large factory will be built costing \$175,000. The site purchased is 200x350 ft. The new building will occupy

150x250 ft. of the plot, will be 5-stys, of re-enforced steel and concrete construction containing about 180,000 sq. ft. of space. The American Concrete Steel Construction Co. of Newark, N. J., has received the general contract.

Fulton Monument Competition.

RIVERSIDE PARK.—The Robert Fulton Monument Association, No. 3 Park Row, has selected the following architects for the final competition to close on Feb. 15, 1910, for the new Fulton memorial monument which is to be erected in Riverside Park, 114th and 116th sts, to cost in the neighborhood of \$2,500,000. The list includes Mills & Greenleaf, 345 5th av, N. Y. C.; Chas. P. Huntington, 18 West 31st st, N. Y. C.; Lawrence F. Peck and Ford, Stewart & Oliver (associated), 103 Park av, N. Y. C.; J. H. Freedlander, 244 5th av, N. Y. C.; Bosworth & Holden, 1170 Broadway, N. Y. C.; Herbert Scott Olin, Watertown, N. Y.; H. Van Buren Magonigle, 7 West 38th st, N. Y. C.; Albert Kelsey & Paul Cret, Philadelphia, Pa.; Heacock & Hokanson, Philadelphia, Pa.

Plans for 20th Street Loft About Ready.

20TH ST., N. Y. C.—Plans are about completed for the 12-sty fireproof iron building, 108x100 ft., which the Fabian Construction Co., 3852 Broadway, is to erect at Nos. 40, 42 and 44 West 20th st, at a cost of about \$400,000. The exterior will be of light brick, limestone and terracotta. Messrs. Schwartz & Gross, 347 5th av, are the architects. Mr. G. Aus, 11 East 24th st, will be the steel engineer. Mr. M. Crystal, 319 West 89th st, is president of the company.

Plans Completed for \$750,000 Apartment.

RIVERSIDE DRIVE.—The Emsworth Construction Co. will soon begin work on the new 12-sty elevator apartment house at the north corner of Riverside drive and 113th st. The building will have a frontage of 75x92.9 ft. and is estimated to cost \$750,000. Neville & Bagge, 217 West 125th st, are the architects.

Apartments, Flats and Tenements.

HORATIO ST, N. Y. C.—M. Littman, 243 West 46th st, owner, will improve the two 5-sty tenements No. 4 Horatio st, from plans by J. H. Knubel, 318 West 42d st.

2D AV, N. Y. C.—Louise Geis, 451 West End av, owner, will make extensive alterations to the two 5-sty tenements Nos. 487-489 2d av, from plans by A. L. Kehoe, 1 Beekman st.

BROADWAY, N. Y. C.—The Trinity Studio Co., 524 Willis av, will erect at the southwest corner of Broadway and 153d st a 5-sty flat, 24.11x90 ft., to cost \$40,000. Emery Roth, 20 East 42d st, is making the plans.

150TH ST, N. Y. C.—Joseph Friedman, 139th st and Broadway, owner, contemplates the construction of a 6-sty brick, stone and steel apartment house, 130x83 ft., in the south side of 150th st, 125 ft. west of Broadway.

18TH ST, N. Y. C.—C. B. Meyers, architect, 1 Union sq, will take figures about Jan. 3 for the 6-sty 18-family tenement, 25x79 ft., which Chas. Roffman (baker), 148 Forsythe st, will erect at 350 West 18th st, costing \$25,000.

179TH ST, N. Y. C.—The Hargood Realty & Const. Co., 160 Broadway, will erect in the south side of 179th st, 148.9 ft. west of Broadway, three 5-sty buildings, 50x80 ft., to cost a total of \$165,000. J. Hauser, 360 East 125th st, is making plans.

YONKERS, N. Y.—Architect J. A. Watson, Phillipsburgh Building, Yonkers, has prepared plans for a 4-sty brick 24-

family tenement, 50x98 ft., for Oliver Scott, of John st, to be erected on Overlook Terrace, at a cost of \$40,000. The owner builds.

153D ST, N. Y. C.—Graham Adams Co., owner, 509 Willis av, will soon erect in the south side of 153d st, 195 ft. east of Melrose av, a 5-sty 28-family tenement, 50x87 ft., to cost \$40,000. Schaefer & Jaeger, 461 Tremont av, have completed plans. The owner takes all bids.

PASSAIC, N. J.—Michael Blanda, 145 Passaic st, owner, will erect from plans by A. Preiskel, Hobart Trust Building, two 4-sty brick and limestone attached tenements in 4th st, 150 ft. west of Passaic st, to cost about \$22,000. Louis Infante, at the premises, is the general contractor.

WALTON AV, N. Y. C.—Thos. D. Malcolm Const. Co., Rider av and 167th st, will erect on the west side of Walton av, 180 ft. south of 161st st, Bronx, a 5-sty brick and limestone tenement, 52x89 ft., to cost \$50,000. H. Howell, 149th st and 3d av, architect. The owner builds and awards all subcontracts.

165TH ST, N. Y. C.—Plans have been completed by Sommerfeld & Steckler, 19 Union sq, for the 5-sty brick and terracotta tenement, 40x90 ft., which the Lewis Realty & Const. Co., 150 Nassau st, owner and builder, is to erect at the northwest corner of 165th st and Morris av, Bronx, to cost about \$45,000.

CRESTON AV, N. Y. C.—Henry Roth, owner, Kimball av and Trenchard st, Yonkers, N. Y., will soon erect two 9-family tenements, 4-stys, 39x90 ft., on the west side of Creston av, 272 ft. north of 183d st, Bronx, to cost a total of \$50,000. J. J. Vreeland, architect, 2019 Jerome av, has completed plans. The owner takes all bids.

EAST HARTFORD, CONN.—Plans are nearly completed for the new block to be erected in Main st, East Hartford, by J. A. Whitney, 40x74 ft., 4-stys, of pressed brick, sandstone trim, gravel roof, iron beams and girders, plate glass, metal ceilings, gas and electric lights, steam heat and other conveniences. It will be arranged for three stores. The owner will receive the bids.

BRIDGEPORT, CONN.—Architect Arthur S. Meloy, of Bridgeport, has been commissioned to prepare plans for fifteen apartment houses to be built in Butler st, between State st and Fairfield av, for Philip Stein and others. Each building will be 3-stys, of pressed brick, 40x57 ft., gravel roofs and limestone trimmings, steam heat, gas and electric lights, tile vestibule and marble wainscoting, speaking tubes, etc. The plans for the foundation of the first structure will be put out for figures at once.

BROOKLYN, N. Y.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for four 4-sty apartment houses to be erected on East 21st st, 100 ft. from Beverley road, for the Abels-Gold Realty Co., owners. Each house will be 24x84 ft., having four families in all. The facade of the buildings will be richly designed in an Elizabethian style. The fronts will comprise a tapestry brick back ground, laid up in several different bonds, such as English, Dutch and Flemish and trimmed in Indiana limestone. Steam heat, electric lighting, wall safes, garbage closets, etc., will be some of the equipments.

Banks.

DANBURY, CONN.—The City National Bank has purchased the Eli Pakullski property adjoining the United Bank Building in Main st. The new owners have no definite plans for the improvement of the property.

NEW HAVEN, CONN.—At a meeting of the directors of the Mechanics Bank

it was voted to appoint Arthur B. Treat, of the Sperry & Treat Co., general contractors, agent for the bank in the construction of the \$100,000 banking house at the corner of Church and Center sts. Mr. Treat will have full charge of the building operations and will secure bids for such contracts as are necessary. The building will be constructed of Vermont marble, 40x70 ft. The interior will be finished in marble and will be provided with marble floors and counters and a large amount of bronze grill work. Operations will start about May, 1910. The plans are by Architect L. W. Robinson, of New Haven.

Churches.

LENOX, MASS.—Wm. Donohue, of Springfield, has been engaged by the Trus. of St. Ann's R. C. Church to prepare plans for a new edifice.

ALBANY, N. Y.—Architect Schade, who is preparing plans for the building of the First Church of the Evangelical Association, is hurrying the work so as to advertise for proposals after the first of the year.

PORT JEFFERSON, L. I.—The Presbyterian Church of Port Jefferson, Rev. A. M. Elliott, pastor, is to have a new edifice, 2½ stories, 106x60 ft., brick and limestone, to cost \$25,000. Fred A. Cooper, 105 Meigs Building, Bridgeport, Conn., is the architect. Chas. E. Langeneger, Beach st, Port Jefferson, has the contract for foundation.

NEWARK, N. J.—Three of the churches of the North End are planning to build new edifices during next year. The Summerfield Methodist Episcopal Church at a recent meeting appointed a committee to select a new site. Rev. J. F. Maschman is pastor. The Emmanuel Baptist Church has obtained a lot on Montclair av, corner of Clifton, and will erect a new church in the early spring. The Forest Hill Presbyterian Church congregation has been talking of building for some time, and have raised about \$3,000 toward a new building.

Competitions.

GREENWICH, CONN.—Architects are invited to submit plans for a State Armory to be built in Greenwich, Conn. Amount available from appropriation, \$31,000. Plans for the same must be signed and delivered at the office of the State Comptroller, Hartford, Conn., not later than January 19, 1910, at twelve o'clock noon. For further particulars apply to the Adjutant General, Hartford, Conn. Thomas D. Bradstreet, Comptroller.

NEW HAVEN, CONN.—Seven prominent architects will submit competitive plans for the Wright Memorial dormitory to be erected by Yale University at Elm and High sts. It is estimated that the building will cost about \$250,000 and work will be started this coming spring. Architect Charles C. Haight, 452 5th av, New York, will decide the competition. The committee in charge consists of Henry T. Rogers, C. W. Bingham, David Daggett, Louis C. Hay, William P. Eno, William Kent, Wallace D. Simmons, Noah H. Swayne, Thomas D. Arbuthnot, Philip H. McMillan and Cornelius Vanderbilt. The details of the structure are yet indefinite.

Dwellings.

LONG ISLAND CITY.—The Novek-Kellmer Construction Co., owner and builder, will erect twenty 2-sty two-family dwellings in Union st, east of Albany av, Queens, to cost a total of \$100,000.

EDGEWATER, N. J.—L. W. Gilbert, owner, Esset st, Hackensack, N. J., has had private plans prepared for the erection of twelve 2-sty brick dwellings, 20x50

ft., on the River road, Edgewater. The owner takes all the bids. Total estimated cost, \$60,000.

NEW CANAAN, CONN.—The contract to erect the residence in this place for W. H. Cary, of New York, has been given to W. R. Muirhead, of Bridgeport. The plans are by Architects Rossiter & Wright, 110 East 23d st, N. Y. C. The house will cost about \$35,000.

NEW BRITAIN, CONN.—Walter J. Leland, New Britain, has purchased from Dr. A. B. Johnson a building site at Maple Hill and contemplates erecting a new residence early in the spring. A set of plans prepared by Architect W. B. Crabtree some time ago will probably be used.

HUNTINGTON, L. I.—Beatty & Stone, architects, 55 Broadway, N. Y. C., have completed plans for a 2½-sty tile block residence for Mrs. L. Boardman, of 4 West 48th st, N. Y. C., to be erected near Gold Spring Harbor, Huntington, at a cost of \$30,000. The architects will take all the bids.

MOUNT KISCO, N. Y.—Noyes Bros., Bedford, N. Y., have received the general contract and Frank G. Fowler, Mt. Kisco, the foundation work for the brick 2½-sty residence, 166x39 ft., for Rector K. Fox, of 25 Broad st, N. Y. C. John W. Ames, 15 Exchange st, Boston, Mass., is the architect.

FLORAL PARK, L. I.—C. Bauer, Jr., architect, 339 Park st, Richmond Hill, L. I., has plans in progress and will receive figures on separate contracts at once, for a frame 2½-sty residence, 25x42 ft., on Verbena av, Floral Park, to cost \$6,000. F. W. Marlow, 745 Manhattan av, Brooklyn, is the owner.

BROOKLYN, N. Y.—Shampan & Shampan, architects, 772 Broadway, Brooklyn, have prepared plans for two brick duplex residences to be erected in the east side of 15th st, 260 ft. north of Foster av, by the Abels-Gold Realty Co., of 44 Court st. The owner builds and will take all bids on sub-contracts and materials.

BROOKLYN, N. Y.—Cohen Bros, architects, 474 Rockaway av, Brooklyn, have plans for eight 2-family duplex type houses to be erected on the north side of Clarendon road, 20 ft. east of 25th st, to cost around \$15,000. Tuppel Brothers, builders, 1396 Eastern Parkway, are the owners, and will build. The exteriors will be of light brick and limestone, 4-stys, 20 x40 ft.

Factories and Warehouses.

ROCHESTER, N. Y.—The H. H. Franklin Mfg. Co. contemplates enlarging its automobile plant early next spring. No plans yet.

ROCKVILLE, CONN.—The Vernon Co., Rockville, Conn., is taking steps to rebuild the mills destroyed by fire. Concrete buildings are contemplated.

GUTTENBERG, N. J.—The American Cotton Oil Co., of Ferry and River sts, Guttenberg, has secured additional ground and will erect two large factory buildings.

SALEM, MASS.—The Luther G. Straw Shoe Co. will build additions to its factory

in Canal st, Salem. Another story will be built to the present factory by raising the roof. An additional wing, 50x70 ft., will be built also.

PATERSON, N. J.—The Paterson Refrigerator & Warehouse Co., 510 Union Bank Building (Albin Smith, Mgr.), intends erecting a cold storage plant at Slater st and Dale av, capable of housing 600 carloads of produce.

BRIDGEPORT, CONN.—Architect Leonard Asheim, Bridgeport, is revising plans for the addition to the plant of the Hartman Brewing Co. The new estimates will be made in about two weeks. A greater amount of steel work will be required.

TAUNTON, MASS.—Contract will be awarded soon for a brick factory for the Globe-Taunton Nail Co. The building will be of slow burning mill construction, 1-sty, and will include a power house. Gustavus L. Smith, Highland st, is architect. Cost, \$30,000.



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NEWARK, N. J.—Cyrus Currier & Sons, machinists, Railroad av and Commerce st, Newark, are about to erect a new factory, 5-stys, brick, steel, limestone and reinforced concrete, from plans by Kitchell & Bartlett, 738 Broad st, costing about \$25,000. The owners award all bids.

BUFFALO, N. Y.—The Moore Engineering Co., 403 New England Building, Cleveland, Ohio, has completed plans for a brick and steel 1-sty factory, 120x252 ft., for the Aluminum Castings Co. E. E. Allyne, 2043 East 6th st, Cleveland, Ohio, president, to be erected at Buffalo. Cost, \$50,000.

ALBANY, N. Y.—Officers of the Hudson River Aniline works, Albany, N. Y., are purchasing property along Riverside av for the purpose of building an extension to the plant. The company also plans to build a number of cottages for its employees. It is expected that over \$100,000 will be spent.

3D ST, N. Y. C.—Messrs. Schneider & Dieffenbach, architects, 220 Broadway, will take bids on materials and sub-contracts about Jan. 3 for the 6-sty warehouse, brick and stone, 25x50 ft., to be erected by the Wilson Construction Co., in the west side of 3d st, through to Minnetta lane. The cost is placed at \$50,000.

NEWARK, N. J.—Frederick A. Phelps, architect, Union Building, Newark, N. J., has completed plans for a main building, 50x195 ft., 2-stys and basement, mill construction, a power house and excelsior storage building, 1-sty, 25x67 ft., foundry, 1-sty, 40x75 ft., for the Lovell McConnell Manufacturing Co., 365 Market st, to be erected at Nos. 194-212 Wright st.

Halls and Clubs.

NEW HAVEN, CONN.—The time has been extended for receiving bids for the proposed Odd Fellows building in Church st. The plans were prepared by Architect Frank W. Whiton, of New Haven.

ROCHESTER, N. Y.—The Oak Hill Country Club, G. W. Aldridge, president, will erect a new clubhouse at Elmwood av and Wolcott st, to cost about \$30,000. J. Mills Platt, architect, 921 Chambers of Commerce Building, Rochester, is making the plans. Terra cotta blocks, frame, 2-stys and basement, 128x153 ft.

BROOKLYN, N. Y.—J. P. Taylor, 258 95th st, is having plans prepared by Architect J. C. Wandell, 502 39th st, Brooklyn, for a brick and stone hall and lodge room, with stores, 2-stys, 35x103 ft., to be situated in 94th st, between 4th and 5th avs, at a cost of \$25,000. The owner builds and will take all bids.

BRIDGEPORT, CONN.—Pyramid Temple, Nobles of the Mystic Shrine, of Bridgeport, is preparing to erect in Bridgeport a temple for its own occupancy. Officers have been elected as follows: William E. Burnham, president; Henry Setzer, vice-president; Philip L. Holzer, treasurer; Frank Slosson, secretary. The building will cost between \$80,000 and \$90,000.

Office and Loft Buildings.

25TH ST, N. Y. C.—L. C. Maurer, architect, has completed plans for the 12-sty office, store and loft building which the Theodore Starrett Co., 103 Park av, is about to erect at Nos. 137-139 West 25th st, to cost about \$185,000.

SCHENECTADY, N. Y.—The Mohawk Overall Co., James F. Hooker, president, Dock st, contemplate the erection of a brick and reinforced concrete storage building, 4-stys, 38x137 ft., to cost \$25,000. A. G. Lindley Co., architects, Parker st, Schenectady, will make the plans. It is thought that work will go ahead next summer.

RENSSELAER, N. Y.—Woollett & Judson, architects, 82 State st, Albany, N. Y., have been commissioned to prepare plans

for a 2-sty brick, steel and reinforced concrete office building, 92x150 ft., to be erected on South Broadway, Rensselaer, for the Hudson River Aniline Color Works, at a cost of \$70,000. Bids will be taken about January 15. Dr. Emanuel Vondalis, Riverside av, is in charge.

BROOKLYN, N. Y.—Maximilian Zipkes, 103 Park av, N. Y. C., has completed plans for the 8-sty fireproof loft and factory, building, 200x95 ft., to occupy the entire block front on DeKalb av, extending from Steuben to Grand avs, Brooklyn. The DeKalb Realty Co. is the owner. Estimated cost, \$250,000. Three electric elevators, steam power plant, electric lights and reinforced concrete floors.

NEWARK, N. J.—The Globe Building at Broad and Mechanic st is to be remodeled. The present elevators will be taken away from the entrance of the building and removed to a place about 80 ft. in the rear, where two new electric elevators will be installed. The offices throughout the building will be enlarged, remodeled and redecorated. The entire changes will be effected by May 1 next. Lowy & Berger Co., Newark, are managing agents.

Schools and Colleges.

TROY, N. Y.—Raymond M. Booth, of Troy, N. Y., was the lowest bidder for the work of constructing a new central school on 7th av, Troy, his bid being \$285,000 for New England brick, or \$281,000 for artificial stone.

NEW ROCHELLE, N. Y.—W. T. Townner, architect, 320 5th av, N. Y. C., was appointed to prepare plans for the new school for the Board of Education, at Mayflower and Summit avs, to cost approximately \$90,000. J. J. Crennan is president of the board.

PRINCETON, N. J.—Frank Miles Day & Bro., architects, 925 Chestnut st, Philadelphia, Pa., are planning a 3-sty stone dormitory to form the southwest wing of the James Madison Hall at Princeton University. It will measure 210x35 ft., and will cost \$100,000.

MOUNT MORRIS, N. Y.—Messrs. Gordon & Madden, architects, 200 Sibley Building, Rochester, N. Y., are preparing plans for a new parochial school, 2-stys and basement, 61x112 ft., of local stone, to be erected at Murray and Stanley sts, Mount Morris, N. Y. Operations will probably not be started until spring.

SARATOGA SPRINGS, N. Y.—St. Peter's Roman Catholic Congregation, Rev. Father James Flood, pastor, contemplates the erection of a brick 2-sty parochial school at South Broadway and William st, to cost \$25,000. Work to start in the spring. No architect has yet been selected.

Contracts Awarded.

NEW HAVEN, CONN.—Contract for the construction of an extension to the post office building at New Haven has been awarded to Conroy Bros., 217 West 125th st, New York, at \$42,375.

EAST ORANGE, N. J.—The U. S. Cast Iron Pipe & Foundry Co., 71 Broadway, N. Y. C., has secured contract for 310 tons of 6 and 8-in. pipe at \$25.80 per ton and 50 tons specials at 2½ cents per lb. Total cost, \$10,498.

52D ST, N. Y. C.—W. & W. F. Crockett, 306 East 59th st, N. Y. C., have received the general contract for enlarging the residence of the Lawyers' Realty Co., at 30 West 52d st, from plans by Ogden Codman, architect, 571 5th av.

BROOKLYN, N. Y.—H. C. Stowe Const. Co., 221 Greenpoint av, Brooklyn, was officially awarded the contract to erect the Erasmus Hall High School addition at Flatbush and Church avs, Brooklyn, to cost about \$400,000. C. B. J. Snyder, 500 Park av, N. Y. C., architect.

PROSPECT AV, N. Y. C.—The Bottsford-Dickinson Co., 1170 Broadway, has officially received the contract to erect public school No. 44, at the southwest corner of Prospect av and 176th st, the Bronx, from plans by C. B. J. Snyder, 500 Park av. (See issue Dec. 25, 1909.)

BOWLING GREEN, N. Y. C.—Dunn & Sheridan, 59 Pearl st, N. Y. C., have obtained the general contract for \$18,000 worth of changes to the Custom House in Bowling Green for the U. S. Government.

(Continued on page 50.)

Brief and Personal.

The Record and Guide wishes all its readers A Happy New Year.

The wise real estate man or builder who expects to get a look-in keeps a sharp look-out.

Mr. H. R. Reveley, of the brick commission house of Reveley & Emmons, 634 West 52d st, is recovering slowly from his recent illness.

Severe weather for holiday week, with the earth mantled in snow since Christmas Day. Navigation on the upper Hudson has closed.

The man who is looking for success is more liable to find it than the one who is waiting for it. The Record and Guide helps defective business eyesight.

There has been more construction in Bergen county, N. J., this year than ever before. On nearly every street and avenue there are houses in course of construction.

The New York State Civil Service Commission will hold examinations on Jan. 22 for the positions of bridge draftsman and bridge designer. Applications should be filed on or before Jan. 15, and blanks may be secured by addressing the commission at Albany.

Mr. Jacques Rieser, formerly business manager of Wm. Kleeman & Co., architectural wood workers, is now president of the Art Cabinet Mfg. Co., at 114 Elbery st, Brooklyn, where he will be pleased to meet his friends desiring anything in his line of business.

We note the arrival on our desk of a copy of the Westinghouse Diary for the year 1910. While it has been customary for Westinghouse to issue a diary of this character annually for the past six years, much new matter has been placed in this year's edition. The book is most useful and of particular value to the profession for which it is prepared.

Mr. Frederick C. Browne, 143 West 125th st, and Mr. Randolph H. Almiroty, 208 5th av, have formed a copartnership under the name of "Browne & Almiroty," architects, and will open offices at 3 West 29th st, New York City, after Jan. 15, 1910. Mr. Browne has had a large practice in loft and office buildings, two of which have figured in a recent \$3,000,000 deal in the downtown section, also hotels and apartment buildings of the highest class. Mr. Almiroty has been for many years with John H. Duncan, the architect of Grant's Tomb, and has been identified with many of New York's finest private residences and business buildings.

Mr. Herman Gronenberg, formerly of the firm of Young & Gronenberg, architects, of 1328 Broadway, announces that he has dissolved partnership with Harold L. Young, and has now formed a copartnership with A. J. H. Leuchtag, under the firm name of Gronenberg & Leuchtag, with offices in the Spinning Wheel Building, Nos. 3 to 7 West 22d st. Mr. Leuchtag was for the past five years manager for L. A. Goldstone, architect. Messrs. Gronenberg & Leuchtag have recently filed plans for considerable work both in Manhattan and the Bronx which is now in progress and are now preparing plans for several large elevator apartment houses in the Washington Heights section.

The eye reads what the eye brings the means of reading.

(There is much in these pages: Read.)

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

Inactivity Marks Last Week.

The storm, with its attendant blockade of streets, had its effect upon all branches of the building material market and made the usually dull last week of the year practically an empty one as far as the transaction of business was concerned. Structural steel erectors were the only ones able to go ahead, but as soon as their supplies on the jobs became exhausted, they experienced the annoying delays of others unable to get material. When the thermometer went below 28 degrees, brick piled up at the docks. Cement had a better undertone. A meeting of the North American Portland Cement Association was held on Wednesday at 30 Broad st, but no action as to price readjustment was taken, although the subject was discussed. Iron was not in demand and steel was also dull. Brick was steady at \$6 to \$6.25, while broken stone brought \$1 to \$1.25, with prospects of a further jump. Lumber fell off in demand, but prices held firm. A spirit of optimism seems to be growing among the building material men, with the exception of the building stone interests. Wholesalers see big things ahead, but the cutters are confronted with an advance in price and are slow to see that conditions warrant it. On the whole, the prospects for a good year and an early building movement seem bright. Summary of material market follows:

BRICK—Stiffer. Covers now quoted.
BROKEN STONE—Prices tending upward.
CEMENT—Demand steady.
IRON—Southern easier—market dull.
LUMBER—Market dull—prices steady.
STEEL—Inactive—big business pending.
STONE—Undertone improving.

Brick.

Brick, without question, had the worst week of the year. It was impossible to ride more than 800 in a single two-horse truck, so many of them joined the city's snow removing forces. The result was that those builders who could lay brick during the latter part of the week had to take what material that came to them, which, in nearly every instance, was little. Contractors paid for not accepting agents' advices to load for emergency. Prices ranged from five and three-quarters to six and one-quarter, with \$6 running strong. Some went out for as much as \$6.50, but these were so rare as to be negligible. Agents quoted covered brick at \$7 on Wednesday. The last boats were advised to leave Newburgh Bay on Wednesday. Those remaining were consigned to the John B. Rose Company, whose whole fleet practically is there. The boats will all leave this week for New York if they can get through. Reports in yesterday from up river were to the effect that ice is coming down the river in great quantities and that continued cold weather would effectually shut off tows above Haverstraw.

Transactions for last week were: Left-over, Dec. 18, 21; arrived, 70; sold, 47; leaving 44 on Dec. 27. Fifteen of these covered, leaving 29 on the market at the beginning of this week.

NEW BRICK COMPANY FORMED.

The "Atlas Brick Company" was formed this week to take over the old Bartlett yards at Roseton and Hudson, N. Y., sold recently to the John B. Rose interests at public sale. Papers were filed at Albany on Wednesday and the new company will take title to-day. Officers will be elected

next week. The incorporators' names were not divulged here. The company, as announced recently in the Record and Guide, will increase the output of these plants and will be ready for business early in the Spring. The two plants have a capacity of 45,000,000 brick, but this will be increased by the immediate installation of new machinery, to 60,000,000.

TAKING STOCK OF BRICK ON RIVER.

One of the largest companies began to count the brick on the river this week, and it was stated yesterday that the outlook was for a report of much smaller quantity than has been heretofore assumed to be available for this market. Some time ago, when the manufacturers conducted a poll, it was stated that there was 150,000,000 less brick on the river than local interests would admit. It is expected that the present count will verify this figure.

BRICK. (Cargo quotations at the wharf.)*

	Per M.	
Hudson River Common.....	\$6.00@	\$6.25
Hudson River, Light Hard.....	4.00	4.50
Raritan River	5.75	6.00
Croton Point—Brown, f o. b.....	12.50	....
Croton Point—Dark and red.....	12.50	....
Hollow brick, Haverstraw size.....	7.00	8.00

*Cartage and dealers' profits must be added to above quotations for retail prices.

Fronts: (Delivered at buildings.)

Bufs, No. 1.....	22.00	28.00
Bufs, No. 1 (delivered at bldgs.)..	24.00	28.00
Greys, various shades & speckled..	27.00	31.00
White No. 1.....	30.00	35.00
White No. 2.....	25.00	31.00
Old Gold	26.00	32.00
Trenton or Philadelphia Red Fronts	25.00	28.00

Enameled:	
English size	75.00 80.00
American size	70.00 80.00
Seconds, etc.....	65.00 75.00

Broken Stone.

The closing of navigation in the Hudson River will have an affect upon the price of broken stone for use in concrete construction. Already the price for crushed 1½ inch granite is \$1 a cu. yd., while three-quarter inch brings \$1.25. Prices are bound to move if the cold snap continues. As for sand, the city is well supplied for an emergency. The West 52d st docks are well laden, but broken stone is not so plentiful. Those having requirements for high grade broken stone should take advantage of present prices. The storm this week had an effect upon sand and broken stone similar to that felt by the brick interests, and in consequence supplies accumulated at the docks.

LIME.

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	@ \$0.75
Rockland-Rockport, Com., per bbl. ....	.92
Rockland-Rockport, L., per bbl.	1.02
Rockland-Rockport, special, 320 lbs.	1.37
Select finish, per 350 lbs., net.....	1.60

Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots.

West Stockbridge, finishing, 325 lbs.	1.40
New Milford Lime.....	1.80
New Milford (small barrel).....	1.00
Hydrated, per ton.....	9.00

PLASTER PARIS.

Calced, city casting, in barrels,	
250 lbs.	1.45
In barrels, 320 lbs.....	1.65
In bags, per ton.....	\$8.50 10.00
Calced, city casting, in barrels,	
250 lbs.	1.45
In barrels, 320 lbs.....	1.65
Neat wall plaster, in bags, per ton* ..	11.00
Wall plaster, with sand, per ton.....	5.25
Browning	5.25
Scratch	6.25

*Rebate of 10 cts. per bag.
 Note.—When sold in bags a rebate of 6¼ cts. per bag returned is allowed.

SAND, GRAVEL, GRIT AND BROKEN STONE.

Dock, New York.	
Screened Cow Bay sand.....	\$0.30 cu. yd.
Screened Cow Bay gravel.....	.50 cu. yd.
White quartz roofing grit.....	1.50 cu. yd.
Crushed Granite, 1½ in.....	\$1.00 cu. yd.
Crushed Granite, ¾ in.....	1.25 cu. yd.

Cement.

Portland cement interests closed the year somewhat resentful but hopeful. They are resentful at the fact that with the increasing volume of business they are not permitted to take profits of the size the demand warrants, while some have been bumping along on the bottom without profits, as one man expressed it this week. Two mills are shut down. The Edison, at New Village, N. J., where repairs and experiments are being made, necessitating the installation of heavy prime machinery, while the Whitehall shut down because of a slight accident, it was explained. The Edison Company, however, has a tremendous supply on hand, and is filling orders with dispatch, whether they be large or small. The experiments there are under the personal supervision of the West Orange, N. J., wizard, who has been at work on a device that will still further reduce the cost of cement manufacture when thoroughly perfected. The horizon seems to look brighter, according to various interests seen this week, but there seems to be no movement toward the long sought for price adjustment. One company reported "A Summer Day's business" on one day last week.

CEMENT.

Portland Cement, in cloth*.....	\$1.43
Rosendale or Natural, per bbl.....	.80

*Basic price of American standard Portland cements. Cloth sacks are repurchased at 7½ cents delivered at mill.

Manufacturers' Quotations:

The following special quotations, for cargo lots in cloth, are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figure given:

Alsen's (American) Portland.....	\$1.43@ \$1.58
Atlantic Portland	1.43
Atlas Portland	1.43 1.53
Bath Portland	1.43
Dragon Portland	1.43 1.53
Edison Portland	1.43
Lehigh Portland	1.43 1.53
Trowel Portland	1.43 1.53
Vulcanite Portland	1.43 1.53
Alsen's (German) Portland.....	2.40
Dyckerhoff (German) Portland.....	2.43

Iron.

Considering that it was the last week of the year, a fair inquiry held for pig iron. Practically every leading consumer finds he has melted more iron in the last quarter than he expected to, according to the views of Rogers, Brown & Co. This company figures that some unexpected inquiries are expected for the first quarter, and that a large tonnage will go out for the second quarter; but there is no telling when the buying to cover on these requirements will begin. Lake ores are higher. Bessemer grades had a good sale last week and were fair this week. This is taken to mean higher costs for the first of the year.

As a whole the business in pig iron was moderate. Small sized foundry lots led, but there was not enough of this business to keep the market steady. This is due to the fact that furnaces are still busy with work on old contracts. Southern is heavy. They are quoted about 25 cents easier, while Northern and Basic are holding their own.

PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the first quarter:

Northern:	
No. 1 x Jersey City.....	\$19.20@ \$19.70
No. 2 x Foundry.....	18.70 19.20
No. 2 Plain	18.20 18.70
The following prices are f. o. b. cars Birmingham, freight to N. Y. \$4.25 and including lighterage within lighterage limits, N. Y. harbor, \$4.85:	
Southern:	
No. 1 Foundry	\$14.75@ \$15.25
No. 2 Foundry Spot.....	14.25 14.75
No. 3 Foundry	13.75 14.25
Basic:	
Eastern Pennsylvania	18.75 19.00
Alabama	14.50 15.00
Valley	17.25 15.00

Steel.

The tendency to hold back structural steel orders, especially those of any size, until after the first of the year, was responsible for the inactivity of this market this week. This condition is seasonal. The tone has remained firm and there is an increasing amount of work pending which has been promised early in January. One jobber has conducted a quiet poll of architects in this city and says he found the Record and Guide's optimistic views well warranted by the result of his own inquiry. He says he found, among other things, that a great quantity of work planned for last spring will come out. One operation alone figures out to more than \$700,000 in which a large tonnage of structural steel will be used. This is a mid-town operation somewhere in the vicinity of the Metropolitan tower in 4th av.

Fabricators in this city and suburbs, visited this week, report little new business within the last fortnight, but estimators are figuring on some big work. Many small building contracts are still pending. Post & McCord will supply 180 tons for the Sloane Maternity Hospital, and the American Bridge Co. will fabricate. A Brooklyn development company is in the market for 1,500 tons, but will not place the business until January 15. Railroads are slow in closing contracts.

Steel erectors on the jobs were hindered by the storm of Saturday and Sunday, and it was not until Tuesday that they got down to work again. Some were as late as Wednesday before starting. The Liberty Building operation, at Nassau and Liberty sts, went along without much delay, while the Thompson-Starrett job in the Gimbel Brothers' job, at 33d and 34th sts and 6th av, went on practically without interruption. There was some delay experienced by the Foundation Company in the Municipal Building excavation, caused principally by drifting snow, but it proved not serious, and the work went on practically as usual.

The Hay Foundry and Iron Co. has a large tonnage on its floors at the present time, most of which will be ready for delivery on or about February first. Much of this business will go to Newark and Jersey City while a good percentage of it will come over to this city.

STRUCTURAL STEEL.

Nominal prices f. o. b. dock, N. Y.	
Beams and Channels, 15-in. and under	Mill. Store. \$1.76 \$2.25
Angles	1.76 2.25
Tees	1.81 2.30
Zees	1.76

BAR IRON FROM STORE (National Classification).

ROUND AND SQUARE IRON.	
1 to 1 1/2, base price	2.00
1/2 and 3/4 in.	1-10c. extra

FLAT IRON.

1 1/2 to 4 in. x 1/2 to 1 in., base price	2.00
1 1/2 to 4 x 1/4 x 5-16	2-10c extra
2 to 4 in. x 1 1/2 to 2 in.	5-10c extra
4 1/2 to 6 in. x 1 1/2 to 1 3/4	4-10c extra
Norway Bars	3.35
Norway Shapes	3.35
Burden Best Iron	\$3.15 base
Burden H. B. & S.	\$2.95 base
Machinery Steel, Iron Finish, base	2.00
Soft Steel Bars, base or ordy. sizes	2.00
Tool Steel, regular quality	7.00
Tool Steel, extra quality	13.00

SOFT STEEL SHEETS.

1/4 and heavier	2.30
3-16	2.40
No. 8	2.50
Blue Annealed.	
No. 8	2.50
No. 10	2.50
No. 12	2.55
No. 14	2.60
No. 16	2.70

No. 16	One Pass. \$2.90	Cleaned American. \$3.00
No. 18	2.85	3.00
No. 21		
No. 22	2.85	3.10
No. 24		
No. 25	3.05	3.20
No. 28		
No. 27	3.10	3.50

GENUINE IRON SHEETS.—Galvanized.

Nos. 22 and 24	per lb.	\$5.75
" 26	"	6.25
" 28	"	7.25

TERNE PLATES.

N. B.—The following prices are for 1C 20x28, the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating	\$17.30
About 30-lb. coating	15.20
About 20-lb. coating	13.50
About 15-lb. coating	\$10.90
About 8-lb. coating	8.30

RUSSIA, PLANISHED, ETC.

Genuine Russia, according to assortment, per lb.	11 1/4 @ 14
Patent planished per lb. A. 10c.; B. 9c., net.	
Metal laths, per sq. yd.	22 24

GALVANIZED STEEL.

Nos. 14 and 16	Per 100 lbs.	\$3.10
" 18 and 20	"	3.25
" 22 and 24	"	3.45
" 26	"	3.65
" 27	"	3.85
" 28	"	4.00
" 30	"	4.65

COPPER.

Sheet Copper, hot rolled, 16 oz.	per lb.	18 @ 19
Sheet Copper, hot rolled, 14 oz.	per lb.	19 @ 20
Sheet Copper, cold rolled, 1c per lb above hot rolled.		
Sheet Copper, polished, 20 ins. wide and under, 1c. above cold rolled.		
Sheet Copper, polished, over 20 ins. wide, 2c. above cold rolled.		

PIG LEAD.

Ton lots	4 7/8 @ 5
Loss	5 5/8

Lumber.

The slump in lumber, while usual for this time of the year, was all the more noticeable this week because of the good record that that material has made all this Fall. Prices remain firm, however, just enough small business coming in to keep them steady. The demand for hardwoods did not fall away so noticeably; however. It was stated by one hardwood interest that the mills were now practically all caught up on deliveries, having been fortunate in getting sufficient cars to take their output for Western markets. Cars from the West are returning laden with grain, and shipments here in consequence are not as satisfactory as they might be, but material is coming in and local agents are making fairly prompt deliveries. The fact that the mills are enabled to take care of their Western deliveries makes the Eastern situation brighter as far as filling of orders is concerned.

Clear quarter sawn White Oak	\$83.00
Clear quarter sawn Red Oak	83.00
Select quarter sawn Red and White Oak	59.00
Clear plain sawn White Oak	59.00
Clear plain sawn Red Oak	59.00
Select grade Red and White Oak	45.00
No. 1 Common Red and White Oak	33.00
No. 2 Common or Factory Red and White Oak	23.00

OAK LUMBER in car lots to the wholesale lumber trade f. o. b. New York City within free lighterage limits:

Ash 1 in., 1st and 2ds (white)	\$50.00 @ \$52.00
Ash 1 in., No. 1 common (white)	35.00 38.00
Ash 1 in., No. 1 common (brown)	35.00 36.00
Basswood, 1 in., 1st and 2ds	40.00 42.00
Basswood, 1 in., No. 1 common	30.00 31.00
Birch, 1 in., 1st and 2ds (red)	48.00 50.00
Birch, 1 in., 1st and 2ds (white)	36.00 38.00
Birch, 1 in., No. 1 common (red)	28.00 34.00
Birch, 1 in., No. 1 common (white)	25.00 27.00
Chestnut, 1 in., 1st and 2ds	40.00 48.00
Chestnut, 1 in., No. 1 common	36.00 38.00
Cherry, 1 in., 1st and 2ds	85.00 100.00
Cherry, 1 in., No. 1 common	54.00 60.00
Cypress, 1 in., 1st and 2ds	49.00 58.00
Cypress, 1 in., shop	38.00
Gum, 1 in., 1st & 2ds (red) (Hazel)	37.00 39.00
Gum, 1 in., No. 1 common (red)	30.00 32.00
Maple, 1 in., 1st and 2ds	30.00 32.00
Maple, 1 in., No. 1 common	23.00 25.00
Oak, 1 in., 1st and 2ds (plain)	47.00 50.00
Oak, 1 in., No. 1 common	38.00 40.00
Oak, 1 in., 1st & 2ds (quartered)	80.00 84.00
Oak, 1 in., No. 1 com. (quartered)	50.00 55.00
Poplar, 1 in., 1st and 2ds	56.00 58.00
Poplar, 1 in., No. 1 common	36.00 38.00
Walnut, 1 in., 1st and 2ds	100.00 105.00
Walnut, 1 in., No. 1 common	55.00 68.00

MAPLE FLOORING.

Clear	\$42.50
No. 1	38.00
Factory	25.50

QUARTER SAWN:

1/4 1st and 2ds	\$85.00
5/4	88.00
1/4 No. 1 common	55.00
5/4	57.00

PLAIN SAWN:

1/4 1st and 2ds	\$50.00
5/4	52.00
1/4 No. 1 common	36.00
5/4 No. 1 common	38.00
1/4 No. 2 common	22.50
5/4 No. 2 common	24.50

All oak and maple flooring is thoroughly kiln dry, end matched, tongue and groove, hollow backed, bored for blind nailing and bundled. The best manufacturers also steel polish their product.

Stone.

Stone, like many other materials, fell off in demand this week. It was not so much because it was the end of the year, but because cutters are not buying any more than they have to. The situation is clearing, however, and better things are looked for at the first of the year.

STONE.—Wholesale rates, delivered at New York.

Bennington building mable	\$1.25 @	....
Brownstone, Portland, Con.	.60	\$1.25
Caen	1.25	1.75
Georgia building marble	1.40	2.00
Granite, black	1.00	2.00
Granite, grey	.80	1.00
Granite, Maine	.50	.75
Granite, Milford, pink		1.00
Granite, Picton Island, pink		1.00
Granite, Picton Island, red		1.00
Granite, Westerly, blue	1.18	3.50
Granite, Westerly, red	1.00	3.00
Hudson River bluestone, promiscuous sizes, per cu. ft.	.80	....
Kentucky limestone		.90
Lake Superior redstone	1.05	....
Limestone, buff and blue	.80	1.00
Longmeadow freestone	.85	.90
Ohio freestone	.80	1.00
Portage or Warsaw stone	.90	1.00
Scotch redstone	1.05	....
South Dover building marble	1.25	1.50
Tennessee marble	2.35	2.50
Vermont white building marble	1.00	1.50
Wyoming bluestone	.80	.90

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

Bangor, Genuine, No. 1	\$5.00	\$6.75
Brownville & Monson Mine	6.50	8.00
Chapman, No. 1	5.25	6.00
Peach Bottom	6.90	7.50
Red, No. 1	10.00	12.00
Unfading Green	5.00	6.25

Quick Deliveries of Veneer.

In awarding a contract for supplying veneer and parquetry in large lots, the architect or builder is confronted with a condition that often results in annoying delays. Many of the mills are situated so far from the city and are consequently so dependent upon railroads and other means of long-distance transportation, subject to the uncertainties in delivery, that unusual precautions are frequently necessary to insure satisfactory service. Realizing this fact, the Vossnack Lumber & Veneer Company, of Long Island City, has made provisions at its plant across the river for carrying large stocks in its drying rooms. This reserve supply is available for immediate shipment on short notice to any job in the five boroughs.

Absolutely dry material is requisite for the perfect parquet floor and for high-class veneering work. With its mills near to this city, from which it can draw for unlimited supplies, the Vossnack Lumber & Veneer Company is in a position to guarantee perfect satisfaction. Among the operations recently supplied by this company is that of the 6-sty apartment house being erected by the Dacorn Realty Co., of 95 Liberty st, at the northeast corner of 180th st and Fort Washington avenue. This company had the contract for the entire flooring for this building.

Broken Stone Company Incorporates.

A. J. H. Brooks (Inc.) is the corporate name of a company formed two or three weeks ago to deal in broken stone and sand and succeeds A. J. H. Brooks, well known in this branch of the building material market, who is president. Henry S. Anderson is treasurer. The company is financially and mechanically able to handle large contracts, especially in high class crushed granite, specified by an increasing number of engineers and builders for use in concrete construction and general building operations where this material is required. Stock in all sizes is carried for immediate short notice delivery, not only in this city but in the suburbs as well.

A. J. H. Brooks Inc. controls the output of a 150,000 cu. yd. quarry within easy and quick hauling distance to New York and owns its own plant and trucks, thus insuring satisfactory delivery on jobs. The offices of this company are at 644-646 W. 51st st. Tel. 2132 Columbus.

REAL ESTATE.

Statistics of Real Estate and Building—Information for Property Owners, Giving Status of Municipal Improvement Proceedings.

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 of 1908 and 1909.

MANHATTAN AND THE BRONX.

CONVEYANCES.

1909.		1908.	
Dec. 24 to 30, inc.		Dec. 24 to 30, inc.	
Total No. for Manhattan	176	Total No. for Manhattan	187
No. with consideration	31	No. with consideration	16
Amount involved	\$890,250	Amount involved	\$814,375
Number nominal	145	Number nominal	171
Total No. Manhattan, Jan. 1 to date			
No. with consideration, Manhattan, Jan. 1 to date	857	No. with consideration, Manhattan, Jan. 1 to date	729
Total Amt. Manhattan, Jan. 1 to date	\$46,512,842	Total Amt. Manhattan, Jan. 1 to date	\$41,200,008
Total No. Manhattan and The Bronx, Jan. 1 to date			
No. with consideration	9	No. with consideration	8
Amount involved	\$186,800	Amount involved	\$222,275
Number nominal	121	Number nominal	111
Total No. The Bronx, Jan. 1 to date			
Total Amt., The Bronx, Jan. 1 to date	\$4,462,921	Total Amt., The Bronx, Jan. 1 to date	\$5,740,627
Total No. Manhattan and The Bronx, Jan. 1 to date			
Total Amt. Manhattan and The Bronx, Jan. 1 to date	50,975,763	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$46,940,630

Assessed Value Manhattan.

1909.		1908.	
Dec. 24 to 30, inc.		Dec. 24 to 30, inc.	
Total No. with consideration	31	Total No. with consideration	16
Assessed value	\$890,250	Assessed value	\$814,375
Total No. nominal	145	Total No. nominal	171
Assessed value	\$11,804,000	Assessed value	\$10,518,100
Total No. with consid., from Jan. 1 to date	857	Total No. with consid., from Jan. 1 to date	729
Assessed value	\$46,512,842	Assessed value	\$41,200,008
Total No. nominal	145	Total No. nominal	171
Assessed value	\$38,301,700	Assessed value	\$33,747,340
Total No. nominal	9,837	Total No. nominal	8,066
Assessed value	\$584,379,661	Assessed value	\$455,574,500

MORTGAGES.

1909.		1908.	
Dec. 24 to 30, inc.		Dec. 24 to 30, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	174	Total number	168
Amount involved	\$7,121,907	Amount involved	\$4,769,376
No. at 6%	47	No. at 6%	37
Amount involved	\$718,432	Amount involved	\$254,867
No. at 5½%	4	No. at 5½%	20
Amount involved	\$111,500	Amount involved	\$125,800
No. at 5¼%	1	No. at 5¼%	1
Amount involved	\$4,000	Amount involved	\$35,000
No. at 5%	45	No. at 5%	12
Amount involved	\$1,219,925	Amount involved	\$133,643
No. at 4½%	31	No. at 4½%	16
Amount involved	\$1,286,500	Amount involved	\$719,500
No. at 4%	2	No. at 4%	1
Amount involved	\$55,000	Amount involved	.....
No. with interest not given	45	No. with interest not given	30
Amount involved	\$3,730,550	Amount involved	\$228,025
No. above to Bank, Trust and Insurance Companies	53	No. above to Bank, Trust and Insurance Companies	18
Amount involved	\$2,245,500	Amount involved	\$228,700
Total No., Manhattan, Jan. 1 to date			
Total Amt., Manhattan, Jan. 1 to date	9,232	Total Amt., Manhattan, Jan. 1 to date	8,620
Total No., The Bronx, Jan. 1 to date	7,661	Total No., The Bronx, Jan. 1 to date	7,043
Total Amt., The Bronx, Jan. 1 to date	\$65,696,283	Total Amt., The Bronx, Jan. 1 to date	\$42,778,539
Total No., Manhattan and The Bronx, Jan. 1 to date			
Total Amt. Manhattan and The Bronx, Jan. 1 to date	16,893	Total Amt. Manhattan and The Bronx, Jan. 1 to date	15,663
Total Amt. Manhattan and The Bronx, Jan. 1 to date			
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$373,177,861	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$313,607,856

EXTENDED MORTGAGES.

1909.		1908.	
Dec. 24 to 30, inc.		Dec. 24 to 30, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	36	Total number	18
Amount involved	\$1,288,000	Amount involved	\$67,500
No. at 6%	5	No. at 6%	4
Amount involved	\$76,500	Amount involved	\$32,500
No. at 5½%	1	No. at 5½%	1
Amount involved	\$50,000	Amount involved	\$4,000
No. at 5%	13	No. at 5%	1
Amount involved	\$394,000	Amount involved	\$20,000
No. at 4½%	.....	No. at 4½%	1
Amount involved	.....	Amount involved	\$11,500
No. at 4%	15	No. at 4%	3
Amount involved	\$729,500	Amount involved	\$250,000
No. with interest not given	2	No. with interest not given	1
Amount involved	.....	Amount involved	\$15,000
No. above to Bank, Trust and Insurance Companies	12	No. above to Bank, Trust and Insurance Companies	3
Amount involved	\$38,000	Amount involved	\$11,000
Total No., Manhattan, Jan. 1 to date			
Total Amt., Manhattan, Jan. 1 to date	1,828	Total Amt., Manhattan, Jan. 1 to date	.....
Total No., The Bronx, Jan. 1 to date	584	Total No., The Bronx, Jan. 1 to date	.....
Total Amt., The Bronx, Jan. 1 to date	\$5,759,970	Total Amt., The Bronx, Jan. 1 to date	.....
Total No., Manhattan and The Bronx, Jan. 1 to date			
Total Amt. Manhattan and The Bronx, Jan. 1 to date	2,412	Total Amt. Manhattan and The Bronx, Jan. 1 to date	.....
Total Amt. Manhattan and The Bronx, Jan. 1 to date			
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$93,788,502	Total Amt. Manhattan and The Bronx, Jan. 1 to date	.....

PROJECTED BUILDINGS.

1909.		1908.	
Dec. 24 to 30, inc.		Dec. 26 to 31, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	10	Manhattan	7
The Bronx	34	The Bronx	17
Grand total	44	Grand total	24
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$825,000	Manhattan	\$1,235,500
The Bronx	520,750	The Bronx	168,500
Grand total	\$1,345,750	Grand total	\$1,404,000
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$241,944	Manhattan	\$89,300
The Bronx	6,850	The Bronx	7,000
Grand total	\$248,794	Grand total	\$96,300
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	978	Manhattan, Jan. 1 to date	688
The Bronx, Jan. 1 to date	2,357	The Bronx, Jan. 1 to date	1,895
Mhhtn-Bronx, Jan. 1 to date			
Total Amt. New Buildings:	3,330	Total Amt. New Buildings:	2,533
Manhattan, Jan. 1 to date	\$125,630,412	Manhattan, Jan. 1 to date	\$82,999,576
The Bronx, Jan. 1 to date	40,498,710	The Bronx, Jan. 1 to date	21,252,280
Mhhtn-Bronx, Jan. 1 to date			
Total Amt. Alterations:	\$166,129,122	Total Amt. Alterations:	\$104,251,856
Mhhtn-Bronx, Jan. 1 to date	\$13,282,830	Mhhtn-Bronx, Jan. 1 to date	\$11,361,988

BROOKLYN.

CONVEYANCES.

1909.		1908.	
Dec. 23 to 29, inc.		Dec. 23 to 29, inc.	
Total number	410	Total number	377
No. with consideration	20	No. with consideration	26
Amount involved	\$138,090	Amount involved	\$187,565
Number nominal	398	Number nominal	351
Total number of conveyances, Jan. 1 to date			
Total amount of conveyances, Jan. 1 to date	27,693	Total amount of conveyances, Jan. 1 to date	26,832
Total amount of conveyances, Jan. 1 to date			
Total amount of conveyances, Jan. 1 to date	\$13,820,717	Total amount of conveyances, Jan. 1 to date	\$17,120,467

MORTGAGES.

1909.		1908.	
Dec. 23 to 29, inc.		Dec. 23 to 29, inc.	
Total number	395	Total number	871
Amount involved	\$1,411,158	Amount involved	\$1,622,367
No. at 6%	210	No. at 6%	210
Amount involved	\$611,732	Amount involved	\$659,690
No. at 5½%	46	No. at 5½%	123
Amount involved	\$188,250	Amount involved	\$791,400
No. at 5¼%	.....	No. at 5¼%	.....
Amount involved	.....	Amount involved	.....
No. at 5%	122	No. at 5%	28
Amount involved	\$548,471	Amount involved	\$188,205
No. at 4½%	1	No. at 4½%	1
Amount involved	\$18,000	Amount involved	.....
No. at 4%	16	No. at 4%	10
Amount involved	\$48,700	Amount involved	\$33,072
No. with interest not given	16	No. with interest not given	10
Amount involved	.....	Amount involved	.....
Total number of Mortgages, Jan. 1 to date			
Total amount of Mortgages, Jan. 1 to date	26,793	Total amount of Mortgages, Jan. 1 to date	25,272
Total amount of Mortgages, Jan. 1 to date			
Total amount of Mortgages, Jan. 1 to date	\$106,117,270	Total amount of Mortgages, Jan. 1 to date	\$90,272,975

PROJECTED BUILDINGS.

1909.		1908.	
Dec. 24 to 30, inc.		Dec. 24 to 30, inc.	
No. of New Buildings	121	No. of New Buildings	113
Estimated cost	\$1,647,550	Estimated cost	\$717,860
Total Amount of Alterations	\$137,762	Total Amount of Alterations	\$32,483
Total No. of New Buildings, Jan. 1 to date			
Total Amt. of New Buildings, Jan. 1 to date	10,247	Total Amt. of New Buildings, Jan. 1 to date	6,476
Total Amt. of New Buildings, Jan. 1 to date			
Total Amount of Alteration, Jan. 1 to date	\$58,066,959	Total Amount of Alteration, Jan. 1 to date	\$38,037,557
Total Amount of Alteration, Jan. 1 to date			
Total Amount of Alteration, Jan. 1 to date	\$4,317,764	Total Amount of Alteration, Jan. 1 to date	\$5,248,650

QUEENS.

PROJECTED BUILDINGS.

1909.		1908.	
Dec. 24 to 30, inc.		Dec. 24 to 30, inc.	
No. of New Buildings	32	No. of New Buildings	70
Estimated cost	\$659,500	Estimated cost	\$271,800
Total Amount of Alterations	\$5,595	Total Amount of Alterations	\$14,075
Total No. of New Buildings, Jan. 1 to date			
Total Amt. of New Buildings, Jan. 1 to date	4,489	Total Amt. of New Buildings, Jan. 1 to date	.....
Total Amt. of New Buildings, Jan. 1 to date			
Total Amount of Alterations, Jan. 1 to Date	\$17,225,811	Total Amount of Alterations, Jan. 1 to Date	.....
Total Amount of Alterations, Jan. 1 to Date			
Total Amount of Alterations, Jan. 1 to Date	\$793,517	Total Amount of Alterations, Jan. 1 to Date	.....

THE WEEK.

ALTHOUGH there was a falling off in the week's business reported by the brokers, it was no more than would be expected in a Christmas week. The business actually consummated was well distributed, and several pieces in the district below Chambers st were among those which changed hands.

In the midtown center, the number of sales reported is well up to the average, but the scene of activity has shifted slightly. During the entire recent movement the dealing has been confined to the section between Broadway and 7th av, with an occasional sale west of that thoroughfare; this week's reports are almost all of deals west of it, and with many indications

that before long the avenue itself will be the region of activity, provided present owners show a disposition to take market prices.

The sale of three apartment houses and a Broadway block front on Washington Heights indicate that the demand for both the finished product and for sites for the same still continues. Nearly all the other centers of recent activity are represented in the week's news by at least one sale, in addition to which there are big deals enough near to the closing point to make the first month in the new year a very active one.

THE AUCTION MARKET

THE week's business in the Vesey st salesroom was entirely devoted to legal offerings. On Monday Herbert A. Sherman sold No. 1116 First av to the plaintiff for \$19,500, and adjourned the sale of 304 West 29th st to Jan. 3. Joseph P. Day sold the northeast corner of Washington and 11th sts for \$165,437, which was about the amount of the encumbrances.

On Tuesday there were four sales. Nos. 36 Front st and 526 West 153d st were sold by Bryan L. Kennelly for \$27,200 and \$16,000, respectively. Joseph P. Day sold 25 Mangin st to the plaintiff for \$16,000. No. 747 Madison av, which was to have been sold by James L. Wells, was withdrawn. Wednesday's offerings were all taken by interested parties, Bryan L. Kennelly, Herbert A. Sherman and Samuel Marx being the auctioneers. Mr. Day's sheriff's sale was adjourned to Jan. 6.

On Thursday Joseph P. Day sold the 5-sty flat at the northwest corner of Brook av and 156th st for \$29,728, and adjourned the sale of Nos. 66 and 68 West 10th st to Jan. 6. Samuel Marx sold the tenement at 345 Rivington st for \$6,000, and Herbert A. Sherman sold in partition the frame dwelling at 159 East 81st st for \$12,500.

BOARD OF BROKERS' MANUAL.

The Real Estate Board of Brokers of the City of New York has just issued its 14th Annual Diary and Manual.

This is a book which has become indispensable to all agents, brokers and real estate owners. It contains information that cannot be obtained elsewhere, aside from the synopsis of the various city departments.

All the working information of the Tenement House and Water Department, as well as an epitome of the Tenement House law and Building Code is shown therein.

Mr. William E. Davies, vice-president of the Board of Brokers has compiled under the heading "Technical Information for Real Estate Experts," data and tables that have been inaccessible in the past. The layman will appreciate the value of these tables in conferring with his experts and will show the average owner how much the expert has to know to properly testify.

An ingenious scheme has been adopted by which the holder of a diary will be able to insert the names of the new office-holders in a specially reserved space. This is looked forward to with great interest, as in previous issues, every fourth year this important feature of the diary was omitted.

There are reports from the department heads, as well as maps and diagrams showing the location of the assembly districts, list of assemblymen, senators, board of aldermen and the municipal courts.

The many other unique features of the diary will readily be seen on careful examination of the book, which can be purchased after January 1st from the manager of the Real Estate Board of Brokers, 115 Broadway.

NEW REGISTER NAMES STAFF.

Register-elect Max S. Grifenhagen distributed segments of sunshine to well known Republican organization workers, by announcing his official slate, with William Halpin, former president of the Republican County committee, at the head of it for deputy register, at \$5,000. The other places on the staff are as follows:

Second deputy—J. Charles Walton, \$4,000.

Third deputy—David P. McConnell, \$3,500.

Chief clerk—William Haupt, \$3,400.

Secretary—Harry Kessler, \$2,000.

Cashier of the Mortgage Tax Department—Louis Moskowitz, \$2,000.

General Cashier—Daniel Jacobs, \$2,500.

Mr. Halpin will succeed William Sinnott, a Tammany district leader. William Haupt will succeed William T. Wager, of "Percy" Nagle's district.

Mr. Grifenhagen, the new Registrar of the county, says that if it is necessary to duplicate certain records it ought to be done, no matter what the cost. "I have reason to believe that the maps are in very bad shape, added Mr. Grifenhagen. "As that is a matter of prime importance, it must be remedied. I intend that the best facilities shall be given business men and lawyers for the performance of their work, and that easy and ready access be had to the records."

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

HOUSTON ST.—David L. Katz bought from Domingo Torres y Moran of Havana, Cuba, 174 West Houston st, a 6-sty tenement, on a lot 26x100.

ORCHARD ST.—Charles Cohen has bought from the Peter Vollmer estate 191 Orchard st, a 6-sty tenement, on lot 25x87.6. The property has not changed hands in more than 40 years.

PARK ROW.—The Rich estate has sold to De Witt Fox 141 Park row, a 3-sty building, on lot 16x65 irregular, between Chambers and Pearl sts.

PEARL ST.—The Charles F. Noyes Co. has resold for John J. Burton for \$60,000, 228 Pearl st, a 6-sty building covering a plot about 25x100. The building faces Platt st. It was recently leased by the same brokers to two tenants at \$4,500 per annum for a long term of years. The property will be held for investment. The Noyes Co. recently borrowed from the Republic of Panama \$30,000 on the property for five years at 4½%.

VESEY ST.—William M. Benjamin has sold for Morris Weinstein 94 Vesey st, a 3-sty business building on lot 17.10x49, between Washington and West sts, to a client of Edgar & Curtis.

21ST ST.—Fischel Realty Co. sold the new 12-sty store and loft building at 48 and 50 West 21st st, on plot 50x92. The property is located in the south side of the street between 5th and 6th avs. The site was acquired by the sellers in 1907. The structure is from plans by Schwartz & Gross and was estimated to cost \$250,000.

22D ST.—Harvard Realty Construction Co. (Goldberg & Kramer) bought the three private houses 15, 17 and 19 East 22d st. These houses have not changed hands since 1854. The three houses combined make a plot 94.8x98.9 feet, on which will be erected a modern 12-sty loft building. The brokers in the various transactions were Douglas Robinson, Charles S. Brown & Co., Parish, Fisher & Co. and Nathan Weis. Dorothea C. Norris and the Edward S. Brooks estate were the sellers of 15 and 17.

25TH ST.—The Lockwood estate has sold to the National Suit & Cloak Co. 210 and 212 West 25th st, two 4-sty dwellings, on plot 31x98.9. The buyers own the property adjoining, on which they are now erecting a 14-sty building as an addition to their building on 24th st. It is understood that the property will be used to protect the light and air of the company's building.

25TH ST.—Finney & Mathews have sold for Charles E. Johnson 220 and 222 West 25th st, two 4-sty dwellings, on plot 31x98.9, to William J. Karnes. The seller recently bought the property from May Irwin.

26TH ST.—Mooyer & Marston have sold for the estate of Jacob G. Fundis 252 and 254 West 26th st, two 4-sty dwellings, on plot 40x98.9, to a Dr. Clayton. No. 252 has not changed hands since 1877, and No. 254 since 1890.

26TH ST.—J. J. Kiernan sold 238 West 26th st, a 3-sty and basement dwelling, on a lot 21.3x98.9. The buyers are reported to be a recently organized club of French waiters, who have seceded from the Waiters' association. They will use the building as a club house. The seller bought the property on December 17. S. B. Goodale & Son were the brokers.

27TH ST.—S. B. Goodale & Son sold for M. Ostrander and Cornelius Seymour 38 West 27th st, a 4-sty dwelling, on lot 23x98.9.

27TH ST.—Ames & Co. have sold for John J. Clarke to William Kelly 221 West 27th st, a 4-sty building, on lot 21.6x98.9.

27TH ST.—Arnold, Byrne & Baumann have sold for Josef Steiner 154 and 156 West 27th st, a 7-sty business building on plot 40.4x98.9.

29TH ST.—Pease & Elliman have sold for Mrs. K. C. Butler 126 East 29th st, a 3-sty dwelling, on lot 19x98.9. The seller bought the house in 1889.

40TH ST.—George W. Perkins, of J. Pierpont Morgan & Co., who recently acquired the 5-sty dwelling 76 Park av, has bought through the Douglas Robinson, Charles S. Brown Co., the 3-sty private stable 26 East 40th st, 25x98.9, from John E. Alexander. He will alter the stable into a private garage.

40TH ST.—Mandelbaum & Lewine sold 334 to 340 West 40th st, four 3-sty buildings, on a plot 66.8x98.9.

46TH ST.—Pease & Elliman sold for W. Clarence Martin to the Rev. John R. Paxton 53 West 46th st, a 4-sty dwelling, on a lot 22x100. Mr. Martin bought the property about ten days ago.

AV B.—Thomas J. Keane sold 287 Av B, a 5-sty tenement, on a lot 20x68, to Charles Wynne, who gives in part payment 28 East 130th st, a 3-sty and basement private dwelling on a lot 18.6x100.

4TH AV.—Abraham Schwab has purchased from Ida A. Breck 330 and 332 4th av, a 2-sty building on lot 49.4x100. The seller bought the property in 1906 from Edwin B. Wesley, who had owned it since 1856, when he bought it for \$20,000. Mr. Schwab held a lease of the premises for 21 years from May, 1906, with a privilege of renewal at a net rental of \$4,000 per annum.

8TH AV.—James N. Wells' Sons have sold for estate of Josephine L. Wells the Moore estate leasehold, 245 and 247 8th av, near 23d st, widely known as "The Old Homestead." The property has been occupied as a hotel and chop house for half a century. In the early seventies it was conducted by "Tommy" Lynch, one of "Jim" Fisk's lieutenants, and during the famous Fisk-Gould fight over the Erie Railroad, whose offices were then in the Grand Opera House building close by, Fisk's body guard was recruited and quartered in this building. For the past twenty years the "Old Homestead" has been conducted by Thomas Walton, who now purchases the property.

NORTH OF 59TH STREET.

65TH ST.—Peter F. Rafferty, of San Antonio, Tex., sold 56 West 65th st, a 5-sty double flat, on a lot 25x100, to the Ess Eff Realty Co. This company, in 1907, purchased 52 and 54 adjoining, and now have a plot 75x100.5.

Chapin Home Gets Permission to Sell.

66TH ST.—The Chapin Home for the Aged and Infirm, following the example of similar organizations that have been forced to move away from the middle east side because the land they occupy has come to be too valuable for tenancy by charitable institutions, has decided to dispose of its site in the block bounded by 3d and Lexington avs, 66th and 67th sts. The proceeds of the sale will be used to defray the cost of a substantial tract of land outside Manhattan and the expense of erecting more commodious quarters. At

present the Chapin home occupies a plot 170x200 that runs through from 66th to 67th st, a short distance west of 3d av. The land is owned by the city, and is leased to the institution for a long term at a nominal charge of \$1 a year. Application was made to the sinking fund commission a month or more ago for the transfer of the land to the Chapin home and for the consent of the city to the proposed sale and removal. This application was granted last week. The home will be required to pay the sinking fund commission \$5,000 for a deed to the 66th st plot, said to be valued at about \$250,000. The trustees of the home are considering the purchase of a new site near Jamaica.

70TH ST.—Douglas Robinson, Charles S. Brown & Co. have sold three dwellings, on a plot 50x100, in the south side of 70th st, 125 feet west of Park av, and known as 42, 44 and 46 East 70th st. The name of the buyer could not be learned. The sale completes the disposition of the entire plot belonging to the Union Theological Seminary, and it is stated that the price obtained for the whole plot is more than the trustees expected to receive. The entire plot was sold in four parcels. The lots in 69th st, at the rear of those reported sold were bought by Charles L. Poor and J. Harper Poor.

77TH ST.—The Burden estate has sold the 3-sty private stable on lot 25x102.8 at 75 East 77th st, near Park av.

79TH ST.—Theodore A. Stephenson sold 183 West 79th st, a 5-sty dwelling, on a lot 17x102.2, for \$27,000, to Sarah F. Crowell, who has resold the property to Fred A. Elliott.

79TH ST.—The Douglas Robinson, Charles S. Brown Co. has sold for Rev. and Mrs. George William Douglas, 54 East 79th st, a new 5-sty American basement dwelling on lot 25x102.2. The house, which was built by J. C. Lyons, will be occupied by the new owner.

Business Bldgs. for West 83d Street.

83D ST.—H. C. Senior & Co. have sold for Lowenfeld & Prager, to Walter A. Wells, the seven 2-sty dwellings, Nos. 150 to 162 West 83d st, on plot 12x124x irregular. The buyer will erect several business buildings to suit tenants. The property was acquired by the sellers in 1907.

89TH ST.—Hudson Realty Co. has sold to a client of Oppenheimer & Arnold the four 5-sty flats at 104 to 110 West 89th st, on plot 100x100.8.

93D ST.—Mandelbaum & Lewine bought from the Pine Investing Co. 9 East 93d st, a 4-sty and basement stone front dwelling, on a lot 20.6x100.8.

95TH ST.—F. R. Wood & Co. sold for Melancthon S. Ayres 129 West 95th st, a 3-sty dwelling, on a lot 16x100, to a buyer for occupancy.

101ST ST.—Edgar Williams has sold for Louis Grunig 103 West 101st st, a 5-sty double flat, on lot 25x100.11, adjoining the north-west corner of Columbus av.

125TH ST.—Ephraim Buchwald has sold for Stephen H. Jackson to Mary Groig the 5-sty tenement with stores, 251 East 125th st, on lot 28x100.

126TH ST.—Heilner & Wolf have sold to Mrs. J. Dundin 28 East 126th st, a 3-sty dwelling, on a lot 18.9x100.

131ST ST.—Jacob Rogers has sold to the Gerbureau Co. 45 and 47 East 131st st, a 6-sty apartment house, on plot 50x99.11, between Madison and Park avs. The buyers are builders and operate extensively in Yonkers, N. Y.

135TH ST.—John R. Davidson in conjunction with H. D. Baker & Bro. has sold for Israel Tombacher the Altoona, a 5-sty new law apartment house at 621 West 135th st, on plot 52.6x99.11, to Dr. Charles A. Haffner for about \$85,000.

157TH ST.—Charles S. Kohler sold for Allen Anderson Thompson, of Switzerland, the vacant plot, 50x100, in the north side of 157th st, seventy-five feet east of Broadway, to Gross and Herbener, who will improve the plot in connection with their Broadway block front, purchased through Mr. Kohler some months ago.

164TH ST.—David Lion purchased from Lillian Gingold the 5-sty apartment house, on a plot 50x112, at 438 and 440 West 164th st.

215TH ST.—Max Marx bought from Chauncey T. Horton the plot, 75x100, in the south side of 215th st, 275 ft. east of 10th av. The buyer recently bought the plot, 75x100, adjoining on the west from the Acton Realty Co.

AMSTERDAM AV.—Ferdinand Nagel sold for Mrs. Elizabeth Becker the northeast corner of Amsterdam av and 163d st, a 5-sty triple apartment, on a lot 34x100 feet, to I. Lebowitz, who also resold the same at a profit.

AMSTERDAM AV.—Simon Sichel has sold the San Samone apartments, occupying the block front on the east side of Amsterdam av, between 141st and 142d sts. The house, a 7-sty elevator structure, occupies a plot fronting 200 feet on Amsterdam av, 35 feet in 142d st and 30 feet in 141st st. It was built by Thomas J. McGuire, who sold it in 1904 to Mr. Sichel.

BROADWAY.—Hall J. How & Co. have sold to Daniel B. Freedman for the Twelfth Ward Bank two frame buildings on plot 100x120, at the southeast corner of Broadway and Hawthorne st.

New Baseball Park.

BROADWAY.—A. N. Gitterman has sold for the American Real Estate Co., the Barney estate and Daniel E. Seybel, to Frank Farrell, for use as a new ground for the American league baseball team, the following property: Thirty-four lots at Exterior st, Kingsbridge rd and 225th st, were acquired from the Barney estate. The second plot of 28 lots on the north side of 225th st, near Broadway, was sold by Daniel E. Seybel, while the third plot, containing about 29 lots, covering the block front on the east side of Broadway from 226th to 227th st, was sold by the American Real Estate Co. This makes a total of 91 lots, exclusive of the land in the bed of the old Spuyten Duyvil creek, controlled by the Farrell interests.

BROADWAY.—The Van Beuren estate has sold the block front on the east side of Broadway, between 168th and 169th sts, facing the plaza formed by the junction of Broadway and St. Nicholas av. The property has frontages of 188 feet on Broadway, 128 feet on 168th st and 185 feet on 169th st, the remainder of the block fronting on Audubon avenue being occupied by Public School 169.

BROADWAY.—Chas. S. Kohler has sold to the Canavan Investing Co for Gross & Herbener the new 6-sty apartment house located at the northeast corner of Broadway and 156th ts, known as the Robert Fulton Court, in size 99.11x100, containing 32 apartments and 5 stores. The property was held at \$350,000. This makes the second large corner property finished by Gross & Herbener this year, which Mr. Kohler has sold to the Canavan Investing Co.

LENOX AV.—Dr. Samuel K. Johnson sold to Ascher Strauss the Victoria, a 7-sty elevator apartment house, with stores, on a plot

100x100, at the southeast corner of Lenox av and 138th st. In part payment the buyer gives 402, 404 and 406 Gold st, Brooklyn, three 5-sty triple flat houses, on a plot 75x100, 25 feet from the Brooklyn approach to the new Manhattan Bridge and a proposed subway station; also 100 feet north of Foulk st.

LENOX AV.—Max Marx sold, through H. D. Baker & Bro., to Joseph Golding, the block front on the west side of Lenox av, between 141st and 142d sts, 199.10x100. The purchaser will erect on the premises five 6-sty flats with stores, each on a plot 40x100.

MADISON AV.—F. R. Wood & Co. sold for Samuel King 1475 Madison av, a 5-sty flat, with stores, on a lot 25x90. The house has since been resold.

Operator Buys Park Avenue Corner.

PARK AV.—Irving I. Kempner purchased from the Sumax Realty Co the Hawthorne, a 5-sty apartment, at the southeast corner of 82d st and Park av, on a lot 25x100.

RIVERSIDE DRIVE.—Calder & Nassoit sold for the West Side Construction Co., Jacob Axelrod, president, to Philip Livingston, the Clifden, at the southeast corner of Riverside Drive and 99th st, being 107 feet on Riverside Drive and 116 feet on 99th st. The building has been just completed and is an 11-sty fireproof structure, containing three apartments on each floor. Mr. Livingston gives in part payment 24 lots in the Grand Concourse, 75 feet north of 167th st; also three lots at the corner of Webster av and 169th st and other equities. The deal involves more than \$1,000,000.

2D AV.—H. Weisstock has sold for the Earle Management Company No. 2371 2d av, a 6-sty new law house, on plot 37.6x100.

BRONX.

PURDY ST.—H. J. Fink, who represents a big textile factory, has bought through L. W. Hefter plots Nos 440 and 441, comprising about 22 lots, on the west side of Purdy st, extending through to Odell st, adjoining the gas works and the Catholic Protectors; also plot No. 443, at the northwest corner of Purdy st and St. Raymond av, 100x108, and through M. M. Henning plot No. 453, comprising eight lots, on the opposite side of Purdy st, extending to Castle Hill av. A factory will be erected on the site.

137TH ST.—Smith & Phelps have sold to James Pringle the plot 75x100 on the north side of 137th st, 225 feet east of Lincoln av.

154TH ST.—Louis Lese sold to Benjamin Benensen, 673 and 675 East 154th st, two 2-sty houses on a plot 50x100.

180TH ST.—John A. Steinmetz, in conjunction with Smith & Phelps, sold for Sigmund Adler, three lots on the north side of 180th st, 70 feet east of Mohegan av, 75x118. Same will be improved at once.

BAINBRIDGE AV.—Ernst & Cahn, in conjunction with Casey & Irwin, have sold for Annie M. J. Muller and Annie Sponheimer 3044-3046 Bainbridge av, two one-family private houses, on lots 16.8x100 each.

BRYANT AV.—J. Clarence Davies has sold for John C. Benner a plot 100x100 on the northeast corner of Bryant av and 167th st.

DUNCOMB AV.—H. Weisstock has sold for Daniel Rosenthal the triangular plot, 164x170x115, at the southwest corner of Duncomb and Barker av.

ELTON AV.—Smith & Phelps sold the plot 48x100 at the southwest corner of Elton av and 158th st.

LAFONTAINE AV.—Smith & Phelps sold a plot, 75x100, on the west side of Lafontaine av, 95 feet south of 179th st.

PROSPECT AV.—Eugene J. Busher has sold for Michael Brady, Mary Byrne and Sarah O'Grady, the two lots 50x95, situated on the west side of Prospect av, commencing 350 feet north of East 183d st. This property has not changed hands in 43 years.

RAILROAD AV.—L. W. Hefter has sold the northerly part of plot No. 448, at the northeast corner of Railroad av and Washington st, village of Westchester, a plot 100x108, to a client for improvement.

WHITLOCK AV.—The Henry M. Weil Co. has sold for the Johnson estate a plot 100x130 on the west side of Whitlock av, 80 feet north of 144th st. The buyers will erect on the plot a 5-sty factory for their own use.

LEASES.

Louis Becker has leased for James Fay for a term of years the 3-sty and basement Indiana limestone front dwelling 545 West 159th st to Edward M. Freeman.

The Charles F. Noyes Co. has leased for Edwin Tatham the 5-sty building at 26 Cliff st to the Paul Schaad Co. for about five years at an aggregate rental of about \$15,000, and the entire second floor in the Healy Building at Gold and Ferry sts to J. Musliner & Co.

Leases were signed on Monday by the Meriden Britannia Co., subsidiary to the International Silver Co., for a long lease of the store, 50x200, at 49 and 51 West 34th st, in the Marbridge building, owned by W. R. H. Martin. Negotiations were conducted by Clark T. Chambers. The Meriden Britannia Co. was the first of the large silversmiths to move up to 5th av, locating at 26th st in 1894. In the 60s the concern was at 199 Broadway; in the 70s, at 550 Broadway, then the center of the fine retail district, and subsequently at Union square and 14th st.

H. C. Senior & Co. have made the following leases: For Susie Scott Hall, the 3-sty and basement dwelling 111 West 63d st, to Madeline O'Shay, for a term of years; for Walter A. Wells, the store and basement 2336 Broadway, adjoining the corner of 85th st, store now in the course of construction, at the southeast corner of Broadway to Milton Percival Co., for a long term of years; store in same building to Sanitary Laundry; for Bolton Hall, the 4-sty and basement dwelling, at 146 West 65th st, to I. Veranes, of Havana, Cuba, for a term of years; for Champion Laundry Co., the store and basement 2373 Broadway, to Joseph Wainess, for a term of years.

Frederick Fox & Co. have leased for Douglas Robinson, Chas S. Brown Co. the entire set of lofts at 827-9 Broadway, for a term of years to the Princess Dress Skirt Co.; for Lee Holstein the tenth loft at 49-51 West 24th st, for a term of years to Spitzer Harris Co., Inc.; for the trustees of the Sailors' Snug Harbor the first loft at 5-7 University pl, to Ferguson & Kloberg; for the estate of James Surplus the third and ninth lofts in the building 61 East 11th st to Wolfers & Co, and M. Weinhandler & Sons; for Alden S. Swan the fifth loft in the building 56 East 13th st to Meyer Levy and for P. Gallagher the fourth loft in the building 21 West 3d st to White, Frieman & Mandel.

Frederick Fox & Co. have leased for the Seventeenth Street Realty Co. about 30,000 sq. ft. of space in the new building now in course of construction at 243-5-7 West 17th st, running through to 232-4 West 18th st, for a long term of years to the American Thermos Bottle Co. The building will hereafter be known as the Thermos

Every purchase has SOME bearing on somebody's real estate.

Building. For the Estate of Albert Friedlander the fourth and sixth lofts in the building 84 University pl to Hershfield & Cohen and Diamond & Sachs; for Samuel Bergman the first loft at 36 West 17th st to Harry Neadel; for Bayer, Pretzfelder & Co. the first loft at 11 West 17th st to Rosen & Brandman, and for Stephen Cavinato the fourth loft at 21 East 8th st to M. Lubert & Co.

The Charles F. Noyes Co., recently appointed agents for the 12-sty building at 37-39 Liberty st, through to 44-46 Maiden lane, reports the following leases recently negotiated for space in the building: Ground floor 39 Liberty st, to the eastern agents of the Canton Art Metal Mfg. Co. for a five-year term; the entire Maiden lane wing on the second floor to Fox & Pier for a ten-year term; the entire Liberty st wing on the eleventh floor to Becroft, Cogswell & Stevenson; a portion of the ninth floor to Robert O Haythe and other offices in the building to M. Astor, K. & F. Jewelry Co. and the Thompson Filter Co. These leases aggregate about \$60,000. Considering the fact that most leases in the neighborhood are made from May 1, the record is a somewhat remarkable one and shows the popularity of the building.

SUBURBAN.

STATEN ISLAND.—Cornelius G. Kolff and H. T. Metcalfe & Sons sold for Mrs. Russell Sage to E. F. Van Duzen the old "Twiggs Homestead," on Seaside av, near Eltingville, Staten Island, embracing about 6½ acres.

EAST ORANGE, N. J.—The Charles E. Noyes Co. has sold to a client 180 Harrison st, East Orange, a country estate 104x240 in size, including a 19-room house, a stable, garage, etc. The property is under a short-term lease. It is located in one of the finest residential sections of East Orange.

UNCLASSIFIED SALES

The total number of city sales reported above is 62, of which 21 were below 59th st, 27 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 68, of which 14 were below 59th st, 23 above, and 31 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 174, as against 198 last week, and in the Bronx 118, as against 119 last week. The total amount involved is \$8,130,897, as against \$11,264,426 last week.

The amount involved in the auction sales this week was \$419,241, and since January 1, \$57,402,844. Last year the total for the week was \$689,522, and from January 1, \$56,407,092.

How Leaky Pipes Sap Incomes.

Little drops of water
Dripping quite unseen,
Undermine your profits,
Making fat ones lean.

The late Edward H. Harriman, upon his return from Europe, shortly before his death, was asked the secret of his great wealth and success. "Looking after the little things," was his answer.

This truism applies to building management exactly as it applied as a basic principle in amassing a great fortune. A little 1-32 of an inch hole in a half-inch pipe in a 20-sty office building is a little thing, yet in twenty-four hours 432 gallons of water under 45 pounds pressure could run to waste. In a year this means a leakage of 3,784,320 gals. In a quarter-inch hole in a half-inch pipe under the same pressure 12,960 gallons would run to waste in twenty-four hours. In 365 days 113,430,600 gallons would have passed through the meter, payment for which is taken from the profit column and charged to loss.

Reporting on the subject of waste of New York city water, Lindon Bates, Jr., submitted the following to the General Committee of Water Supply, composed of delegates from twenty civic bodies:

"Indeed, so great is this item of plumbing leakage that one enterprising firm starting as a water consumer's vigilance committee of real estate owners undertakes to have an expert on water meters and water consumption visit your property at least once every month, inspecting every possible outlet on each floor which may mean waste, which must result in the saving of water, and reduce water tax bills, at a charge starting at \$6 per meter per year.

"As this company undertakes to inspect plumbing waste as a business proposition, its data gives a practical side of the leakage question, which is valuable.

"Twenty, thirty, fifty or more per cent. reduction of leakage has been secured and these are metered premises where the interest of the owner is enlisted on the side of economy. What the plumbing leakage is on unmetered premises where waste is the city's loss and troubles the occupant generally not at all, may be imagined.

The concern referred to is the Water Supervision Company, No. 3 Park Row. Telephone 2017 Cortlandt.

NEW MAP OF THE BRONX.

J. Clarence Davies has published at his own expense a new map of the Bronx showing the street system as finally adopted by the city. Mr. Davies calls attention to the fact that when he published his first map, in 1897, the borough had a population of 200,000 and an assessed valuation of \$96,000,000. Seven years later, when a second map appeared, the population had increased to 300,000 and the assessed valuation to \$237,000,000. The present map shows a territory with an assessed valuation of \$462,000,000 and an estimated population of 450,000.

OWNERS WANT WEST SIDE SUBWAY.

NOT even the arrival of the holiday season has dampened the enthusiasm of property owners on the lower West Side in their efforts to promote the much talked about subway for that section of Manhattan. Neither has the proposed extension of 7th av been forgotten during the busy hours of the closing year. On the contrary, some of the larger holders of real estate in that zone are individually exerting their influence to bring about these necessary improvements.

Perhaps the most earnest worker in the direction indicated is M. Hallanan, of 186 West 4th st, who besides being the owner of considerable property in the immediate neighborhood of Sheridan square, has important business interests south of 14th st as well.

"My conviction is that we owners on the lower West Side are bound to get betterments which our district is crying for," said Mr. Hallanan. "We need a longer 7th av, that is, the extension of that thoroughfare from its present place of beginning south-erly to Franklin st. A subway, of course, should immediately follow. Unless these improvements are given us, the otherwise natural enhancement in real property in our section will continue to feel the damaging influence of the present inadequate means of transit, as well as the poor facilities for reaching the docking and other localities of our quarter."

"In what way are you proceeding to accomplish all these things," was asked by a representative of the Record and Guide.

"We have brought our needs to the attention of the taxpayers bodies throughout the city who have been giving the subject much attention of late," said Mr. Hallanan, "and excellent work is being done also by our local public service committee, which has spared no time or labor in presenting the facts to the authorities."

"Are the projects generally endorsed by the small owners of real estate in your zone?"

"Yes, decidedly! Both small and large interests are in favor of the improvements asked for."

"Would the expense of cutting through 7th av be justified at this time?"

"I am confident that the cost would not be prohibitive, particularly since most of the improved property that would have to be demolished to make way for the extension is of old-fashioned build. In fact, a large number of the buildings in the path of the proposed improvement are already rotten and falling to pieces, besides not a few of the properties may be considered a dead loss so far as income is concerned."

The views of other owners in the affected neighborhood coincide with the opinions of Mr. Hallanan. Among those further uptown who are vitally interested in securing the improvements asked for is John J. Brennan, owner of the Greenwich Stables, at 349-351 West 11th st. Mr. Brennan believes that the extension of 7th av should receive the early attention of the new administration. He said:

"Seventh av should be extended at once, since the benefit of this improvement will not only be local but general also. It will give an outlet north and south to a long neglected and congested district that is hemmed in on all sides, and is going to rack and ruin. The movement is not only receiving the endorsement of property owners on this side of the city, but is in addition being backed up by the United Real Estate Owners' Associations, the Merchants' Association, the Merchants' and Manufacturers' Board of Trade, the Team Owners' Association, the Automobile Club of America and owners of realty representing \$100,000,000."

UNITED REAL ESTATE OWNERS' BALL.

The United Real Estate Owners' Association is making final arrangements for its entertainment and reception, to be held at Terrace Garden on Jan. 12, 1910. The last affair was in every respect a grand success, and there is every sign of a greater success for this affair, judging from the activity of the committee men, and the responses from the members and the invited guests. A number of leading officials of the city have already promised to attend the affair. A very elaborate vaudeville entertainment is being arranged, followed by dancing.

The whole affair is in the hands of a very active committee, headed by Mr. Henry Bloch. In connection with this entertainment, the official book of the association and programme is being published, under the supervision of Mr. Chas. H. Schnelle. The book this year will be of even greater interest than the last official book. It will contain articles on: The Tenement House Law, by Adolph Bloch, Esq.; the City Budgets, by Ira J. Ettinger, Esq.; the City's Water Supply, by John J. Pheelan, Esq.; the Licensed Engineers' Bill, by Henry Bloch, Esq.; the Work of the Legislative Committee of the Association, by Mr. Chas. H. Schnelle. It will also contain photos of the officers and council of the association, and presidents of the various local associations.

The sale of boxes has met with greater success than the previous affair. It is now practically sure that the entire affair will be a grand success.

Nearly every act of the City Government AFFECTS real estate in some measure.

WANTS AND OFFERS

REDUCE PLUMBING BILLS

We will tell you how. Write or phone to The Soles Plumbing Inspection System, 1691 Park Av. Tel. 359 Harlem.

Ernestus Gulick Co., Estate Agents, require the services of a Real Estate Broker, conversant with the Fifth Avenue section. A record of accomplishments essential. Communications confidential.

ERNESTUS GULICK CO., 334 5th Ave., at 33d St.

ESTABLISHED REAL ESTATE office, mortgage loan business, fine offices lower Broadway, will give interest, nominal price, to good man, Gentile, who wants to make more money than a salary affords. Address with full particulars as to experience, age and references, "REALTY," Box 10, Record and Guide.

ENERGETIC SALESMAN wanted by downtown office; must have experience and good record; ample co-operation and liberal basis; make appointment by letter. M. MORGENTHAU, JR., COMPANY, 95 Liberty St.

A LARGE real estate concern, doing business in Fifth Avenue section, desires the services of an experienced high-class broker, who has accomplished results; liberal arrangement will be made. "M. L.," Box 125, Record and Guide.

FOR SALE—Two Lenox Avenue double flats; owner going to Europe; \$80,000, subject to \$54,000 first mortgage at 4½%; rents, over \$8,200; owner will take a second mortgage. JACOB A. KING, 51 West 125th St.

PUBLIC STENOGRAPHER—Typewriting of all descriptions; architects', builders' and engineers' specifications a specialty; rates moderate. HUDSON STENOGRAPHIC OFFICE, 32 Broadway. Tel. 3112 Broad.

MAN, competent, reliable, hustler, experienced all branches real estate business, excellent references, desires position with city real estate firm. Box 37, Record and Guide.

2d Mortgages Cashed \$20,000 to \$50,000

wanted for Special Funds. Must be on choice property. Give full particulars, stating discount allowed.

M. MORGENTHAU, Jr., COMPANY
95 LIBERTY STREET

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 17 years

160 Broadway, New York

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

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WILLIAM P. DIXON, JULIAN D. FAIRCHILD, JOHN T. LOCKMAN,

HENRY MORGENTHAU, JAMES N. WALLACE, ALBERT H. WIGGIN.

FOR SALE, RENT, EXCHANGE

Property, suitable for small factory, situated at Cornwall Landing, 52 miles from New York City on West Shore and N. Y., O. and W. R.R. Size of land, 148 ft. of river frontage with depth of 12 feet deep water at low tide. Depth of lot about 200 feet. Cheap labor. Electric light in village. Heavy pressure of village water. River open for shipping 9 months in year. Further information gladly furnished by C. C. STILLMAN, 120 Broadway. Telephone, Cortlandt 14.

Young man (23), three years' experience in management and renting real estate, desires to connect with live firm. Box 90, Record and Guide.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., cor. 86th St.

YOUNG LADY desires position as stenographer; six years' experience; two years with large building concern. BOX 5, Record and Guide.

WANTED—Man under 30, with some experience in high-class real estate. J. P. WHITON-STUART CO., Private House Brokers, 8 East 54th Street.

DOWNTOWN REAL ESTATE Corporation desires the services of energetic and experienced man to manage leasing department; commission basis only. BOX 15, Record and Guide.

JANITOR—Understands all kinds of elevators, steamfitting and general repairs; best references. Call or write, JANITOR, 611 West 137th St.

SALES METHODS

are improving. Tabloid Circulars, as they are to be published in the Record and Guide, will mark the greatest RECENT improvement.

Send for Sample Sheets

THE RECORD & GUIDE CO.

11 EAST 24TH STREET, NEW YORK

REAL ESTATE NOTES

The Brick Presbyterian Church on 5th av has signified its interest in the proposed improvements in the midtown section of Manhattan by becoming a member of the Fifth Avenue Association.

Van Wyck Thorne has placed a loan for the Ludin Realty Co. of \$235,000 at 4½ per cent. on its property at 234 to 256 West 41st st, and for Mrs. Gertrude B. Miller a loan of \$165,000 at 4½ per cent. on the southeast corner of Park av and 66th st.

C. Maxwell Kaepfel has resigned as leasing manager for Ernestus Gulick Company, and is now connected with Ogden & Clarkson, in whose employ he first became prominently identified in negotiating leases in the 5th av and Herald sq sections.

The Title Guarantee & Trust Company loaned this week on first mortgage \$180,000 to the Herbert Dongan Construction Co. on the 6-sty brick and stone apartment building, on the southeast corner of 170th st and Fort Washington av. The plot is 94.10x126.4.

The Charles F. Noyes Company, real estate, of 92 William st, is sending as a holiday gift to friends a desk calendar in a form that is very substantial and usable for business men. There is a leaf in it for every day of the year, on which there is room to enter a "memo," and the leaves are attached to an iron and nickel file, which is not big enough to be in the way or very easy to overturn and damage.

William K. Vanderbilt closed the lease of the American Horse Exchange property, covering the greater part of the block bounded by Broadway and 7th av, 50th and 51st sts, to the Shuberts. Covering a period of forty-two years, and involving a total rental of nearly \$2,500,000, the transaction is one of the largest of its kind during the year in that rapidly developing section just north of Times square. The Shuberts claim to have no definite plans for the improvement of the property at the present time. The Horse Exchange site has frontages of 159.5

ft. on Broadway, 144.8 ft. on 7th av, and 149.4 ft. on 50th st, or nearly ten city lots. Mr. Vanderbilt bought the property in 1883 from the Slevin estate for \$200,000.

Pease & Elliman have been commissioned by W. D. Sloane and Mrs. Edward H. Harriman to sell the old Langham Hotel property, at the northeast corner of 5th av and 52d st. The reason for the sale of the property is that business has made such inroads into the section that the Vanderbilts, Sloanes and Mrs. Edward H. Harriman consider that the district can no longer be restricted against business, consequently they have joined together and have lifted a restriction which prohibited the use of the big plot for other than private house improvements. Mrs. Harriman and Mr. Sloane have agreed that neither will sell without the other's consent; that is, both properties, comprising a plot 115.5x130, will be sold as a whole. The Langham property was bought about six years ago by Flake & Dowling from the Shannon estate and was sold by them to William K. Vanderbilt and W. D. Sloane for \$1,350,000. The three other corners are occupied by the dwellings of Morton B. Plant, W. D. Sloane and William K. Vanderbilt.

The Title Guarantee & Trust Co. loaned on Wednesday the following first mortgages: \$130,000 to Joseph Berndt on the 7-sty and basement elevator apartment house at 3601-3603-3605 Broadway; the mortgage is for five years at 4½ per cent.; \$80,000 to William Richman on the 6-sty store and apartment house at 649 to 655 Lenox av; the mortgages, of \$40,000 each, are for five years at 4½ per cent., and \$45,000 to William Simpson on the property located at 165th st and Westchester av, east of Fox st; the mortgage is for five years at five per cent.

The Title Guarantee & Trust Co. reports that sales of mortgages are continuing at a rate that is surprising. During the past two weeks they have sold a greater number of mortgages in Manhattan and the Bronx than in any two weeks since the fall of 1907. In spite of the fact that there were only five working days last week the company disposed of 145 mortgages, which is at the rate of 29 per day. The aggregate amounted to \$1,183,000, and while they have frequently surpassed this total, yet the distribution among such a great number of small investors is a most gratifying feature.

Do you know what the municipal government is NOW planning to do?—

MUNICIPAL IMPROVEMENTS

Of Interest to Property Owners

HEARINGS FOR THE COMING WEEK.

AT 90-92 WEST BROADWAY.

Monday, Jan. 3.

Rosedale av, street opening, from Westchester av to West Farms rd; at 12 noon.
Leland av, street opening, from Westchester av to Ludlow av; at 2 p. m.
Guerlain st, street opening, from Beach av to Unionport rd; at 12 noon.
Eastern Boulevard, street opening, from New Haven R R to Hunts Point rd; at 1 p. m.
Jerome av, street opening, from Cameron pl to East 184th st; at 1 p. m.
West 184th st, street opening, from Broadway to unnamed st; at 12 noon.
Main st, City Island, extending; at 3 p. m.
East 180th st, street opening, from Bronx River to West Farms rd; at 2 p. m.
Gun Hill rd, opening, from Jerome av to Mosholu Park North; at 12 noon.
Castle Hill av, etc. opening, from West Farms rd to Public pl; at 11 a. m.
Kingsbridge av, opening, from West 230th st to Broadway; at 1 p. m.

Tuesday, Jan. 4.

Taylor st, street opening, from East River to Westchester av; at 4 p. m.
Pleasant av, assessment, from Gun Hill rd to 219th st; at 2 p. m.
Grand Boulevard, opening, from East 158th st to East 164th st; at 11 a. m.
Pleasant av, opening, from Gun Hill rd to 219th st; at 1 p. m.
Bush st, street opening, from Creston av to Concourse; at 2 p. m.
Cruger av, etc., opening, from Williamsbridge rd to South Oak Drive; at 11 a. m.
Boston rd, opening, from White Plains rd to northern boundary City; at 1 p. m.
Benson av, etc., opening, from West Farms rd to Lane av; at 3 p. m.
East 177th st, street opening, from Tremont av to Morris Park av; at 2 p. m.
A new st, street opening, from Bowery to Elm st; at 4 p. m.
Zerega av, street opening, from Castle Hill av to Castle Hill av; at 1 p. m.
Canal pl, opening, from East 138th st to East 144th st; at 12 noon.

Wednesday, Jan. 5.

Sedgwick av, widening, from Jerome av to West 169th st; at 2 p. m.
West 178th st, and 179th st, street opening, from Haven av to Buena Vista av; at 3 p. m.

Thursday, Jan. 6.

Magenta st, street opening, from White Plains rd to Golden av; at 10 a. m.
West 231st st, street opening, from Bailey av to Riverdale av; at 2 p. m.
Bronx Boulevard, opening, from Boston rd to 242d st; at 3 p. m.
Lane av, etc., opening, from Westchester av to West Farms rd; at 1 p. m.

Friday, Jan. 7.

Hillside av, opening, from Nagle av to Nagle av; at 2 p. m.
City Island Bridge; at 1 p. m.
Rosewood st, street opening, from Bronx Boulevard to Cruger st; at 1 p. m.
Tremont av, opening, from Eastern Boulevard to Fort Schuyler rd; at 2 p. m.

AT 258 BROADWAY.

Monday, Jan. 3.

Westchester av, rapid transit; at 10.30 a. m.
Piers 52 and 53, East River; at 11 a. m.
15th and 18th sts, North River, dock; at 2.30 p. m.

Tuesday, Jan. 4.

Fort George, rapid transit; at 10 a. m.
Brooklyn Bridge arches; at 2 p. m.
Loop No. 1; at 2 p. m.
Pierce av, school site, Queens; at 4 p. m.

Wednesday, Jan. 5.

Westchester av, rapid transit; at 10.30 a. m.
Piers 32 and 33, East River; at 10.30 a. m.
Loop No 4; at 1.30 p. m.
15th and 18th sts, North River, dock; at 2.30 p. m.
Fordham rd, dock; at 1 p. m.
Onderdonk av, school site, Queens; at 2.30 p. m.

Thursday, Jan. 6.

Fort George, rapid transit; at 10 a. m.
Loop No 5; at 11 a. m.

Friday, Jan. 7.

Westchester av, rapid transit; at 10.30 a. m.
141st st, school site, Bronx; at 2 p. m.
15th and 18th sts, North River, dock; at 2.30 p. m.
Chicago av, school site, Queens; at 11 a. m.
Loop No 3; at 2.30 p. m.
120th st, police station; at 10.30 a. m.

PETITIONS APPROVED.

Out of a long list of petitions presented by the President of the Borough of the Bronx to the Local Boards for action at its last meeting only two were favorably passed upon and sent forward. One of the petitions referred to called for the acquisition of title to lands necessary for Matthews av from the New Haven R. R. to Bear Swamp rd, the other being a proposition to amend the proceeding to acquire title to Ludlow av, from Tremont av at Av "A" to Whitlock av, so as to include the gore or triangular parcel of land which begins at a point formed by the intersection of the northerly line of the Eastern Boulevard with the southwesterly line of Tremont av. This gore runs westerly along the Eastern Boulevard for

a distance of nearly 25 feet and northerly 15 feet to the southwesterly side of Tremont av, thence following a southeasterly course along Tremont av, 29.03 ft. to the place of beginning.

At this meeting all petitions in which no reported cost and assessed valuation had been submitted by the Chief Engineer were laid over. Petitions which had been repeatedly laid over were placed on file, since it was decided that in such instances new ones were necessary.

CONDEMNATION PROCEEDINGS.

BILLS OF COST.

174TH ST.—Opening and extending West 174th st, from Aqueduct av to Undercliff av; West 175th st, from Aqueduct av to Undercliff av; West 176th st, from Aqueduct av to Sedgwick av; Montgomery av, from West 174th st to West 176th st, and Popham av, from West 174th st to West 176th st. Commissioners, Michael J. Egan, Patrick McGuire and Sidwell S. Randall will present their bill of costs and expenses in this proceeding for taxation to the Supreme Court on Jan. 12.

BOARD OF ASSESSORS.

Under date of Dec. 28, the Board of Assessors gives notice that the following proposed assessments have been completed and are ready for examination at 320 Broadway, Manhattan. All those whose interests are affected and who are desirous of filing objections, may do so in writing, to the Secretary, at the above address, on or before Feb. 1, at 11 in the forenoon:

152D ST.—Reregulating, regrading, curbing, flagging and building retaining wall on West 152d st, bet Broadway and Riverside Drive, together with a list of awards for damages caused by a change of grade. Proposed assessment: Both sides of 152d st, from Broadway to Riverside Drive, and to the extent of half the block at the intersecting sts. List 9788.

138TH ST.—Paving West 138th st, from Amsterdam av to Convent av. Proposed assessment: Both sides of 138th st, from Amsterdam av to Convent av, and to the extent of half the block at the intersecting sts. List 917.

141ST ST.—Paving with asphalt West 141st st, from Lenox av to 5th av. Proposed assessment: Both sides of 141st st, from 5th av to Lenox av, and to the extent of half the block at the intersecting sts. List 918.

137TH ST.—Paving with asphalt 137th st, between Broadway and Riverside Drive. Proposed assessment: Southeast corner of Riverside Drive and 137th st, lot No. 67, block 2002. List 926.

AV D.—Repairing sidewalk at No. 42 Av D. Proposed assessment: East side of Av D, 24.05 feet north of 4th st, lot No. 2, block 360. List 990.

AV D.—Repair sidewalk at No. 118 Av D. Proposed assessment: East side of Av D, 70.83 ft. north of 8th st, lot No. 4, blk 365. List 991.

AMSTERDAM AV.—Repairing sidewalks at No. 2181 Amsterdam av. Proposed assessment: East side of Amsterdam av, between 168th and 169th sts, lots Nos. 11 and 12, block 2112. List 992.

AMSTERDAM AV.—Repairing sidewalks on the west side of Amsterdam av, commencing 435 feet north of 190th st, and running 398 feet. Proposed assessment: West side of Amsterdam av, between 190th and 191st sts, lots Nos. 18, 22, 26 and 30 of block 2160. List 993.

CHERRY ST.—Repairing sidewalk at No. 29 Cherry st. Proposed assessment: East side of Cherry st, 161.9 feet south of Roosevelt st, lots Nos. 9 and 10 block 109. List 994.

88TH ST.—Repairing sidewalk at Nos. 212 and 214 East 88th st. Proposed assessment: South side of 88th st, 220 feet east of 3d av, lots Nos. 40 and 41, block 1533. List 995.

1ST AV.—Repairing sidewalk at No. 581 1st av. Proposed assessment: West side of 1st av, 49.38 feet north of 33d st, lot No. 31, block 939. List 996.

HOUSTON ST.—Repairing sidewalk at the southeast corner of Houston and Chrystie sts. Proposed assessment: Southeast corner of Chrystie and East Houston sts, lot No. 10, block 422. List 997.

MARKET SLIP.—Repairing sidewalk at No. 89 Market slip. Proposed assessment: South side of Market slip, 60 feet east of Cherry st, lot No. 63, block 250. List 998.

9TH ST.—Repairing sidewalk at No. 447 East 9th st. Proposed assessment: Northeast corner of 9th st and Av A, lot No. 31, block 437. List 999.

97TH ST.—Repairing sidewalk on the south side of 97th st, commencing 100 feet east of Madison av. Proposed assessment: South side of 97th st, 100 feet east of Madison av, lot No. 46, block 1602. List 1000.

147TH ST.—Repairing sidewalks on the south side of 147th st, commencing 100 feet east of Amsterdam av and running half the block to Convent av. Proposed assessment: North side of 146th st and south side of 147th st, between Amsterdam and Convent avs. List 1001.

110TH ST.—Repairing sidewalks at Nos. 308 to 328 East 110th st. Proposed assessment: South side of 110th st, between 1st and 2d avs, lots Nos. 39, 40 and 42 to 47, inclusive, of block 1681. List 1002.

122D ST.—Repairing sidewalk on the south side of 122d st, commencing 300 feet west of Amsterdam av and running 75 feet. Proposed assessment: South side of 122d st, commencing 300 feet west of Amsterdam av, lots Nos. 45 to 47, inclusive, of block 1976. List 1003.

140TH ST.—Repairing sidewalk on the south side of 110th st, commencing 445 feet west of 5th av and running 100 feet. Proposed assessment: South side of 140th st, between 5th and 6th avs, lots Nos 54 to 57 block 1737. List 1004.

139TH ST.—Repairing sidewalk at Nos 43 and 45 West 139th st. Proposed assessment: North side of 139th st, 350 feet east of Lenox av, lots Nos 16 and 17, block 1737. List 1005.

141ST ST.—Repairing sidewalk on the southeast corner of 141st st and Convent av. Proposed assessment: Southeast corner of 141st st and Convent av, lot No 92 block 2049. List 1006.

143D ST.—Repairing sidewalk at the southeast corner of 143d st and Lenox av. Proposed assessment: East side of Lenox av, bet 142d and 143d sts, lots Nos 69 to 71 of block 1740. List 1007.

77TH ST.—Repairing sidewalks at Nos 247 and 249 E 77th st. Proposed assessment: North side of 77th st, bet 2d and 3d avs, lots Nos. 19 and 20, block 1432. List 1011.

2D AV.—Repairing sidewalk at No. 1480 2d av. Proposed assessment: Northeast cor of 77th st and 2d av, lot No. 1, block 1452. List 1012.

2D AV.—Repairing sidewalk at No. 450 2d av. Proposed assessment: East side of 2d av, 78.25 feet south of 26th st, lot No. 58, block 931. List 1013.

STANTON ST.—Repairing sidewalk at the northwest corner of Stanton and Ridge sts. Proposed assessment: Northwest corner of Stanton and Ridge sts, lot No. 29, block 345. List 1014.

3D AV.—Repairing sidewalk on the southwest cor of 3d av, and 55th st. Proposed assessment: Southwest corner of 55th st and 3d av, lot No. 39, block 1309. List 1015.

ASSESSMENTS.

DUE AND PAYABLE.

The following assessments are payable to the Collector of Assessments and Arrears of Taxes, Room H, 280 Broadway, Manhattan, on or before Feb. 26.

111TH ST.—Receiving basin, at northeast cor West 111th st and Riverside Drive. Area of assessment: North side of 111th st, bet Riverside Drive and Broadway.

MANHATTAN ST.—Receiving basin, at the north side of Manhattan st, 87 feet west of 12th av. Area of assessment: North side of Manhattan st, extending westerly from 12th av, about 96 feet; west side of 12th av, extending northerly from Manhattan st, about 102 feet.

167TH ST.—Sewer, bet Amsterdam and Audubon avs. Area of assessment: Both sides of 167th st, extending westerly from Amsterdam av, about 275 feet.

172D ST.—Sewer, bet Fort Washington av and Broadway. Area of assessment: Both sides of 172d st, from Fort Washington av to Broadway; also block bounded by 172d, 173d sts, Broadway and Fort Washington av.

URGE HASTE IN PARK AVENUE IMPROVEMENT.

COMPLAINTS are being made by the owners of property in the section on the eastern side of Park av from 50th to 56th sts, relative to the delay of the New York Central Railroad in completing its track-yard work in that locality. It is affirmed that the improvement is proceeding so slowly that much damage and inconvenience is caused thereby.

Among the holders of real estate affected by the operation of lowering the tracks at this point is Louis E. Becker, who owns the title to property at the northeast cor of Park av and 53d st. He said:

"We are thoroughly disgusted with this Park avenue nuisance and have resolved to bring the matter to the attention of the proper authorities. On Tuesday we appeared before the Public Service Commission and stated our position clearly. No objection is being made to the work itself, on the contrary we consider it a movement in the right direction. What we are complaining about is the manner in which the work is being performed. It has been going on for about 5 years and at present is in a greatly unfinished state."

"Do you anticipate any impetus in the development of property in your section upon the completion of the betterment?" was asked.

"I do most decidedly," said Mr. Becker. "When everything is completed there is no doubt that the section east of Park av between 50th and 56th sts will rapidly develop into a high-class residential neighborhood, in keeping with and similar to the district immediately west of Park av, between the same sts."

"What do the owners of real estate in the Park av section want in connection with the improvement now in progress?"

"The owners want the avenue developed along the lines of a park, as its name implies. We want it improved as it is at present below 42d st and above 56th st."

At the hearing before the Public Service Commission during the week the following property owners appeared and spoke on the delay: Robert Walton Goelet, Minturn Post Collins, Edward S. Avery, Louis E. Becker and Reno R. Billington, counsel for the Citizens East Side Association. Before the matter is again brought to the attention of the authorities those interested will meet and agree upon some definite proposition to submit.

OWNERS COMPLAIN OF LOW AWARDS.

SEVERAL of the owners of real estate in the vicinity of the approach to the new Manhattan Bridge have obtained from Justice McLean, in the Supreme Court, authority for a review by the court of valuations made by the Board of Assessors in consideration of damages due to the opening of approaches to the structure mentioned. The interested parties are Emanuel Isaac, owner of 99 Clinton st; Herman Leiman, owner of 168 Delancey st, and Harris Silberman, who owns real estate at 107-109 Clinton st. It is their contention that the action of the Board was arbitrary and that its assessment deprived them of their property in violation of the Federal and State constitutions.

In explaining the matter, Mr. Isaac said that the expert in his employ valued his holding at \$3,750, the city's appraiser at \$1,565, while the Board fixed it at \$800. Mr. Leiman affirms that his expert fixed the value of his parcel at \$6,916, the city's appraiser at \$4,539, and the Board at \$2,539. The expert for Harris Silberman valued his client's property at \$14,500, the city's appraiser at \$19,499, including a \$7,000 loss of rental, but the Board in this instance fixed the valuation at \$9,000.

In justification of its findings in the above cases the Board of Assessors offer the defense that the benefits derived by the several parcels of real estate by reason of the opening of the new bridge more than offset any loss by the owners.

TWENTY-THIRD ST. IMPROVEMENT MATTERS.

With the dawn of the new year, every member of the Twenty-third Street Improvement Association will make a resolution that will not only be kept, but the good of which, will redound to every merchant and property owner on that thoroughfare and vicinity. The resolution will embody a determination to carry its campaign of improvement on to success. That heroic work and much self sacrifice of the brand that the members of this association are at present displaying, will be necessary before the desired results can be accomplished is shown by remarks made this week to a Record and Guide representative by Mr. Louis Stern, of the firm of Stern Brothers, West 23d st, between 5th and 6th avs.

"I can see progress being made," said he, "and I believe that in time we shall win in our efforts to obtain subway service in the heart of retail Manhattan. Possibly within two or three months, other matters more in the public eye will have been disposed of by the Public Service Commission and our petition will be heard. We are fortunate in having energetic members of our association who are working hard to bring about the results desired in this direction.

"As for the widening of 23d st," he continued, as he glanced at the pile of papers on his desk before him, evidently hangovers from the Christmas rush of the week before, "we have met with success in that. New members have come into the association and they, too, have taken up the cudgels of combat to bring about this much needed improvement. Twenty-third st is a logical shopping centre, and it devolves upon each merchant on this street to hold it where it is. We are doing it, but it remains for us to make it permanent; and we can do it."

At the office of J. W. Cushman & Co., real estate, 240 West 23d st, an assistant of Mr. Cushman, the secretary of the association, gave the names of new members referred to by Mr. Stern. A majority of them have entered the association since the campaign for widening the driveway five feet on each curb, was taken up. They follow:

E. B. Meyrowitz, 104 East 23d st; E. M. Knox, Fifth Avenue Building; George Mabbett & Son Co., Fullerton Wells, the Quoin Club, the Botany Worsted Mills, and the Fifth Avenue Restaurant Company, all of the Fifth Avenue Building; Charles Clueth, Jr., 125 East 23d st; the Berlin Photo Co., 14 East 23d st, Eberhard Faber, 299 Broadway; Frank G. Shattuck Co., 54 West 23d st; B. M. Levoy, East 23d st, near 4th av; the Ticonderoga Pulp and Paper Co., 200 5th av; Frank E. Smith, No. 1 Madison av, and P. F. Clark, 9th av and 23d st.

H. C. Smith, of E. P. Dutton & Co., representing the press committee, said that the transit committee had a petition of 500 names praying the Public Service Commission to favor the plan of bringing the proposed new subway from 10th st up Broadway to 33d st, thence to the new Pennsylvania railroad terminal at 7th av, between 33d and 34th sts, and from there up 7th av to Times square. This, as has heretofore been pointed out in the Record and Guide and by Mr. Stern and others, would prove the salvation of 23d st. Mr. Smith said he believed that very great progress would be made in this movement before next Summer.

FAVOR WIDENING 34TH STREET.

Perhaps the most absorbing subject affecting the interest of owners of real estate in 34th st has to do with the proposed widening of that thoroughfare. Although agitation for the improvement was begun in an informal way several years ago, nothing definite was done toward obtaining the views of individual owners in the matter until the Manhattan Central Improvement Association took up the question.

As a result of the efforts of the improvement association in the indicated direction, a committee was appointed by its Board of Directors, consisting of Wm. R. H. Martin, Edwin H. Popper, of Oppenheim, Collins & Co., and A. Sulka, which will shortly begin the arduous task of securing an expression of opinion from each property owner as to whether he or she is in favor of or opposed to the proposition. The verdict will then be discussed by the entire membership, and unless voted down, application will be made to the authorities to authorize the change.

Of course, some opposition will be met at the outset by owners who would be obliged to do away with their stoops, or be called upon to make other radical changes in order to accommodate the widening. Not a few would doubtless be inconvenienced by the necessity of drawing quite heavily on their bank accounts to pay for the alterations required, and so on. However this may be, the exigencies of the situation not only make it desirable, but imperative that some plan be adopted to relieve the congestion in the roadway complained of, even though it be applied only to the blocks between 7th and Madison avs.

"Let any unprejudiced person sit at the entrance of my store and watch the vehicles pass slowly by, and I will leave it to his judgment whether there is or is not an urgent necessity for broadening the roadway in this street," said Mr. A. Frankfield, of A. Frankfield & Co., owners of 38 West 34th st. "I advocate any change in the roadway that will tend to expedite the

movement of carriages and automobiles, for you must understand that we have considerable trade of that sort in our neighborhood."

Another owner on this block, Oppenheim, Collins & Co., through Edwin H. Popper, pointed out that the widening of 34th st should extend from river to river. "We considered the possibility of such a change and built our vaults accordingly," affirmed Mr. Popper. "The quicker such a proposition is carried out the better for all concerned. Widen this roadway 7½ ft. on each side of the street and it will be possible for vehicles to pass one another without endangering the lives of shoppers or causing blockades. As the situation stands today it is positively unsafe for a carriage or automobile to remain long in front of any of the large stores on this block. Yes, we are decidedly in favor of the project. Such a change will benefit all the owners of property in 34th st."

CENTRAL BRONX SHOULD BE SERVED.

PROPERTY OWNERS CONDEMN EXISTING TRANSIT ACCOMMODATIONS IN THE THIRD AVENUE AND 166TH STREET CENTRE.

THERE is a general feeling among owners of business property on 3rd av in the Central Bronx that that section is not receiving due attention in the matter of rapid transit. Not only do they complain of inadequate train service on the elevated road, especially between the rush hours, but the lack of sensible accommodations at many of the stations as well.

It will be recalled that at 3rd av and East 166th st, there is in use an island platform to which access is had by but one stairway, on the uptown side. The insufficiency of a single flight of steps to reach the elevated structure at this point is apparent to any person who is in the habit of using this division. It is argued by owners of real estate in the vicinity that the absence of proper facilities at the station in question is working an injury to property values along 3d av, and that a concerted movement is necessary to obtain the needed relief.

PROPERTY OWNERS SPEAK OUT.

In referring to the subject, Richard Dickson, owner of Nos. 3391 and 3393 3d av, said:

"All of the owners of business and other buildings in this section would enjoy greater returns from their holdings if transit accommodations were better. It is an outrage for the Interborough people to permit the existence of single stairways to the "L" structure, particularly, since the traffic is increasing so rapidly. We need better train service, which should at least extend as far north as Tremont av. When these improvements are given us there will be a marked quickening in realty dealing in this neighborhood."

Albert Bell, who owns No. 3409 3d av, also expressed his opinion in the matter. "Speaking for myself," said Mr. Bell, "I am sure that any improvement made by the railroad people in the way of increasing the facilities for reaching the elevated structure at 3d av and 166th st, will redound to the benefit of property in our locality. We want better train service as well, not to forget the adoption of up and down town platforms in place of the one now in use."

TENDS TO DIRECT TRADE.

Another owner of real estate in that neighborhood, Dr. P. J. Schaaf of 3411 3d av, complains of the faulty conditions with respect to gaining access to the "L" road at 166th st. "The existing stairway and other poor accommodations opposite my property tend to divert trade across the av, and we must all sooner or later demand relief from such a state of things."

"ISLAND STATION SHOULD BE ABOLISHED."

When interviewed on the subject of the alleged lack of transit accommodations along 3d av, Edward Polak, when seen on Tuesday at his Bronx office, cor 3d av and 174th st, advanced the belief that the need of the centre of the Bronx, like other parts of that borough, is additional transit facilities. He said:

"The Broadway-Lexington av route provides for proper transit facilities on the east and west side of the Bronx. The centre of the Bronx therefore for the present will be excluded. The most expeditious and inexpensive way to provide transit facilities for the centre of the Bronx would be to permit the Interborough Railroad Co. under proper conditions and upon proper terms to third-track their road to the end of the line and give express service throughout the day. In the meantime, the third track which is in Manhattan should be freed from the cars which are now there for storage purposes, and express trains run at reasonable intervals during the day. This would save from ten to fifteen minutes in running time to the downtown end of the line.

"It might be claimed by the Interborough Railroad that they have no place to store the cars, but if they would run the cars they would not have to store them. But even so, there is sufficient land in the Bronx adjacent to any part of the railroad which can be purchased and used for storage purposes.

"The island stations should be abolished, as they are a nuisance impeding the free going up and down stairs during the rush hours. If the Interborough Railroad Co. would show a disposition to be more liberal with the public, there is no doubt

but what the public would reciprocate and be more liberal with them.

"The residents of the centre of the Bronx have agitated for years the doing away of these island stations, and it seems to me the company should accede to their demands. On the other hand, the property owners of the centre of the Bronx should treat the railroad company as liberally as is consistent with the rights of the residents and taxpayers of the centre Bronx district."

MORTGAGE INDICATOR READY.

The Mortgage Indicator, containing April expirations, will be in the hands of our subscribers on the 31st day of December. This is several days earlier than these expirations can be gotten from any other source. This issue contains over 1,200 first and second mortgages, and mortgages which were recorded "as per bond."

The Mortgage Indicator has met with a most enthusiastic reception from the Real Estate Fraternity. By this means a broker can determine who would borrow; who will have funds to lend, and possibly who would sell and who would buy real estate.

The entire December issue of March expirations was exhausted before the middle of December. A larger January issue has been printed, and it is probable that this issue will be exhausted also.

FIRST CERTIFICATE UNDER THE TORRENS SYSTEM.

One of the last official acts of Register Wm. A. Prendergast of Kings County was to affix his signature and seal on the first certificate of title issued in this State under the provisions of the Land Title Registration Act, or "Torrens Law," as it is more familiarly known. The judgment and order for this act was handed down on Thursday by Justice William J. Kelly of the Supreme Court, who passed upon the application of registration.

The property is vested in the Fourth Universalist Society of Brooklyn, and is situated on the southwesterly corner of Stuyvesant av and Madison st, Brooklyn, being a plot 60x100. The certificate shows that the society is the owner in fee simple of the site subject to four restrictions as to the character of buildings to be erected upon the premises, a party wall agreement, an encroachment as shown by a survey, and a mortgage in favor of the Eastern District Savings Bank. A duplicate certificate was issued to the owner, the original being retained in the Register's Office. Should the owner at any time desire to mortgage or further encumber the property it is only necessary to file the incumbrance in the Register's Office, and a notation thereof is made on the original and duplicate certificate. The attorney of record was M. E. Finnegan, 44 Court st, Brooklyn.

TO DISCUSS FIFTH AVENUE PLANS.

There will be an annual gathering of members of the Fifth Avenue Association at the Holland House on the second Tuesday in January. The meeting will take place in the evening, and in view of the wide publicity lately given to the several plans of the organization, which have to do with the improvement of 5th av at some of the important midtown streets, it is not unlikely that the meeting will be largely attended.

The Fifth Avenue Association is aiming, through intelligent counsel and conference, to secure the benefits that result from a well considered policy affecting all matters that can be of concern in the proper maintenance of this new business thoroughfare. That the association is enjoying success in this direction is due chiefly to the fact that its large membership consists of those who are in complete sympathy with this purpose.

Among the recent accessions to membership are the following: Walter Salomon, Follmer, Clogg & Co., Stern & Stern, Raphael Tuck & Sons Co., Hotel Manhattan, Hotel Latham, Bryan L. Kennelly, Daniel Guggenheim, Rhineland Real Estate Co., the Fifth Avenue Bank of New York, University Club, Costikyan & Co., Arthur T. Kemp and the Weite Player Piano Co.

THE BRITISH BUDGET AND THE NEW YORK TAX SYSTEM.

"Land values," a journal of the movement in the British Isles for the taxation of land values, reproduces in its November number an article from the Record and Guide on the assessment of real estate in Greater New York, by Hon. Lawson Purdy, president of the Department of Taxes and Assessments. Proposals for the separate valuation of land on the basis of its market value are attracting much attention in the United Kingdom, "and the practical experience of such valuations in the greatest city of the New World, is not without its importance here," says the editor of "Land Values" in some introductory remarks.

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Hon. ABRAHAM R. LAWRENCE, Counsel

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey st, except as elsewhere stated.

Jan. 3.

8th st, No 39, n s, 554.5 w 5th av, 23x93.11, vacant. Marie E Jacobson agt Jacob Bernstein et al; Wells & Snedeker, att'ys, 34 Nassau st; E Mortimer Boyle, ref. (Amt due, \$3,848.17; taxes, &c, \$783.17; sub to a mort of \$18,000.) Mort recorded Aug. 28, 1902. By Joseph P Day.

129th st, No 304, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Lillie B Lilienthal agt Clarence Wollner et al; Sigmund Wechsler, att'y, 32 Broadway; Geo M S Schulz, ref. (Amt due, \$21,078.02; taxes, &c, \$335.60.) Mort recorded Sept 5, 1906. By Herbert A Sherman.

Jan. 4.

127th st, No 305, n s, 109.6 w 8th av, 25.3x99.11, 5-sty brk tenement and store. Twelfth Ward Bank of the City of N Y agt Joseph Ettlinger et al; Katz & Sommerich, att'ys, 277 Broadway; Richard P Lydon, ref. (Amt due, \$5,516.68; taxes, &c, \$400.16; sub to a first mort of \$19,500.) Mort recorded Aug 8, 1906. By Bryan L Kennelly.

1st av, No 1855 s w cor 96th st, 25.8x80, 5-sty 96th st, No 340 brk tenement and store. Elize N Hall agt Nicholas Balevre et al; Edwin C Dusenbury, att'y, 2 Rector st; Michael J Driscoll, ref. (Amt due, \$19,010.20; taxes, &c, \$385.94.) Mort recorded Sept 27, 1897. By Joseph P Day.

Jan. 5.

Wooster st, Nos 179 to 183, w s, 100 s Bleecker st, 74.8x100x74.6x100, 7-sty brk loft and store bldg. Charles Fowler et al agt J B & J M Cornell Co et al; Beals & Nicholson, att'ys, 203 Broadway; Thos F Gilroy, Jr, ref. (Amt due, \$57,260.60; taxes, &c, \$134.40; sub to a first mort of \$120,000.) By Joseph P Day.

186th st, n s, 140 w Washington av, 50x100, vacant. Mary Dunne agt Julius Braun et al; Moran & Healy, att'y, 49 Chambers st; Melvin

G Palliser, ref. (Amt due, \$4,783.01; taxes, &c, \$584.65.) Mort recorded June 29, 1905. By Bryan L Kennelly.

235th st, No 233, n s, 325 e Keplar av, 25x100, 2-sty frame dwelling. Mary V McCusker agt Margaret V I Ryan; John A Rooney, att'y, 71 Nassau st; Thomas Foley, sheriff. (Sheriff's sale of all right, title, &c, which deftd. had July 1, 1909, or since.) By Joseph P Day.

127th st, No 70, s s, 165 w Park av, 25x99.11, 6-sty brk tenement and store. Edw D McManus et al agt Simon Wolk et al; W Bennett Marx, att'y, 257 Broadway; Arthur R Walsh, ref. (Amt due, \$5,274.93; taxes, &c, \$—; sub to a first mort of \$22,000.) Mort recorded Oct 16, 1906. By Joseph P Day.

Ridge st, No 87, w s, 152.11 s Rivington st, runs w 75 x n 25 x w 50.7 x s 51 x e 125.7 x n 26 to beg, 3-sty brk synagogue and store and two 4-sty brk loft buildings in rear. Charles Decker agt Simon Fine et al; Amend & Amend, att'ys, 119 Nassau st; James W Dean, ref. (Amt due, \$31,607.58; taxes, &c, \$4,909.60.) Mort recorded March 2, 1892. By Samuel Marx.

127th st, No 307, n s, 134.9 w 8th av, 25.3x99.11, 5-sty brk tenement store. Rachel Newman agt Joseph Ettlinger et al; Aaronstamm & Chorosh, att'ys, 61 Park Row; Henry H Sherman, ref. (Amt due, \$5,206.88; taxes, &c, \$369.16; sub to a first mort of \$19,500.) Mort recorded Aug 8, 1906. By Samuel Goldsticker.

Jan. 6.

63d st, No 210, s s, 155 e 3d av, 25x100.5, 4-sty brk tenement and store. Julius Bachrach et al agt First Avenue Realty Co et al; Isaac Cohen, att'y, 141 Broadway; Francis P Pace, ref. (Amt due, \$6,657.20; taxes, &c, \$373.60; sub to a prior mort of \$11,000.) Mort recorded Sept 6, 1906. By Joseph P Day.

Eastburn av, Nos 1754 & 1756, e s, 188.4 n 174th st, 50x95, two 2-sty brk dwellings. Eliza O'Kennedy agt Belmont Realty & Construction Co et al; J J Karby O'Kennedy, att'y, 203 Broadway; Walter T Stearn, ref. (Amt due, \$1,327.44; taxes, &c, \$350; sub to two prior

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morts aggregating \$8,000.) Mort recorded Feb 5, 1907. By Joseph P Day.

8th av, No 750 n e cor 46th st, 25x100x25.5x46th st, No 249 100.

8th av, No 752, e s, 25.5 n 46th st, 25x100.

46th st, No 247, n s 100 e 8th av, 25x100.5.

6-sty brk loft and store building.

John J Herrington agt Metropolitan Mercantile & Realty Co; Louis Sanders, att'y, 3 Park Row. (Sheriff's sale of all right, title, &c, which deftd. had on Sept 7, 1909, or since.) Thos F Foley, sheriff. By Joseph P Day.

10th st, Nos 66 & 68, s s, 78.1 e 6th av, runs s 46.1 x e .05 x s 46.1 x e 49.11 x n 92.3 x w 50.4 to beg, two 5-sty brk tenements. Sarah M Sturges agt George Nicholas; Stephen P Sturges, att'y, 56 Liberty st; Warren Leslie, ref. (Amt due, \$14,605.98; taxes, &c, \$69,169.20.) Mort recorded May 13, 1903. By Joseph P Day.

146th st, Nos 548 to 552 on map Nos 550 & 552, s s, 125 e B'way, 75x99.11, two 5-sty brk tenements. Twenty-Third Ward Bank of the City of N Y agt Rae Ginsberg et al; Lexow, Mackellar & Wells, att'ys, 43 Cedar st; Chas L Cohn, ref. (Amt due, \$2,448.02; taxes, &c, \$1,831.24.) Mort recorded March 4, 1908. By Joseph P Day.

Jan. 7.

121st st, No 229, n s, 325 e 3d av, 25x100.10, 6-sty brk tenement and store. Rose Bardach agt Henry Korn et al; Hymes, Woytisek & Schaap, att'ys, 61 Park Row; James A Foley, ref. (Amt due, \$5,899.30; taxes, &c, \$550; sub to a first mort of \$26,000.) Mort recorded June 8, 1906. By Samuel Marx.

Jan. 8 and 10.

No Legal Sales advertised for these days.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 31, 1909 to January 15, 1910, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

Pursuant to the provisions of Chapter 644 of the Laws of 1893, for improvements in Long Island City, to wit:

No. 1. SEWERS ON THE CRESCENT, BETWEEN NOTT AVENUE AND JANE STREET; PROSPECT STREET, BETWEEN HARRIS AVENUE AND JANE STREET; JANE STREET, BETWEEN THE CRESCENT AND HUNTER AVENUE; HUNTER AVENUE, BETWEEN THIRTEENTH STREET AND SKILLMAN AVENUE.

No. 2. PIPE SEWER AND APPURTENANCES ON STEINWAY AVENUE, BETWEEN WASHINGTON AND POTTER AVENUE, AND ON BROADWAY, BETWEEN VERNON AVENUE AND NEWTOWN ROAD.

No. 3. SEWERS AND APPURTENANCES ON HARRIS AVENUE, FROM BULKHEAD LINE OF EAST RIVER TO HUNTER AVENUE, THROUGH HUNTER AVENUE TO HENRY STREET, THROUGH THE CRESCENT TO JANE STREET.

No. 4. TRUNK SEWER AND APPURTENANCES ON BROADWAY, FROM THE EAST RIVER TO ACADEMY STREET; ON ACADEMY STREET TO GRAHAM AVENUE; ON GRAHAM AVENUE TO FIFTY FEET EAST OF ACADEMY STREET; ON GRAHAM AVENUE, FROM FIFTY FEET EAST OF ACADEMY STREET TO FORTY FEET WEST OF STEINWAY AVENUE; ON STEINWAY AVENUE, FROM PIERCE AVENUE TO VANDEVENTER AVENUE, AND ON GRAHAM AVENUE, FROM FORTY FEET WEST OF STEINWAY AVENUE TO EAST LINE OF STEINWAY; ON GRAHAM AVENUE, FROM STEINWAY AVENUE TO STEMLER STREET, THROUGH STEMLER STREET TO BROADWAY, AND ON BROADWAY, EASTERLY TO BALDWIN STREET AND WESTERLY TO GRACE STREET.

No. 5. REGULATING AND PAVING STEINWAY AVENUE, BETWEEN JACKSON AVENUE AND POTTER AVENUE.

No. 6. TRUNK SEWER AND APPURTENANCES ON HOYT AVENUE, FROM THE BULKHEAD LINE OF THE EAST RIVER TO DEBEVOISE AVENUE, THROUGH DEBEVOISE AVENUE TO WOOLSEY AVENUE AND THROUGH WOOLSEY AVENUE TO STEINWAY AVENUE.

No. 7. SEWERS AND APPURTENANCES ON JACKSON AVENUE, FROM ANABLE AVENUE TO ONE HUNDRED FEET NORTH OF NOTT AVENUE.

No. 8. SEWERS AND APPURTENANCES ON HENRY STREET, BETWEEN JACKSON AVENUE AND PROSPECT STREET.

No. 9. SEWERS AND APPURTENANCES

ON HOPKINS AVENUE, FROM BROADWAY TO ELM STREET; JAMAICA AVENUE, FROM BOULEVARD TO STEINWAY AVENUE; VAN ALST AVENUE, FROM BROADWAY TO JAMAICA AVENUE; LINCOLN STREET, FROM HOPKINS AVENUE TO CRESCENT; CAMELIA STREET, FROM BOULEVARD TO VAN ALST AVENUE; SHERMAN STREET, FROM BROADWAY TO CAMELIA STREET, KOUWENHOVEN STREET, FROM BROADWAY TO GRAND AVENUE.

No. 10. REGULATING, GRADING, PAVING, CURBING, FLAGGING AND LAYING CROSSWALKS IN HENRY STREET, FROM JACKSON AVENUE TO PROSPECT AVENUE.

No. 11. SEWER APPURTENANCES ON NINTH STREET, BETWEEN JACKSON AND VAN ALST AVENUES; ELEVENTH STREET, BETWEEN JACKSON AND VAN ALST AVENUE; TWELFTH STREET, BETWEEN JACKSON AND VAN ALST AVENUES; ELY AVENUE, BETWEEN JACKSON AND NOTT AVENUES.

No. 12. REGULATING, GRADING, PAVING, CURBING, FLAGGING AND LAYING CROSSWALKS IN BROADWAY, FROM EAST RIVER TO NEWTOWN ROAD.

No. 13. GRADING HUNTER AVENUE, FROM NOTT TO SKILLMAN AVENUE; GRADING, CURBING, FLAGGING, PAVING AND LAYING CROSSWALKS IN PROSPECT STREET, FROM HUNTER AVENUE TO JANE STREET; GRADING, CURBING, GUTTERING AND FLAGGING JANE STREET, FROM HUNTER AVENUE TO CRESCENT; GRADING, CURBING, FLAGGING, PAVING AND LAYING CROSSWALKS IN HARRIS AVENUE, FROM HUNTER AVENUE TO CRESCENT.

No. 14. REGULATING, GRADING, ASPHALTING PAVEMENT, CURBING, FLAGGING AND LAYING CROSSWALKS IN NINTH STREET, BETWEEN JACKSON AVENUE AND VAN ALST AVENUE; TWELFTH STREET, FROM JACKSON TO VAN ALST AVENUE; ELY AVENUE, BETWEEN JACKSON AND NOTT AVENUES.

No. 15. REGULATING, GRADING, PAVING, CURBING, FLAGGING AND LAYING CROSSWALKS IN VERNON AVENUE, FROM TENTH STREET TO ONE HUNDRED FEET NORTH OF NOTT AVENUE, KNOWN AS THE BOUNDARY LINE OF THE FIRST WARD IMPROVEMENT DISTRICT.

No. 16. COMPLETING THE REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS AND PAVING OF THE UNFINISHED PART OF JACKSON AVENUE, FROM ANABLE AVENUE TO ONE HUNDRED FEET NORTH OF NOTT AVENUE, KNOWN AS THE NORTHERLY BOUNDARY LINE OF THE FIRST WARD IMPROVEMENT DISTRICT.

No. 17. REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSS-

WALKS IN HOPKINS AVENUE, FROM BROADWAY TO ELM STREET; JAMAICA AVENUE, FROM BOULEVARD TO STEINWAY AVENUE; VAN ALST AVENUE, FROM BROADWAY TO JAMAICA AVENUE; LINCOLN STREET, FROM HOPKINS AVENUE TO CRESCENT; KOUWENHOVEN STREET, FROM BROADWAY TO GRAND AVENUE; CAMELIA STREET AND SHERMAN STREET, BETWEEN BOULEVARD AND HOPKINS AVENUE, AND BETWEEN BROADWAY AND CAMELIA STREET.

No. 18. EXTRA WORK IN CONNECTION WITH THE REGULATING, GRADING, ETC., OF VERNON AVENUE, FROM TENTH STREET TO ONE HUNDRED FEET NORTH OF NOTT AVENUE, IN THE CONSTRUCTION, RAISING AND RESETTING OF MANHOLES AND RECEIVING BASINS AND APPURTENANCES.

HERMAN A. METZ, Comptroller.
City of New York, December 30, 1909.

(15790)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 30, 1909, to January 15, 1910, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

17TH WARD, SECTION 9; 18TH WARD, SECTION 10; 27TH WARD, SECTION 11; 26TH WARD, SECTION 13. LAYING CEMENT SIDEWALKS ON ARLINGTON AVENUE, north side, between Shepard avenue and Dresden street, and between Dresden street and Hale avenue; on DEVOE STREET, south side, between Morgan avenue and Catherine street; on METROPOLITAN AVENUE, south side, between Morgan and Vandervoort avenues; on CATHERINE STREET, west side, between Devoe street and Metropolitan avenue; on DIAMOND STREET, east side, between Nassau and Driggs avenues; on NOLL STREET, southeast and northeast sides, between Hamburg and Flushing avenues. 22D WARD, SECTION 4. 6TH STREET AND 8TH AVENUE—SEWER BASIN, at the southeast corner. 26TH WARD, SECTION 12. BLAKE AVENUE—PAVING, from Hopkinson avenue to Junius street. 29TH WARD, SECTION 16. DITMAS AVENUE—PAVING, between Flatbush and Ocean avenues. EAST 11TH STREET AND HINCKLEY PLACE—SEWER BASIN, at the southwest corner. EAST 12TH STREET AND SLOCUM PLACE—SEWER BASIN, at the northwest corner. 30TH WARD, SECTION 19. BENSON AVENUE—SEWER, between Bay 26th street and 21st avenue, and BASINS ON BAY 26TH STREET, at the westerly corner of 86TH STREET, at the easterly corner of CROSEY AVENUE, and at the north and west corners of BENSON AVENUE AND BAY 26TH STREET. 32D WARD, SECTION 12. CHESTER STREET AND DUMONT AVENUE—SEWER BASIN, at the southeast corner. 32D WARD, SECTION 22. EMMONS AVENUE AND EAST 26TH STREET—SEWER BASIN, at the northeast corner. 32D WARD, SECTION 23. EAST 32D STREET—REGULATING, GRADING, CURBING AND PAVING, from Glenwood road to Avenue H.

HERMAN A. METZ, Comptroller.
City of New York, December 23, 1909. (15799)

OFFICIAL LEGAL NOTICES.

PUBLIC NOTICES.

PUBLIC NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 30, 1909, to January 15, 1910, 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 RICHMOND:
 1ST AND 3D WARDS, TEMPORARY SANITARY SEWERS in LOCKMAN AVENUE, from a point about 950 feet south of Richmond Terrace, southerly for about 275 feet; and in CHERRY LANE, from the existing sewer in Marianne street to a point near Palmers Run. TEMPORARY COMBINED SEWER in RICHMOND TERRACE, from Harbor Road to a point about 230 feet east of Van Pelt avenue; in CENTRAL AVENUE, from a point about 710 feet south of Erastina place to Richmond Terrace; in UNION AVENUE, from a point about 200 feet south of Forest avenue to about low-water mark, with a separate sanitary outlet, thence to the pier line.
 HERMAN A. METZ, Comptroller.
 City of New York, December 28, 1909. (15787)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 30, 1909, to January 15, 1910, 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 AND 24TH WARDS, SECTION 11. CHARLOTTE STREET—PAVING THE ROADWAY AND SETTING CURB, from Boston road to Jennings street. 24TH WARD, SECTION 11. EAST 193D STREET, at the intersection of MORRIS AVENUE—RECEIVING BASIN, south side. 24TH WARD, SECTION 12. ANDREWS AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Burnside avenue to West 180th street. 24TH WARD, SECTIONS 12 AND 13. MOSHOLU PARKWAY NORTH—REGULATING, GRADING, SETTING CURBSTONES, FLAGGING THE SIDEWALKS, BUILDING APPROACHES AND PLACING FENCES, from Jerome avenue to Gun Hill road.
 HERMAN A. METZ, Comptroller.
 City of New York, December 28, 1909. (15783)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF December 30, 1909, to January 15, 1910, 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 MANHATTAN:
 12TH WARD, SECTION 7. RECEIVING BASIN at the northeast corner of 111TH STREET AND RIVERSIDE DRIVE. RECEIVING BASIN at the north side of MANHATTAN STREET, 87 feet west of 12th avenue. 12TH WARD, SECTION 8. WEST 167TH STREET—SEWER, between Amsterdam and Audubon avenues. WEST 172D STREET—SEWER, between Fort Washington avenue and Broadway.
 HERMAN A. METZ, Comptroller.
 City of New York, December 28, 1909. (15796)

PUBLIC NOTICE.

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 9788.—Reregulating, regrading, curbing, flagging and building retaining wall on West One Hundred and Fifty-second street, between Broadway and Riverside Drive, together with a list of awards for damages caused by a change of grade.
 List 917.—Paving West One Hundred and Thirty-eighth street, from Amsterdam avenue to Convent avenue.
 List 918.—Paving with asphalt West One Hundred and Forty-first street, from Lenox avenue to Fifth avenue.
 List 926.—Paving with asphalt One Hundred and Thirty-seventh street, between Broadway and Riverside Drive.
 List 990.—Repairing sidewalk at No. 42 Avenue D.
 List 991.—Repairing sidewalk at No. 118 Avenue D.
 List 992.—Repairing sidewalks at No. 2181 Amsterdam avenue.
 List 993.—Repairing sidewalks on the west side of Amsterdam avenue, commencing 435 feet north of One Hundred and Ninetieth street and running 398 feet.
 List 994.—Repairing sidewalk at No. 29 Cherry street.
 List 995.—Repairing sidewalk at Nos. 212 and 214 East Eighty-eighth street.
 List 996.—Repairing sidewalk at No. 581 First avenue.
 List 997.—Repairing sidewalk at the southeast corner of Houston and Chrystie streets.
 List 998.—Repairing sidewalk at No. 89 Market slip.
 List 999.—Repairing sidewalk at No. 447 East Ninth street.
 List 1000.—Repairing sidewalk on the south side of Ninety-seventh street, commencing 100 feet east of Madison avenue.
 List 1001.—Repairing sidewalks on the south side of One Hundred and Forty-seventh street, commencing 100 feet east of Amsterdam avenue and running half the block to Convent avenue.
 List 1002.—Repairing sidewalk at Nos. 308 to 323 East One Hundred and Tenth street.
 List 1003.—Repairing sidewalk on the south side of One Hundred and Twenty-second street, commencing 300 feet west of Amsterdam avenue and running 75 feet.
 List 1004.—Repairing sidewalk on the south side of One Hundred and Fortieth street, commencing 445 feet west of Fifth avenue and running 100 feet.
 List 1005.—Repairing sidewalks at Nos. 43 and 45 West One Hundred and Thirty-ninth street.
 List 1006.—Repairing sidewalk on the southeast corner of One Hundred and Forty-first street and Convent avenue.
 List 1007.—Repairing sidewalk at the southeast corner of One Hundred and Forty-third street and Lenox avenue.
 List 1011.—Repairing sidewalks at Nos. 247 and 249 East Seventy-seventh street.
 List 1012.—Repairing sidewalk at No. 1480 Second avenue.
 List 1013.—Repairing sidewalk at No. 450 Second avenue.
 List 1014.—Repairing sidewalk at the northwest corner of Stanton and Ridge streets.

List 1015.—Repairing sidewalk on the south-west corner of Third avenue and Fifty-fifth street.
 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 February 1, 1910, 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, December 28, 1909. (15765)

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

- BOROUGH OF BROOKLYN.**
 List 9849.—Sewer in Eighteenth avenue, from East Fourth street to the old New Utrecht Town line, with outlet sewer in Third street, between Eighteenth and Foster avenues, and basins in Eighteenth avenue, northeast and northwest corners of East Fifth street, and to a point on the south side of Eighteenth avenue, opposite East Fifth street.
 List 9858.—Sewers in Third avenue, between Sixtieth and Sixty-first streets; between Sixty-seventh street and Bay Ridge avenue; between Silliman place and Seventy-third street; between Seventy-fourth and Seventy-seventh streets; between Eightieth and Eighty-third streets; between Eighty-fourth and Eighty-fifth streets; between Eighty-sixth and Eighty-eighth streets; between Eighty-ninth and Ninetieth streets (northerly intersection), and between Marine avenue and Ninety-ninth street, with outlet in Seventy-sixth street, between Second and Third avenues.
 List 15.—Regulating, grading, curbing and laying cement sidewalks on Bay Ridge avenue, between Third and Fifth avenues.
 List 19.—Regulating, grading, curbing and laying cement sidewalks on East Thirty-first street, between Clarendon road and Newkirk avenue.
 List 22.—Regulating, grading, curbing and laying cement sidewalks on Hawthorne street, between Rogers and Nostrand avenues.
 List 202.—Sewers in Newkirk avenue, from Coney Island avenue easterly to East Eighteenth street; in East Sixteenth, East Seventeenth, East Eighteenth and East Nineteenth streets, between Newkirk and Foster avenues; basins in Newkirk avenue and East Eighteenth street, northeast and southeast corners; northwest and southeast corners of East Nineteenth street; northeast corner of East Twenty-first street; northwest corner of East Twenty-third street; in Dorchester road, at East Eighteenth street; southwest corner, and at the northeast and northwest corners of Ditmas avenue and East Eighteenth street.
 List 231.—Regulating, grading, curbing and laying cement sidewalks on Fifty-eighth street, between Eighth avenue and Fort Hamilton avenue.
 List 460.—Regulating, grading, curbing and laying cement sidewalks on Caton avenue, between Parade place and Coney Island avenue.
 List 470.—Regulating, grading, paving, curbing and laying cement sidewalks on Fifty-seventh street, between Sixth avenue and Seventh avenue.
 List 481.—Regulating, grading, curbing and laying cement sidewalks on Prospect place, between Rochester and Buffalo avenues.
 List 483.—Regulating, grading and curbing Repose place, between Schenck avenue and Jerome street.
 List 520.—Regulating, grading and curbing Sherman street, between Eleventh avenue and the line between the Twenty-second and Twenty-ninth wards.
 List 686.—Regulating, grading, curbing, paving and laying cement sidewalks on Haven place, between Atlantic avenue and Herkimer street.
 List 741.—Fencing vacant lots on both sides of Eighty-fifth street, between New Utrecht avenue and Eighteenth avenue; south side of First street and both sides of Second street, between Fourth and Fifth avenues; north side of Eighth street, between Fourth and Fifth avenues; south side of Eleventh street, between Sixth and Seventh avenues; west side of Grand avenue, between Myrtle and Willoughby avenues; west side of Franklin avenue, between St. Mark's avenue and Bergen street; west side of Roebling street, between Grand street and Fillmore place; west side of Sutton street, between Nassau and Driggs avenues; south side of South Third street, between Havemeyer street and Grand street extension; west side of Utica avenue, between Prospect place and St. Mark's avenue.
 List 818.—Basin at the northeast corner of Christopher street and Riverdale avenue.
 List 859.—Paving Hinesdale street, between Sutter and Riverdale avenues.
 List 884.—Curbing and laying cement sidewalks on Foster avenue, between East Fourteenth and East Seventeenth streets, except that portion occupied by the bridge over the Brighton Beach Railroad.
 List 911.—Sewer in Senator street, between First and Second avenues, and in Second avenue, between sewer summit north of Senator street and sewer summit south of Senator street.
 List 931.—Basins at the southwest and northwest corners of DeKoven court and Brighton Beach Railroad.
 List 933.—Sewer in Eastern parkway, north side, between Classon avenue and the Brighton Beach Railroad tracks; and outlet on the east side of Classon avenue, between Eastern parkway and Lincoln street (Degraw street).
 List 934.—Basin at the southeast corner of Eighth avenue and Second street.
 List 941.—Sewer in Fifty-first street, between Thirteenth and Fourteenth avenues.
 List 943.—Paving Fifty-fifth street, between Sixth and Seventh avenues.
 List 947.—Paving Lincoln road, between Rogers and Nostrand avenues.
 List 950.—Basins at the northwest and southwest corners of Norman avenue and Guernsey street.
 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. 220 Broadway, New York, on or before February 1,

1910, 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, December 27, 1909. (15754)

DEPARTMENT OF FINANCE. CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

AT THE REQUEST of the Board of Education, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for school site purposes in the

BOROUGH OF BROOKLYN.
 Being the buildings, parts of buildings, etc., now remaining upon the property acquired for the purposes of the Boys' High School, on the west side of Marcy Avenue, having a frontage of 315 feet on the south side of Madison Street and the north side of Putnam Avenue, and being known as Nos. 260 and 262 Madison Street, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held December 15th, 1909, the sale by sealed bids of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller on

TUESDAY, JANUARY 4TH, 1910,
 at 11 A. M., in lots and parcels and in manner and form as follows:

Parcel No. 1.—Two two-story and basement brick and brownstone houses, Nos. 260 and 262 Madison Street.

For further particulars see City Record.
 H. A. METZ,
 Comptroller.
 City of New York, Department of Finance,
 Comptroller's Office, December 16th, 1909. (15616)

DEPARTMENT OF FINANCE. CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE BY SEALED BIDS.

PUBLIC NOTICE is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale, by sealed bids, all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired by it for street opening and park purposes in the

BOROUGH OF THE BRONX.
 Being all the buildings, parts of buildings, etc., standing within the lines of the various proceedings named below, all of which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to resolutions of the Commissioners of the Sinking Fund, sale by sealed bids of the above-described buildings and appurtenances thereto will be held by direction of the Comptroller at the office of the Collector of City Revenue, at 11 A. M. each day on the following-named days:

WEDNESDAY, JANUARY 5TH, 1910,
 Three buildings within the lines of Pelham Bay Park, Borough of The Bronx.

THURSDAY, JANUARY 6TH, 1910,
 Parcel No. 49, remaining on the proceeding for the opening of West Farms Road in the Borough of The Bronx.

FRIDAY, JANUARY 7TH, 1910,
 Encroachments within the lines of Bartholdi Street, from White Plains Road to Holland Avenue, in the 24th Ward, Borough of The Bronx.

TUESDAY, JANUARY 11TH, 1910,
 Encroachments within the lines of Eden Avenue, from East 172d Street to East 174th Street, in the 24th Ward, Borough of The Bronx.

For full particulars see City Record.
 H. A. METZ,
 Comptroller.
 City of New York, Department of Finance,
 Comptroller's Office, December 17th, 1909. (15644)

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 QUEENS.**
 List 259.—Regulating, grading, curbing, flagging and laying crosswalks on Pleasure avenue, from Lawrence street to Rapelje avenue, First Ward.
 List 377.—Regulating, grading, curbing, flagging and laying crosswalks on Twelfth avenue, from Broadway to Graham avenue, First Ward.
 List 578.—Regulating, grading, curbing, flagging and paving with asphalt pavement Halsey street, from Fulton avenue to Franklin street, First Ward; together with a list of awards for damages caused by a change of grade.
 List 579.—Regulating, grading, curbing, flagging and paving Hunter avenue, from Jane street to Harris avenue, First Ward; together with a list of awards for damages caused by a change of grade.
 List 904.—Paving with asphalt pavement Twelfth avenue, from Broadway to Jamaica avenue, First Ward.
 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 February 1, 1910, 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, December 30, 1909. (15810)

DENNIS G. BRUSSEL

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AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 31, 1909, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

Washington st, Nos 719 & 721 n e cor 11th st, 75x98.8x60x116.6, 6-sty brk 11th st, Nos 337 to 345 loft and store building. (Amt due, \$16,005.35; taxes, &c, \$—; sub to a prior mort of \$150,000. William J Gage\$165,137
*Mangin st, No 25, w s, 175 s Delancey st, old line, 25x100, 5-sty brk tenement. (Amt due, \$16,360.72; taxes, &c, \$302.04.) Chas B Squier16,000
*Brook av n w cor 156th st, 100x23.9x99.11x24.11, 5-sty brk tenement and store. (Amt due, \$6,337.44; taxes, &c, \$—; sub to a first mort of \$25,000.) Gustav W Beck29,728
BRYAN L. KENNELLY.
Front st, No 36, n s, 45 w Coenties Slip, 28.6x67x28.8x67, 5-sty brk loft and store building. (Amt due, \$9,318.88; taxes, &c, \$945.38.) E. A. Tredwell for a client27,200
153d st, No 526, s s, 375 w Amsterdam av, 25x 99.11, 2-sty brk stable. (Amt due, \$11,894.42; taxes, &c, \$288.12.) Ernest N Adler16,000
*123d st, No 425, n s, 274.6 e 1st av, 16.8x100.11, 3-sty stone front dwelling. (Amt due, \$5,490.12; taxes, &c, \$223.98.) Annie Draper5,500
146th st, Nos 548 to 552 on map Nos 550 and 552, s s, 125 e Broadway, 75x99.11. Adjourned to Jan 14.

JAMES L. WELLS.

Madison av, No 747, e s, 33.9 s 65th st, 16.8x60, 4-sty & basement stone front dwelling. (Amt due, \$4,902.18; taxes, &c, \$453.07.) Withdrawn.

HERBERT A. SHERMAN.

*1st av, No 1116, e s, 25 n 61st st, 25x95, 5-sty brk tenement and store. (Amt due, \$23,348.72; taxes, &c, \$352.28.) Louis Lehmeier19,500
*81st st, No 159, n s, 199.8 w 3d av, 19.1x102, 2 3-sty frame dwellings. (Partition.) American Baptist Home Mission Society12,500
*66th st, Nos 348 to 352, s s, 100 w 1st av, 50x100.5, 6-sty brk tenement and stores
80th st, Nos 218 & 220, s s, 250 e 3d av, 50x100.2, two 5-sty brk tenements
(Amt due, \$14,715.36; taxes, &c, \$1,851.38; sub to prior mortg aggregating \$101,500.) Susan Van Praag105,376

SAMUEL MARX.

*Rivington st, No 345, s s, 68 e Mangin st, 22x75, 4-sty brk tenement. (Amt due, \$10,428.26; taxes, &c, \$416.04.) John Bergmann6,000
*Lexington av, No 1833, e s, 80.8 s 114th st, 20.3x78, 4-sty stone front tenement and store. (Amt due, \$15,967.06; taxes, &c, \$701.45.) Mary S Guerrier16,000

Total	\$419,241
Corresponding week, 1909	\$689,522
Jan, 1909, to date	\$57,402,844
Corresponding period, 1908	\$56,407,092

REAL ESTATE RECORDS

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 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

Dec. 24, 27, 28, 29 and 30. (No. 105.)

BOROUGH OF MANHATTAN.

Canal st, No 332 s s, 103 e Church st, runs e 24.9 x s 106.2 Lispenard st, No 39 to n s Lispenard st x w 25 x n 50.3 x e 4.4 x n 12 x w 3.11 x n 49.3 to beginning.
Lispenard st, No 41, n s, abt 122 e Church st, 25x50, 6-sty brk loft and store building.
Anna Woerishoffer to Emma C Woerishoffer. C a G. Dec 23. Dec 24, 1909. 1:210—8. A \$63,000—\$95,000. nom
Canal st, No 537 (272 and 252), n s, about 50 e Washington st, and beginning at former No 274 Canal st, runs n 60 to alley x e 14.6 x s e 8.6 x s w 56 to st x w 22 to beginning; 3-sty brk tenement and store.
Canal st, No 539 (254), n s, 25.7 e Washington st, runs e 22 x n — to alley x n w 3.6 x w 8.6 and 3.2 and 10.10 x s 11.6 x w 1.8 x s 32.2 to beginning; 3-sty brk tenement and stores.
Canal st, No 541 n e cor Washington st, runs s e 25.5 x n Washington st, No 477 e 32.3 x s e 1.8 x n e 11.4 x e 10.10 x s 1 x e 3.2 x n 5.5 to alley x w 61.5 to e s Washington st x s 22.2 to beginning; 3-sty brk tenement and stores.
Washington st, No 479, e s, 182.6 s Spring st, 20.4x80; vacant. With all rights, &c, to said alley.
William Jay and Egerton L Winthrop Jr as TRUSTEES for Anna B Hunt to James H Cruikshank. B & S. All liens. Dec 24. Dec 29, 1909. 2:595—57 to 61. A \$34,000—\$38,500. 49,000
Canal st, Nos 533 and 535 (248 and 250), n e s, about 70 e Washington st, runs n e along former No 252 Canal st, 56 to alley x s e 15.6 x e 3 x s 17.8 x s w 41 to st x n w 31.5 to beginning. With rights to alley to Washington st; 3-sty brk tenement and stores.
Canal st, No 537 (272 and 252), n s, about 50 e Washington st, begins at former No 274, runs n 60 to alley x e 14.6 x s e 8.6 x s w 56 to st x w 22 to beginning, 3-sty brk tenement and store.
Canal st, No 539 (254), n s, 25.7 e Washington st, runs e 22 x n — to alley x n w 3.6 x w 8.6 x s 4.8 and 3.2 x — 0.10 x w 10.10 x s 11.6 x w 1.8 x s 32.2 to beginning, 3-sty brk tenement and store.
Canal st, No 541 n e cor Washington st, runs s e 25.5 x Washington st, No 477 n e 32.3 x s e 1.8 x n e 11.4 x e 10.10 x s 1 x e 3.2 x n 5.5 to alley x w 61.5 to st x s 22.2 to beginning; 3-sty brk tenement and stores.
Washington st, No 479, e s, 182.6 s Spring st, 20.4x80. With rights to said alley. Vacant.
James H Cruikshank to St Johns Park Realty Co. Dec 29, 1909. 2:595—56 to 61. A \$43,000—\$51,500. other consid and 100
Canal st, Nos 533 and 535 (248 and 250), n e s, about 70 e Washington st, runs n e along former No 252 Canal st, 56 to alley x s e 15.6 x e 3 x s 17.8 x s w 41 to st x n w 31.5 to

beginning. With rights to said alley to Washington st, 3-sty brk tenement and stores. Benj W B Brown et al EXRS Edw F Brown to James H Cruikshank. Mort \$7,000 and all liens. Dec 6. Dec 29, 1909. 2:595—56. A \$9,000—\$13,000. 15,000
Same property. Release dower. Eleanor B Brown widow of Edward F Brown to same. Dec 13. Dec 29, 1909. 2:595. nom
Cherry st, No 478, n s, 76.10 w Corlears st, 27.10x50, 6-sty brk tenement. Minnie Brothers to Rebecca Hakoun. All liens. Dec 22. Dec 24, 1909. 1:263—part lot 25. A \$—\$. nom
Cherry st, No 480, n s, 49 w Corlears st, 27.10x50, 6-sty brk tenement. Minnie Brothers to Rebecca Hakoun. All liens. Dec 22. Dec 24, 1909. 1:263—part lot 25. A \$—\$. nom
Commerce st, No 18, s s, 149.10 e Bedford st, 25.1x67.5x25.1x 64.6, 2-sty brk tenement and 2-sty brk stable in rear. Margaret Grob to Ernest, Katherine and Theodore Grob. Oct 22. Dec 27, 1909. 2:587—14. A \$7,500—\$8,000. gift
Front st, No 63, s e s, 115.3 s w Old slip, 22.4x86.10x21.9x86.10, 4-sty brk loft and store building. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Saml T Bell. Dec 16. Dec 27, 1909. 1:34—11. A \$13,700—\$20,500. 22,500
Forsyth st, No 84, e s, 100.9 s Grand st, 25.1x100, 5-sty brk loft and store building. Jacob H Schiff et al HEIRS, EXRS, &c, Solomon Loeb to Jacob H Schiff. ½ part. Oct 19, 1905. Dec 27, 1909. 1:306—12. A \$21,000—\$34,000. other consid and 100
Same property. Same to Morris Loeb, Isaac N Seligman and Felix MWarburg joint tenants. ½ part. Oct 20, 1905. Dec 27, 1909. 1:306. other consid and 100
Forsyth st, No 84, e s, 100.9 s Grand st, 25.1x100, 5-sty brk loft and store building.
Grand st, No 281, s s, 75 w Eldridge st, 25x125, 5-sty brk loft and store building.
Morris Loeb, Isaac N Seligman and Felix M Warburg to Jacob H Schiff. ½ part. C a G. Dec 27, 1909. 1:306—12. A \$21,000—\$34,000; and 19. A \$45,000—\$60,000. other consid and 100
Front st, No 48, n w s, 71.3 n e Coenties slip, runs n w 90 x n e 9.2 x s e 4.10 x n e 10.7 x s e 84.7 to st x s w 19.9 to beginning, 4-sty brk loft and store building. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Eliz D G Lane of Lyme, Conn. Dec 16. Dec 27, 1909. 1:32—32. A \$12,400—\$18,300. 23,700
Goerck st, No 28, e s, about 100 n Broome st, 25x100; 5-sty brk tenement and store. Jennie Wengeroff to Sadie Michalover. Mort \$27,500 and all liens. Nov 30. Dec 29, 1909. 2:322—2. A \$12,000—\$29,000. other consid and 100
Goerck st, Nos 109 and 111, w s, 74.11 s Stanton st, 50x100, two 5-sty brk tenements and stores. Joseph Spivack to George Kocher of Brooklyn. B & S. Mort \$57,000. Dec 24, 1909. 2:329—58 and 60. A \$32,000—\$60,000. other consid and 100
Goerck st, No 32, e s, 150 n Broome st, 25x100, 6-sty brk tenement and store. Minnie Brothers to Rebecca Hakoun. All liens. Dec 22. Dec 24, 1909. 2:322—4. A \$12,000—\$32,000. nom
Greenwich st, Nos 802 and 804 n w cor 12th st, 40.10x65.1x41.6x 12th st, No 335 64.10, one 3 and one 4-sty brk tenements, stores on cor. Anna M Buthfer to Becker Realty Co, a corp. Mort \$24,000 and all liens. Nov 30. Dec 28, 1909. 2:641—57 and 58. A \$19,500—\$24,000. other consid and 100

MILLER, McMANN & DONLEY

WM. A. MILLER
H. W. McMANN
J. E. DONLEY
Tel., 2780 & 2781 Murray Hill
505 FIFTH AVENUE

Grand st, No 281, s s, 75 w Eldridge st, 25x125, 5-sty brk loft and store building. Jacob H Schiff et al HEIRS, EXRS, &c, Solomon Loeb to Jacob H Schiff. 1/2 part. Oct 19, 1905. Dec 27, 1909. 1:306-19. A \$45,000-\$60,000. other consid and 100 Same property. Jacob H Schiff et al HEIRS, EXRS, &c, Solomon Loeb to Morris Loeb, Isaac N Seligman and Felix M Warburg joint tenants. 1/2 part. Oct 20, 1905. Dec 27, 1909. 1:306. other consid and 100

Houston st, No 470, n s, 25 e Lewis st, 25x68, 5-sty brk tenement and store. Eva Walk widow to Benj J Weil. Morts \$25,950 and all liens. Dec 24. Dec 27, 1909. 2:356-26. A \$16,000-\$24,000. other consid and 100

Jackson st, No 81, w s, a strip of land with wall 0.4x50, south of and adjoining premises of Henry D Otten, being portion of south wall of said No 81. Christopher Otten et al to James M Byrnes. Q C. Dec 15. Dec 29, 1909. 1:243. nom

Jackson st, No 81, w s, 16.2 s Front st, 19.6x62.10; 4-sty brk tenement. Christopher Otten et al to James M Byrnes. Dec 15 Dec 29, 1909. 1:243-29. A \$3,500-\$5,000. other consid and 100

Madison st, No 292 1/2 s e cor Montgomery st, 17x49.9x18.6x49.9, 4-Montgomery st 1/2 sty brk tenement & store. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Catherine Courtney. Dec 16. Dec 27, 1909. 1:268-34. A \$10,000-\$13,000. 11,100

Madison st, No 286, s s, 73.11 w Montgomery st, 18x75, 3-sty brk dwelling. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Emma L Neppert. Dec 16. Dec 27, 1909. 1:269-20. A \$10,000-\$12,000. 7,150

Madison st, No 93 (87), n s, about 320 w Market st, 25x100, 6-sty brk tenement and store. Abraham Pockrass to Sam Lichter, Isidor Lerman and Isidor Kasper, all of Brooklyn. Mort \$35,500 and all liens. Dec 28 1909. 1:277-10. A \$17,000-\$38,000. other consid and 100

Madison st, No 288, s s, 55.11 w Montgomery st, 18x75, 3-sty brk dwelling. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Emma L Neppert. Dec 16. Dec 27, 1909. 1:269-19. A \$10,000-\$13,000. 7,750

Madison st, No 286, s s, 73.11 w Montgomery st, 18x75. 7,750

Madison st, No 288, s s, 55.11 w Montgomery st, 18x75. two 3-sty brk dwellings.

Emma L Neppert to Millie Hellinger. B & S. All liens. Dec 27. Dec 28, 1909. 1:269-19 and 20. A \$20,000-\$25,000. nom

Monroe st, No 191, n s, 62.1 e Montgomery st, 20x65.4x20x66.4, 3-sty brk dwelling. PARTITION, Dec 1, 1909. Edward G Whitaker, ref, to John H Bodine. Dec 16. Dec 28, 1909. 1:268-4. A \$7,000-\$9,000. 7,775

Monroe st, No 274 1/2 s w cor Jackson st, 25x89.7x25x89.6, 6-sty Jackson st, No 35 1/2 brk tenement and stores. FORECLOS, Dec 21, 1909. Jos T Ryan referee to Regina Jacobs. Mort \$42,000 and all liens. Dec 24, 1909. 1:261-37. A \$24,000-\$50,000. \$14,000 over 1st mort

Monroe st, No 195, n s, 102.6 e Montgomery st, 20.5x90.10x20.5x92.4, 3-sty brk dwelling. PARTITION, Dec 1, 1909. Edward G Whitaker, ref, to John H Bodine. Dec 16. Dec 28, 1909. 1:268-6. A \$10,000-\$12,000. 7,075

Monroe st, No 209, n s, 32.2 w Gouverneur st, 16.6x48.10x16.6x48.9, 3-sty brk dwelling. PARTITION, Dec 1, 1909. Edward G Whitaker, ref, to John H Bodine. Dec 16. Dec 28, 1909. 1:268-13. A \$5,000-\$7,000. 6,125

Monroe st, No 193, n s, 82.1 e Montgomery st, 20.5x92.4x20.5x93.10, 3-sty brk dwelling. PARTITION, Dec 1, 1909. Edward G Whitaker, ref, to John H Bodine. Dec 16. Dec 28, 1909. 1:268-5. A \$10,000-\$12,000. 7,175

Mott st, No 79, w s, 75 s Canal st, 25x100, 5-sty brk tenement and store. Gabriel Blumenthal to Harry Blumenthal. 1/2 part. Mort \$25,700. Apr 16, 1905. Dec 27, 1909. 1:200-20. A \$19,000-\$34,000. nom

Montgomery st, Nos 35 and 37, e s, 49.9 s Madison st, 40x75x42.9x75.1, two 3-sty brk tenements, store in No 37. PARTITION, Dec 1, 1909. Edward G Whitaker, ref, to John H Bodine. Dec 16. Dec 28, 1909. 1:268-35 and 36. A \$20,000-\$20,000. 16,000

Rivington st, Nos 75 and 77, s s, 58.1 e Allen st, 42.2x77, 7-sty brk tenement and stores. Abraham Rosen to Annie Rosen. All liens. Dec 27, 1909. 2:415-60. A \$35,000-\$65,000. 100

Riverside terrace, e s, about 116.6 n 177th st, 100x156.3 to Buena Vista av x 103.4x177.10 and being lots 52 and 53, map (No 1338) of Fort Washington and Buena Vista Syndicates; vacant. A Moses, Sons & Co, a corpn, to Rudolph B Phillips. All liens. Dec 28, 1909. 8:2177-part lot 340. A \$-\$. other consid and 100

South st, No 19, n s, 104.9 n e Broad st, 28.7x112.5x28.7x116.2, 4-sty brk storage building. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Ellen wife Joseph Crowell. Dec 16. Dec 27, 1909. 1:5-26. A \$22,400-\$28,000. 32,500

South st, No 236 1/2 n s, 103.8 w Pike st, runs n 120.8 x n w 40.3 Water st, No 459 1/2 to s s Water st, x w 14.4 x s 160 to South on map No 461 1/2 st, x e 25.7 to beginning, 5-sty brk storage building. PARTITION, Dec 1, 1909. Edward G Whitaker, ref, to Mary S Kernochan and Eweretta C Whitney. Dec 16. Dec 27, 1909. 1:249-17 and 28. A \$12,000-\$30,000. 28,000

Stanton st, No 17, s s, 66.8 w Chrystie st, 33.4x50, two 3-sty brk tenements and stores. Philip Wedeen to Rose Fieldman. Morts \$22,500 and all liens. Oct 11. Dec 24, 1909. 2:426-24. A \$20,000-\$26,000. nom

Washington st, No 53, e s, 122.11 n Morris st, 34.3x67.11x31.6x63.9, 5-sty brk tenement and stores. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Julia A Doyle. Dec 16. Dec 27, 1909. 1:18-6. A \$20,300-\$28,500. 30,500

Water st, No 1, s e s, 25.10 n e Whitehall st, 25.2x67.2x28.3x65.8, 5-sty brk loft and store building. PARTITION, Dec 1, 1909. Edward G Whitaker referee to John T Nagle. Dec 16. Dec 27, 1909. 1:8-5. A \$25,500-\$31,500. 30,000

Water st, No 31, s e s, 75.1 n e Broad st, 28.6x77.9x28.7x75.11, 4-sty brk loft and store building. PARTITION, Dec 1, 1909. Edward G Whitaker referee to J Archibald Murray. Dec 16. Dec 27, 1909. 1:7-15. A \$13,800-\$20,700. 32,500

West st, No 30, e s, 150.5 n e Morris st, 21.8x101.7x19.5x98.4, 5-sty brk storage building. PARTITION, Dec 1, 1909. Edward G Whitaker ref to the Stephen Whitney Estate Co. Dec 16. Dec 30, 1909. 1:17-part lot 6. A \$-\$. 28,000

West st, Nos 8 to 14 1/2 e s, 210.4 s Morris st, runs e 104.11 Washington st, Nos 12 to 18 1/2 x s 37.3 x e - to w s Washington st x s 119.5 x w - to West st x n 146.1 to beginning, two 2, two 3 and four 4-sty brk tenements and stores, 5-sty brk storage building, two 2-sty brk stables, and three 3-sty brk rear tenements. Century Investing Co to Battery Place Realty Co, a corpn. Q C and confirmation deed. Dec 22. Dec 27, 1909. 1:15-9 to 14 and 36 to 41. A \$364,900-\$398,500. nom

Whitehall st, No 26, w s, 60.5 n Pearl st, 24x59.3x24.7x62.3, 5-sty brk loft and store building. PARTITION, Dec 1, 1909. Edward G Whitaker referee to Saranac Realty Co, a corpn. Dec 16. Dec 27, 1909. 1:9-53. A \$43,000-\$49,000. 62,500

2d st E, No 249, s w s, abt 125 w Av C, 25x66.6x25.1x68.4, n w s, 5-sty brk tenement and store. Benj J Weil to Fanny Gruen. B & S. Mort \$25,500. Dec 20. Dec 30, 1909. 2:384-29. A \$15,500-\$25,000. other consid and 100

Same property. Fanny Gruen to Benj J Weil. Mort \$25,500. Dec 20. Dec 30, 1909. 2:384. other consid and 100

3d st E, No 177, owned by party of first part.

4th st E, No 216; leasehold; owned by party of second part. Consent to cut rear wall for windows, etc.

Albert Frank rector and supt of Church of Most Holy Redeemer, &c, with Max Zwerling. Sept 15. Dec 29, 1909. 2:399.

3d st E, No 296, s s, abt 310 e Av C, 22.7x106, 3-sty fr brk front tenement and store and 4-sty brk tenement in rear. Max Sameth to Fanny Fisher. B & S. All liens. Dec 23. Dec 29, 1909. 2:372-21. A \$13,000-\$15,000. nom

5th st E, No 630, s s, 388 e Av B, 24.9x97; 4-sty brk synagogue, store and tenement. Ignatz M Rottenberg to Talmud Thora Ohab Zedek Association incorporated under charter by the regents of the University of State of N Y. Mort \$15,000. Dec 23. Dec 29, 1909. 2:387-25. A \$17,000-\$25,000. nom

5th st E, No 323, n s, 275 e 2d av, 25x97, 3-sty brk stable and dwelling and 1-sty frame stable in rear. PARTITION, Dec 1, 1909. Edward G Whitaker, ref, to Joseph L Buttenwieser. Dec 16. Dec 28, 1909. 2:447-47. A \$19,000-\$21,000. 17,750

9th st E, No 337, n s, 175 w 1st av, 25x92.3, 5-sty brk tenement and store. Rebecca Orleans to Abraham Goodman. Morts \$26,250 and all liens. Nov 11. Dec 30, 1909. 2:451-43. A \$19,000-\$29,000. 100

9th st E, Nos 729 and 731, n s, 293 w Av D, 40x92.3, 6-sty brk tenement and stores. Julia Moore to Herman and Benjamin Moore. 1/2 right, title and interest. Mort \$55,000. June 17, 1908. Re-recorded from June 18, 1908. Dec 30, 1909. 2:379-49. A \$27,000-\$53,500. other consid and 100

9th st E, No 738, s s, 193 w Av D, 25x93.11, 5-sty brk tenement and store. Julia Moore to Herman and Benjamin Moore. Mort \$18,000. June 17, 1908. Re-recorded from June 18, 1908. Dec 30, 1909. 2:378-26. A \$16,000-\$24,000. other consid and 100

10th st W, No 211, n s, 49.7 e Bleecker st, 50.5x86, 6-sty brk tenement. Max G Rieser and Mamie B his wife to Rieser Realty & Construction Co. Morts \$64,000. Dec 23. Dec 28, 1909. 2:620-82. A \$25,000-\$65,000. other consid and 100

Same property. Rieser Realty & Construction Co to Max G Rieser. Morts \$64,000. Dec 23. Dec 28, 1909. 2:620. other consid and 100

10th st E, No 268, s s, 250 e 1st av, 25x92.3, 4-sty brk tenement. Sadie wife Louis Berger et al to Moses Bard. Mort \$22,000. Dec 23. Dec 27, 1909. 2:437-15. A \$17,000-\$22,000. nom

10th st E, Nos 406 and 408, s s, 133 e Av C, 40x92.3, 6-sty brk tenement and stores. Abram Brothers to Rebecca Hakoun. All liens. Dec 22. Dec 24, 1909. 2:379-12. A \$20,000-\$52,000. nom

13th st E, No 12, s s, 175 e 5th av, 23x92.9, 3-sty brk dwelling. Otto H Droege to Jos F Lippe. Mort \$19,000 and all liens. Dec 20. Dec 24, 1909. 2:570-11. A \$24,000-\$26,000. 100

15th st W, No 213, n s, 162 w 7th av, 25x103.3.

15th st W, No 209, n s, about 111.3 w 7th av, 25x103.3.

15th st W, Nos 203 to 207, n s, 57.3 w 7th av, runs n e along e l former Southampton road, 24 x n 90.11 x w 73.4 x s 103.3 to st, x e 54 to beginning, 5-sty brk home.

16th st W, No 204, s s, 100 w 7th av, 12x100.3, vacant.

The Sisters of Charity of St Vincent De Paul to St Joseph's Home for the Aged under the charge of the Sisters of Charity of St Vincent De Paul. B & S and all liens. Dec 20. Dec 24, 1909. 3:765-part lot 28. A \$-\$. order of court

15th st E, No 615, n s, 438 w Av C, 25x103.3, 5-sty brk tenement. David Lion to Lillian Golding. Morts \$17,000. Dec 24. Dec 28, 1909. 3:983-11. A \$8,000-\$15,500. nom

18th st E, No 528, s s, 226.9 w Av B, 43.9x92, 6-sty brk tenement and stores. Sarah Weiss to Samuel and Jacob Kahn, of Trenton, N J. B & S. Morts \$44,500 and all liens. Dec 24. Dec 28, 1909. 3:975-38. A \$10,500-\$44,000. nom

23d st W, No 331, n e s, 325 n w 8th av, 19.4x142.4; 4-sty stone front dwelling. Peter P Cappel to Bella Cappel. Dec 28. Dec 29, 1909. 3:747-24. A \$16,000-\$20,000. other consid and 100

27th st W, No 38, s s, 223 e 6th av, 23x98.9; 4-sty stone front dwelling. Stuart W Falconer to City Real Estate Co. 1-28 part. All title. B & S and C A G and all liens. Sub to life estate of Sylvia De W Ostrander. Dec 23. Dec 29, 1909. 3:828-69. A \$49,000-\$56,500. 1,500

Same property. Cornelius V B Falconer to same. 1-28 part. All title. B & S and C A G. Sub as above. Dec 23. Dec 29, 1909. 3:828. 1,500

Same property. Cornelia Seymour to same. 1-7 part. All title. B & S and C A G. Sub as above. Dec 24. Dec 29, 1909. 3:828. 100

Same property. Isabella E Burnham to same. 1-14 part. All title. B & S and C A G. Dec 23. Dec 29, 1909. 3:828. 3,000

Same property. May G Falconer to same. 1-28 part. All title. B & S and C A G. Sub as above. Dec 27. Dec 29, 1909. 3:828. 1,500

Same property. Sylvia DeW Ostrander to same. All title. B & S and C A G. Dec 24. Dec 29, 1909. 3:828. 14,000

Same property. Josephine Burrell to same. 1-7 part. All title. B & S and C A G. Dec 24. Dec 29, 1909. 3:828. 6,000

Same property. Harriet E Ostrander INDIVID and EXTRX Thos E Ostrander to same. 1-7 part. All title. B & S. Dec 27. Dec 29, 1909. 3:828. 6,000

Same property. James H Falconer to same. 1-28 part. B & S and C a G. All title. Sub as above. Dec 23. Dec 29, 1909. 3:828. 1,500

Same property. Alex P W Kinnan to same. 3-14 parts. All title. B & S and C A G. Dec 24. Dec 29, 1909. 3:828. 9,000

Same property. Anna Ostrander INDIVID and EXTRX Wm C Ostrander to same. 1-7 part. All title. B & S and C A G. Sub as above. Dec 21. Dec 29, 1909. 3:828. 100



WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES FLOYD S. CORBIN, 10 Wall St.

27th st W, No 113, n s, 180 w 6th av, 20x98.9, 4-sty stone front tenement. Edward J Lynn to Otto Wagner. Mort \$23,000. Dec 27. Dec 28, 1909. 3:803-28. A \$19,500-\$21,500. 100

28th st W, Nos 146 and 148, s s, 201.8 e 7th av, 46.6x98.9x46.4x 98.9, two 2-sty brk stables. Quinn & Smith to Whitney R Lyman and Joseph Reuth, N Y, and Robert Smith of Edgewater, N J, in trust. All liens. Dec 6. Dec 24, 1909. 3:803-65 and 66. A \$37,000-\$40,000. nom

29th st W, Nos 158 and 160, s s, 99.6 e 7th av, 50x98.9, 4 and 5-sty brk hall. Jacob Korn to Solomon Dannenberg. Mort \$45,000. Dec 21. Dec 24, 1909. 3:804-71. A \$53,000-\$71,000. other consid and 100

Same property. Jacob Holzman and Joseph W Weiss TRUSTEES under deed of trust to same. Mort \$45,000. Dec 21. Dec 24, 1909. 3:804. 87,500

Same property. Albert T Scharps to same. Q C. All liens. Dec 21. Dec 24, 1909. 3:804. other consid and 100

Same property. Solomon Dannenberg to Simon Pink. Mort \$67,500. Dec 23. Dec 24, 1909. 3:804. other consid and 100

29th st W, Nos 541 to 547, n s, 191.8 e 11th av, 66.8x98.9, four 4-sty brk tenements. Geo G Kane to W & J Sloane, a corpn. Nov 26. Dec 28, 1909. 3:701-12 to 15. A \$22,000-\$30,000. other consid and 100

31st st W, No 28, s s, 400 w 5th av, 25x98.9; 4-sty stone front building and store. Ella T Rudkin to Geo W Rudkin her husband. Q C. Dec 28. Dec 29, 1909. 3:832-61. A \$75,000-\$83,000. nom

33d st W, Nos 205 and 207, n s, 69.10 w 7th av, 30x98.9, two 3-sty stone front dwellings. Lawyers Realty Co to Fred V Shaw. B & S. Dec 24, 1909. 3:783-35 and 36. A \$77,000-\$79,000. other consid and 100

37th st W, Nos 136 to 140, s s, 196 e 7th av, 48x98.9, 2-sty brk stable and two 4-sty stone front dwellings. Royal Holding Co to Emanuel Arnstein, Samuel Levy 1/2 part, and George Backer 1/2 part. B & S. Mort \$80,000. Dec 20. Dec 24, 1909. 3:812-64 to 66. A \$94,000-\$104,000. nom

38th st W, No 223, n s, 227.7 w 7th av, 20.7x98.9, 5-sty stone front dwelling. Alexander Lyle and ano EXRS. HEIRS. &c, Eliza S Lyle to Lulu Quigg. Dec 22. Dec 24, 1909. 3:788-35. A \$18,000-\$23,000. 32,500

38th st W, No 225, n s, 531.3 e 8th av, 20.7x98.9, 5-sty stone front dwelling. Caroline R Brown and ano HEIRS. &c, Caroline A Brigham to Lulu Quigg. Dec 14. Dec 24, 1909. 3:788-34. A \$18,000-\$23,000. other consid and 100

38th st E, No 3, n s, 125 e 5th av, 25x98.9, 4-sty stone front dwelling. J Sergeant Cram to Edith C B wife of J Sergeant Cram. Q C. July 24, 1907. Dec 30, 1909. 3:868-7. A \$80,000-\$98,000. 100

39th st W, Nos 433 and 435, n s, 325 e 10th av, 50x98.9, two 5-sty brk tenements and stores. Walter Ackerman to Rose Brown. Mort \$46,000. Dec 14. Dec 30, 1909. 3:737-15 and 16. A \$20,000-\$30,000. omitted

39th st W, No 262, s s, 161.6 e 8th av, 20.6x98.9, 4-sty brk dwelling. Emily L Brice EXTRX Cath Brice to Lucien L Ardin. Dec 21. Dec 24, 1909. 3:788-79. A \$18,000-\$20,000. 28,500

43d st E, No 322, s s, 233.4 e 2d av, 16.8x100.5; 4-sty brk dwelling. Chas L Russell to Adelaide Johnston of Portchester. N Y. Q C. Dec 28. Dec 29, 1909. 5:1335-43. A \$6,000-\$8,000. nom

43d st E, No 322, s s, 233.4 e 2d av, 16.8x100.5, 4-sty brk dwelling. Adelaide Johnston to Chas L Russell. Dec 23. Dec 24, 1909. 5:1335-43. A \$6,000-\$8,000. other consid and 100

48th st W, Nos 312 to 316, s s, 150 w 8th av, 50x100.5, vacant. Eleanor and Sanford F Roll, Jr, EXRS Lucretia M Roll to Eleanor and Sanford F Roll, Jr, of Rahway, N J. 1/2 part. Dec 27. Dec 30, 1909. 4:1038-39 to 40. A \$33,000-\$33,000. 1,000

51st st W, No 504, s s, 100 w 10th av, 25x100.5, 3-sty frame tenement and store and 4-sty brk tenement in rear. Emil Reibstein to David A Singer. Mort \$7,000. Dec 27, 1909. 4:1079-37. A \$9,000-\$9,500. 100

52d st W, No 110, s s, 180 w 6th av, 20x76.9x20.4x80.5, 4-sty brk tenement and store. Caroline L Foley to Abner T Bowen. Dec 27. Dec 28, 1909. 4:1004-40. A \$20,000-\$27,000. 29,500

53d st E, Nos 246 and 248, s s, 100 w 2d av, 33.4x100.5, 6-sty brk tenement and stores. Marshall S Hagar as TRUSTEE in bankruptcy of Isaac M Gotomb and Chas M Magid INDIVID and of firm Gotomb & Magid bankrupts, to Louis Savitsky. All title. All liens. Nov 29. Dec 30, 1909. 5:1326-29. A \$16,500-\$47,000. 150

54th st W, No 443, n s, 200 e 10th av, 25x110.10, 4-sty brk tenement and 2-sty brk stable in rear. Charles Raab to Moritz Raab. Mort \$8,000. June 24. Dec 27, 1909. 4:1064-9. A \$11,000-\$14,000. nom

58th st E, Nos 34 and 36, s s, 20 e Madison av, 40x50.5. three 4-sty brk dwellings. Release mort. Henry Van Schaick to Van Schaick Realty Co. Dec 29. Dec 30, 1909. 5:1293-49, 49 1/2 and 49 3/4. A \$80,000-\$92,000. nom

60th st E, No 239, n s, 155 w 2d av, 21.6x100.5, 4-sty stone front dwelling. Sarah C McCarthy to Mary A Dempsey. Mort \$20,000. Nov 20, 1907. Dec 30, 1909. 5:1415-18. A \$13,000-\$18,000. other consid and 100

62d st E, s s, 183.4 w Park av, 24.11x100.5, 2-sty brk garage. Evelyn M Dalley to 40-46 East Sixty-second Street Co, a corpn. C a G. Dec 30, 1909. 5:1376-44. A \$40,000-\$45,000. other consid and 5,000

62d st E, No 40, s s, 167 e Madison av, 24.8x100.5, 2 and 3-sty brk stable. James R Roosevelt et al TRUSTEES will Wm Astor decd for benefit John J Astor to 40-46 East Sixty-second Street Co, a corpn. Dec 20. Dec 30, 1909. 5:1376-45. A \$40,000-\$50,000. other consid and 100

62d st E, No 46, s s, 166.8 w 4th av, 16.8x100.5, 2-sty brk stable. Cath L Washington INDIVID and HEIR Allan G Washington to 40-46 East Sixty-second Street Co, a corpn. Dec 28. Dec 30, 1909. 5:1376-43 1/2. A \$25,000-\$29,000. 50,000

62d st E, s s, 191.8 e Madison av, strip 1/2 inch x100.5. John S Cram EXR, &c, Henry A Cram to 40-46 East Sixty-second Street Co, a corpn. Dec 27. Dec 30, 1909. 5:1376. nom

62d st E, No 116, s s, 136.3 e Park av, 18.9x100; 4-sty and basement stone front dwelling. James B Curtis to Jennette C Curtis. Dec 24. Dec 29, 1909. 5:1396-66. A \$25,000-\$31,000. nom

65th st E, No 308, s s, 112.6 e 2d av, 12.6x82.11, 3-sty brk dwelling. Michael J McLoughlin to Geo B Ruddell, of Peekskill, N Y. Mort \$3,500. Dec 2. Dec 27, 1909. 5:1439-48. A \$3,500-\$5,000. 100

65th st W, No 56. Power of attorney. Peter F Rafferty of San Antonio, Tex, to Jonathan B Currey of Mohegan, Westchester Co, N Y. Dec 7. Dec 27, 1909.

65th st E, No 50, s s, 240 e Madison av, 20x100.5, 5-sty stone front dwelling. Mary T S Haines and ano to James P Lee. Dec 29. Dec 30, 1909. 5:1379-43. A \$40,000-\$55,000. nom

66th st E, Nos 348 to 352, s s, 100 w 1st av, 50x100.5, 6-sty brk tenement and stores.

80th st E, Nos 218 and 220, s s, 250 e 3d av, 50x102.2, two 5-sty brk tenements. FORECLOS. Dec 29, 1909. John DeWitt Warner ref to Max J Kramer. All liens. Dec 29. Dec 30, 1909. 5:1440-31. A \$19,000-\$60,000. 1525-37 and 38. A \$22,000-\$48,000. 1,000

66th st E, No 332, s s, 274.8 w 1st av, 25.4x100.4, 4-sty brk tenement. Michael Leamy to Patrick Burns. 1/2 part. All title. B & S and C a G. Dec 24, 1909. 5:1440-38. A \$9,000-\$13,500. other consid and 100

70th st W, Nos 305 to 311, n s, 100 w West End av, 80x100.5, four 3-sty and basement brk dwellings. Clara Bryce to Edith Bryce. May 14. Dec 27, 1909. 4:1182-26 to 28. A \$32,000-\$58,000. other consid and 100

70th st W, No 239, n s, 408.6 w Amsterdam av, 19.5x100.5; 3-sty and basement brk dwelling. Addison W Baird to Grace D wife of Addison W Baird of Union Falls, Clinton Co, N Y. Mort \$18,000. Apr 10, 1902. R S \$2.25. Dec 29, 1909. 4:1162-16. A \$12,000-\$22,000. nom

74th st W, No 146, s s, 462 w Columbus av, 20x102.2, 4-sty and basement brk dwelling. Angela M Brosnan to Mary T Brosnan. 1/2 part. C a G. Dec 29. Dec 30, 1909. 4:1145-51 1/2. A \$14,000-\$26,000. nom

75th st E, Nos 112 and 114, s s, 100 e Park av, 50x102.2, 5-sty brk stable. Elwood Banfield and Jirene G his wife to Lucy A Banfield, of Huntington, L I. All liens. Dec 28, 1909. 5:1409-68. A \$40,000-\$65,000. nom

81st st E, No 303, n s, 100 e 2d av, 25x102.2, 5-sty brk tenement and store. Benj J Weil to Fanny Gruen. B & S. All liens. Dec 27. Dec 28, 1909. 5:1544-5. A \$9,000-\$22,000. other consid and 100

81st st E, No 303, n s, 100 e 2d av, 25x102.2, 5-sty brk tenement and store. Fanny Gruen to Benj J Weil. All liens. Dec 27. Dec 30, 1909. 5:1544-5. A \$9,000-\$22,000. other consid and 100

84th st W, No 274, s s, 66.8 e West End av, 16.8x52.2, 3-sty and basement brk dwelling. Helen Idler HEIR &c, Babel H Banger to Sophia R Eaton and Alice B E McBee. Q C. May 22. Dec 28, 1909. 4:1231-61 1/4. A \$6,500-\$10,000. nom

86th st W, No 28, s s, 406 w Central Park West, 22x102.2, 5-sty brk dwelling. Wm W Hall to Benj H Homan. Dec 22. Dec 30, 1909. 4:1199-49. A \$22,000-\$60,000. nom

86th st W, No 26, s s, 384 w Central Park West, 22x102.2, 5-sty brk dwelling. Wm W Hall to Louis B Tim. Dec 22. Dec 30, 1909. 4:1199-48. A \$22,000-\$60,000. nom

97th st E, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. Harvey D Giles to Samuel Hellinger. B & S. All liens. Dec 17. Dec 24, 1909. 6:1669-18. A \$7,000-\$23,000. nom

97th st E, No 329, n s, 200 w 1st av, 25x100.11, 5-sty brk tenement and store. Wm C Hyde to Samuel Hellinger. Q C. All liens. Dec 17. Dec 24, 1909. 6:1669-18. A \$7,000-\$23,000. nom

100th st E, No 319, n s, 300 e 2d av, 25x100.11, 5-sty brk tenement and store.

100th st E, No 325, n s, 375 e 2d av, 25x100.11, 5-sty brk tenement and store. Louis Mishkin et al to John Focarile. Mort \$42,000. Dec 29. Dec 30, 1909. 6:1672-13 and 16. A \$14,000-\$54,000. other consid and 100

101st st E, No 106, s s, 47.9 e Park av, 16x100.11; 3-sty brk dwelling. Marie T E Ruman to Anna M Timmerman. Q C. Mort \$7,000. Dec 29, 1909. 6:1628-70. A \$6,000-\$7,500. nom

101st st E, No 106, s s, 47.9 e Park av, 16x100.11; 3-sty brk dwelling. Alfred U Giallorenzi to Marie T E Ruman. Mort \$7,500. Dec 22. Dec 29, 1909. 6:1628-70. A \$6,000-\$7,500. nom

102d st E, No 207, n s, 130 e 3d av, 25x100.11, 5-sty brk tenement and store. Elias N Caplan to Louis Cohen. 1/2 part. Q C. Mort \$24,000 and all liens. Dec 27. Dec 28, 1909. 6:1652-6. A \$9,000-\$21,000. nom

109th st E, Nos 108 and 110, s s, 76 e Park av, 38x100.11, two 4-sty brk tenements. Release judgment. Cumberland Glass Mfg Co to Ricke Cohn. Dec 10. Dec 24, 1909. 6:1636-67 and 68. A \$15,000-\$20,000. nom

111th st E, Nos 226 to 230, s s, 240 w 2d av, 60x100.11, two 6-sty brk tenements and stores. Leon Tuchmann to Barney Isaacs. 1/2 part. Mort \$48,000. Dec 28. Dec 30, 1909. 6:1660-35 and 36. A \$19,000-\$68,000. other consid and 100

115th st E, No 12, s s, 195 e 5th av, 25x100.11, 5-sty brk tenement. Katharina Levy to Samuel C Feigus. Mort \$22,500. Dec 15. Dec 28, 1909. 6:1620-64. A \$12,000-\$25,000. other consid and 100

116th st W |s s, 400 w Broadway, runs s 65.11 x w 103.1 to e s Riverside Drive| Riverside Drive x n — along Drive and n and e along s 116th st — to beginning; 1-sty frame shed and vacant. Samuel McMillan Jr to Paterno Bros, a corpn. B & S. Mort \$17,000. Dec 28. Dec 29, 1909. 7:1896-87 to 89. A \$71,000-\$71,000. other consid and 100

118th st W, No 10, s s, 175.6 w 5th av, 25.6x100.11, 5-sty brk tenement. Rosa W Friedman to Blanche O Foster. Mort \$20,000. Dec 29, 1909. 6:1601-44. A \$14,000-\$27,000. other consid and 100

119th st W, s s, 150 e Amsterdam av, —x—. 119th st W, s s, adjoining above on east. Beam agreement. Jumel Realty & Construction Co and ano with E Matilda Ziegler et al EXRS Wm Ziegler and Title Insurance Co of N Y. Dec 18. Dec 29, 1909. 7:1962. nom

119th st E, Nos 324 and 326, s s, 337.6 w 1st av, 37.6x100.10, two 2-sty brk dwellings. William Barnett to Abraham H Sarasohn. Mort \$16,000. Dec 21. Dec 24, 1909. 6:1795-41 and 42. A \$10,000-\$14,000. other consid and 100

NORWOOD

TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO.
45 WEST 34th STREET

120th st E, No 411, n s, 156.3 e 1st av, 18.9x100.11, 3-sty stone front dwelling. Selma Lewy to Isidor Wilschek. All liens. Nov 4, 1908. Dec 28, 1909. 6:1808-7. A \$4,500-\$7,500.
other consid and 100

121st st W, No 224, s s, 250 w 7th av, 18x100.11, 5-sty brk tenement. Minnie Stern to Theodor Collsen. Dec 29. Dec 30, 1909. 7:1926-44. A \$8,600-\$16,000. nom

121st st E, Nos 148 and 150, s s, 10 e Lexington av, 39x100.11, 6-sty brk tenement and stores. Irving Bachrach et al to Pendant Realty Co, a corpn. All liens. Dec 27. Dec 28, 1909. 6:1769-51. A \$17,000-\$49,000. other consid and 100

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stone front tenement and store. Stephen H Jackson to Mary Grogli. Morts \$30,000. Dec 24. Dec 28, 1909. 6:1790-21. A \$17,000-\$29,000. other consid and 100

127th st W, No 123, valued at \$11,250.

134th st E, Nos 527 and 529, valued at \$15,000.

134th st E, No 613, valued at \$6,250.
Certificate as to payment of transfer tax for \$241.48. Edward T Perine, Deputy Comptroller of State N Y, to Estate of Wm E Elder. Dec 23. Dec 30, 1909. 7:1912, lot 18; 9:2310, lot 46; 9:2297, lot 53.

128th st E, No 246, s s, 75 w 2d av, 26x99.11, 5-sty brk tenement. Minnie Schmidt to Samuel Zlot. Mort \$17,500. Dec 27. Dec 30, 1909. 6:1792-28½. A \$8,500-\$20,000. other consid and 100

128th st E, No 161, n s, 193.4 w 3d av, 41.8x99.11, 6-sty brk tenement. Jacob Oppenheim to Emanuel J Leavitt of Brooklyn. All liens. Mar 25. Dec 27, 1909. 6:1777-28. A \$15,500-\$49,000. other consid and 100

128th st W, Nos 218 to 222, s s, 225 w 7th av, 100x99.11, three 4-sty brk tenements. Mark H Rogers et al to Maggie Williamson. Morts \$66,000. Dec 23. Dec 27, 1909. 7:1933-43 to 46. A \$43,800-\$75,000. other consid and 100

139th st W, No 227, n s, 423.5 e 8th av, 18.2x99.11, 4-sty brk dwelling. Maurice Beckon to Joseph Cohen. Morts \$13,000. Dec 28. Dec 30, 1909. 7:2025-18. A \$6,000-\$12,500. other consid and 100

143d st W, Nos 134 to 144, s s, 191.8 e 7th av, 125x99.11, three 6-sty brk tenements. Pincus Lowenfeld et al to Johanna Cohn. Mort \$114,000. Dec 30, 1909. 7:2011-52 to 55. A \$45,000-P \$96,000. other consid and 100

146th st W, s s, 125 w Lenox av, 50x99.11, vacant. Arthur C Searles to Rae V Ely. Mort \$13,000. Dec 23. Dec 24, 1909. 7:2014-39 and 40. A \$14,000-\$14,000. nom

148th st W, No 519, n s, 261 w Amsterdam av, 15.6x99.11, 3-sty and basement brk dwelling. Alexander McCann to Chas M Gassin. Mort \$9,000. Dec 30, 1909. 7:2080-21. A \$6,000-\$10,500. other consid and 100

164th st W, Nos 438 and 440, s s, 275 e Amsterdam av, 50x112.4, 5-sty brk tenement. Lillian Gingold to Lottie H wife David Lion. Morts \$50,500. Dec 23. Dec 28, 1909. 8:2110-76. A \$15,000-\$55,000. other consid and 100

177th st W, Nos 503 to 515, n s, 100 e Audubon av, 170x90x170x101, four 5-sty brk tenements. FORECLOS, Dec 7, 1909. Harry N French referee to Broadway-Amsterdam Co. Dec 22. Dec 24, 1909. 8:2132-110. A \$32,000-P \$70,000. 21,000

182d st W, Nos 519 and 521, n s, 70 e Audubon av, 50x79.9, 5-sty brk tenement. Mary A Filardi to Harry W Perelman. B & S. Dec 29. Dec 30, 1909. 8:2155-63. A \$10,000-\$42,000. other consid and 100

Av A, Nos 1301 and 1303, w s, 50.5 s 70th st, 50x85; 6-sty brk tenement and stores. Zenas U Dodge to Alvira E, wife of Zenas U Dodge. Morts \$55,000. Dec 10. Dec 29, 1909. 5:1464-25. A \$14,000-\$48,000. gift

Av A, Nos 1085 to 1089, or w s, 20.5 s 59th st, 60x86.6, three 4-Sutton pl, Nos 34 to 38 | sty brk tenements. Emma Scheyer to Philip Scheyer. Mort \$17,500. Feb 13. Dec 24, 1909. 5:1370-26 to 27. A \$25,000-\$33,500. other consid and 100

Av B, No 287, e s, 42 s 17th st, 20x68, 5-sty brk tenement and store. Thos J Keane to Charles Wynne. Morts \$11,500. Dec 23. Dec 24, 1909. 3:984-58. A \$7,000-\$10,500. other consid and 100

Av B, No 209 | s e s, at s w s 13th st, 29.5x93; two 13th st, Nos 600 to 604 | 4-sty brk tenements and stores. FORECLOSURE (Dec 22, 1909.) Geo H Engel (Ref) to the Maximilian Fleischmann Co. Dec 24. Dec 29, 1909. 2:395-8. A \$28,000-\$35,000. 28,000

Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100, 6-sty brk tenement and stores. Emilie Uhlig to Eleven Hundred & Eleven Amsterdam Av Co. All liens. Dec 21. Dec 24, 1909. 7:1867-41. A \$30,400-\$65,000. 100

Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100, 6-sty brk tenement and stores. Release of assignment of rents recorded Nov 17, 1909. Nathan J and Moses Packard to Caroline Uhlig of Borough of Richmond. Nov 23. Dec 24, 1909. 7:1867-41. A \$30,400-\$65,000. nom

Amsterdam av, Nos 1488 and 1490, w s, 80 s 134th st, 39.10x100; also property at Newport, R. I. Declaration of trust by Chas W Schattman for benefit Hattie and Pauline Schattman, Estelle Potter and himself, in trust. Dec 22. Dec 29, 1909. 7:1987. —

Amsterdam av, No 2083 | n e cor 163d st, 34x100, 5-sty brk tenement and stores. Israel Lebowitz to Nicholas J Griffith. Mort \$52,500. Dec 30, 1909. 8:2110-60. A \$22,500-\$50,000. other consid and 100

Amsterdam av, No 2083 | n e cor 163d st, 34x100, 5-sty brk tenement and stores. Elizabeth Becker to Israel Lebowitz. Mort \$52,500. Dec 30, 1909. 8:2110-60. A \$22,500-\$50,000. other consid and 100

Broadway, No 665 | w s, 200 s 3d st, 25x200 to e s Mercer st, Mercer st, No 232 | x24.10x200, 5-sty brk and stone hotel. PARTITION, Dec 1, 1909. Edward G Whitaker ref to the Stephen Whitney Estate Co, a corpn. Dec 16. Dec 30, 1909. 2:532-2 and 15. A \$135,000-\$155,000. 112,000

Broadway, No 3601 | n w cor 148th st, 32x100.

148th st, No 601 |

Broadway, No 3603, w s, 32 n 148th st, 34x100.

Broadway, No 3605, w s, 66 n 148th st, 34x100.

Three 7-sty brk tenements. Release mort. Girard Trust Co of Philadelphia, Pa, to Joseph Berndt. Dec 27. Dec 29, 1909. 7:2095-29 to 32. A \$32,900-\$194,000. 185,000

Broadway, No 2502, e s, 83.3 s 94th st, 63.2x100x60.1x100, 12-sty brk and stone hotel. Selma Realty Co to Yorga Realty Co. Morts \$85,000. Dec 28, 1909. 4:1241-23. A \$85,000-\$325,000. other consid and 100

Broadway, Nos 3488 to 3496 | s e cor 143d st, 99.11x100, 6-sty brk 143d st, Nos 538 and 540 | tenement and stores. Harcourt Realty Co to Caroline Bookman, Jos E Hoffman and Samuel Bookman TRUSTEES Jacob Bookman. All liens. Dec 9. Dec 27, 1909. 7:2074-61. A \$72,000-\$200,000. other consid and 100

Broadway, Nos 3478 to 3486 | n e cor 142d st, 99.11x100, 6-sty brk 142d st, Nos 547 and 549 | tenement and stores. Harcourt Realty Co to Caroline Bookman, Jos E Hoffman and Samuel Bookman TRUSTEES Jacob Bookman. All liens. Dec 9. Dec 24, 1909. 7:2074-1. A \$72,000-\$200,000. other consid and 1,000

Bowery, No 197, e s, 174.8 n Delancey st, 25x150, 3-sty building and store. Max Mandel to Max Mandel Realty Co, a corpn. Mort \$60,000. Dec 22. Dec 24, 1909. 2:425-8. A \$38,000-\$42,000. other consid and 100

Bowery, Nos 28 and 28½ | s w cor Bayard st, 42.6x75x50x75, 4-sty Bayard st, No 43 | brk lodging house and stores. Max Mandel to Max Mandel Realty Co. Mort \$60,000. Dec 22. Dec 24, 1909. 1:163-33. A \$40,000-\$65,000. other consid and 100

Fort Washington av, w s, 94.2 n from n end of curve having a radius of 725 ft and a length of 206.11 and 193.3, s of line bet lands of Loth and Nolan, a strip bet Chittenden and Northern avs, runs s w along av 865.3 to east boundary line of N Y C & H R R R Co, said strip being 1.5 in width on e s and 1.7 on w s, with all title to part of bed of Chittenden av. Bernard Loth to Vito and Celestina P Cerabone. Dec 20. Dec 24, 1909. 8:2179. 300

Lexington av, No 1435, e s, 80 s 94th st, 20x85, 4-sty stone front tenement. Sebastiano Devito to Owen McCooey. Mort \$8,500. Dec 30, 1909. 5:1522-52. A \$13,500-\$18,500. other consid and 100

Park av, No 957 | s e cor 82d st, 25.2x100; 5-sty brk tenement 82d st, No 100 | and stores. David A Bernstein to Rexton Realty Co, a corpn. Morts \$51,500. Dec 28. Dec 29, 1909. 5:1510-69. A \$38,000-\$50,000. other consid and 100

Park av, No 957 | s e cor 82d st, 25.2x100; 5-sty brk tenement 82d st, No 100 | and stores. Simax Realty Co to Simon E and Max E Bernheimer. Mort \$38,000. Dec 27. Dec 29, 1909. 5:1510-69. A \$38,000-\$50,000. other consid and 100

Same property. Simon E and Max E Bernheimer to David A Bernstein. Mort \$38,000. Dec 27. Dec 29, 1909. 5:1510. other consid and 100

Pinehurst av | s w cor 181st st, 109.9x112.10x114.11x117.11, vacant. Utility Realty Co to Henry Morgenthau Co. Mort \$35,000. Dec 27, 1909. 8:2177-111, 113 and 116. A \$63,000-\$63,000. other consid and 100

Post av, n s, 200 e Dyckman st, 50x150, vacant. Lizzie Eder to Chas J Eder. Mort \$3,500. Nov 15. Dec 30, 1909. 8:2220-43 and 44. A \$6,000-\$6,000. other consid and 100

Riverside Drive, e s, 172.3 s 181st st, 104.6x168.10x85.8x161, vacant. Central Building Impt and Investment Co to Constantin Riegger. Mort \$21,000. Dec 29. Dec 30, 1909. 8:2177-part lot 238. A \$-\$. other consid and 100

Riverside Drive, e s, 26.4 s 116th st, 41.2x103.1x40x93.4; 1-sty frame shed and vacant. Mary A Cohnfeld to Paterno Bros, a corpn. All title. Q C. Dec 27. Dec 29, 1909. 7:1896-88 and 89. A \$41,000-\$41,000. nom

St Nicholas av, No 775 | s w cor 149th st, 20.5x101.2x20x96.10, 5-149th st, No 400 | sty and basement brk dwelling. FORECLOS, Dec 13, 1909. Adam Wiener, ref. to Louise A wife J George Grill. Dec 28, 1909. 7:2063-36½. A \$10,500-\$28,000. 30,350

West End av, No 379 | s w cor 78th st, 22.2x75, 5-sty and base-78th st, No 300 | ment stone front dwelling. Robert B Walsh to Seventy-eighth Street Improvement Co. Mort \$25,000. Dec 29. Dec 30, 1909. 4:1186-33. A \$22,000-\$38,000. other consid and 100

1st av, No 294, e s, 47 n 17th st, 24x94, 5-sty brk tenement and store. Henry E and Louis E Bliss EXR Ernst F Bliss to Anna E Mischlich, of Rockaway Park, L I. Dec 30, 1909. 3:949-2. A \$13,000-\$18,000. 24,000

1st av, No 294, e s, 47 n 17th st, 24x94, 5-sty brk tenement and store. Ernest F Bliss, Jr, et al HEIRS Ernest F Bliss, decd, to Anna E Mischlich also child and HEIR of Ernst F Bliss. Q C. Dec 29. Dec 30, 1909. 3:949-2. A \$13,000-\$18,000. nom

1st av, No 1426 | n e cor 74th st, 25x101; 5-sty stone 74th st, Nos 401 and 401½ | front tenement and stores. Emanuel Jacobs and ano EXRS. &c. Emanuel S Kahn to William Klapper. Mort \$17,000. Dec 20. Dec 29, 1909. 5:1469-1. A \$17,000-\$35,000. 13,750

Same property. German Kahn to same. Mort \$17,000. Dec 20. Dec 29, 1909. 5:1469. nom

Same property. Solomon Kahn to same. B & S and C A G. Mort \$17,000. Dec 20. Dec 29, 1909. 5:1469. nom

1st av, No 1116, e s, 25 n 61st st, 25x95, 5-sty brk tenement and store. FORECLOS, Dec 27, 1909. Chas W Culver referee to Louis T Lehmyer. Dec 27, 1909. 5:1456-2. A \$10,000-\$21,000. 19,500

2d av, No 2371, w s, 37.6 s 122d st, 37.6x100; 6-sty brk tenement and stores. Eagle Management Co to Rosalie Rosenthal. Mort \$40,000. Dec 29, 1909. 6:1786-27. A \$17,000-\$48,000. nom

2d av, No 769, w s, 24.8 n 41st st, 24.8x80, 5-sty brk tenement and store. Lena Jacobowitz to Minnie Rubenstein of Brooklyn. Mort \$24,000. Dec 30, 1909. 5:1315-25. A \$15,000-\$24,000. other consid and 100

3d av, No 1765 | s e cor 98th st, 25.9x83.9, 5-sty brk tenement 98th st, No 200 | and store. Jacob M Lacs by Samuel Lacs his GUARDIAN to Chas H Doscher. All title. Morts \$35,250. Dec 29. Dec 30, 1909. 6:1647-45. A \$22,000-\$37,000. 41,000

3d av, No 1332, w s, about 25 n 76th st, —; 5-sty brk tenement and store. Bridget Ray, dec (by will) to Margaret J Logue. June 27, 1908. Dec 29, 1909. 5:1411-34. A \$18,000-\$30,000.

5th av, Nos 109 and 111 | n e cor 18th st, runs n 100 x e 150 x s 8 18th st, Nos 1 to 7 | x e 50 x s 92 to n s 18th st, x w 200 to beginning, 12-sty stone front office and store building. Louise and Walter C Constable and Manuel De F Bolmer EXRS, &c, Fredk A Constable to Mrs Louise Constable, of Mamaroneck. N Y. 1-6 part. B & S. Nov 26. Dec 28, 1909. 3:847-1. A \$1,000,000-\$1,800,000. nom

Same property. Same to Miss Marie L Constable, of Mamaroneck, N Y. 1-12 part. B & S. Nov 26. Dec 28, 1909. 3:847. nom

Same property. Same to Miss Edith Constable of Mamaroneck, N Y. 1-12 part. B & S. Nov 26. Dec 28, 1909. 3:847. nom

BUILDERS AND CONTRACTORS

ARE OFFERED SPECIAL INDUCEMENTS IN TERMS AND PRICES AT
**BAYSIDE, FLUSHING, WHITESTONE
 GREAT NECK ESTATES**

McKnight Realty Co.
 324-5th St 17

7th av, No 2330, w s, 32.5 s 137th st, 26.11x100.; 5-sty brk tenement and stores. Caroline A Tinelli to Louis W Tinelli, husband of Martha A Tinelli. Morts \$29,000. Jan 17, 1908. Dec 29, 1909. 7:1942-35. A \$16,200-\$30,000. other consid and 100

MISCELLANEOUS.

Power of attorney. Mary A McLaughlin to Wm W McLaughlin. June 3. Dec 29, 1909.

Power of attorney. Judith C Cutting INDIVID and as tenant for life of Wm A Moale her father to James D W Cutting. Dec 23. Dec 27, 1909.

Power of attorney. Jirene G Banfield to Elwood Banfield. June 18, 1907. Dec 28, 1909.

BOROUGH OF THE BRONX.

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

*Bowne st, s s, 100 e King av, runs s 50 x e 297 to L I Sound x n w 50 to Bowne st w 261 to beginning, with all title to land under water of L I Sound and in Bowne st, City Island. Frank M Eddy to Amy H Short. Morts \$3,000. Sept 22. Dec 24, 1909. other consid and 100

*Dean st, w s, 325 s Barkley av, 35.6x101.2x20.7x100. Clarence st, e s, 320 s Barkley av, 10.9x101.2x25.7x100. Edgewater Realty Co to Wm S Flynn of Jersey City, N J. Dec 21. Dec 24, 1909. other consid and 100

*Dean st | e s, 350 s Barkley av, 18x129.10 to Edgewater Terrace | Terrace x36x132.6. Same to same. Dec 21. Dec 24, 1909. other consid and 100

Exterior st, formerly Gerard av | e cor 138th st, runs s 169.5 x e Mott av | 326.11 to w s Mott av x n 74.3 138th st | x w 105 x n 100 to s s 138th st x w 263.10 to beginning, 2-sty brk and frame buildings and vacant. Edwin A Bradley to Gilbert P Brush. B & S. Dec 28. Dec 29, 1909. 9:2339. other consid and 100

Exterior st (Gerard av) | s e cor 138th st, runs s 169.5 x e 326.11 Mott av | to w s Mott av x n 74.3 x w 105 x n 100 138th st | to s s 138th st x w 263.10 to beginning, 2-sty brk and frame buildings and vacant. Jennie Currier and Mabel L Pressinger EXRS Geo C Currier to Edwin A Bradley of Montclair, N J. Dec 27. Dec 29, 1909. 9:2339. 40,000

Exterior st | (Gerard av), s e cor 138th st, runs s 169.5 x e 326.11 Mott av | to w s Mott av, x n 74.3 x w 105 x n 100 to s s 138th st | 138th st, x w 263.10 to beginning, 2-sty brk and frame buildings and vacant. Gilbert P Brush to Harlem River Lumber and Wood Working Co. B & S. Mort \$80,000. Dec 29. Dec 30, 1909. 9:2339. other consid and 100

Fairmount pl, No 875, n s, 228.5 w Southern Boulevard, 25x100, 2-sty frame dwelling. The Bremen Realty & Construction Co to James F Bissell. Mort \$5,500. Dec 21. Dec 27, 1909. 11:2960. nom

Fairmount pl, No 873, n s, 253.5 w Southern Boulevard, 25x100, 2-sty frame dwelling. The Bremen Realty & Construction Co to Luther C Bissell. Mort \$5,500. Dec 21. Dec 27, 1909. 11:2960. nom

Fox st | e s, 423.2 n 165th st, 75x200 to w s Simpson st, va-Simpson st | cant. Henry Friend to Rockland Realty Co. All liens. Dec 28, 1909. 10:2726. other consid and 100

Irvine st, w s, 129.4 s Garrison av, 20x50. Irvine st, adj above on north.

Modification of party wall agreement. Albion Realty Co with Anna Padernacht. Nov 10. Dec 24, 1909. 10:2761. nom

Hutton st, late Bailey av | e s, 114.5 s 238th st, also 40.1 from s s Cannon pl | lot 36, 59.10x119 to Cannon pl x54.11x 125.11, being the s 2-3 of lots 37 and 38 map (No 964) of Wm O Giles at Kingsbridge, vacant. Release mort. Henry Brown to Edward M Tessier. Dec 28, 1909. 12:3258. 5,000

Kelly st, w s, 365 s 167th st, 50x100, vacant. Samuel Joseph et al to David Schwartz and Belle Robins. All liens. Dec 8. Dec 29, 1909. 10:2705. other consid and 100

Kelly st, w s, 105.3 n 165th st, 25x100, vacant. Bridget M Glinn to William and Peter Sinnott. Dec 18. Dec 30, 1909. 10:2705. other consid and 100

Kelly st, w s, 80.3 n 165th st, 25x100, vacant. Release dower. Kath H wife of Albert P Wannerstrom to Sarah Carty, of Norfolk, Va. Dec 23. Dec 30, 1909. 10:2705. nom

Kelly st, w s, 80.3 n 165th st, 25x100, vacant. Sarah Carty or Carty to William and Peter Sinnott. Dec 18. Dec 30, 1909. 10:2705. other consid and 100

Kossuth pl, c l, 330 n c l 210th st, runs e 130 x n 50 x w 130 to pl x s 50 to beginning, except part taken for pl, vacant. James A Donegan to Eliz H Knoepfel. Dec 27. Dec 28, 1909. 12:3327. other consid and 100

Lorillard pl, No 2462, e s, 30 s 189th st, 20.2x97.5x20.4x97.5. Order of court reforming deed as to above and that defendant Augusta K Goettsche has good title thereto and mort thereon is a valid lien, and that defendants Jos B Gerner and Katie his wife have good title, &c, to Lorillard pl, No 2460, e s, 50.2 s 189th st, 20.5x97.5, and that plaintiff Daniel G Griffin has good title to deed to him by John Bernhard et al recorded Jan 22, 1909, on Lorillard pl, s e cor 189th st, 30x105, and morts now thereon is a valid lien. Louise Borges and Daniel G Griffin plaintiffs against Augusta K Goettsche and John M Susser et al defendants. Dec 27. Dec 28, 1909. 11:3058.

Manida st, w s, 275 s Spofford av, 25x100, vacant. Release mort. Cornelia G Chapin to Empire Development Co. Q C. Dec 15. Dec 24, 1909. 10:2768. 585

Reservoir pl (Old road), s s, 22.9 e Reservoir Oval (The Drive), 22.9x100x20.6x100, 2-sty frame dwelling. Joseph Poldow to Poldow Construction Co. Mort \$6,000. Dec 21. Dec 28, 1909. 12:3343. nom

Simpson st, No 1210, e s, 97.11 n Home st, 25x100, 5-sty brk tenement. Release mort. N Y Trust Co to H & H Schmidt Construction Co. Dec 22. Dec 30, 1909. 11:2975. other consid and 1,000

Simpson st, No 1218, e s, 172.11 n Home st, 25x100, 3-sty frame tenement. Max R Riedel to Lillian D wife Max R Riedel. All title. All liens. Q C. Dec 15. Dec 28, 1909. 11:2975. gift

*Taylor st, No 1234, e s, 313 s Westchester av, and being lot 96 amended map Gleason property, 25x100. John Kiernan to Helen McDonnell. Morts \$5,700 and all liens. Dec 29. Dec 30, 1909. other consid and 100

*Theriot st, w s, 21.3 n Davis st, 25x100. Camillo Scottino to Ralph F Baxter. Dec 21. Dec 29, 1909. other consid and 100

*Valentine st, w s, 150 s Town Dock road, 50x122x55x141.

Valentine st, w s, 100 n Barkley av, 100x110x100x107.

Valentine st, w s, 200 s Barkley av, 61x109.6x62x113.

Edgewater Realty Co to Jakob Rosenberg. Dec 21. Dec 28, 1909. 100

*Valentine st, w s, 200 n Barkley av, and being lots 203 and 204 map (No 1337) of St Josephs Orphan Asylum, 50x116x50x110. Edgewater Realty Co to Richard Guier. Dec 21. Dec 28, 1909. 100

*Valentine st, e s, 150 s Barkley av, and being lot 330 map (No 1337) of St Josephs Orphan Asylum, 25x100. Edgewater Realty Co to Agnes V Foley of Brooklyn. Dec 21. Dec 24, 1909. other consid and 100

*Valentine st, w s, 200 s Town Dock road, and being lot 202 same map, 25x116x27x122. Same to Regine Roethler of Newark, N J. Dec 21. Dec 24, 1909. other consid and 100

*Valentine st, w s, 125 s Barkley av, and being lot 340 same map, 25x113x26x112. Same to John J Furlong. Dec 21. Dec 24, 1909. other consid and 100

*Valentine st | e s, 250 s Barkley av, 12.9x200 to Vincent st, lots Vincent st | 323, 334 and 312 same map. Vincent st, e s, 250 s Barkley av, 21x100x24.6x100. Edgewater Realty Co to Geo E and Alfred C Sealy. All liens. Dec 21. Dec 24, 1909. other consid and 100

*Valentine st, w s, 150 s Barkley av, 50x113. Barkley av, n s, 75 w Valentine st, 35x101x32x100. Same to Esther Armstrong and Abraham I Kantrowitz. Dec 21. Dec 24, 1909. other consid and 100

*Valentine st, w s, 100 s Town Dock road, and being lots 198 and 199 same map, 50x141x54x155. Edgewater Realty Co to Geo E and Alfred C Sealy. All liens. Dec 21. Dec 24, 1909. other consid and 100

*Wilcox st, w s, 200 s Barkley av, being lots 301, 299 and 300 map (No 1337) of St Josephs Orphan Asylum, 105.11x—x74.6x100. Edgewater Realty Co to Ida H Brautigan. Dec 23. Dec 24, 1909. other consid and 100

*Wilcox st, e s, 275 s Barkley av, 18.5x101.2x33.4x100. Edgewater Realty Co to Geo E and Alfred C Sealy. All liens. Dec 21. Dec 24, 1909. other consid and 100

132d st, n and s s.

133d st, n and s s.

134th st, n and s s.

135th st, n and s s.

136th st, n and s s.

137th st, n and s s.

138th st, n and s s.

139th st, n and s s.

140th st, n and s s.

141st st, n and s s.

Harlem River & Portchester R R Co. Consent to construction and operation by The N Y Connecting R R Co. Dec 10. Dec 28, 1909. All in section 10 on tax map as lot 155 blk 2583, lot 18 blk 2584, lot 20 blk 2585, lot 20 blk 2586, lot 22 blk 2587, lot 23 blk 2588, lot 25 blk 2589, lot 45 blk 2590, lot 38 blk 2591, lot 28 blk 2592, lots 141 and 143 blk 2599. nom

137th st, No 451, n s, 537.6 e Willis av, 16.8x100, 3-sty brk dwelling. FORECLOS. Dec 8, 1909. Robert C Ten Eyck referee to Frances M Swanstrom. Dec 22. Dec 27, 1909. 9:2282. 7,200

138th st, No 464, s s, 583.4 e Willis av, 16.8x100, 3-sty and basement brk dwelling. Everett M Raynor to Cordelia L Raynor. Mort \$9,000. Dec 9. Dec 27, 1909. 9:2282. nom

141st st, n s, old line, 869.6 e Willis av, being a strip 40x— to present n s 141st st. Chas S Brown et al EXRS & Lewis B Brown to Maurice J O'Gorman. All liens. Dec 23. Dec 24, 1909. 9:2296. 50

142d st, No 484, s s, 716.8 e Willis av, old line, —x121.5x16.8x 119.10, 2-sty and basement brk dwelling. Oscar Heimstadt to Minnie Lefkowitz and Lena Roth. Mort \$7,000. Dec 27. Dec 29, 1909. nom

142d st, No 428, s s, 275 e Willis av, old line, 15x100, 2-sty and basement brk dwelling. Release mort. Fanny Mandelbaum to Gertrude I Grummon of Ridgefield, N J. Dec 22. Dec 24, 1909. 9:2286. 375

142d st, No 428, s s, 275 e Willis av, old line, 15x100, 2-sty and basement brk dwelling. Gertrude I wife Josiah D Grummon of Englewood, N J, to Jacob Hirsch. Mort \$4,000. Dec 23. Dec 24, 1909. 9:2286. nom

147th st, s s, 200 e Willis av, 117.9 to former c l of Old Mill Brook x107.6x153.11x100, 1-sty frame buildings and vacant.

147th st, No 412, s s, 175 e Willis av, 25x100, 2-sty frame dwelling and 1-sty frame stable in rear.

Catherine Vorndran to Christian Vorndran. All liens. Jan 9, 1897. Dec 28, 1909. 9:2291. nom

150th st, No 376, s s, 250 e Courtlandt av, 25x100, 5-sty brk tenement and store. Katharina Vorndran to Christian Vorndran. All liens. Sept 15, 1897. Dec 28, 1909. 9:2328. nom

152d st, No 767, n s, 25 w Wales av, 25x86.11x28.11x101.5, 4-sty brk tenement. FORECLOS. Dec 6, 1909. Geo C Kobbe referee to William H McCarthy. Mort \$11,500 and all liens. Dec 27. Dec 8, 1909. 10:2644. 4,500

156th st, No 1022, s w s, 45 n w Southern Boulevard, 40x100, 5-sty brk tenement. Release mort. N Y Trust Co to Bronx Holding Co. Dec 23. Dec 24, 1909. 10:2720. other consid and 1,000

158th st, No 724, s s, 35 e Jackson av, 40x100, 5-sty brk tenement. Max Larchan to Hermine wife Max Larchan. Q C. Mort \$43,700. Dec 10. Dec 24, 1909. 10:2646. other consid and 100

161st st, Nos 700 and 702, s s, 25 w Jackson av, 50x100, 6-sty brk tenement and stores. Christian G Hottenroth to Allendorf Realty Co, a corpn. All liens. Nov 19. Dec 30, 1909. 10:2637. nom

163d st | s w cor Fox st, 108x100x109.6x100, vacant. Release mort. Fox st | genthau Co to Emull Realty Co. B & S. Dec 6. Dec 28, 1909. 10:2712. other consid and 100

163d st | s w cor Fox st, 108x100x109.6x100, vacant. Release mort. Fox st | Lawyers Title Ins & Trust Co to Henry Morgenthau Co. Dec 21. Dec 28, 1909. 10:2712. 20,000

166th st, No 448, s s, 125 w Washington av, 50x168.1, 2-sty frame dwelling. Wm T Byrnes et al HEIRS & Margaret Byrnes to Susan T and Rudolph C Schaider. B & S and correction deed. Dec 20. Dec 24, 1909. 9:2387. nom

171st st, No 452, old No 714, s s, 125 e Park av, 25x90, 4-sty brk tenement. John Simpson to Wm J Diamond. Morts \$15,500. June 16. Dec 30, 1909. 11:2902. other consid and 100

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- 171st st, No 446, s s, 50 e Park av, 25x90, 4-sty brk tenement. John Simpson to Wm J Diamond. Morts \$16,000. June 16. Dec 30, 1909. 11:2902. other consid and 100
- 181st st, No 744, s s, 130.2 e Clinton av, 33x140.2, 4-sty brk tenement. Riedt Realty Co to John Sinclair. Mort \$22,000. Dec 27. Dec 28, 1909. 11:3096. other consid and 100
- 181st st, No 740, s s, 97.2 e Clinton av, 33x140.2, 4-sty brk tenement. Riedt Realty Co to Margt C Wriedt. Mort \$22,000. Dec 27. Dec 28, 1909. 11:3096. other consid and 100
- 182d st, No 498, s s, 138.3 e Washington av, 18x57.9x18.3x61.7, 3-sty brk dwelling. FORECLOS, Dec 21, 1909. Stephen S Blake referee to Eva Bscheidner or Eva B Schaidner. Dec 22. Dec 24, 1909. 11:3049. 6,500
- 184th st, n s, 245.11 w Southern Boulevard, 25x125.2x32.1x125, vacant. John P Gahan et al to Francesco Ferraci. Oct 4. Dec 29, 1909. 11:3113. nom
- *214th st, late Shiel st, s s, 200 e Paulding av, lots 830 and 831 map of Laconia Park, 50x100. Melrose Realty Co to Peter Farrara. Mort \$1,200. Dec 24. Dec 28, 1909. other consid and 100
- *215th st, n s, 150 e Paulding av, 50x100, and being lots 579 and 580 map (No 1041) of Laconia Park. Philip Bauer to Lena wife Philip Bauer. Q C. Dec 27. Dec 29, 1909. nom
- *216th st, s s, 275 e Paulding av, and being lot 518 map (No 1041) of Laconia Park, 25x100. Philip Bauer to Lena wife Philip Bauer. B & S. Dec 27. Dec 29, 1909. nom
- *222d st, s s, 155 w Barnes av, 50x89. The Christiane Realty & Construction Co to Max Just. B & S. All liens. Dec 24. Dec 27, 1909. 150
- *224th st, s s, abt 316.7 e Paulding av, 25x109.6.
224th st, s s, abt 125 w Laconia av, 125x109.6.
223d st, n s, abt 100 w Laconia av, 25x109.6.
Release mort. Robert N Quinn to Michael F Burns. Dec 22. Dec 29, 1909. 2,415.33
- *224th st, s s, abt 125 w Laconia av, 125x109.6.
223d st, n s, abt 100 w Laconia av, 25x109.6.
vacant.
Release mort. Morris Hillquit to Michael F Burns. Q C. Dec 29, 1909. 777.65
- *225th st, late 11th av, n s, 505 e 2d st or av, 50x114, Wakefield. Rosa Sanginito to Angelo Passarelli. All liens. Dec 28. Dec 30, 1909. 3,600
- *228th st, s s, 280 e Barnes av, 25x114, Wakefield. Swedish-American Realty Co to Mary E Schiffer. Mort \$4,000. Dec 28. Dec 29, 1909. other consid and 100
- 236th st, n s, 175 e Oneida av, 25x100, 2-sty frame dwelling. Ernst Keller to Chas J Habeck. Mort \$4,500. Dec 23. Dec 24, 1909. 12:3371. other consid and 100
- Aqueduct av, e s, 863.8 n 183d st, 175x101.9 to Croton Aqueduct, x175x103.4, vacant. William Evans to Evans Realty Co. Morts \$19,500. Dec 29. Dec 30, 1909. 11:3212. 100
- Bailey av, e s, 225 n Boston av, lots 83 to 85 map (No 1057) at Kingsbridge, 75x87.7x75x82.5, vacant. Mary K Shradly to Mary A Franklin. Mort \$3,000 and all liens. Dec 28, 1909. 12:3261. 100
- *Baker av | s e cor 242d st, 50x116.3, and being lots 71 and 72 242d st | map (No 1108B) of old Village of Wakefield, being subdivision portion Penfield property. Geo M Dickerson to Edward Keegan. Dec 17. Dec 24, 1909. nom
- *Same property. Release dower. Jessie P Dickerson widow of Elbert M Dickerson to same. Dec 21. Dec 24, 1909. nom
- *Barker av | w s, 100 n Julianna st, runs w 125 x n 64 to Dunduncomb av | comb av x n 164 to Barker av x s 170 to beginning, Westchester. Rosalie Rosenthal to Eagle Management Co. Mort \$3,500. Dec 29, 1909. nom
- *Bassett av, w s, 275 s Saratoga av, 25x100, and being lot 49 map (No 1130) of Hunter estate. Hudson P Rose Co to Angelo Caprarella. All liens. Dec 10. Dec 28, 1909. nom
- Belmont av, e s, 150 n 183d st, 50x100, vacant. Max German-sky to Germansky Construction Co. Mort \$3,500. Dec 20. Dec 24, 1909. 11:3088. other consid and 100
- *Bracken av, w s, 300 s Jefferson av, 50x100. Land Co A of Edenwald to Max Cohen of Union Hill, N J. All liens. Dec 15. Dec 29, 1909. nom
- Bryant av, No 1499, w s, 120 s 172d st, 20x100, 3-sty brk dwelling. Alonzo Jackson to Marie E Baumiller. Morts \$8,750. Dec 28, 1909. 11:2995. other consid and 100
- Bryant av, No 1476, e s, 355 s 172d st, 20x100, 3-sty brk dwelling. Release mort. Margaret Knox to Elviel Realty Co. Dec 27, 1909. 11:3000. nom
- Same property. Elviel Realty Co to Peter Sinnott. Mort \$8,000. Dec 27, 1909. 11:3000. nom
- Butler av, e s, adj land Samuel Thomson, 70x634 to w s Fieldston road, x87x644 to beginning, being lots 47 and 52 map in action Wetmore vs Wetmore, except part for said road. Arthur W Sheaffer et al EXRS, &c, Peter W Sheaffer to E Louise, Arthur W, Wm L and Henry Sheaffer. July 1. Dec 30, 1909. 13:3414. 5,000
- *Birch av, w s, 100 s Chester av and being lots 26 and 27 revised map Seneca Park, 50x100. Israel Goldenberg to Geo H Janss. Morts \$276.45. Dec 23. Dec 30, 1909. nom
- Brook av | n e cor 137th st, 100x— to point 100 w St Anns av, 137th st | x100x—, vacant. Arthur W Sheaffer et al EXRS, &c, Peter W Sheaffer to E Louise, Arthur W, Wm L and Henry Sheaffer. July 1. Dec 30, 1909. 9:2265. 100,000
- *Country Club av, w s, 125 n John st, 25x100, and being lot 19 map No 1061, made by Chas A Mapes, Westchester. Chas R Baxter to Geo J Baxter. 1/2 right, title and interest. All liens. Dec 8. Dec 29, 1909. nom
- *Commonwealth av | n e cor Merrill st, 50x100, and being lots 174 Merrill st | and 175 blk E map (No 430) Mapes estate. at West Farms. Michael Briody to Margt M Briody. Q C. Dec 23. Dec 24, 1909. nom
- Crotona av, No 1415 | w s, 115.5 n 170th st, 25x111.7 to e s Clinton av | ton av, x24.1x122.5, 2-sty frame dwelling. Simon Frankfort to Alice Frankfort. Mort \$7,500. Feb 2. Dec 27, 1909. 11:2936. nom
- Crotona av, No 1415 | w s, 115.5 n 170th st, 25x111.7 to e s Clinton av | ton av, x24.1x122.5, 2-sty frame dwelling. Alice Frankfort to Harry Frankfort. Mort \$7,500. Dec 27, 1909. 11:2936. other consid and 100
- Crotona av | n w cor 170th st, 40.5x100.4x37.3x116.1, 170th st, Nos 661 to 665 | 5-sty brk tenement. Eliz F Ferris to Margaret R Malcolm. Morts \$45,000. Dec 24. Dec 28, 1909. 11:2936. other consid and 100
- Decatur av, w s, 348.11 s Gun Hill road, 50x100, vacant. Ida V Kelly to Peter J Kelly her husband. Mort \$700 and all liens. Sept 16, 1899. Dec 28, 1909. 12:3352. nom
- Decatur av, e s, 250.5 n 194th st, late John or Cole st, 50.1x100, vacant. Fannie Vreeland to Daniel Houlihan. Dec 27, 1900(?), probably meant for year 1909. Dec 28, 1909. 12:3277. other consid and 100
- *Eastern Boulevard | n s, 20 w Tremont av, 100x108, and being s Tremont av | 1/2 of lot 153 map No 29 Westchester Co, Unionport, except part for Tremont av. James McMahon to Albert L Lowenstein. Dec 14. Dec 24, 1909. nom
- Edgewater road, Nos 1361, old No 1503, w s, 672.7 n Westchester av, 25x100, 2-sty brk dwelling. Marie E Baumiller to Alonzo Jackson. Mort \$6,400. Dec 22. Dec 29, 1909. 11:3012.
- *Elliott av, w s, 50 n Juliana st, 50x100, Olinville. Joseph Poldow to Poldow Construction Co. Mort \$11,000. Dec 21. Dec 28, 1909. nom
- Forest av, No 981, w s, 289.2 s 165th st, 59.2x100, 5-sty brk tenement. Herrick J Skinner to Severin Magda and Rosalie wife Edward Magda. Mort \$50,500 and all liens. Dec 28, 1909. 10:2649. other consid and 350
- *Gifford av, s s, 453.10 e Balcom av, 25x100, Westchester. Release mort. Robert Miller to John R Peterson. Dec 28. Dec 30, 1909. nom
- *Grace av, e s, 28 s Lafayette st, 25x100, and being lot 96 map St Raymond Park, with award for part for Castle Hill av. Francesco Sansone to Felix De Canio. Dec 18. Dec 27, 1909. other consid and 100
- Grand Boulevard and Concourse, No 2426 | n e cor 187th st, 24.10x 187th st, No 245 | 43.1x21.7x45, 2-sty frame dwelling. Wm T Gilroy to Catherine wife Wm T Gilroy. Dec 29, 1909. 11:3152. nom
- *Grant av, s s, 98.11 s e Middletown road, 25x105.9x28.1x92.11, Westchester. Geo J Baxter to Chas R Baxter. 1/2 right, title and interest. All liens. Dec 8. Dec 29, 1909. nom
- *Grant av, e s, and being lot 46 map (No 1061) No 1 in partition of Conrad Buhre, Westchester. Release mort. Josephine F Burke to John G Hopfengartner Jr. Dec 22. Dec 28, 1909. 83
- *Hill av, w s, 400 s Jefferson av, 50x100. Land Co A of Edenwald to John Foley. Sept 23. Dec 28, 1909. nom
- *Houghton av (5th st), s s | 305 e Havemeyer av, lot 96 map Union-Quimby av (4th st), n s | port, 100x216.2 to Quimby av. Colorado Realty Co to Alexander F Walsh of Westchester. Mort \$5,000. Dec 23. Dec 29, 1909. other consid and 100
- Jesup av, e s, 1,134.9 s Featherbed lane, and being lots 168 to 172 26th parcel of Upland Realty Co, 125x110, vacant. Release mort. Bankers Trust Co to Upland Realty Co. Q C. Sept 27. Dec 24, 1909. 11:2872. 5,000
- Jesup av, e s, 1,134.9 s Featherbed lane, 25x110, vacant. Upland Realty Co to Agnes G Farley. Dec 10. Dec 24, 1909. 11:2872. nom
- Jesup av, e s, 1,159.9 s Featherbed lane, 25x100, vacant. Upland Realty Co to Lilla C Carroll. Dec 10. Dec 24, 1909. 11:2872. nom
- Jesup av, e s, 1,184.9 s Featherbed lane, 75x110, vacant. Same to Dennis J Killian. Dec 10. Dec 24, 1909. 11:2872. nom
- Johnson av, e s, 5.2 s w from point of curve of 400 ft radius opposite monument VII-88, runs s e 99.3 to w s Pierce st x n e 50 x n e — to av x s on curve to left — x s w 5.2 to beginning, Spuyten Duyvil. Agreement as to boundary line. Johanna M Ronan with estate of Isaac G Johnson, a corpn. Dec 21. Dec 24, 1909. 13:3407. nom
- Johnson av, e s, 0.1 s w from point of curve of 400 ft radius opposite monument VII-88, runs n e 44.11 x n w — to said av x s on curve to left — x s w and still along e s of av 0.1 to beginning, Spuyten Duyvil. Estate Isaac G Johnson to Johanna M Ronan, of Spuyten Duyvil. B & S. Dec 21. Dec 24, 1909. 13:3407. nom
- *Jones av, w s, 275 n Randall av, 25x100. Land Co C of Edenwald to Jacob Levin. All liens. Nov 18. Dec 24, 1909. nom
- *Ludlow av, s s, 75 w Harrod av, 25x100, and being lot 325 map (No 1274) of 567 lots part Trask estate, at Clasons Point. Michael Briody to Margt M Briody. Dec 23. Dec 24, 1909. nom
- Leggett av | s w cor 145th st, 100x75, except part for Longwood 145th st | and Barry sts, vacant. Margt A Downey to Downey Construction Co. Mort \$5,000 and all liens. Dec 23. Dec 24, 1909. 10:2736. other consid and 100
- *Middletown road, n s, 75.4 e Williams av, 50.2x108.5x50x103.9, Tremont Terrace. Geo J Baxter to Chas R Baxter. 1/2 right, title and interest. All title. Dec 8. Dec 29, 1909. nom
- Morris av, No 1060, on map No 1070, e s, 370 n 165th st, 20x95, 3-sty brk dwelling. Edward Kolbert to Celia wife Edward Kolbert. All liens. Dec 27. Dec 29, 1909. 9:2437. nom
- *Mulford av, w s, 200 s Alice st, 25x100, and being lot 287 map No 1022 lands of Dutchess Land Co, Benson estate, at Throggs Neck. Henry L Stumpf to Emaline Johnson. Mort \$550. Dec 29. Dec 30, 1909. other consid and 100
- *Mulford av, w s, 175 s Alice st, and being lot 286 same map, 25x 100. Same to same. Mort \$3,500. Dec 29. Dec 30, 1909. other consid and 100
- *North Chestnut Drive, n s, part lot 91 amended map Bronxwood Park, at line bet lots 91 and 92, runs n 96.11 x w 28 x s 96.9 to Drive x e 28 to beginning. Martin Pletscher to Peter Handibode Jr. Q C and correction deed. Dec 22. Dec 29, 1909. nom
- Old Albany road, map part of farm Joseph Delafield, formerly at Yonkers, and known as rear 1/2 of lot 1 on said map, 40-100 acre. Wm A Van Tassel et al TRUSTEES Caleb Van Tassel to Thomas Greener. Dec 24, 1891. Rerecorded from Apr 13, 1882. Dec 24, 1909. 13:3415. 1,500
- Park av | n e cor 187th st, 102.6x100, vacant. Frederick McCarthy 187th st | and Theo M Macy to The McCarthy-Macy Co, a corpn. Mort \$2,500. Dec 21. Dec 24, 1909. 11:3041. other consid and 100
- Park av, Nos 4192 and 4194, late Railroad av, e s, 216 n 176th st, late Mott st, 40x150, two 3-sty frame tenements and stores. Tremont av, No 450, s s, 106.10 e Park av, 23.3x74.2x23.5x70.7, 3-sty frame tenement and store.
- Tremont av, No 452, or 177th st, s s, 130 e Park av, late Railroad av, 21.6x103.6x20.7x100.2, except part for Tremont av, 2-sty frame tenement and store.
- Clara Bryce to Mary T Bryce. May 14. Dec 27, 1909. 11:2909. other consid and 100

HAND POWER ELEVATORS
 suitable for
STORES, WAREHOUSES
STABLES AND SMALL
FACTORIES, INSTALLED
AT SMALL COST

OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Plympton av, w s, 100 n 170th st, 25x100, and being lot 40 parcel 20 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Release mort. Geo E Buckbee to Dora Cohn. Dec 28. Dec 29, 1909. 9:2522. -1,000
 Same property. Dora Cohn to Undercliff Realty Co. Mort \$5,750. Dec 28. Dec 29, 1909. 9:2522. other consid and 100
 Plympton av, e s, 50 n 170th st, 75x112.3x98.6x48.5, vacant. Charles Wolfson to Undercliff Realty Co. B & S. All liens. Dec 22. Dec 24, 1909. 9:2521. other consid and 100
 Plympton av, e s, 50 n 170th st, 75x112.3x98.6x48.5, and being lots 19 to 21 parcel 17 map subdivision estate Wm B Ogden at Highbridge filed May 24, 1907, vacant. Undercliff Realty Co to Dora Cohn. Morts \$2,625 and all liens. Dec 28. Dec 29, 1909. 9:2521. other consid and 100
 Prospect av, No 1331, w s, 112.3 s 169th st, runs w 151 x s 10 x w 8.4 x s 15 x e 160 to av, x n 25 to beginning, 3-sty frame tenement. Richard Dickson and Charline E his wife to Sarah J Dickson daughter of Sarah J Dickson and Lucy Dickson. All title. Q C. All liens. Dec 18. Dec 30, 1909. 10:2682. other consid and 100
 Prospect av, No 733, w s, 25 s 156th st, 37.6x88x37.6x89.7, 5-sty brk tenement. Yetta Skor to Hattie Fink. Morts \$35,500. Dec 29, 1909. 10:2675. 100
 *Rhinelander av, n s, abt 266 e Eastchester road, 25x252.10x25x254 and being lots 295 and 308 map No 1130 of 327 lots Hunter estate. Hudson P Rose to John H Leary. All liens. Dec 28. Dec 30, 1909. nom
 Ryer av, No 2083, w s, 25 n 180th st, 25x93x25.1x92.1, 2-sty frame dwelling. Eliz M Voorhees to Marie A Treutler. Q C and correction deed. Sept 29. Dec 30, 1909. 11:3156, 3149. nom
 St Anns av, No 169s w cor 136th st, 25x98, 5-sty brk tenement 136th st, No 550 and stores. Henry F Lucaa to Adolph and Henry Bloch. Morts \$38,500. Dec 28, 1909. 9:2263. other consid and 100
 *St Lawrence av, e s, 75 s Beacon av, 25x100, and being lot 411 blk M map (No 514) of Mapes estate, West Farms. Isidore Sway to Morris Kushner. 1/2 part. Mort \$3,000. Dec 27, 1909. nom
 Southern Boulevard, e s, 175 n Barretto st, 150x100, vacant. Release of judgment. Philip Weinberg to Walter Rukeyser. Dec 22. Dec 29, 1909. 10:2735. nom
 Southern Boulevard n w cor 185th st (formerly 186th st), 131.6 185th st x180.11x130x200.1, vacant. Nathan J Cohn to Hamilton Holding Co. Mort \$22,000. Dec 30, 1909. 11:3114. other consid and 100
 Southern Boulevard s, 75 e Brook av, 50x100, vacant. The Port or 133d st Morris Land & Impt Co to Anton Heiss and Elizabeth Ganns. Dec 27, 1909. 9:2260. other consid and 100
 Stebbins av, No 1282, s e s, 250 n 169th st, 26.5x132.10x26.5x131.4, 5-sty brk tenement. Gross & Herman, Inc, a corpn, to Henry Wacker. Mort \$19,000. Dec 28, 1909. 11:2973. 100
 *Town Dock road, s s, 100 w Valentine av, and being lots 191, 192 and 193 map (No 1337) of St Josephs Orphan Asylum, 81x100x55x106. Edgewater Realty Co to Catharine Kuhlmann. Dec 23. Dec 24, 1909. other consid and 100
 Townsend (Grand) av, w s, plot 58 map Townsend Poole at West Farms, begins at s cor plot 58, runs n w along s s of Townsend Poole farm, 123 to a stream known as Wolfs or Cromwells brook x n — to s s plot 59 x s e — to av x s w — to beginning.
 174th st, s s, 10 w Townsend av, runs n w 72.9 x s w along said brook, 44.4 to st, x e 104.3 to beginning, vacant.
 Arthur W Sheaffer et al EXRS, &c, Peter W Sheaffer to E Louise, Arthur W, Wm L and Henry Sheaffer. July 1. Dec 30, 1909. 11:2848. 20,000
 Undercliff av, e s, 271 s from stairs leading to Palisade pl, 150x150x167, and being lots 98 to 103 map (No 1069) of Undercliff Terrace, at Morris Heights, vacant.
 Undercliff av n w cor 176th st, 22.9x100x55.4x105.2, vacant. 176th st
 Charles Wolfson to Undercliff Realty Co, a corpn. B & S. All liens. Dec 22. Dec 24, 1909. 11:2880, 2887. other consid and 100
 *Van Nest av, s s, 26.7 w Van Buren st, 26.7x84.5x25x92.2, Van Nest. FORECLOS, Aug 31, 1909. Harry Yarm referee to Mark P Ansonge. Dec 23. Dec 24, 1909. 3,000
 Whitlock av, n w s, 120.8 e 144th st, 100.1x130x100.1x134.3, vacant. Rosetta Jonson to The Haeusermann Metal Mfg Co. Dec 23. Dec 24, 1909. 10:2601. other consid and 100
 Washington av, Nos 1937 to 1939, w s, 160 s w 178th st, 56x150, except part for av, 2-sty frame dwelling, 1-sty frame store and vacant. J C Julius Langbein to Geo H Lester. 1/2 part. Q C. Morts \$30,000 and all liens. Nov 12. Dec 24, 1909. 11:3034. nom
 Same property. Geo H Lester to Cath V Diller. 1/2 part. Mort \$30,000 and all liens. Dec 20. Dec 24, 1909. 11:3034. nom
 Willis av, No 399, w s, old line 75 n 143d st, old line, 25x106, with all title to land lying in av in front of above, 5-sty brk tenement. Josephine Leahy to George Schworer. Q C and confirmation deed. All liens. Dec 16. Dec 30, 1909. 9:2306. nom
 Same property. only all right, title and interest to any land lying in front of said premises. Edward Willis to same. B & S. All title. Dec 17. Dec 30, 1909. 9:2306. nom
 3d av, No 2752, e s, 140 n 145th st, 28x97.7x25x109.11, 2-sty frame store and dwelling. Sigmund B Hauser to Bessie Marks. Mort \$12,000 and all liens. Dec 27. Dec 28, 1909. 9:2307. 100
 3d av, No 2756 s e cor 146th st, 28.5x86.5x25.3x73.8, 4-sty brk 146th st, No 360 tenement and stores. Jennie M Howell to Alvina Mand and Gertrude F and Florence F Murphy. 1/4 part. All title. B & S. Mort \$16,500. Dec 23. Dec 27, 1909. 9:2307. 7,000
 Same property. Geo F Murphy to Florence F wife Geo F Murphy. 1/4 part. All title. B & S. Mort \$16,500. Dec 23. Dec 27, 1909. 9:2307. other consid and 100
 3d av, e s, 200.3 n 161st st, 25x132.1x25x130.11, vacant. Lucy A Cameron to Wm A Cameron her husband. Dec 24. Dec 29, 1909. 10:2620. 100
 *Interior lot, 100 n Rose pl and 100 e Grace av, and being lot B map (No 277) of St Raymond Park, 83.9x69.9x49x60.

Grace av, s e cor St Raymond av, 25x100, and being lot 69 map (No 957) of 120 lots, Daily estate.
 Mary M De Canio to Felix De Canio. Dec 23. Dec 27, 1909. other consid and 100
 Lot 45 map No 394 property of F P and H A Forster at Riverdale and Mosholu. Charles Ringe to Fredk P Forster. Feb 4, 1909. Re-recorded from Mar 31, 1909. Dec 30, 1909. 13:3423. nom
 Lot 116 amended map No 288 of Cammann estate. Hanover Estates to Alma L Merritt. Mort \$3,500. Dec 15. Dec 30, 1909. 11:3225. other consid and 100
 Lots 21 and 22 block 3239 of 272 lots Bailey estate at Kingsbridge. Kingsbridge Real Estate Co to Fordham Realty Co. Dec 30, 1909. 11:3239. other consid and 100
 Old creek, e s, plot of salt meadow bounded s and w by the creek, e by land of widow Brown and n by land Cornelius Leggett, contains 6 acres.
 Salt meadow, begins at white oak stump at foot of upland of Thomas Hunt, runs to meadow of John Leggett and along the Sound or East River, contains 3 acres.
 Salt meadow, begins at white oak stump, runs along meadow of John Leggett to a creek, contains 4 acres, 2 roods and 5 perches.
 Salt meadow, begins on n w s of old creek, opposite the n and w ends of farm of Richard L Hunt, at stake on old creek adj meadow of Francis Barretto, contain 3 32-100 acres, except parts taken for sts and part conveyed to Hunts Point Estates. Otto G Hupfel to Helen G Topping. Dec 22. Dec 24, 1909. 10:2771, 2772, 2773, 2781 and 2765. other consid and 100
 Same property. Helen G Topping to Antoinette G Deppler. Mort \$25,000. Dec 24, 1909. 10:2771, 2772, 2773, 2781 and 2765. other consid and 100

LEASES

Under this head 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.

Dec. 24, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

Canal st, No 190, all. Max Hoffman to Harris Rubin; from Jan 1, 1910, to May 1, 1912. Dec 29, 1909. 1:200.....960
 Cherry st, No 80, store and cellar. Margaret Farrell to Rosina Iorio; 3 years, from June 1, 1909. Dec 30, 1909. 1:252.....
 Grand st, No 415, store and part basement. Jacob Furmann to David Schiff; 2 years, from Jan 1, 1910. Dec 27, 1909. 1:314. 600 and 720
 Greenwich st, No 353 s e cor Harrison st, 20.2x89.3x22.2x90, Harrison st, Nos 19 and 21 all. Edw C Post and ano to William Lackmann and Fredk C Borjes, firm Lackmann & Borjes; 10 years, from May 1, 1909. Nov 11, 1909. Dec 27, 1909. 1:180. taxes, &c, and 5,200
 Same property. Assign lease, dated April 30, 1899. Fredk C Borjes to James Ward. Feb 6, 1907. Dec 27, 1909. 1:180. nom
 Same property. Assign lease, dated Nov 11, 1905. James Ward to William Gerken. Dec 24, 1909. Dec 27, 1909. 1:180.....nom
 Same property. Assign lease, dated Nov 11, 1905. William Lackmann to Fredk C Borjes. 1/2 part. All title. Nov 15, 1905. Dec 27, 1909. 1:180.....nom
 Greenwich st, No 185, s e cor Dey st, store and part basement. Edward Marx INDIVID and AGENT for Julia Raudnitz et al to Frank Waechter; 5 years, from Mar 1, 1910, with 5 years renewal at \$2,400. Dec 29, 1909. 1:61.....1,800 to 2,200
 Hudson st, No 114. Bill of sale, lease, &c. Samuel Bachner to Fritz Veillant. Mort \$1,687.50. Nov 23. Dec 27, 1909. 1:189. 1,500
 Houston st, No 208, n e s, 251.11 n w Av A, 25.2x70.10 to 1st st x25x67.8, all. Eliz W Stevens and ano to Gustav Hackauf and Jennie Niehoff EXRS &c Franz Hackauf; 3 4-12 years, from Jan 1, 1910. Dec 30, 1909. 2:428....taxes, &c, and 1,000
 Irving pl, No 17. Assign lease. Dora Cohn to Herman Heller. All title. Dec 14. Dec 30, 1909. 3:871.....100
 Same property. Consent to assign lease. Alletta R Bailey et al as EXRS &c Eliz J Lynch to Dora Cohn. Dec 13. Dec 30, 1909. 3:871.....
 Same property. Assign lease. Benj Cohen to Chas Wahn. 1/2 part. All title. Oct 20, 1905. Dec 30, 1909. 3:871.....nom
 Lafayette st, No 6, all except roof. Great Centres Realty Co to John Schenk; 15 years, from Feb 1, 1910. Dec 28, 1909. 1:155. 2,500 to 4,250
 Pitt st, No 36, loft on 2d floor. H Koehler & Co to Congregation Beni Cheim Machna Ruben; 1 8-12 years, from Nov 1, 1909, with 3 years renewal. Dec 24, 1909. 2:337.....540
 Rivington st, No 74. Assigns lease. Barned Schwartz to Congress Brewing Co of Brooklyn. Dec 27. Dec 29, 1909. 2:416. nom
 Rivington st, No 74, basement store. Joseph Wasserman and ano to Barned Schwartz; 4 5-12 years, from Dec 1, 1909. Dec 29, 1909. 2:416.....1,080 and 1,140
 Water st, No 209, all. Ella G Bogardus et al to William Ottmann & Co; 5 4-12 years, from Jan 1, 1910, with 5 years renewal at \$2,700. Dec 24, 1909. 1:96.....2,600
 Water st, No 207, all. Henry A de Meli to William Ottmann & Co; 5 years, from May 1, 1910; with 5 years renewal at \$2,300. Dec 24, 1909. 1:96.....2,200
 3d st, No 197 East, n s, 80 w Av B, store and 1/2 basement. Isaac Zarch to Rebecka Hand; 5 4-12 years, from Jan 1, 1910. Dec 29, 1909. 2:399.....1,020
 13th st, No 538, s s, 170 w Av B, 25x103. Leasehold. Dacey L Bunce INDIVID and EXTRX Nathaniel R Bunce Jr to Julia P McSwegan. All title. All liens. Dec 29. Dec 30, 1909. 2:406. nom

DEEP WATER FRONT

BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS

Tel. 5307 CORT.

CHARLES W. TREMBLEY, 171 Broadway, N. Y.

14th st, No 8, s s, 100 e 5th av, 42x103.3. Assign lease. Max Marx and Jacob Hirsh to Adolph Finkelstein. Dec 16. Dec 24, 1909. 2:571nom

16th st, No 33 West. All. Caroline E Marshall to Edw J Tallent; 2 years, from Oct 1, 1910. Dec 28, 1909. 3:8181,800

26th st, No 31 West. Surrender lease. The Hilgert Curative Foot Gear Institution, a corpn, to Anna B Dodd and Wm L Clark EXRS, &c, Eliz A Blake. All title. Dec 24. Dec 27, 1909. 3:828nom

30th st, No 256 West. Assign lease and bill of sale of chattels, &c. Alice Baker ADMRX Peter Baker dec'd to James Myden. All title. Mort \$2,000. Dec 24, 1909. 3:779..... 125

30th st, No 4 East, basement, parlor floor, 2d, 3d and 4th floor rear apartments as now partitioned off. Paul De B Loughton to Florence S Loughton; from Nov 10, 1909, to Oct 1, 1913. Dec 28, 1909. 3:859.....taxes, and all expenses and fixed charges, etc.

38th st, No 68 West. Assign lease. Paul DeB Loughton to Florence S Loughton. Nov 10. Dec 28, 1909. 3:839.nom

.....other consid and 1,500

47th st, No 10 East. Assign lease. Paul DeB Loughton to Florence S Loughton. Nov 10. Dec 28, 1909. 5:1282.....nom

.....other consid and 2,500

51st st, No 625 West. Assign lease. Julius W Martini to Davies J Marshall. Mort \$600. Dec 21. Dec 30, 1909. 4:1099.....nom

51st st, No 625 West, store, basement and 2d floor, except two rooms. The John T Brook Co to Julius W Martini; 3 years and 4½ months, from Dec 15, 1909. Dec 30, 1909. 4:1099.....900

52d st, No 67 West. Assign lease. Paul DeB Loughton to Florence S Loughton. Nov 10. Dec 28, 1909. 5:1268.....nom

.....other consid and 1,500

58th st, s s, 81 w 11th av, 119x— to railroad track x119x—, the land. Theo S Holmes to Thomas Forman Co of Detroit, Mich; 5 1-12 years, from May 1, 1909, with renewal. Dec 24, 1909. 4:1105.....2,500

64th st, No 408 East. Assign lease. Teres Osteneicher to Arthur Jost. Dec 23. Dec 29, 1909. 5:1458.....nom

Same property. Assign lease. Arthur Jost to Teres Osteneicher. All title. Dec 23. Dec 29, 1909. 5:1458.....nom

64th st, No 211 West, all. Catherine Cashman to Henry and William Swan; from Dec 1, 1907, to Nov 30, 1910. Dec 30, 1909. 4:1156.....720

70th st, No 417 East, east store, &c. Jacob Israelson to Ludwig S Lesso; 5 years, from June 1, 1909. Dec 30, 1909. 5:1465.....720

75th st, Nos 112 and 114 East. Agreement as to subordination of lease to mort. Lucy A Banfield with Harry Strasbourger. Dec 27. Dec 30, 1909. 5:1409.....nom

75th st, Nos 112 and 114 East, s s, 100 e Park av, 50x102.2. Surrender lease. Blue Ribbon Garage Co to Lucy A Banfield. Dec 28, 1909. 5:1409.nom

Same property. Subordination of lease to mort for \$60,000. Lucy A Banfield and Harry Strasbourger with County Holding Co. Dec 27. Dec 28, 1909. 5:1409.nom

113th st, No 318 East, all. Angela Pasquale to Luigi Bello; 5 years, from Jan 1, 1910. Dec 30, 1909. 6:1684.....2,580

156th st, Nos 533 and 535 West, all. The Amsterdam Holding Co to Mamie Silver; 2 years and 4 days, from Dec 27, 1909. Dec 29, 1909. 8:2115.....9,000

Av C, No 42, store. Morris Lustig to Harry White; 3 years, from Feb 15, 1909. Dec 24, 1909. 2:373.....660

Av C, Nos 117 and 119, all. Eva Male to Dora wife Samuel Klegler; 3 years, from Sept 1, 1909. Dec 29, 1909. 2:390.....6,000

Bowery, No 325. Assign lease. Margt F Drake to Wm A Norris. Oct 2. Dec 24, 1909. 2:458.....nom

Bowery, No 141, all. Michl T N Burke to David Nadelson and ano; 5 years, from May 1, 1910. Dec 29, 1909. 2:423.....2,600

Broadway, Nos 809 and 811, centre store and basement. Max Marx to Lincoln Lunch; from Feb 15, 1910, to Feb 1, 1915. Dec 29, 1909. 2:563.....3,500 and 4,000

Broadway, No 862, north ½ and rear of store. Peter M Reilly to N Y Barber Co; from Oct 20, 1909, to May 1, 1913. Dec 28, 1909. 3:846.....1,200

Broadway, s w cor 100th st. Re-assign lease. John D Haase to Arthur P Fegert. All title. Mort \$6,000. Dec 27, 1909.....nom

Broadway, s w cor 100th st. Assign lease. Arthur P Fegert to John D Haase. Dec 24, 1909. 7:1871.....nom

Lenox av, s w cor 143d st, 40x100. Subordination of lease and morts on lease to mort \$65,000. John O'Shea and Lion Brewery with Edward A Kerbs. Dec 24. Dec 28, 1909. 7:2011.....nom

Lexington av, s w cor 131st st. Assigns lease. Thos P Thornton to H Koehler & Co. Mar 29. Dec 24, 1909. 6:1779.....nom

Same property. Assign lease. H Koehler & Co to Christian Henzel. Dec 21. Dec 24, 1909. 6:1779.....nom

Lexington av, No 1711 n e cor 107th st, all. Christopher R Brana-107th st, No 151 gan to Harry B Smith; 7 years, from Oct 1, 1909. Dec 30, 1909. 6:1635.....1,800

Park row, No 93. All. Saling Simon et al to Rosevale Amusement Co; 5 years, from May 1, 1913. Dec 28, 1909. 1:1216,250

Riverside Drive, s e cor 116th st, being lot 87 tax map. Receipt for \$4,096.73 for redemption of tax lien sold to David Lippmann Sept 20, 1909. The City of N Y to Samuel McMillan Jr. Dec 28. Dec 30, 1909. 7:1896.....

West Broadway, No 176, all. Martin L Mensehein to Samuel Crown; 4 years, from May 1, 1911. Dec 30, 1909. 1:179.....1,600

1st av, No 777. Assign lease and bill of sale of chattels, &c. Mark Trautfield (Auctioneer) to Meta Kolz. Dec 24. Dec 27, 1909. 5:1336500

1st av, No 2124, all. Giuseppe or Joseph Breglia to Amedec and Ernesto Stinca; 3 yrs, from Jan 1, 1910. Dec 30, 1909. 6:1703.....900

2d av, No 581, store and basement. James W Coogan et al TRUSTEES &c James Coogan dec'd and ano to George O'Shea and Michael Moroney; 5 8-12 years, from Sept 1, 1907. Dec 30, 1909. 3:912.....1,500

3d av, No 1092, w s, 20 n 64th st, 20x80, the lot. The Beekman Estate to Bernard and Lena Bacharach, both of Newark, N J; 20 years, from May 1, 1908. Dec 29, 1909. 5:1399.....taxes, &c, and 870

3d av, No 1765. Surrender lease. Heri and Beke Schneider to Samuel Lacs guardian Jacob M Lacs. All title. Dec 23. Dec 30, 1909. 6:1647.....nom

5th av, No 67. Assign lease. Clara Bryce to William Bryce, Jr. May 14. Dec 27, 1909. 2:571.....other consid and 100

5th av, No 632, w s, 86.1 n 50th st, 28.8x131, all. Margaret O Sage to "Joseph," a corpn; from Aug 1, 1910, to May 1, 1928. Dec 24, 1909. 5:1266. Taxes, &c, and \$17,500 to \$25,000 and an additional cost of 6% upon cost of building to be constructed.

5th av, No 2495. Surrender lease. C Henry Mead to August Brandes and John A Prigge trustees Henry G Peters. All title. Nov 24. Dec 30, 1909. 7:1959.....nom

5th av, No 2499. Surrender lease. Mrs Thomas McMurray to August Brandes and John A Prigge TRUSTEES Henry G Peters. All title. Dec 21. Dec 30, 1909. 7:1959.....nom

5th av, No 663. 2d floor. Wm Volk to Henry Greene; 4½ years, from Nov 1, 1909. Dec 28, 1909. 4:1033600 and 750

BOROUGH OF THE BRONX.

Forest av, No 872. Assign lease. Peter Schmidt to Peter B Miller. Dec 11. Dec 27, 1909. 10:2658nom

Forest av, No 806, store, 2 rooms in rear of store and 3 rooms on 2d floor front and part cellar. George Rau to Adam Thom; 5 years, from Nov 1, 1909. Dec 29, 1909. 10:2656.....420

Findlay av, No 1308. 2-family house. Alfred D Sentfner to Fredk D Bregel; 4 years, from Jan 1, 1910. Dec 28, 1909. 11:2783540 and 600

Longwood av, s w cor Truxton st, 23x90x27.2x89, all. Truxton Realty Co to Mary A Lynch; 12 3-12 years, from Jan 1, 1910. Dec 27, 1909. 10:2736.....1,200 to 1,800

St Anns av, No 169. Bill of sale, lease, &c. Mark Trautfield (Auctioneer) to Thomas Troy. Nov 11. Dec 27, 1909. 9:2263.....500

Union av, s w cor 166th st, —x—. Assign lease. Maurice J O'Connell to Chas E Hall. Dec 21. Dec 27, 1909. 10:2670 nom

Wales av, No 568. Bill of sale, lease, &c. Mark Trautfield (Auctioneer) to Emil C Grande. Dec 18. Dec 27, 1909. 10:2653.500

Willis av, No 444. Assign lease. Minnie J Bollenbacher (with consent of Eve E Weber owner) to Eugene Ansel and John Bollinger. Mort \$4,000. Dec 23. Dec 27, 1909. 9:2290.....nom

Whitlock av, w s, 55.6 n 144th st (St Josephs) st, 65x135, 3-sty factory. The Hudson Structural Steel Co to Universal Piano Co; 15 years, from Mar 1, 1910, with option to purchase. Dec 30, 1909. 10:2601.....3,200 to 3,900

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Dec. 24, 27, 28, 29 and 30.

BOROUGH OF MANHATTAN.

Architects & Builders Co to Margt P Mead. Marble Hill av, e s, 362.1 n 225th st, 30x100. Dec 23, 3 years, 5%. Dec 24, 1909. 13:3402. 18,000

Same to same. Same property. Certificate as to above mort. Dec 23. Dec 24, 1909. 13:3402. —

Ardin, Lucien L to Mathilde Vianest extrx Francis Vianest. 39th st, Nos 260 and 262, s s, 161.6 e 8th av, 41x98.9. Dec 15, 5 years, 5%. Dec 24, 1909. 3:788. 43,000

American Soc of Civil Engineers, a corpn, to EQUITABLE LIFE ASSUR SOC of the U S. 57th st, No 220, s s, 235 w 7th av, runs w 75.1 x s 116.10 x n e 25.6 x n e 50.6 x n 106.11 to beginning. Dec 15, due Jan 1, 1919, 4½%. Dec 24, 1909. 4:1028. 145,000

Ardin, Lucien L to Frederick Jacobi. 39th st, Nos 260 and 262, s s, 161.6 e 8th av, 41x98.9. Dec 23, due &c as per bond. Dec 27, 1909. 3:788. 7,000

Same to Jose Mundet. Same property. Dec 23, due &c as per bond. Dec 27, 1909. 3:788. 4,000

Arras, Edw V to EMIGRANT INDUSTRIAL SAVINGS BANK. 6th av, No 632, s e cor 37th st, No 70, 24.8x60. Prior mort, \$—. 5 years, 4½%. Dec 28, 1909. 3:838. 32,000

Athens Realty Co to Chas H Baum. 145th st, No 312, s s, 155.8 w 8th av, 25.6x99.11. Dec 28, due &c as per bond. Dec 29, 1909. 7:2044. 19,000

Same to same. Same property. Certificate as to above mort. Dec 28. Dec 29, 1909. 7:2044. —

Alexander, Edward with Frederic de P Foster and ano trustees for Anna A Sands et al will Sarah A Sands. Lenox av, No 93. Extension of \$24,000 mort until Jan 29, 1915, at 4½%. Dec 13, Dec 29, 1909. 7:1824. nom

Brann, Henry A to Fredk A Clark. Amsterdam av, w s, adj s s land now or formerly of Eliza B Jumal, runs w 100 x s 100 x e 100 to av x n 100 to beginning. Dec 23, due &c as per bond. Dec 24, 1909. 8:2123. 48,000

Same and Henry Siebert Jr with same. Same property. Subordination agreement. Dec 23. Dec 24, 1909. 8:2123. nom

Broadway Building Co to City Real Estate Co. Broadway, Nos 166 to 172, s e cor Maiden lane, Nos 2 and 4, runs s 76.7 x e 67.11 x s 7.1 x e 42.5 x n 87.11 to Maiden lane x w 110 to beginning. July 19, due &c as per bond. Dec 24, 1909. 1:64. 2,700,000

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

**Architectural Bronze
AND
IRON WORK**

- Broadway Building Co to City Real Estate Co. Broadway, No 170, s e cor Maiden lane, Nos 2 and 4, runs s 76.7 x e 67.11 x s 7.1 x e 42.5 x n 87.11 to Maiden lane x w 110.11 to beginning. Certificate as to mort for \$2,700,000. July 19. Dec 27, 1909. 1:64.
- Bell, Saml T to Edw G Whitaker referee. Front st, No 63, s e s, 115.3 s w Old slip, 22.4x86.10x21.9x86.10. P M. Dec 16, 3 yrs, 5%. Dec 27, 1909. 1:34. 16,500
- Bard, Moses to Wm M Ivins, Jr, receiver of Roth & Berger. 10th st, No 268, s s, 250 e 1st av, 25x92.3. P M. Prior mort \$22,000. Dec 24, 1 year, 6%. Dec 27, 1909. 2:437. 650
- Becker Realty Co to Anna M Buthfer. Greenwich st, Nos 802 and 804, n w cor 12th st, No 335, 40.10x65.1x41.6x64.10. P M. Prior mort \$— Nov 3, due July 1, 1910, 6%. Dec 28, 1909. 2:641. 1,900
- Bodine, John H to Edw G Whitaker ref. Montgomery st, Nos 35 and 37, e s, 49.9 s Madison st, 40x75x42.9x75.1. P M. Dec 16, 3 years, 5%. Dec 28, 1909. 1:268. 12,000
- Bodine, John H to Edw G Whitaker ref. Monroe st, No 191, n s, 62.1 e Montgomery st, 20x65.4x20x66.4. P M. Dec 16, 3 years, 5%. Dec 28, 1909. 1:268. 5,800
- Bodine, John H to Edw G Whitaker ref. Monroe st, No 209, n s, 32.2 w Gouverneur st, 16.6x48.10x16.6x48.9. P M. Dec 16, 3 years, 5%. Dec 28, 1909. 1:268. 4,500
- Bodine, John H to Edw G Whitaker ref. Monroe st, No 193, n s, 82.1 e Montgomery st, 20.5x92.4x20.5x93.10. P M. Dec 16, 3 years, 5%. Dec 28, 1909. 1:268. 5,300
- Bodine, John H to Edw G Whitaker ref. Monroe st, No 195, n s, 102.6 e Montgomery st, 20.5x90.10x20.5x92.4. P M. Dec 16, 3 years, 5%. Dec 28, 1909. 1:268. 5,300
- Bavendam, Cecilia A of Brooklyn to TITLE GUARANTEE & TRUST CO. Park st, No 87, s s, 108.6 w Mulberry st, 23.6x75.9 x24.4x75.9, except part for Worth st. Said property also known as No 173 Worth st. Dec 27, due, &c, as per bond. Dec 28, 1909. 1:161. 10,000
- Banfield, Lucy A of Huntington, L I, to County Holding Co. 75th st, Nos 112 and 114, s s, 100 e Park av, 50x102.2. Dec 28, 1909, 3 years, 5½%. 5:1409. 60,000
- Burden, Henry trustee Henry Burden, with Kath B Meehan. 106th st, No 21 West. Extension of \$7,500 mort until Nov 2, 1914, at 4½%. Nov 24. Dec 28, 1909. 7:1842. nom
- Breslauer, Adolph to Seymour Realty Co. 109th st, Nos 211 and 213, n s, 200 w Amsterdam av, 37.6x100.11. Dec 28, 1909, due Jan 1, 1915, 4½%. 7:1881. 40,000
- Brand, Herman and Julius Fessenthal to Henry M Sands. 117th st, No 58, s s, 150 e Lenox av, 25x100.11. Dec 28, 1909, 5 years, 4½%. 6:1600. 21,000
- Brighton Hat Co to Gertrude C Goodspeed. Certificate as to mort for \$600 covering goods at No 46 East Houston st. Dec 21. Dec 28, 1909. —
- Battjer, Eliza J of Asbury Park, N J, to TITLE GUARANTEE & TRUST CO. 41st st, No 309, n s, 116.8 e 2d av, 16.8x98.9. Dec 28, due &c as per bond. Dec 29, 1909. 5:1334. 7,000
- Banfield, Gerard and Lucy A of Huntington, L I, to TITLE GUARANTEE & TRUST CO. 57th st, Nos 150 and 152, s s, 218 e Lexington av, runs e 32 x s 120.5 x w 25 x n 20 x w 7 x n 100.5 to beginning. Dec 28, due &c as per bond. Dec 29, 1909. 5:1311. 12,000
- Bauer, Oscar of Brooklyn, N Y, to Gabriel Goldberg. 105th st, No 58, s s, 280 w Park av, 25x100.11. Prior mort \$21,000. Dec 13, due &c as per bond. Dec 29, 1909. 6:1610. 2,000
- Blum, Albert L with Julius Wolf. 113th st, No 109, n s, 150 w Lenox av, 25x100.11. Extension of \$22,000 mort until May 24, 1915, at 5%. Dec 22. Dec 28, 1909. 7:1823. nom
- Berndt, Joseph to Annie R Bauerdorf. Broadway, Nos 3603 and 3605, on map Nos 3601 to 3605, n w cor 148th st, 100x100. Prior mort \$130,000. Dec 29, 1909, due &c as per bond. 7:2095. 55,000
- Bogner, B John or John B with Edw D Thurston and ano trustees for Ethel Sands et al will Sarah A Sands. Lenox av, No 580. Extension of \$2,000 mort until Feb 28, 1915, at 4½%. Dec 27. Dec 29, 1909. 6:1737. nom
- Bernstein, David A to Simon E Bernheimer and ano. Park av, No 957, s e cor 82d st, No 100, 25.2x100. P M. Prior mort \$38,000. Dec 28, due &c as per bond. Dec 29, 1909. 5:1510. 13,500
- Blenderman, Diederich to Eliz G Hardy. 83d st, No 119, n s, 182.4 w Columbus av, 16.4x102.2. Dec 28, due Jan 1, 1915, 4½%. Dec 29, 1909. 4:1214. 11,000
- Beck, Lillie A to EQUITABLE LIFE ASSUR SOC of the U S. 2d av, No 2262, n e cor 116th st, Nos 301 and 303, 22.11x100. Dec 29, 1909, due Jan 1, 1915, 4½%. 6:1688. 22,000
- Berndt, Joseph to TITLE GUARANTEE & TRUST CO. Broadway, No 3601, n w cor 148th st, No 601, 32x100. Dec 29, 1909, due &c as per bond. 7:2095. 50,000
- Berndt, Joseph to TITLE GUARANTEE & TRUST CO. Broadway, Nos 3603 and 3605, w s, 32 n 148th st, 2 lots, each 34x100. 2 morts, each \$40,000. Dec 29, 1909, due &c as per bond. 7:2095. 80,000
- Borine Mfg Co to Florence Fox as trustee. 42d st, No 551, n s, 200 e 11th av, 25x100.5. Dec 20, 5 years, 6%. Dec 30, 1909. 4:1071. 20,000
- Same to same. Same property. Certificate as to above mortgage. Dec 20. Dec 30, 1909. 4:1071. —
- Boynton, Lewis W to TITLE GUARANTEE AND TRUST CO. 70th st, No 312, s s, 166.8 w West End av, 16.4x100.5. Dec 30, 1909, due, &c, as per bond. 4:1187. 5,000
- Brosnan, Mary T to Angela M Brosnan. 74th st, No 146, s s, 462 w Columbus av, 20x102.2. ½ part. P M. Dec 29, 5 years, 4%. Dec 30, 1909. 4:1145. 20,000
- Burbes, Delia to EMIGRANT INDUSTRIAL SAVINGS BANK. 29th st, No 238, s s, 100 w 2d av, 20x98.9. Dec 30, 1909, 5 years, 5%. 3:909. 9,000
- Coutts, Geo H with Reuben Schlegman. 106th st, No 312, s s, 200 e 2d av, 37.6x100.11. Extension of mort for \$32,500 to Feb 3, 1915, at 5%. Dec 29, 1909. 6:1677. nom
- Connolly, Mary to the PUBLIC BANK of N Y. Broome st, No 23, s s, 50 w Mangin st, 25x75. Building loan. Dec 27, 1 year, 6%. Dec 28, 1909. 2:321. 12,000
- Congregation Gemiles Chesed Kranken Unterstuetzungs Verein to Esperanto Mortgage Co. Cannon st, No 100, e s, 50 s Stanton st, 25x100, equal lien with mort for \$3,000. Dec 23, 5 years, 5%. Dec 28, 1909. 2:329. 14,500
- Same to same. Same property. Equal lien with mort for \$14,500. Dec 23, 5 years, 5%. Dec 28, 1909. 2:329. 3,000
- Same to same. Same property. Dec 23, 3 years, 6%. Dec 28, 1909. 2:329. 2,500
- Cinyburg, Anna to John Rendos. 1st av, No 1693, w s, 50.4 s 88th st, 20.4x100. Prior mort \$16,500. Dec 24, 3 years, 6%. Dec 27, 1909. 5:1550. 3,000
- Callan, Angele I trustee Wilfred L White with Dora Schultz. 32d st, No 208, s s, 135 e 3d av, 16.8x98.9. Extension of \$6,000 mort until May 10, 1912, at 5%. May 14. Dec 27, 1909. 3:912. nom
- Corbett, Gail S wife Harvey W to Mary Le Boutillier and ano exrs, &c, Eliza Le Boutillier. 21st st, No 443, n s, 479.7 w 9th av, 19.9x98.9. Dec 23, 3 years, 5%. Dec 24, 1909. 3:719. 15,500
- Same and John B Nash with same. Same property. Subordination agreement. Dec 23. Dec 24, 1909. 3:719. nom
- Carroll, Mary C to Beatrice L Durnell. 9th av, No 453, w s, 24.9 n 35th st, 24.8x100. Prior mort \$28,000. Dec 23, due June 23, 1910, 6%. Dec 24, 1909. 3:733. 4,000
- Courtney, Cath to Edw G Whitaker referee. Madison st, No 292, s e cor Montgomery st, 17x49.9x18.6x49.9. P M. Dec 16, 3 years, 5%. Dec 27, 1909. 1:268. 8,325
- Crowell, Ellen wife Joseph to Edw G Whitaker referee. South st, No 19, n s, 104.9 n e Broad st, 28.7x112.5x28.7x116.2. P M. Dec 16, 3 years, 5%. Dec 27, 1909. 1:5. 24,000
- Dongan (Herbert) Construction Co to TITLE GUARANTEE & TRUST CO. Fort Washington av, s e cor 170th st, 126.5x90.8x126.1x95. Dec 28, due &c as per bond. Dec 29, 1909. 8:2138. 180,000
- Same to same. Same property. Certificate as to above mort. Dec 28. Dec 29, 1909. 8:2138. —
- Same to Franklin Pettit. Same property. Prior mort \$180,000. Dec 28, due &c as per bond. Dec 29, 1909. 8:2138. 25,000
- Same to same. Same property. Certificate as to above mort. Dec 28. Dec 29, 1909. 8:2138. —
- Dannenber, Solomon to Jacob Holzman and ano trustees under deed of trust. 29th st, Nos 158 to 160, s s, 99.6 e 7th av, 50x98.9. P M. Prior mort \$45,000. Dec 23, due Mar 1, 1911, 6%. Dec 24, 1909. 3:804. 22,500
- Davis, Asa B to Fanny C Lyon et al trustees Saml E Lyon. 35th st, No 42, s s, 42 w 4th av, 21x72.6. Prior mort \$35,000. Dec 23, 5 years, 5%. Dec 24, 1909. 3:864. 12,000
- Doyle, Julia A to Andrew J Doyle trustee Michl J Doyle. Washington st, No 53, e s, 122.11 n Morris st, 34.3x67.11x31.6x63.9. P M. Dec 16, 3 years, 4½% for 1st year and 5% thereafter. Dec 27, 1909. 1:18. 25,000
- Decker, Wm F with John Cooper. Convent av, No 325. Extension of \$15,000 mort until Jan 15, 1913, at 5%. Dec 20. Dec 28, 1909. 7:2050. nom
- Dodge, Alvira E to Maurice J Burstein. Av A, Nos 1301 and 1303, Assign rents. Dec 28. Dec 29, 1909. 5:1464. 100
- Eisen, William M to TITLE INS CO of N Y. 121st st, No 160, s s, 107 e 7th av, 17x100.11. Dec 29, 1909, 3 years, 5%. 7:1905. 15,000
- Elias, Hannah to Lily Danziger. 68th st, No 73, n s, 50 e Columbus av, 18x100.5. Dec 17, due &c as per bond. Dec 24, 1909. 4:1121. 10,000
- Eleven Hundred & Eleven Amsterdam Av Co to Mont Vert Co. Amsterdam av, Nos 1109 and 1111, e s, 80.11 s 115th st, 40x100. Prior mort \$—. Dec 23, 1 year, 6%. Dec 24, 1909. 7:1867. 4,600
- Same to same. Same property. Certificate as to above mort. Dec 23. Dec 24, 1909. 7:1867. —
- Einhaus, Mary L with TITLE GUARANTEE & TRUST CO. 11th av, Nos 666 and 668, and 48th st, Nos 559 and 561 West. Subordination agreement. Dec 24, 1909. 4:1077. nom
- Eichen, Saml to Robert Graves et al exrs Margt J P Graves. 34th st, No 146, s s, 155 e Lexington av, 20x98.9. Dec 16, 1909, 5 years, 5%. 3:889. Corrects error in issue of Dec 18, 1909, when amount of mort was \$4,500. 45,000
- EMIGRANT INDUSTRIAL SAVINGS BANK with Edward V Arras. 6th av, No 632. Extension of mort for \$40,000 to Dec 28, 1914, at 4½%. Dec 28. Dec 30, 1909. 3:838. nom
- 40-46 East Sixty-second St Co to City Mortgage Co. 62d st, Nos 40 to 46, s s, 167 e Madison av, 66.4x100.5. Building loan. Dec 30, 1909, demand, 6%. 5:1376. 250,000
- Same to same. Same property. Certificate as to above mort. Dec 30, 1909. 5:1376. —
- Same to WINDSOR TRUST CO. Same property. Prior mort \$250,000. Dec 30, 1909, due Jan 1, 1914, 6%. 5:1376. gold, 150,000
- Same to same. Same property. Consent to above mort. Dec 29. Dec 30, 1909. 5:1376. —
- Same to same. Same property. Certificate as to above mort. Dec 29. Dec 30, 1909. 5:1376. —
- Flannery, Patrick J to Geo Ehret. 42d st, No 118 and 120 East. Saloon lease. Dec 28, 1909, demand, 6%. 5:1296. 8,000
- Fisher, Fanny to Max Sameth. 3d st, No 296, s s, abt 310 e Av C, 22.7x106. P M. Dec 23, due Jan 1, 1911, 6%. Dec 29, 1909. 2:372. 750
- Grismer, Jos R with TITLE INS CO of N Y. 42d st, Nos 254 to 258, s s, 133.4 e 8th av, 66.8x98.9. Subordination agreement. Dec 21. Dec 29, 1909. 4:1013. nom
- Gingold, Isaac and Lillian with PUBLIC BANK of N Y. 164th st, Nos 438 and 440, s s, 275 e Amsterdam av, 50x112.4. Extension of \$5,500 mort until Dec 23, 1913, 6%. Dec 28, 1909. 8:2110. nom
- Gingold, Lillian with METROPOLITAN LIFE INS CO. 164th st, Nos 438 and 440, s s, 275 e Amsterdam av, 50x112.4. Extension of mort for \$50,000 to Nov 1, 1914, at 5½%. Dec 23. Dec 28, 1909. 8:2110. nom
- Gruen, Fanny with Sarah King. 81st st, No 303 East. Extension of mort for \$12,000 to Jan 1, 1915, at 4½%. Dec 27. Dec 28, 1909. 5:1544. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY

IRON WORK FOR BUILDINGS

Grolig, Mary to Stephen H Jackson. 121st, No 232, s s, 260 w 2d av, 25x 1/2 block. Prior mort \$— Dec 24, 3 years, 6%. Dec 28, 1909. 6:1785. 5,000

Grill, Louise A to John B Hasslocher. 149th st, No 400, s w cor St Nicholas av, No 775, 96.10x20x101.2x20.5. P M. Dec 28, 1909, 5 years, 5%. 7:2063. 25,000

Garnet Hall Realty Co to LAWYERS TITLE INSURANCE & TRUST CO. Broadway, No 3461, n w cor 141st st, No 601, 99.11x100. Dec 27, 5 years, 4 1/2%. Dec 28, 1909. 7:2088. 180,000

Same to same. Same property. Certificate as to above mort. Dec 27. Dec 28, 1909. 7:2088. —

GERMANIA LIFE INS CO with James Tyroler. Broadway, No 3603, e s, 87.5 n 148th st, 37.6x100. Extension of \$32,500 mort until Feb 1, 1914, at 4 1/2%. Dec 21. Dec 27, 1909. 7:2080. nom

GERMANIA LIFE INS CO with James Tyroler. Broadway, No 3604, e s, 49.11 n 148th st, 37.6x100. Extension of \$32,500 mort until Feb 1, 1914, at 4 1/2%. Dec 21, Dec 27, 1909. 7:2080. nom

Grasmuck, Mary E with Philip and Meyer Freeman. 37th st, No 447 West. Extension of 1/2 interest in mort for \$13,000 until Nov 15, 1915, at 5%. Dec 15. Dec 27, 1909. 3:735. nom

Goucher, Annie to Maurice Black. 40th st, No 214, s s, 185.9 w 7th av, 14.3x98.9. Dec 23, due June 23, 1910, % as per bond. Dec 24, 1909. 3:789. 1,200

Gutman, Wulf to UNION TRUST CO of N Y. Orchard st, No 18, e s, 100.3 n Canal st, 25x87. Dec 24, 1909, 5 years, 4 1/2%. 1:298. 23,000

Gallagher, Patrick to BROADWAY SAVINGS INSTN. 3d st, Nos 17 and 19, n s, 100 e Greene st, 37.6x75. Dec 21, due May 1, 1911, 4 1/2%. Dec 24, 1909. 2:535. 60,000

GREENWICH SAVINGS BANK to Jared W Bell. Varick st, No 65, n w s, 68 s w Vestry st, 22x62.3. Building loan. Dec 20, 1 year, 6%. Dec 24, 1909. 1:220. 5,000

Same to same. Same property. Certificate as to above mort. Dec 18. Dec 24, 1909. 1:220. —

Galasso, Antonio to Lion Brewery of N Y City. 115th st, No 305, n s, 80 e 2d av, 20x100.10. Dec 30, 1909, demand, 6%. 6:-1687. 2,500

Ginsberg, Simon to Womans Hospital in State of N Y. Park av, No 1082, w s, 25.8 n 88th st, 25x82.2. Dec 30, 1909, 5 years, 4 1/2%. 5:1500. 22,000

Gruen, Fanny with Sarah King. 81st st, No 303 East. Extension of \$12,000 mort until Jan 1, 1915, at 4 1/2%. Dec 27. Dec 30, 1909. 5:1544. nom

Gruen, Fanny with Fanny Ellinger. 2d st, No 249 East. Extension of \$18,500 mort until Dec 20, 1914, at 5%. Dec 20. Dec 30, 1909. 2:384. nom

Hanford, Amelia of South Norwalk, Conn, with Lawyers Mortgage Co. Cannon st, No 61. Agreement as to share ownership in bond and mort. Dec 21. Dec 29, 1909. 2:333. —

Homan, Benj H to Scholle Brothers, a co-partnership. 86th st, No 28, s s, 406 w Central Park West, 22x102.2. P M. Dec 30, 1909, due Jan 1, 1915, 4%. 4:1199. 35,000

Herskovitz, Jakob to UNION TRUST CO of N Y. Lexington av, Nos 1643 and 1645, s e cor 104th st, No 162, 50.11x95. Dec 29, 1909, 5 years, 4 1/2%. 6:1631. 36,000

Herskovitz, Jakob to Isaac Cohen. Lexington av, Nos 1643 and 1645, s e cor 104th st, No 162, 50.11x95. Prior mort \$36,000. Dec 29, 1909, due June 29, 1912, 6%. 6:1631. 6,000

Horn, Margt L and John, and Mary wife Louis Horn to Fredk A Ringler. Mott st, No 163, w s, abt 160 s Broome st, 25x100; Mott st, No 165, w s, 137.8 s Broome st, 24.4x100x24x100. Prior mort \$— Dec 23, due Jan 1, 1913, 6%. Dec 29, 1909. 2:471. 4,000

Harris, Henry B to TITLE INS CO of N Y. 42d st, Nos 254 to 258, s s, 133.4 e 8th av, 66.8x98.9. Dec 27, 5 years, 4 1/2%. Dec 29, 1909. 4:1013. 145,000

Herring, John G to TITLE INS CO of N Y. Manhattan av, No 349, s w cor 115th st, No 350, 27x92. Dec 23, 5 years, 4 1/2%. Dec 24, 1909. 7:1849. 28,000

Innella, Gianovario to James Innella. Cherry st, No 132, n s, 189.5 e Catharine st, 25x103.3. Prior mort \$14,000. Dec 22, 2 years, 6%. Dec 24, 1909. 1:253. 2,500

Isaacs, Barney to Leon Tuchman. 111th st, Nos 226 to 230, s s, 240 w 2d av, 60x100.11. 1/2 part. Prior mort \$48,000. Dec 28, 5 years, 6%. Dec 30, 1909. 6:1660. 6,000

Iorio, Rosina to Clausen-Flanagan Brewery. Cherry st, No 80. Saloon lease. Dec 29, demand, 6%. Dec 30, 1909. 1:252. 1,181.23

Judson, De Witt C to Chas N Judson. 126th st, No 223, n s, 212.6 w 7th av, 12.6x99.11. Dec 10, 1 year, 5%. Dec 27, 1909. 7:1932. 1,000

Kolz, Meta to A Hupfells Sons. 1st av, No 777, Saloon lease. Dec 24, demand, 6%. Dec 27, 1909. 5:1336. 3,926.06

Keller, Gertrude R to Henry J Rogers. Amsterdam av, No 573, e s, 25.8 s 88th st, 25x100. Prior mort \$40,000. Dec 22, 1 year, 6%. Dec 24, 1909. 4:1218. 4,000

Kallman, Hyman to Saml Grosner. 4th st, No 142 and 144, s s, 210 w McDougal st, 32.6x109. Dec 20, demand, 6%. Dec 28, 1909. 2:543. 3,500

Keane, Thos J to Chas Wynne. 130th st, No 28, s s, 91.10 w Madison av, 18.1x99.11x18.1x99.10. P M. Prior mort \$11,500. Dec 23, due, &c, as per bond. Dec 28, 1909. 6:1754. 1,000

Kroehle, Fredk W to N Y SAVINGS BANK. 1st av, No 1463, w s, 27.2 n 76th st, 25x75. Dec 27, due, &c, as per bond. Dec 28, 1909. 5:1451. 14,000

Same and Henry C and Elise Steinhoff with same. Same property. Certificate as to above mort. Dec 27. Dec 28, 1909. 5:1451. nom

Kaiser (Jacob) Impt Co to Jacob Kaiser. Certificate as to two mort for \$3,750 each, covering land in Kings county, N Y. June 15. Dec 28, 1909. —

Klapper, William to American Mortgage Co. 1st av, No 1426, n e cor 74th st, Nos 401 and 401 1/2, 25x101. P M. Dec 28, 5 years, 5%. Dec 29, 1909. 5:1469. 40,000

Same to Emanuel Jacobus and ano trustees Emanuel S Kahn et al. 1st av, No 1426, n e cor 74th st, Nos 401 and 401 1/2, 25x101. P M. Prior mort \$40,000. Dec 20, 5 years, 6%. Dec 29, 1909. 5:1469. 7,000

Kommel, Aaron to UNION TRUST CO of N Y. Orchard st, No 28, e s, abt 125 s Hester st, 25x87.6. Dec 30, 1909, due Jan 1, 1915, 4 1/2%. 1:298. 23,000

Lachman, Samson with UNION TRUST CO of N Y. Orchard st, No 18. Subordination agreement. Dec 23. Dec 24, 1909. 1:298. nom

Laubentracht, George of Brooklyn, N Y, to Louis Barnett. 113th st, No 72, s s, 180 w Park av, 25x100.11. Prior mort \$— Dec 21, due Jan 1, 1911, 6%. Dec 24, 1909. 6:1618. 775

Ludin Realty Co to BOWERY SAVINGS BANK. 35th st, Nos 517 to 527, n s, 225 w 10th av, runs n 98.9 x e 25 x n 98.9 to 36th st Nos 514 to 520, x w 100 x s 98.9 x w 75 x s 98.9 to 35th st x e 150 to beginning. Dec 27, 1909, 3 years, 4 1/2%. 3:707. 25,000

Same to same. Same property. Certificate as to above mort. Dec 27, 1909. —

Lane, Eliz D G of Lyme, Conn, to MUTUAL LIFE INS CO of N Y. Front st, Nos 46 and 48, n w s, 51.5 n e Coenties slip, runs n w 90.6 x n e 28 x s e 4.10 x n e 10.7 x s e 84.7 to st x s w 39.8 to beginning. Dec 27, 1909, due &c as per bond. 1:32. 30,000

Loughran, F Percival of Brooklyn, N Y, to George Hugo. 118th st, No 213, n s, 175 e 3d av, 18.9x100.5. Prior mort \$8,000. Dec 27, 1909, 2 years, 6%. 6:1783. 1,000

Levy, Delia G with Rieser Realty & Construction Co. 10th st, No 211 West. Extension of \$8,000 mort until Dec 28, 1912, 6%. Dec 22. Dec 28, 1909. 2:620. nom

Lawyers Mortgage Co with Rosie Beller. Stanton st, No 314, n s, 76 w Goerck st, 26.7x75. Extension of \$17,000 mort until Nov 22, 1914, at 5%. Dec 15. Dec 30, 1909. 2:330. nom

LAWYERS TITLE INS & TRUST CO with Realty Holding Co. 27th st, Nos 129 to 133, n s, 350 w 6th av, 75x98.9. Extension of \$250,000 mort until Dec 29, 1914, at 5%. Dec 29. Dec 30, 1909. 3:803. nom

Lawrence, Robert to Louis Siegbert et al exrs Saml Siegbert. 85th st, No 102, s s, 30 w Columbus av, 35x102.2. Dec 28, 1909, 5 years, 4 1/2%. 4:1215. 41,500

Laue, Charles to American Mortgage Co. 7th av, No 2130, w s, 79.7 s 127th st, 20.4x80. Dec 28, 1909, 5 years, 4 1/2%. 7:1932. 22,000

Lee, James P to Mary T S Haines and ano. 65th st, No 50, s s, 240 e Madison av, 20x100.5. P M. Nov 29, due, &c, as per bond. Dec 30, 1909. 5:1379. 55,000

Lesso, Ludwig S to Arpad Pagur. 70th st, No 417 East. Store lease. Sept 17, demand, 6%. Dec 30, 1909. 5:1465. 300

Lewkowitz, Isidor to FARMERS LOAN AND TRUST CO. Grand st, No 290, n e cor Eldridge st, Nos 100 to 104, 25x87.6. Dec 30, 1909, 5 years, % as per bond. 2:413. 30,000

LAWYERS TITLE INS AND TRUST CO with Berry B Simons. 115th st, Nos 237 and 239, n s, 495.5 w 7th av, 40.10x99.11. Extension of \$30,000 mort until Jan 1, 1915, at 5%. Sept 10. Dec 29, 1909. 7:2036. nom

Moore, Herman and Benjamin, Wm Lefkowitz and Saml Weiss to LAWYERS TITLE INS AND TRUST CO. 9th st, Nos 729 and 731, ns, 293 w Av D, 40x92.3. Dec 29, 5 years, 5%. Dec 30, 1909. 2:379. 40,000

Moore, Herman and Benj, Wm Lefkowitz and Saml Weiss to Max Borek. 9th st, Nos 729 and 731, n s, 293 w Av D, 40x92.3; 9th st, No 738, s s, 193 w Av D, 25x93.11. Prior mort \$74,000. Dec 30, 1909, 1 year, 6%. 2:378 and 379. 2,000

Miller, John L and Harriet his wife, Harriet A White, James W White and Esther B his wife, Josephine H White widow, Harrison B White and Eva his wife, Nellie R Rhodes, Harriet D and Josephine H White and John L Miller and James W White exrs Lydia M White to American Mortgage Co. 9th av, s w cor 213th st, 99.11x150. Dec 20, 5 years, 5 1/2%. Dec 30, 1909. 8:2209. 20,000

Mischlick, Anna E, of Rockaway Park, L I, to GERMAN SAVINGS BANK. 1st av, No 294, e s, 47 n 17th st, 24x94. P M. Dec 30, 1909, due Feb 1, 1913, 4 1/2%. 3:949. 12,000

Murtha, Eugene I to MUTUAL LIFE INS CO of N Y. 6th av, No 839, w s, 80.5 s 48th st, 20x84. Dec 30, 1909, due, &c, as per bond. 4:1000. 3,000

McDonald, Mary J to Chas Lanier and ano exrs Frances A Lawrence. 31st st, No 154, s s, 125 e 7th av, 25x98.9. Dec 30, 1909, 3 years, 5%. 3:806. 50,000

Same and Beni F Feiner and Tessie E Moss with same. Same property. Subordination agreement. Dec 29. Dec 30, 1909. 3:806. nom

Marks, Isaac of Brooklyn and Morris Weinstein, N Y, with Mary L Einhaus. 11th av, Nos 666 and 668, n e cor 48th st, Nos 559 and 561 West, 50.2x100. Extension of mort for \$8,000 to Dec 24, 1912, at 6%. Dec 24, 1909. 4:1077. nom

Montgomery, David C to TITLE GUARANTEE & TRUST CO. 71st st, No 126, s s, 255 w Columbus av, 20x100.5. Dec 4, due &c as per bond. Dec 24, 1909. 4:1142. 22,000

Same to same. Same property. Prior mort \$22,000. Dec 4, due &c as per bond. Dec 24, 1909. 4:1142. 4,000

McArdle, Wm J to Ernest C Brower. Cherry st, No 446, n s, abt 75 e Jackson st, 25x100. Dec 21, demand, 6%. Dec 23, 1909. 1:263. Corrects error in last issue, when location of property was Cherry st, No 466, n s, abt 225 w Corlears st. 1,000

Mandel (Max) Realty Co to Delia G Levy. Bowery, No 197, e s, 174.8 n Delancey st, 25x150. Prior mort \$60,000. Given as collateral security for mort of \$15,000. Dec 22, 3 years, 6%. Dec 24, 1909. 2:425. 15,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 24, 1909. 2:425. —

Mandel (Max) Realty Co to Delia G Levy. Bowery, Nos 28 and 28 1/2, s w cor Bayard st, No 43, 42.6x75x50x75. Prior mort \$60,000. Dec 22, 3 years, 6%. Dec 24, 1909. 1:163. 15,000

Same to same. Same property. Certificate as to above mort. Dec 22. Dec 24, 1909. 1:163. —

Mandel (Max) Realty Co to TITLE INS CO of N Y. Bowery, No 197, e s, 174.8 n Delancey st, 25x150. Dec 23, 5 years, 5%. Dec 24, 1909. 2:425. 60,000

Same to same. Same property. Certificate as to above mort. Dec 23. Dec 24, 1909. 2:425. —

Marks, Isaac and Morris Weinstein to TITLE GUARANTEE & TRUST CO. 11th av. Nos 666 and 668, n e cor 48th st, Nos 559 and 561, 50.2x100. Dec 18, due &c as per bond. Dec 24, 1909. 4:1077. 20,000

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BANK WORK A SPECIALTY

- MERCANTILE TRUST CO with E Victor Loew. Madison av, s w cor 89th st, —x—. Extension of \$175,000 mort until Jan 1, 1913, at 4½%. Dec 6, 1909. 5:1500. nom
- Marx-Jacobson Realty Co to GREENWICH SAVINGS BANK. Delancey st, n e cor Mangin st, 50x100. Dec 24, 1909, due &c as per bond. 2:323. 57,000
- Same to same. Same property. Consent to above mort. Dec 24, 1909. 2:323. —
- Same to same. Same property. Certificate as to above mort. Dec 24, 1909. 2:323. —
- Marcus, Lena wife Isidore Marcus to Louise Benziger. 27th st, No 434, s s, 325 e 10th av, 25x98.9. Dec 27, 1909, 5 years, 4½%. 3:724. 20,000
- Same and John A Weser with same. Same property. Subordination agreement. Dec 27, 1909. 3:724. nom
- MERCANTILE TRUST CO with Ellen W wife Harmanus B Dur-yea. Broome st, Nos 484 to 490, and Franklin st, No 91 (41). Extension of mort for \$165,000 to Jan 2, 1913, at 4½%. Dec 18, 1909. 1:174, 2:487. nom
- Morton, Levi P with SEAMENS BANK FOR SAVINGS in City N Y. St Nicholas av, Nos 66 to 72, s e cor 114th st, No 122, 118.5x69.2x100.11x131.2. Extension of \$150,000 mort until Nov 15, 1911, at 4½%. Dec 23, 1909. 7:1823. nom
- Murray, John A to U S TRUST CO of N Y. Water st, No 31, s e s, 75.1 n e Broad st, 28.6x77.9x28.7x75.11. P M. Dec 16, due Aug 1, 1911, 4½%. Dec 27, 1909. 1:7. 23,000
- Marshall, Emma with Henry M Sands. 117th st, No 58, s s, 150 e Lenox av, 25x100.11. Subordination agreement. Dec 23, 1909. 6:1600. nom
- Mandel, Max and Ida Feinstein to Isidor Gredinger. Houston st, No 128, n s, 75.8 e 2d av, runs n 80.8 x w 4.6 x n 19.2 x e 14.6 x n 4 x s e 15.8 x s 98.9 to st x w 25 to beginning. Prior mort \$28,000. Dec 29, 1909, 4 years, 6%. 2:442. 6,000
- Manahan, Mary G wife of and Thos F to City Equity Co. 72d st, No 159, n s, 150 w 3d av, 29.6x102.2. Prior mort \$29,000. Dec 22, due June 16, 1911, 5½%. Dec 29, 1909. 5:1407. 1,500
- Noble County Bank of Kendallville, Indiana with Louis Siegbert et al exrs &c Saml Siegbert. 85th st, No 102, s s, 30 w Columbus av, 35x102.2. Subordination agreement. Dec 21, 1909. 4:1215. nom
- Neppert, Emma L to Edw G Whitaker referee. Madison st, No 286, s s, 73.11 w Montgomery st, 18x75. P M. Dec 16, 1 year, 5%. Dec 27, 1909. 1:269. 5,000
- Neppert, Emma L to Edw G Whitaker referee. Madison st, No 288, s s, 55.11 w Montgomery st, 18x75. P M. Dec 16, 1 year, 5%. Dec 27, 1909. 1:269. 5,500
- Nethul Realty Co to METROPOLITAN LIFE INS CO. Claremont av, No 180, n e cor 125th st, 100x100. Extension of \$155,000 mort until Nov 1, 1914, at 5%. Oct 11, 1909. 7:1993. nom
- Ozerkis, Bernard, Max Fuchs, Isidor Silverman with Wm H Schmohl individ and as exr Chas H Reed and ano. Cannon st, No 61, w s, 27x100. Extension of \$28,000 mort until Jan 1, 1914, at % as per bond. Oct 28, 1909. 2:333. nom
- Ollive, Thos S as committee Edwin O Brinckerhoff with Henry Freiberger. 29th st, No 540 West. Extension of \$13,500 mort until Jan 15, 1913, at 5%. Dec 21, 1909. 3:700. nom
- Ollive, Thos S as committee Edwin O Brinckerhoff with Albert Miller. 55th st, No 505 East. Extension of \$12,000 mort until Dec 26, 1912, at 5%. Dec 18, 1909. 5:1371. nom
- Ollive, Thos S committee Edwin O Brinckerhoff with Chas A Person. 2d av, No 2456. Extension of \$19,000 mort until Nov 8, 1912, at 5%. Dec 17, 1909. 6:1802. nom
- 157th st Realty Co to TITLE GUARANTEE & TRUST CO. 157th st, n s, 575 w Amsterdam av, 75x99.11. Building loan. Dec 23, 5 years, 6% until completion of building, and 5% thereafter. Dec 24, 1909. 8:2116. 100,000
- Same to same. Same property. Certificate as to above mort. Dec 23, 1909. 8:2116. —
- Otto, Fred to Wm K Thorn. Lewis st, No 159, w s, 62.1 n 3d st, 21.4x75.6 to alley x 22.1x76.1. Prior mort \$—. Dec 24, 5 years, 5%. Dec 28, 1909. 2:357. 10,000
- Same and Clarence Mayer with same. Same property. Subordination agreement. Dec 24, 1909. 2:357. nom
- Parker, Winthrop to TITLE GUARANTEE & TRUST CO. 89th st, No 309, n s, 170 w West End av, 20x100. Dec 28, 1909, due, &c, as per bond. 4:1250. 10,000
- Paterno Bros, a corpn, to Samuel McMillan Jr. 116th st, s s, 400 w Broadway, runs s 65.11 x w 103.1 to e s Riverside Drive x n — x n and e along 116th st — to beginning. Prior mort \$17,000. Dec 28, 1 year, 5%. Dec 29, 1909. 7:1896. 102,000
- Polatschek, Philip to John E Kaliski. 8th av, No 2579, w s, 74.11 s 138th st, 25x100. Dec 30, 1909, due Jan 1, 1915, 5½%. 7:2041. 30,000
- Poetzsch, Olga to Woldemar Franze. 74th st, Nos 244 and 246, s s, 133.4 w 2d av, 33.4x102.2. Dec 29, 2 years, 6%. Dec 30, 1909. 5:1428. 2,000
- Pardee, Jennie M C to EMIGRANT INDUST SAVINGS BANK. 31st st, No 116, s s, 221.3 e 4th av, 20.6x98.9. Prior mort \$10,000. Dec 30, 1909, 3 years, 4½%. 3:886. 5,000
- Polstein, Isaac to Katharina Vetter. 111th st, Nos 106 and 110, s s, 52.6 e Park av, 52.6x100. Dec 29, 5 years, 5%. Dec 30, 1909. 6:1638. 55,000
- Quinlan, Danl J and Julia with Abraham Rosenthal. Rutgers pl, No 4. Extension of \$27,000 mort until Jan 1, 1915, 5%. Dec 23, 1909. 1:257. nom
- Quigg, Lulu to Caroline R Brown and ano. 38th st, No 225, n s, 531.3 e 8th av, 20.7x98.9. P M. Dec 23, 3 years, 4½%. Dec 24, 1909. 3:788. 20,000
- Quigg, Lulu to Alex Lyle exr &c Eliza S Lyle. 38th st, No 223, n s, 227.7 w 7th av, 20.7x98.9. P M. Dec 23, 3 years, 4½%. Dec 24, 1909. 3:788. 22,000
- Rupp, Carrie B with BOWERY SAVINGS BANK. 9th av, No 475. Extension of \$20,000 mort until Dec 20, 1914, at 4½%. Dec 20, 1909. 3:734. nom
- R & M Realty Co to Arthur C Hearle. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Dec 24, 1909, due June 24, 1910, 6%. 7:2011. 6,800
- Rosenkrans, Jos H individ and as admr Eliza T Rosenkrans, Frances A Cowles, Helen T Cowles, Eliz M Thomson and Anne, Giraud F and Geo M Thomson to Wm J Limerick. 3d av, No 453, e s, 25 n 31st st, runs e 100 x n 25 x w 15 x s 0.6 x w 85 x s 25 to beginning. Dec 18, due as per bond, 6%. Dec 24, 1909. 3:912. 15,000
- R & M Realty Co to John Bell Co and ano. 142d st, Nos 137 and 139, n s, 350 e 7th av, 50x99.11. Consent to mort for \$6,800. Dec 24, 1909. 7:2011. —
- Richman, Louis L to District No 1 of the Independent Order Benai Berith, a corpn. Broome st, No 120, n s, 50 w Willett st, 25x87.6. Dec 9, 3 years, 4½%. Dec 27, 1909. 2:337. 18,000
- Rudkin, Geo W to BANK FOR SAVINGS in City N Y. 31st st, No 28, s s, 400 w 5th av, 25x98.9. Prior mort \$40,000. Dec 28, due &c as per bond. Dec 29, 1909. 3:832. 15,000
- Reichman, William to TITLE GUARANTEE & TRUST CO. Lenox av, Nos 649 to 655, w s, 119.11 n 142d st, 2 lots, each 39.11x100. 2 morts, each \$40,000. Dec 27, due &c as per bond. Dec 29, 1909. 7:2011. 80,000
- Raff, Berman to Leo J Kreshover. 127th st, No 303, n s, 109.6 w 8th av, runs n 99.11 x e 25.6 x s 30.3 x e 0.4 x s 69.7 to st x w 25.9 to beginning. Prior mort \$21,000. Dec 29, 1909, due July 1, 1912, 6%. 7:1954. 2,000
- Raff, Berman to Ella Necarsulmer. 127th st, No 303, n s, 109.6 w 8th av, runs n 99.11 x e 25.6 x s 30.3 x e 0.4 x s 69.7 to st x w 25.9 to beginning. Dec 29, 1909, 3 years, 5%. 7:1954. 21,000
- Roll, Eleanora and Sanford F, Jr, of Rahway, N J, to TITLE INSURANCE CO of N Y. 48th st, Nos 314 and 316, s s, 150 w 8th av, 50x100.5. ½ part. All title. Dec 29, 3 years, 6%. Dec 30, 1909. 4:1038. 5,500
- Rothfeld, Bettie with John Trunk and ano. 2d av, No 1444. Extension of \$18,000 mort until Mar 1, 1913, at 4½%. Dec 21, 1909. 5:1450. nom
- Riegger Constantine to Central Building Impt Investment Co. Riverside Drive, e s, 172.3 s 181st st, 104.6x168.1x85.8x161. P M. Dec 29, 2 years, 5%. Dec 30, 1909. 8:2177. 21,500
- Rich, Alexander with Louisa Opperman exr Augustus Opperman. 116th st, No 319, n s, 82 e Manhattan av, 38x100.11. Extension of \$33,500 mort until Feb 1, 1915, 5%. Dec 27, 1909. 7:1943. nom
- Spero, Robert to TITLE INS CO of N Y. 96th st, No 69, n s, 74.11 e Columbus av, 24.6x99.1. Dec 30, 1909, 5 years, 4½%. 7:1832. 20,000
- Safe Realty Corpn to Robt Ward, Jr. Certificate as to mort for \$24,500 covering land in Kings Co, N Y. Nov 9, 1909. Dec 30, 1909. —
- Sokolski, Harris to Wilson M Powell. 5th st, No 237, n s, 100 w 2d av, 30x97. Dec 30, 1909, 5 years, 4½%. 2:461. 45,000
- Strauss, Clara wife of Emanuel Strauss to Society for the Relief of Destitute Blind of the City of N Y and its Vicinity. 7th av, No 2183, e s, 25 n 129th st, 24.11x96. Dec 30, 1909, 5 years, 4½%. 7:1914. 25,000
- Sullivan, Timothy D with Emil Heller. 14th st, Nos 126 to 130, s s, 62.6 w 3d av, 62.6x206.6 to n s 13th st, Nos 123 to 127 East. Extension of \$50,000 mort until Nov 22, 1911, at 6%. Dec 28, 1909. 2:599. nom
- Shortmeier, Johannah C D to Annie R Bauerdorf. 45th st, No 149, n s, 160 w 3d av, 20x100.5. Prior mort \$10,000. Dec 30, 1909, due, &c, as per bond. 5:1300. 5,000
- Strominger Realty Co to Coney Island Construction Co. Consent, certificate and resolution by stockholders to mort for \$5,000 covering land in Brooklyn. Dec 13, 1909. Dec 30, 1909. —
- Seventy-eighth Street Impt Co to Robert B Walsh. West End av, No 379, s w cor 78th st, No 300, 22.2x75. P M. Prior mort \$25,000. Dec 30, 1909, due &c as per bond. 4:1186. 18,000
- Schlanger, Solomon H to Crescent Star Realty Co. Stanton st, No 207, s e cor Ridge st, Nos 136 and 138, 60x43. Prior mort \$56,000. Dec 22, demand, 6%. Dec 24, 1909. 2:344. 8,500
- Smith, Ida M wife Byron J and Kate Gerber to BOWERY SAVINGS BANK. 164th st, No 461 West. Extension of mort for \$10,500 to Sept 3, 1914, at 4½%. Sept 3, 1909. 8:2111. nom
- Sakolski, Isaac to EXCELSIOR SAVINGS BANK. Lexington av, s w cor 131st st, 50x80. Dec 21, 5 years, 5%. Dec 24, 1909. 6:1779. 38,000
- Sakolski, Isaac and Christian Henzel to EXCELSIOR SAVINGS BANK of City N Y. Lexington av, s w cor 131st st, 50x80. Subordination agreement. Dec 21, 1909. 6:1779. nom
- Spence, Annie to Cornelia Kamping. 135th st, No 56, s s, 172.6 e Lenox av, 17.6x99.11. Prior mort \$8,000. June 1, 1 year, 6%. Dec 24, 1909. 6:1732. 1,000
- Sexton, William to BANK FOR SAVINGS in City N Y. 39th st, No 218, s s, 200 e 3d av, 16.8x98.6. All title to strip in rear 16.8x0.3. Dec 24, 1909, 3 years, 4½%. 3:919. 5,000
- Seikevitz, Isaac E to Jennie Sherman. Ludlow st, No 17, w s, 175.7 n Canal st, 25x88.5. Prior mort \$25,000. Dec 24, 1909, due Jan 15, 1915, 6%. 1:298. 6,000
- Schwab, Abraham and Leo L to Ellen Collins. 4th av, No 441, s e cor 30th st, No 100, 19.9x60. Dec 21, 5 years, 4½%. Dec 27, 1909. 3:885. 55,000
- Strachstein, Rose to Isaac Wolff. 79th st, Nos 303 and 305, n s, 70 e 2d av, runs n 76.7 x e 30 x n 25.6 x e 25 x s 102.2 to st x w 55 to beginning. Dec 11, due Jan 1, 1912, 6%. Dec 27, 1909. 5:1542. 2,500
- Saranac Realty Co to Edw G Whitaker as referee. Whitehall st, No 26, w s, 60.5 n Pearl st, 24x62.3x24.7x59.3. P M. Dec 16, 1 year, 5%. Dec 27, 1909. 1:9. 45,000
- Singer, David A to De Witt C Cohen. 51st st, No 504, s s, 100 w 10th av, 25x100.5. Dec 27, 1909, 5 years, 5%. 4:1079. 11,000
- Sterling Building & Operating Co to TITLE INS CO of N Y. Amsterdam av, Nos 2234 to 2242, n w cor 171st st, No 501, 70x100. Dec 23, 3 years, 4½%. Dec 27, 1909. 8:2128. 100,000
- Same to same. Same property. Certificate as to above mort. Dec 23, 1909. 8:2128. —
- Slattery, Cath of Dublin, Ireland, to TITLE GUARANTEE AND TRUST CO. Henry st, No 223, n s, about 165 e Clinton st, 23.6 x87.6. Dec 15, due, &c, as per bond. Dec 28, 1909. 1:286. 12,000

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to need further descrip-
tion.

Schevcik, Edw J and Anton Opperman to Edw A Kerbs. Lenox
av, Nos 657 and 659, s w cor 143d st, No 100, 40x100. Dec 24,
5 years, 5%. Dec 28, 1909. 7:2011. 65,000

Smyth, Maimee M to Edward Kent and Wm R Wilcox trustees
Mary J Havemeyer. 71st st, No 347, n s, 418.9 w West End
av, 18.9x102.2. Dec 27, 3 years, 5%. Dec 28, 1909. 4:1183.
20,000

STATE BANK with Edw A Kerbs. Lenox av, No 657 and 659,
s w cor 143d st, No 100, ——. Subordination agreement.
Dec 27. Dec 28, 1909. 7:2011. nom

Schwarz, Ida T L with Harry Strasbourger. 1st av, No 1944.
Extension of \$32,000 mort until Feb 26, 1913, at 5%. Dec 17.
Dec 28, 1909. 6:1694. nom

Schmid, Henry to Herman J Boldt. Av A, Nos 36 and 38, s e
cor 3d st, Nos 150 to 154, 44.6x76. Dec 23, 4 months, —%.
Dec 28, 1909. 2:398. note 7,750

St Johns Park Realty Co to American Mortgage Co. Canal st, Nos
533 and 535, n e s, abt 70 e Washington st, runs n e 56 to alley
x s e 15.6 x e 3 x s 17.8 x s w 41 to st x n w 31.5 to beginning,
all title to said alley; Canal st, No 537, n s, abt 50 e Washing-
ton st, runs n 60 to alley x e 14.6 x s e 8.6 x s w 56 to st x w
22 to beginning; Canal st, No 539, n s, 25.7 e Washington st,
runs e 22 x n — to alley x n w 3.6 x w 8.6 x w 3.2 x — 0.10 x w
10.10 x s 11.6 x w 1.8 x s 32.2 to beginning; Canal st, No 541,
n e cor Washington st, No 477, runs s e 25.5 x n e 32.3 x s e
1.8 x n e 11.4 x e 10.10 x s 1 x s e 3.2 x n 5.5 to an alley x w
61.5 to Washington st x s 22.2 to beginning, with all title to
alley; Washington st, No 479, e s, 182.6 s Spring st, 20.4x
80. P M. Dec 28, 1 year, 6%. Dec 29, 1909. 2:595. 50,000

St Johns Park Realty Co to American Mortgage Co. Washington
st, No 479, e s, 182.6 s Spring st, runs e 80 x s 20.4 to an alley
x w 80 to Washington st x n 20.4 to beginning, all title to
alley. P M. Dec 28, 1 year, 6%. Dec 29, 1909. 2:595. 10,000

Smith, Amalia K to TITLE GUARANTEE & TRUST CO. Thompson
st, Nos 90 and 92, e s, 100 n Spring st, runs e 163.5 to West
Broadway, No 414, x n 25 x w 69.4 x n 25 x w 94.6 to Thompson
st x s 50 to beginning; Lexington av, Nos 694 and 696, w s, 25.5
s 57th st, 40x90. 1/2 part. All title. Prior mort \$20,000. Dec
28, due &c as per bond. Dec 29, 1909. 2:502, 5:1311. 5,000

Strecker, Otto A to William Rankin. Cooper st, n s, 250 w Haw-
thorne st, 50x200 to Seaman av. Dec 29, 1909, due &c as per
bond. 8:2239. 8,000

Stewart, Archibald C M I to EQUITABLE LIFE ASSUR SOC of the
U S. Park row, No 122, n s, 198.1 e Duane st, 24.5x100.8x24.8
x107.1. Dec 29, 1909, due Jan 1, 1915, 4 1/2%. 1:159. 40,000

Therry, Mary to Kate B Belloni. 14th st, No 216, s s, 404.6 w
2d av, 23.6x103.3. Oct 8, due June 1, 1913, 5%. Dec 24, 1909.
2:469. 10,000

Twenty-Eighth St & Seventh Av Realty Co to UNION TRUST CO
of N Y. 28th st, Nos 156 to 160 West. Certificate as to mort
for \$60,000. Dec 20. Dec 24, 1909. 3:803.

Tautog Realty Co to Morris Levin, doing business as Levin &
Levin Contracting Co. 138th st, No 527, n s, 400 w Amsterdam
av, 25x99.11. Prior mort \$24,000. Dec 28, 1909, due 12
months after completion of building, 6%. 7:2070. 11,250

Tautog Realty Co to Morris Levin, doing business as Levin &
Levin Contracting Co. 138th st, No 527, n s, 400 w Amsterdam
av, 25x99.11. Certificate as to above mort. Dec 28, 1909.
7:2070.

Talmud Thora Ohab Zedek Assoc, a corpn, to Lambert Suydam.
5th st, No 630, s s, 388 e Av B, 24.9x97. Dec 28, 5 years, 5%.
Dec 29, 1909. 2:387. 19,000

Tausky, Hinda S to John Drescher, Jr. Monroe st, No 266, s s,
100 w Jackson st, runs w 25 x s 87.6 x e 25 x n 2.4 x n 87 to
beginning. Dec 27, due Jan 10, 1911, 6%. Dec 28, 1909.
1:261. 3,500

Taft Construction Co to Chas Hallock. Certificate as to six mortg
for \$1,000 each covering land in Kings County, N Y. Dec 23.
Dec 30, 1909.

Tobin, Mary to Robert Graves et al exrs Margt J P Graves. Woos-
ter st, Nos 6 to 10, e s, 79.2 n Canal st, runs n 75.3 x e 99 x s
75 x w 17.1 x s 89.3 to Canal st, No 349, x w 25.5 x n 86.3 x w
58 to beginning. Dec 30, 1909, 3 years, 5%. 1:229. 70,000

Toplitz, Joseph to Adele Herold. 2d av, No 2107, w s, 26.3 s 109th
st, 25x100. Prior mort \$19,000. Dec 28, 3 years, 6%. Dec 30,
1909. 6:1658. 4,000

Tim, Bertha with Franciska Hlavac. Av A, No 1515, w s, 51.2
n 80th st, 25.2x81.6. Extension of mort for \$17,000 to Jan 27,
1913, at 5%. Dec 15. Dec 29, 1909. 5:1560. nom

Taft Construction Co to TITLE GUARANTEE AND TRUST CO.
Declaration as to mort for \$4,500 covering land in Kings Co,
N Y. Dec 24. Dec 30, 1909.

Tim, Louis B to TITLE GUARANTEE & TRUST CO. 86th st,
No 26, s s, 384 w Central Park West, 22x102.2. P M. Dec 22,
due, &c, as per bond. Dec 30, 1909. 4:1199. 45,000

Tim, Louis with Star Bohemian Real Estate Assoc, a corpn. 81st
st, No 518, s s, 273 e Av A, 25x102.2. Extension of mort for
\$17,500 to Nov 20, 1912, at 5%. Nov 8. Dec 30, 1909. 5:1577.
nom

Utility Realty Co to American Mortgage Co. Pinehurst av, s w cor
181st st, 109.9x112.10x114.11x117.11. Dec 24, 1909, 3 years,
5%. 8:2177. 35,000

Same to same. Same property. Certificate as to above mort.
Dec 17. Dec 24, 1909. 8:2177.

Van Schaick Realty Co to Emelie R Martine. 5th av, Nos 80 and
82, s w cor 14th st, No 2, 73.4x107. Dec 3, 3 years, 5%. Dec
24, 1909. 2:577. 45,000

Weinstein (Chas I) Realty Co to TRUST CO OF AMERICA. 113th
st, No 104, s s, 75 w Lenox av, 25x50.5. Dec 27, 1909, 3 years,
5%. 7:1822. 18,000

Waixel, Hannah to N Y SAVINGS BANK. 63d st, No 29, n s, 160
e Madison av, 20x100.5. Dec 27, 1909, due &c as per bond.
5:1378. 35,000

Williamson, Maggie to Mark H Rogers et al. 128th st, No 218,
s s, 225 w 7th av, 33.4x99.11. P M. Prior mort \$22,000. Dec
23, due &c as per bond. Dec 27, 1909. 7:1933. 5,000

Williamson, Maggie to Mark H Rogers et al. 128th st, Nos 220
and 222, s s, 258.4 w 7th av, 2 lots, each 33.4x99.11. 2 mortg,
each \$5,500. Dec 23, due &c as per bond. Dec 27, 1909. 7:1933.
11,000

Weinstein (Charles I) Realty Co to TRUST COMPANY OF
AMERICA. 113th st, No 104, s s, 75 w Lenox av, 25x50.5.
Certificate as to mort for \$18,000. Dec 24. Dec 28, 1909.
7:1822.

Western Wheeled Scraper Co of Aurora, Ill, lessor, with Ferguson
Contracting Co of N Y, lessee. 18 air dump cars. Lease, agree-
ment and general mort. Oct 14, due Mar 10, 1910, 6%. Dec 29,
1909. 19,800

Wilgro Realty Co to Hans Zinsser. Crosby st, No 49, e s, abt 190
n Broome st, 25x100. Dec 22, 1909, 5 years, 5%. 2:482. Cor-
rects error in last issue, when name of mortgagee was Hans
Linsner. 45,000

Whitney (Stephen) Estate Co to Edw G Whitaker ref. West st,
No 30, e s, 150.5 n e Morris st, runs s e 98.4 x n e 19.5 x n w
101.7 to st, s w 21.8 to beginning. P M. Dec 16, 1 year, 5%.
Dec 30, 1909. 1:17. 21,000

Yung, Charles with Amelia V D Ripley et al trustees Alice V D
Whiting and ano will Mary J Van Doren. West End av, No 180,
Extension of \$28,500 mort until Nov 14, 1914, at 4 1/2%. Dec 11.
Dec 29, 1909. 4:1160. nom

Ziemer, Bernhard to Wm F Renehan. 17th st, No 105 West.
Store lease. Sept 27, demand, 5%. Dec 27, 1909. 3:793. 6,200

BOROUGH OF THE BRONX.

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

*Arnone, Giuseppe to Francis S Phraner and ano exrs Delia S
Clarke. Lyon av, n s, 50 w Grace av, 25x100. Dec 24, 1909, due
Dec 1, 1914, 5%. 5,000

Allan, Wm C to James C Allan. Stebbins av, No 973, w s, 343.9
s 165th st, 20.10x120. Dec 28, due, &c, as per bond. Dec 29,
1909. 10:2690. 1,200

Bronx Holding Co to U S SAVINGS BANK of City N Y. 156th
st, No 1022, s s, 45 w Southern Boulevard, 40x100. Dec 24,
1909, 5 years, 5%. 10:2720. 25,000

Bergen, Wm C to Isabella C King. Topping av, s e cor 176th st,
87x19x85.8x19. Dec 23, due Jan 1, 1915, 5%. Dec 24, 1909.
11:2800. 10,000

Bedford Park Construction Co to Paul J Baumgarten and ano.
Walton av, w s, 248 s 183d st, 20x95. Dec 23, 3 years, 5%.
Dec 24, 1909. 11:3186. 6,500

Same to same. Same property. Certificate as to above mort. Dec
23. Dec 24, 1909. 11:3186.

Bedford Park Construction Co to John H Knoeppel. Walton av,
w s, 228 s 183d st, 20x95. Dec 23, 3 years, 5%. Dec 24, 1909.
11:3186. 6,500

Same to same. Same property. Certificate as to above mort.
Dec 23. Dec 24, 1909. 11:3186.

*Boyle, Margaret C to Wm J Hoe. Coddington av, s s, being lots
50, 51 and e 1/2 of lot 49 map Westchester Terrace, 62.6x128.
Dec 22, 1909, 3 years, 6%. Corrects error in last issue, when
name of mortgagor was Doyle. 500

*Brautigan, Ida H to Edgewater Realty Co. Wilcox st, w s, 200 s
Barkley av, 50x100. P M. Dec 23, due July 1, 1911, 5 1/2%.
Dec 24, 1909. 1,365

Benenson, Benj to Whitley P Westervelt. 146th st, n s, 123.5 e
Willis av, 50x100. Dec 27, 1909, 5 years, 5%. 9:2291. 40,000

Beringer, Bertha with Marie E Baumiller. Edgewater road, No
1503. Extension of mort for \$4,800 to June 8, 1911, at 5%.
Dec 24. Dec 28, 1909. 11:3012. nom

Brechtel, Chas J with Robt W Schumann. Barretto st, e s, 41.11 n
169th st, 20x100x irreg x 92.1. Extension of mort for \$2,000 to
Jan 5, 1913, at 5%. Jan 5, 1910. Dec 28, 1909. 10:2719. nom

Brush, Gilbert P to Edwin A Bradley. 138th st, s s, 125 e Ex-
terior st, runs s 117.9 x e 201.11 to w s Mott av x n 74.3 x w
105 x n 62.2 to st x w 126.2 to beginning. P M. Dec 28, due
Jan 1, 1912, 5%. Dec 29, 1909. 9:2339. 40,000

Same to same. Exterior st, s e cor 138th st, 117.9x125. P M.
Dec 28, due Jan 1, 1912, 5%. Dec 29, 1909. 9:2339. 40,000

Burland, Wolf to John Riegelman. Cauldwell av, n w cor 158th
st, 57.4x100. Dec 30, 1909, 5 years, 5%. 10:2626. 18,000

Same to same. Cauldwell av, w s, 57.4 n 158th st, 45x100. Dec
30, 1909, 5 years, 5%. 10:2626. 8,000

Same to same. 158th st, n s, 100 w Cauldwell av, 30x102.4. Dec
30, 1909, 5 years, 5%. 10:2626. 4,000

Bedford Park Construction Co to Eliz V Irwin. Walton av, w s,
168 s 183d st, 20x95. Dec 29, 3 years, 5%. Dec 30, 1909. 11:-
3186. 7,000

Same to same. Same property. Certificate as to above mort.
Dec 29. Dec 30, 1909. 11:3186.

Same to Gustav Basch. Walton av, No 2259, w s, 208 s 183d st,
20x95. Dec 29, 3 years, 5%. Dec 30, 1909. 11:3186. 6,500

Same to same. Same property. Certificate as to above mort.
Dec 29. Dec 30, 1909. 11:3186.

Same to Mara Eggers. Walton av, w s, 208 s 183d st, three
lots, each 20x95. Three mortg, each \$1,000. Three prior mortg
\$6,500 each. Dec 29, 2 years, 6%. Dec 30, 1909. 11:3186.
3,000

Central Bronx Realty Co to Fredk M Mellert. Tiebout av, e s,
196.3 n 189th st, 31x100. Prior mort \$15,000. Nov 30, due &c
as per bond. Dec 24, 1909. 11:3023. 3,000

Same to same. Same property. Certificate as to above mort.
Dec 22. Dec 24, 1909. 11:3023. 3,000

*Corti Building Co to Lucy R Comfort. Elm st, w s, 125 n Locust
av, 25x100, and being lot 22, supplementary map No 1039
Bronxwood Park. Dec 23, due, &c, as per bond. Dec 24, 1909.
5,500

*Same to same. Same property. Certificate as to above mort-
gage. Dec 23. Dec 24, 1909.

Crowley, Wm to Caroline Gareiss. Webster av, late Bronx River
road, w s, 125.4 s McLean av, 75x117.5x75x111.3, and being lots
207, 209 and 211, map No 1 Supreme Court, Valentine vs Brady
et al, part Hyatt Farm. Dec 23, 5 years, 5 1/2%. Dec 24, 1909.
12:3398. 3,500

Cohn, Dora to Undercliff Realty Co. Plympton av, e s, 50 n 170th
st, 75x112.3x98.6x48.5, and being lots 19 to 21, parcel 17, map
subdivision estate Wm B Ogden at Highbridge, filed May 24,
1907. Prior mort \$2,625. Dec 28, due, &c, as per bond. Dec
29, 1909. 9:2521. 456

ATLAS

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- Calamari, Constantine to TITLE GUARANTEE & TRUST CO. 3d av, No 3430, e s, 175 n 166th st, 25x106.6x23.5x104.6. Dec 28, 1909, due, &c, as per bond. 10:2608. 6,000
- Divine (L W) Co to Anna H Moldenke and ano exrs, &c, John D Heins. Clinton av, w s, 100.1 s 180th st, 41.1x71.8x41.1x71.6. Dec 23, 5 years, 5%. Dec 24, 1909. 11:3095. 17,500
- Same to same. Same property. Certificate as to above mort. Dec 23. Dec 24, 1909. 11:3095. —
- Downey, Margt A to Michl J Sullivan. Leggett av, s w cor 145th st, 100x75, except part for Longwood av and Barry st. Dec 24, 1909, due &c as per bond. 10:2736. 5,000
- Divine (L W) Co and Isaac A Van Bomel to Anna H Moldenke and ano exrs, &c, John D Heins. Clinton av, w s, 100.1 s 180th st, 41.1x71.8x41x71.6. Subordination agreement. Dec 23. Dec 24, 1909. 11:3095. nom
- Diamond, Mary wife of and Chas to DOLLAR SAVINGS BANK of City N Y. Crotona av, e s, 336.7 n 181st st, 81.6x195.6x62.4x 210.3. Dec 27, 1909, 1 year, 6%. 11:3098 1,000
- Donnelly, Mary A with John Counes. Cauldwell av, No 673. Extension of mort for \$7,500 to Oct 19, 1912, at 5%. Oct 23. Dec 27, 1909. 10:2624. nom
- *Doherty, James L to Martin Stepper. Powell av, late 11th st, s s, 330 e Castle Hill av; also 25 e line bet lots 262 and 263, runs s 108 x e 25 x n 108 to st, x w 25 to beginning, being part of lot 263 map Unionport, 25x108. Dec 20. Dec 27, 1909, 3 years, 6%. 3,000
- *Dursie, Teresina to Cath C Hill. White Plains road, s e cor 229th st, —x—, and 229th st, s s, 79 e White Plains road, 50x 114, and being w 1/2 lot 708 map Wakefield, except part for White Plains road; also w 1/2 lot 667, same map. Dec 23, due Dec 23, 1910, 6%. Dec 24, 1909. 1,200
- Duffrin, Julia to LAWYERS TITLE INS AND TRUST CO. Prospect av, e s, 162 n Westchester av, 26.11x65.4x28.5x56.3. Dec 29, 5 years, 5%. Dec 30, 1909. 10:2690. 8,000
- *Denker, Joseph and Yetta to Lucy E Elliott. Plot begins 740 e White Plains road at point 345 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Dec 24, due, &c, as per bond. Dec 30, 1909. 3,500
- *De Canio, Felix and Mary M his wife to Frank Gass. Lots 68 and 69 map No 957, 120 lots of Daily estate. Dec 23, 1 year, 6%. Dec 30, 1909. 1,000
- Emoh Realty Co to Robt G Mead Jr, trustee Gertrude Mead. St Paul's pl, s w cor Brook av, 80.1x32x80x36.9. Dec 23, 3 years, 5%. Dec 29, 1909. 11:2896. 30,000
- Same to same. Same property. Certificate as to above mort. Dec 22. Dec 29, 1909. 11:2896. —
- Emull Realty Co to Henry Morgenthau Co. 163d st, s w cor Fox st, 108x100x109.6x100. P M. Prior mort \$115,000. Dec 6, 3 years, 6%. Dec 28, 1909. 10:2710. 30,000
- Emull Realty Co to City Mortgage Co. 163d st, s w cor Fox st, 108x100x109.6x100. Building loan. Dec 27, demand, 6%. Dec 28, 1909. 10:2712. 115,000
- Same to same. Same property. Certificate as to above mort. Dec 27. Dec 28, 1909. 10:2712. —
- *Foley, Agnes V, of Brooklyn, N Y, to Edgewater Realty Co. Valentine av, w s, 100 s Barkley av, 25x112x25x113. P M. Dec 21, due July 1, 1911, 5 1/2%. Dec 24, 1909. 112
- Frawley, Mary sister and heir Patrick Frawley to Madelaine Appleton. Jefferson st, n s, about 148 e Franklin av; also at line bet lots 83 and 82, runs n 100 x w 50 x s 100 to st, x e 50 to beginning, being part of lot 83 map Morrisania. Dec 22, 2 years, 5%. Dec 24, 1909. 11:2935. 1,500
- *Farrara, Peter to Melrose Realty Co. 214th st, late Shiel st, s s, 200 e Paulding av, and being lot 830 and 831 map Laconia Park, 50x100. P M. Dec 24, due Oct 18, 1910, without interest. Dec 28, 1909. 400
- Franklin, Mary A to Samuel Bitterman. Bailey av, e s, 225 n Boston av, and being lots 83 to 85 on map No 1057, 75x87.7x 75x82.5. P M. Dec 28, 1909, due July 13, 1910, 6%. 12:3261. 1,100
- Franklin, Mary A to Mary K Shady. Bailey av, e s, 225 n Boston av, runs s w 100 x n e 100 to Burnside av, x n w 37 to 75x87.7x75x82.5. Dec 28, 1909, due July 13, 1910, 6%. 12:3261. 2,400
- Friedrich, Chas H with Robt G Mead Jr as trustee Gertrude Mead. St Pauls pl, s w cor Brook av, 80.1x32.1x80x36.9. Subordination agreement. Dec 28. Dec 29, 1909. 11:2896. nom
- *Fick, Marie with Mary J Averill. Cruger av, w s, 150 s Morris Park av, being lot 130, map portion Hunt estate, 25x95. Subordination agreement. Dec 29, 1909. nom
- Fordham Realty Co to Kingsbridge Real Estate Co. Lot 21 block 3239 map No 1187 of 272 lots Bailey estate. P M. Prior mort \$4,500. Dec 30, 1909, 1 year, 6%. 11:3239. 1,000
- Same to same. Lot 22 block 3239 same map. P M. Prior mort \$4,500. Dec 30, 1909, 1 year, 6%. 11:3239. 1,000
- Fordham Realty Co to Central Mortgage Co. Heath av, w s, 75 s Knox or Viator pl, two lots, each 25x100. Two mortg, each \$4,500. Nov 1, 3 years, 5 1/2%. Dec 30, 1909. 11:3239. 9,000
- Frawley, Mary with Madelaine Appleton of Brooklyn. Jefferson pl, No 635. Subordination agreement. Dec 23. Dec 30, 1909. 11:2935. nom
- *Gamache, Joseph to Mary G Smith. Bronxdale av, w s, 310.9 n Morris Park av, 25x99.10x25x99.10. Building loan. Dec 23, due &c as per bond. Dec 24, 1909. 4,000
- *Same to same. Bronxdale av, w s, 285.9 n Morris Park av, 25x 99.10x25x99.9. Building loan. Dec 23, due &c as per bond. Dec 24, 1909. 4,000
- Goldberg, Meyer and Abraham to Ellen Connor. Park av, s e cor 185th st, 25x100. Dec 24, 1909, 3 years, 5 1/2%. 11:3059. 3,000
- Goodman, Eliza with Gasa Paskusz. Valentine av, w s, 62.10 n 181st st, 100.1x200 to e s Ryer av. Extension of \$7,500 mort. until Jan 3, 1915, at 5 1/2%. Dec 21. Dec 24, 1909. 11:3149. nom
- Grande, Emil C to A Hupfel's Sons. Wales av, No 568, s e cor 150th st. Saloon lease. Dec 18, demand, 6%. Dec 27, 1909. 10:2653. 1,750
- Gerhards (Albert) Inc to Morton Trust Co trustees Homer Bostwick. Kelly st, e s, 255.3 n 165th st, 25x100. Dec 28, 5 years, 5%. Dec 29, 1909. 10:2716. 15,000
- Same to same. Same property. Certificate as to above mort. Dec 28. Dec 29, 1909. 10:2716. —
- Same and MORTON TRUST CO with same. Same property. Subordination agreement. Dec 28. Dec 29, 1909. 10:2716. nom
- Gargiulo, Pasquale of Brooklyn, N Y, to DOLLAR SAVINGS BANK. Arthur av, w s, 319 n Belmont pl, late road from Kingsbridge to West Farms, 100x125, except part for av. Dec 28, due Dec 1, 1910, 5 1/2%. Dec 29, 1909. 11:3065. 9,000
- Gerhards, Victor to Horace P Perrin. Lot 17 blk 468 map 890 of subdivision property Isabel T Perry. Dec 28, due &c as per bond. Dec 29, 1909. 10:2716. 2,500
- Hoffmann, Teresa to Adolph G Hupfel. 156th st, s s, 22.5 w Trinity av, 50x100; Trinity av, s w cor 156th st, 100x26.6x100x22.6. Dec 16, demand, 6%. Dec 24, 1909. 10:2628. 1,000
- Harris, Mary to Anna Hepner. Lafontaine av, No 2118, e s, 156.5 n 180th st, 25x95. Prior mort \$4,500. Dec 23, due &c as per bond. Dec 24, 1909. 11:3062. 2,000
- Haeusermann Metal Mfg Co to Rosetta Jonson. Whitlock av, n w s, 120.8 e 144th st, 100.1x130x100.1x134.3. P M. Dec 23, 5 years, 5%. Dec 24, 1909. 10:2601. 4,600
- Heiss, Anton and Eliz Ganns to Port Morris Land & Improvement Co. Southern Boulevard, or 133d st, s s, 75 e Brook av, 50x100. P M. Dec 27, 1909, due, &c, as per bond. 9:2260. 8,000
- Hall, Chas E to A Hupfel's Sons. Union av, No 1085. Saloon lease. Dec 21, demand, 6%. Dec 27, 1909. 10:2670. 2,650
- Houlihan, Daniel to Fannie Vreeland. Decatur av, e s, 250.5 n 194th st, late John st or cole st, 50.1x100. P M. Dec 27, due, &c, as per bond. Dec 28, 1909. 12:3277. 5,250
- *Hopfengartner, John G Jr to Arthur T Bolton. Grant av, e s, and being lots 45 and 46, map No 1, partion Conrad Buhre Estate. Dec 21, 2 years, 6%. Dec 28, 1909. 1,200
- Hollerith (Joseph), a corpn, to Alois L Ernst. Union av, e s, 323 s Boston av, 25x100, except part for av. Prior mort \$6,500. Dec 29, 1909, 3 years, 6%. 11:2969. 1,000
- Same to same. Same property. Certificate as to above mort. Dec 29, 1909. 11:2969. —
- Hollerith (Joseph), a corpn, to Anna H Moldenke and ano exrs, &c, John D Heins. Union av, No 1298, e s, 323 s Boston av, 25x100, except part for av. Dec 29, 1909, due &c as per bond. 11:2969. 6,500
- Same to same. Same property. Certificate as to above mort. Dec 28. Dec 29, 1909. 11:2969. —
- Hauck, Annie to Sedgwick M Allen trustee for Hanford Smith et al under will Hanford Smith decd. Burnside av, No 292 (578), s av and being lots 83 to 85 map (No 1057) at Kingsbridge, w s, 380.3 s e of the approach to Concourse and 455.3 s e of beginning. Dec 29, 3 years, 5%. Dec 30, 1909. 11:2814. 8,000
- *Janss, Geo H to May Janss. Av D, w s, 53.6 n 5th st, 50x100. Dec 29, due Oct 19, 1911, 6%. Dec 30, 1909. 300
- Joseph, Enos F to Edwin B Meeks trustee Jos W Meeks for himself and others. Honeywell av, e s, 100 n Tremont av, 43x60. Dec 24, 1909, due &c as per bond. 11:3121. 16,000
- Kaplan, Abraham H to De Witt C Flanagan and ano exrs &c. Division st, n w cor Spuyten Duyvil road, —x—. Saloon lease. Jan 16, demand, 6%. Dec 24, 1909. 13:3407. 1,500
- *Kruger, Sophie to Charles Spieller. Hancock st, w s, 475 n Columbus av, 18.9x100. Prior mort \$3,500. Dec 24, 1909, due &c as per bond. 800
- Kitchen, Jane to Caroline F Butterfield. Kelly st, e s, 171.3 n 165th st, 3 lots, each 19.8x100. 3 mortg, each \$8,500. Dec 23, 3 years, 5%. Dec 24, 1909. 10:2716. 25,500
- Knox, Arthur with U S SAVINGS BANK. 156th st, No 1022, s s, 45 w Southern Boulevard, 40x100. Subordination agreement. Dec 24, 1909. 10:2720. nom
- Kroehle, Chas J exr, &c, John C Boettner with H & H Schmidt Construction Co. Simpson st, n e cor Home st, runs n 122.11 x e 100 x s 25 x w 53.1 x s 92.2 to Home st, x w 50.8 to beginning. Extension of \$45,000 mort until Dec 15, 1914, at 5%. Dec 30, 1909. 11:2975. nom
- Lichtenberg Bros, a corpn, to Chas A Menter. Brook av, e s, 150.8 n 139th st, 25.1x118.11x25.6x121.6; also the space lying beneath the surface of the 10-foot strip running from land of Rector, &c, of St Ann's Church of Morrisania to Brook av; with all title to alley over premises secondly above described. Prior



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mort \$27,000, given as collateral security for payment of \$15,000 mort covering premises at 7th av, n e cor 145th st, —x—, Dec 13, 2 years, 6%. Dec 27, 1909. 9:2267. 5,000
 Same to same. Same property. Certificate as to above mortgage. Dec 13, Dec 27, 1909. 9:2267.

Mountain Construction Co to Wm V Simpson. Bathgate av, s w cor 188th st, 89.5x32, except strip 0.1 on s s; 165th st, s s, 27 e College av, —x137.10x88.8x138.10. Prior mort \$70,500. Dec 24, 1909, due &c as per bond. 9:2432. 3,000

Moody, Geo F to Louisa Dash. Westchester av, s s, 14.9 w Brook av, runs w 57.6 x s 38 x n e 68.11 to beginning; Brook av, w s, 37 s Westchester av, 67x44.9x10.9x74.1. Dec 23, due &c as per bond. Dec 24, 1909. 9:2294. 12,000

Moloughney, Ann to TITLE GUARANTEE & TRUST CO. Union av, No 862, e s, 197.4 n 160th st, 16.4x125. Dec 23, due &c as per bond. Dec 24, 1909. 10:2677. 3,500

Mountain Construction Co to Wm V Simpson. 165th st, s s, 27 e College av, 138.10x—; 188th st, s w cor Bathgate av, 32x—, Certificate as to mort for \$3,000. Dec 24. Dec 27, 1909. 9:2432, 11:3057.

Morris, Marcella individ and extrx Mary A Norton to James W A Morris. Prospect av, w s, 105 s 179th st, 25x100. Oct 1, 1 year, 5%. Dec 27, 1909. 11:3093. 325

Marks, Bessie to Sigmund B Hauser. 3d av, e s, 140 n 145th st, 28x97.7x25x109.11. Prior mort \$12,000. Dec 27, 1909, due, &c, as per bond. 9:2307. 8,000

Mand, Alvina and Gertrude F and Florence F Murphy to American Mortgage Co. 3d av, No 2756, s e cor 146th st, No 360, 28.5x86.5x25.3x73.8. Dec 23, 5 years, 5%. Dec 27, 1909. 9:2307. 25,000

Mand, Alvina, Gertrude Murphy and Florence F Murphy to Jennie M Howell. 3d av, No 2756, s e cor 146th st, No 360, 28.5x86.5x25.3x73.8. Dec 23, 5 years, 5%. Dec 27, 1909. 9:2307. 4,000

Miller, Peter B to A Hupfel's Sons. Forest av, No 872. Saloon lease. Oct 11, demand, 6%. Dec 27, 1909. 10:2658. 2,500

*Melrose Realty Co to Nicola Galante. 214th st, late Sheil st, s s, 200 e Paulding av, and being lots 830 and 831 map Laconia Park, 50x100. Dec 23, 1 year, 6%. Dec 28, 1909. 300

Mountain Construction Co and Wm V Simpson with Mary S Croxson. Bathgate av, s w cor 188th st, 89.5x32. Subordination agreement. Dec 28, 1909. 11:3057. nom

Mestaniz, Emma M S to Chas Knapp. Longfellow av, No 1139, w s, 182.3 n 167th st, 25x100. Oct 28, installs, 6%. Dec 28, 1909. 10:2754. 750

*Morante, Emilio to Wolfe G Isaacs. Carlisle pl, w s, 125 s 213th st, 25x100, Williamsbridge. Dec 28, 1 year, 6%. Dec 29, 1909. 400

Morrison, Isidore D to Noel B Sanborn et al trustee Isaac G Pearson. 140th st, n s, 107.2 w Brook av, 37.6x100. Dec 30, 1909, 5 years, 5%. 9:2285. 27,500

Nickisch, John H to James A Banzer. Lots 1 and 2 map lots sold at auction action Knickerbocker Trust Co et al vs Webster Realty Co. Prior mort \$—. Dec 29, demand, 6%. Dec 30, 1909. 11:2875. note, 2,000

O'Hara, David G and John J to Packard & Co. Home st, s w cor Union av, old lines, 100x70, except part for st and av. Assign rents to extent of \$1,000. Dec 29. Dec 30, 1909. 10:2671. 1,000

One Hundred & Seventy-Third St Building & Construction Co to Edwin B Meeks trustee Jos W Meeks for himself and others. Vyse av, s e cor 173d st, 35x100. Dec 24, 1909, due &c as per bond. 11:2996. 27,000

Same to same. Same property. Certificate as to above mort. Dec 24, 1909. 11:2996.

Same to same as trustee for Sophie T Hawkins et al. Vyse av, e s, 35 s 173d st, 40x100. Dec 21, due &c as per bond. Dec 24, 1909. 11:2996. 25,000

Same to same. Same property. Certificate as to above mort. Dec 24, 1909. 11:2996.

Powell, Henry M with Caroline F Butterfield. Kelly st, e s, 171.3 n 165th st, 59x100. Subordination agreement. Dec 23. Dec 24, 1909. 10:2716. nom

Poldow, Joseph to U S Heater Co. Concord av, No 504, e s, 98.10 n 147th st, 19.10x100. Dec 23, due July 1, 1910, 6%. Dec 24, 1909. 10:2580. 901

Prospect Investing Co with Paul J and Robt E Baumgarten and John H Knoepfel. Walton av, w s, 228 s 183d st, 40x95. Subordination agreement. Dec 22. Dec 24, 1909. 11:3186. nom

Patton, Edna A with Edw M Tessier. Webb av, Nos 2460 to 2464, e s, 400 n Park View pl, runs s 100 x n e 72.9 x n 102 to av, x s w 74.3 to beginning. Extension of \$1,450 mort until Sept 1, 1910, at 6%. Dec 22. Dec 24, 1909. 11:3219. nom

Poldow, Joseph to Chas Schaefer. Concord av, e s, 20 n 147th st, 98.6x100. Dec 24, due, &c, as per bond. Dec 27, 1909. 10:2580. 1,210

*Polchinski, Joseph to DOLLAR SAVINGS BANK, N Y. Willett st, n w cor 213th st, 100x100, Olinville. Dec 28, 1909, due Dec 1, 1913, 5%. 3,000

*Passarelli, Angelo widow to Rosa Sanginito. 219th st, late 5th av, n s, w 1/2 of lot 324 map Wakefield, 25x114. Dec 28, 3 years, 6%. Dec 30, 1909. 500

Rockland Realty Co to Henry Friend. Fox st, e s, 423.3 n 165th st, 75x200 to Simpson st. Subdivision of property Henry Tiffany part of Fox Estate. Dec 28, 1909, 2 years, 5%. 10:2726. 16,000

*Rosenberg, Jakob to Edgewater Realty Co. Valentine st, w s, 150 s Town Dock road, 50x122x55x141; Valentine st, w s, 100 n Barkley av, 100x110x100x107; Valentine st, w s, 200 s Barkley av, 61x109.6x62x113. P M. Dec 27. Dec 28, 1909, 3 years, 5 1/2%. 1,043

Reinwald, Henry Jr to TITLE GUARANTEE & TRUST CO. Creston av, w s, 144.9 n 196th st, 25x100. Dec 29, 1909, due &c as per bond. 12:3318. 5,000

*Roth, Katie to Michl J Sullivan. Havemeyer av, late Av B, n w cor Ludlow av, late 6th st, 108x130, Unionport; Gleason av, late 12th st, n s, 280 w Havemeyer av; also at w s lot 337, runs n 108 x e 25 x s 108 to Gleason av, late 12th st, x w 25 to beginning, being part of lot 337 map Unionport. Prior mort \$9,400. Dec 24, due, &c, as per bond. Dec 27, 1909. 2,150

Russhon, Joseph to Margaret Knox. Montgomery av, w s, 365 s Popham av, 25x100. Dec 22, 3 years, 5%. Dec 23, 1909. Corrects error in last issue as to mortgagees name. 11:2877. 6,500

Russhon, Joseph to Rachel L Bartley and ano. Montgomery av, w s, 340 s Popham av, 25x100. Dec 22, Dec 23, 1909. Corrects error in last issue as to description of property and amount of mort. 11:2877. 6,500

Short, Amy H to BRONX SAVINGS BANK. Road 40 ft wide, n s, at e s of road or st 40 ft wide, being rear 1/2 of lot 1 map building lots of Jos Delafield, contains 40-100 of an acre. Dec 23, 3 years, 5 1/2%. Dec 24, 1909. 13:3415. 5,000

Sullivan, Patrick J to U S Title Guaranty and Indemnity Co. Creston av, n w cor 198th st, 100x25x106.8x25.11. Dec 27, 3 years, 5%. Dec 28, 1909. 12:3319. 5,000

*Schiffer, Mary E to Swedish-American Realty Co. 228th st, s s, 280 e Barnes av, 25x114, Wakefield. Dec 28, 2 years, 6%. Dec 29, 1909. 1,000

Simpson, William of New Hudson, N Y, to TITLE GUARANTEE & TRUST CO. 165th st, n s, 26 e Fox st, runs n 96.8 x e 100.10 x s 17.9 x s 59.8 to Westchester av x w 40.4 to st x w 95 to beginning. Dec 29, due &c as per bond. 10:2726. 45,000

Sinnott, Wm and Peter to Bridget M Glinn. Kelly st, w s, 105.3 n 165th st, 25x100. P M. Dec 30, 1909. 1 year, 5%. 10:2705. 3,500

Sinnott, Wm and Peter to Sarah Carty. Kelly st, w s, 80.3 n 165th st, 25x100. P M. Dec 30, 1909, 1 year, 5%. 10:2705. 3,650

Sobel, Ludwig to John Ewald et al. 144th st, n s, 125 e Brook av, 25x99.11. Dec 30, 1909, 5 years, 5%. 9:2271. 13,500

Spring (D H) Realty Co to Jeanie L Ford. 178th st, s s, 80 w Daly av, 40.3x81.4x40.2x81.4. Dec 29, 3 years, 5%. Dec 30, 1909. 11:3121. 20,000

Same to same. Same property. Certificate as to above mort. Dec 29. Dec 30, 1909. 11:3121.

Same to Adele Herold. Same property. Prior mort \$20,000. Dec 29, due Dec 1, 1911, 6%. Dec 30, 1909. 11:3121. 3,500

Same to same. Same property. Certificate as to above mort. Dec 29. Dec 30, 1909. 11:3121.

Same to Stanley W Dexter. 178th st, s s, 120.3 w Daly av, 40.3x81.4x40.3x81.4. Dec 29, 3 years, 5%. Dec 30, 1909. 11:3121. 20,000

Same to same. Same property. Certificate as to above mort. Dec 29. Dec 30, 1909. 11:3121.

Same to Adele Herold. Same property. Prior mort \$20,000. Dec 29, due Dec 1, 1911, 6%. Dec 30, 1909. 11:3121. 3,500

Same to same. Same property. Certificate as to above mort. Dec 29. Dec 30, 1909. 11:3121.

Same to David Arthur as trustee for certain creditors of D H Spring R Co. 178th st, s s, 80 w Daly av, 80x81.4. Prior mort \$50,500. Dec 29, 1 year, 6%. Dec 30, 1909. 11:3121. 7,269

Same to same. Same property. Certificate as to above mort. Dec 29. Dec 30, 1909. 11:3121.

Schmidt (H & H) Construction Co to Clarence Tucker et al trustees Geo W Tucker. Simpson st, e s, 122.11 n Home st, 25x100. Dec 29, due Jan 1, 1913, 6%. Dec 30, 1909. 11:2975. 20,000

Same to same. Same property. Certificate as to above mort. Dec 20. Dec 30, 1909. 11:2975.

Treutler, Maria A to Mary J F Pratt and ano. Ryer av, 2083 w s, 25 n 180th st, 25x93x25.1x92.1. Dec 29, 5 years, 5 1/2%. Dec 30, 1909. 11:3156 and 3149. 5,000

Same to Mary N Voorhees. Same property. Dec 29, demand, 6%. Dec 30, 1909. 11:3156 and 3149. 365.2'

Tessier, Edw M to John L Thomas. Bailey av, e s, 73.4 s 238th st, 40x125.9 to Cannon pl x36.7x129. Dec 1, due June 1, 1910, 6%. Dec 29, 1909. 12:3258. 1,000

Tessier, Edw M to Kath P Beaton. Tee Taw av, Nos 2460 to 2464, e s, 400 n Parkview pl, 74.3x102.9x72.9x100. Prior mort \$—. Dec 23, due Aug 15, 1910, 6%. Dec 24, 1909. 11:3219. 2,000

Topping, Helen G to Margt C Deppeler et al exrs &c John Deppeler. Old creek, e s, plot of salt meadow bounded s and w by the creek, e by land of Widow Brown, and n by land Cornelius Leggett, contains 6 acres; salt meadow begins at white oak stump, at foot of upland of Thos Hunt, runs to meadow of John Leggett and along Sound and East River, contain 3 acres; salt meadow, begins at white oak stump, runs along meadows of John Leggett to a creek, contains 4 acres, 2 roods and 5 perches; salt meadow, begins on n w s old Old creek, opposite the n and w ends of farm of Richard L Hunt, at stake on Old creek adj meadow of Francis Barretto, contains 3 32-100 acres, except part for sts and part conveyed to Hunts Point Estates. P M. Dec 22, 3 years, 5%. Dec 24, 1909. 10:2771, 2772, 2773, 2781 and 2765. 25,000

Troy, Thomas to A Hupfel's Sons. St Anns av, No 169. Saloon lease. Oct 11, demand, 6%. Dec 27, 1909. 9:2263. 5,650

Tessier, Edward M to Central Mortgage Co. Bailey av, e s, 134.5 s 238th st, 19.11x120.7 to w s Cannon pl, x18.5x128.11. Oct 1, due Dec 1, 1912, 5 1/2%. Dec 28, 1909. 12:3258. 6,000

Same to same. Bailey av, e s, 154.4 s 238th st, 20.1x119 to Cannon pl, x18.2x147.4. Oct 1, 3 years, 5 1/2%. Dec 28, 1909. 12:3258. 6,000

Same to same. Bailey av, e s, 114.6 s 238th st, 19.11x122.11 to Cannon pl, x18.3x110.7. Oct 1, 3 years, 5 1/2%. Dec 28, 1909. 12:3258. 6,000

U S TITLE GUARANTY & INDEMNITY CO with Patk J Sullivan. Creston av, n w cor 198th st, 100x25x106.8x25.11. Agreement that building loan mort shall become permanent mort for \$13,000 for 3 years, from Dec 27, 1909, at 5%. Dec 27. Dec 28, 1909. 12:3319. nom

Valentine Construction Co to Pinkus Nathan. Valentine av, s e s, 230.9 n e 198th st, 50x98.8x50x98.11. Dec 20, due &c as per bond. Dec 24, 1909. 12:3302. 5,000

*Valley, Hanna to Mary J Averill. Cruger av, w s, 150 s Morris Park av, being lot 130 map portion Hunt estate, 25x95. Dec 29, 1909, 5 years, 5 1/4%. 4,000

*Weinberger, Aron to Marx Wintjen. Barnes av (4th av), s e cor 213th st (Arthur st), 108.9x101.5x100x144.4. Dec 28, 3 years, 6%. Dec 29, 1909. 2,000

*Walsh, Alex F to Mary E Hyland. Houghton av, s s, 305 e Havemeyer av, and being lot 96 map Unionport, 100x216.2 to Quimby av. P M. Dec 23, 3 years, 6%. Dec 29, 1909. 7,000

*Williamson, Samuel W to Cath C Hill. White Plains road, e s, 64 s 221st st, late 7th st, 50x80.1; 220th st, late 6th av, s s 271 w 4th av, and being west 1-3 of lot 533 map Wakefield, 33.4 x114. Dec 28, 1909, 3 years, 6%. 3,000

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

Weller, Fredk Jr and Ernest L Meeker and Burdick Realty Co with Agnes G W Bertieri. Nelson av, e s, 260 n 175th st, 50x97.4x52.6x81.7. Two subordination agreements. Dec 21. Dec 24, 1909. 11:2876.

Walpuski, Theo G to John H Myers. Loring pl, w s, at n boundary line of premises heretofore conveyed by Ruth Harrison as extrx and ano to Wm S Phillips by deed dated Mar 20, 1899,

runs w abt 119 x n 39.11 x e 114.11 to pl, x s 39.11 to beginning, being part of premises conveyed to Wm Harrison by Gustavus A Sacchi et al by deed dated Nov 20, 1873. Dec 29, due, &c, as per bond. Dec 30, 1909. 11:3225. 7,500

*Zink, Anastasia to Katharina Gass. 12th st, n s, 205 w Av E, and being lot 312 map Unionport, 100x108. Dec 16, 1 year, 6%. Dec 30, 1909. 200

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 22.

164th st, s s, 39 w Stebbins av, 23x73.6. Vivian Walsh agt Wm P Case et al; Wm H Hamilton, att'y; Melville G Palliser, ref. (Amt due, \$7,275.97.)

Willett st, No 65. Wilhelmina Kratsch agt Michael Josephson; Adolph Waxenbaum, att'y; Francis P Pace, ref. (Amt due, \$26,920.94.)

Intervale av, s e s, intersec w s Fox st, 97.11 x27.1xirreg; Adelia Carpenter agt Ernest F Luhrs et al; Wilson M Powell, att'y; Richard H Clarke, ref. (Amt due, \$36,853.75.)

Dec. 23.

122d st, n s, 287.11 e 1st av, 16.8x100.11. Chas A Stein agt Herman Bauman et al; Bennett E Steigelstein, att'y; Reid L Carr, ref. (Amt due, \$1,057.72.)

103d st, s s, 403 w 9th av 16.6x100.11x19.5x100.11 Gilbert A Robertson House agt Clementine W Arnoux; Elliott & S Sidney Smith, att'ys; John V Sheridan, ref. (Amt due, \$16,194.23.)

Walton av, n w cor 149th st, 79.8x57.7x87x45.10. Virginia S R Chapin agt William C Ormiston et al; John G Agar, att'y; Adolph Stern, ref. (Amt due, \$21,198.64.)

Hoffman st, s e cor Jacob st, 50x90.1. Kate Walsh agt Michael Pignoni; Edw F Moran, att'y; Sylvester H Ward, ref. (Amt due, \$5,722.75.)

9th st, No 724 East. Fanny Greenbaum agt Goodman Kostiuik; Packus, Cohen, Lavelle & Gordon, att'ys; Reid L Carr, ref. (Amt due, \$9,974.26.)

Barnes av, w s, 39 n 226th st, 25x105. Ernest F Kaase agt Lavecchia Construction Co; Action No 1; Fetretch, Silkman & Seybel, att'ys; Melvin G Palliser, ref. (Amt due, \$5,968.21.)

Barnes av, w s, 64 n 226th st, 25x105. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$5,968.21.)

Barnes av, w s, 89 n 226th st, 25x105. Same agt same; Action No 3; same att'ys; same ref. (Amt due, \$5,968.21.)

Dec. 24.

8th av, e s, 49.11 n 148th st, 50x80. David Werdenschlag agt Meyer Levy et al; Arnstein, Levy & Pfeiffer, att'ys; Morris H Beall, ref. (Amt due, \$8,883.94.)

Dec. 27.

50th st, No 313 East. Emanuel Lowinson agt Bessie R Bussell; Bloomberg & Bloomberg, att'ys; Daniel E Seybel, ref. (Amt due, \$3,676.75.)

135th st, No 245 West. Wm L Bruen agt Marvin D Hubbell; Stewart & Shearer, att'ys; I Maurice Wormser, ref. (Amt due, \$26,228.91.)

Riverside drive, e s, 116 s 127th st, 95x108. Anne McAlpin agt Chilton Park Realty Co; Atwater & Cruikshank, att'ys; J Robert Rubin, ref. (Amt due, \$10,471.08.)

LIS PENDENS.

Dec. 24.

Kingsbridge rd, e s, lot 66, map of 16 villa sites, portion of Anthony estate.

Catharine st, n w s, lots 246 and 247, map of Washingtonville, Bronx.

Henry Conrad agt Wilhelm Conrad (partition); att'y, I G Darrin.

Minford pl, w s, 200 s 172d st, 103x100. Vincent F Bernesser agt Arthur W Wall et al; action to foreclose mechanics lien; att'ys, Cass & Apfel.

Washington av, w s, 160 s w 178th st, 56x150. Clement H Smith agt Geo H Lester (partition); att'ys, Langbein & Langbein.

49th st, Nos 338 and 340 East. Bella Glaser agt Ray Harburger et al (partition); att'y, J Pawel.

2d av, No 671. Frank Cohen agt Philip L Cohen et al (partition); att'y, S Horkimer.

Dec. 27.

Brown pl, e s, whole front between 136th and 137th sts, 200x90.

133d st, n s, 210 w 5th av, 100x99.11. Fishel Rosenthal agt Max L Rohman et al (action to declare deed void); att'y, S Leavitt.

Pearl st, No 166.

Pine st, No 79.

74th st, No 21 West.

Mildred E Sterry agt Wm D M Sterry et al (partition); att'y, G W Simpson.

Dec. 28.

St Pauls av, n e s, lots 67 and 68, map of land of Elizabeth Schuh to J A Kirby (Bronx).

10th st, No 234 East.

Richard J Steiner et al agt Geo H Cornely et al (partition); att'y, G Hentschel, Jr.

Central Park West, No 135. Ames Iron Works agt Abraham Boehm et al (action to foreclose mechanics lien); att'y, C P Latting.

11th av, s w cor 43d st, 50.5x100x irreg. Thomas Bonner Heating Co agt Jabez Burns & Sons et al (action to foreclose mechanics lien); att'ys, Katz & Sommerich.

Washington av, w s, 160 s w 178th st, 50x150. Clement H Smith agt Catherine V Diller (partition); att'ys, Langbein & Langbein.

Dec. 29.

13th st, Nos 425 to 429 East.

14th st, No 422 East.

Matthew J Wheelahan agt Wm P Shannon; notice of attachment; att'y, M J Wheelahan.

Lot 391, map of Van Nest Park, Bronx. L Hollingsworth Wood agt Louis Jampol et al; set aside deed; att'y, O Sreenberger.

Madison av, No 64. Emma M Whittemore agt Fanny L Campbell et al; partition; att'y, H G Sanford.

Ridge st, w s, 125 n Stanton st, 25x100. Jacob Reitman agt Bessie Tucker; action to declare lien; att'y, B Koenigsberg.

Lots 52 & 53, map of 55 plots, property of Fort Washington & Buena Vista Syndicate. Leo I Meinhard agt A Moses Sons & Co et al; action to set aside conveyance; att'ys, Wolf & Kohn.

30th st, Nos 33 to 37 East. Virginia Potter et al agt Thirty-Five East Thirtieth Street Co; notice of levy; att'y, M B Blumenthal.

Dec. 30.

3d av, Nos 465 & 467.

32d st, No 202 East.

John I Mandeville agt Francis J Keogh; warrant of attachment; att'y, A G Vanderpoel.

106th st, Nos 52 & 54 East. John F Cronin agt Charles Flaum; action to foreclose mechanics lien; att'y, D D Sherman.

Creston av, w s, 175 s 198th st, 25x100.6x25x100.4. Robert A Trainor agt John J Quinn et al; action to foreclose mechanics lien; att'ys, Gifford, Hobbs & Beard.

Lot 170, second map of Neill Estate, Bronx. Paulina Huter agt Charles Huter et al; action to set aside deed; att'y, A P Wagener.

Lot 26, part of Bassford Estate, Bronx.

Fordham av, w s, 158.4 n Fitch st, 50x100.10.

Webster av, s e s, 289.3 s 187th st, 117.11x-x irreg.

Clinton av, e s, 100 s Gray st, 200x100.

Edith R Valentine agt Elgiva E Romer et al; partition; att'ys, R E & A J Prime.

Park av, No 471. United States Mail Chute Equipment Co agt Number 471 Park Avenue et al; action to foreclose mechanics lien; att'y, F X Donoghue.

FORECLOSURE SUITS.

Dec. 24.

40th st, Nos 457 and 459 West. Charles Baye agt Michael Nafal et al; att'y, W J Fanning.

14th st, Nos 520 and 522 East. Jonas Weil et al agt Selig A Kors et al; att'y, M Sundheimer.

133d st, n s, 100 w Amsterdam av, 75x99.11. Adrian H Jackson agt Mary Altieri et al; att'y, S H Jackson.

30th st, n s, 175 e Madison av, 65x98.9. Louis L Seaman agt Grenville T Snelling (amended); att'ys, Strauss & Anderson.

142d st, No 758 East. Lillie B Lillenthal agt Annie Grossman et al; att'y, S Wechsler.

4th st, e s, 62.4 s 1st av, 31.2x105. John W Isherwood, exr agt Anna Habucht et al; att'ys, A T & B B Payne.

Monroe st, s s, 264.2 w Corlears st, 37.2x97.10x37.1x97.10. Leon Tuchmann agt Morris B Arnold trustee &c et al; att'ys, Manheim & Manheim.

118th st, Nos 339 and 341 East. Mary A Racey extrx agt Michael Marrone et al; att'y, J H Deignan.

Av A, w s, 50.5 s 70th st, 50x85. Lucy Costabile agt Zebas Upham et al; att'y, L Burstein.

135th st, n s, 544.6 e St Ann's av, 40x100. Jacob Schlosser agt Montgomery Rosenberg et al; att'y, F P Hummel.

105th st, n s, 86.10 e Manhattan av, 16.4x100.11. John A Beall et al agt Belle A MacDonald et al (amended); att'y, H Merckle.

Dec. 27.

107th st, n s, 350 e 2d av, 25x75. Irving Bachrach et al agt Vigor Bogolowitz et al; att'y, W M Golden Jr.

Longwood av, n s, 42.6 w Garrison av, 17.9x65.8x17.9x66.9.

Longwood av, n s, 24.6 w Garrison av, 17.11x66.9x17.11x67.10; two actions.

Wm G Wood et al trustees agt Clarence B Baldwin et al; att'y, R K Brown.

184th st, No 36 West. Isabelle Camp agt Maurice J O'Connell et al; att'y, H A Vieau.

163d st, No 465 West. Chas K Billings trustee agt Basilius Busch et al; att'y, J H Seymour.

Dec. 28.

Goerck st, No 94. Wilhelmina Fuhr agt Samuel Schack et al; att'y, A A Silberberg.

Dec. 29.

Albany rd, e s, 443 n 231st st, 78x100x irreg.

Albany rd, e s, 571 n 231st st, 25x81.11x irreg.

Wm G Wood et al agt Michael McCarthy et al; att'y, J A Lane.

Creston av, No 2268. Eureka Realty Co agt Mountshannon Realty Co; att'y, L E Brown.

Albany rd, e s, 387 n 231st st, 56x100x37.11x100. Ronald K Brown, trustee, agt Michael McCarthy et al; att'y, J A Lane.

Bronx av, e s, 300 n King st, 50x90. William Singer agt Frank McGarry et al; att'ys, Strauss & Singer.

116th st, No 135 West. Mary Dux agt Maurice Goldberg et al; att'y, J Ettinger.

108th st, s s, 178.6 e Park av, 51x100.11. Eva E Weber agt Ignatz Stern et al; att'ys, Huli, Arnold & Eberhardt.

Dec. 30.

Bradhurst av, No 122. John J Tierney agt Solomon Mintz et al; att'ys, Sullivan & Cromwell.

Hester st, No 95.

Allen st, No 42.

Orion H Cheney agt Isaac F Smith et al; att'ys, Rollins & Rollins.

97th st, No 215 East. Thomas B Hidden, trustee, agt Minnie Gasman et al; att'y, S R Taylor.

JUDGMENTS

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Dec.

24 Abel, Ellis—Benson & Hedges63.90

24 Adams, Walter C—A C Evans et al304.83

24 Abbatte, Salvatore—Carey Mfg Co.costs, 33.08

24 Abrahams, Sigfried & Matilda—P Madarassy129.81

27 Assenheimer, Edw M—M S Assenheimer.....costs, 124.94

27 Armstrong, James B—Pusey & Co40.25

27 Andreini, Mario P—N Y Telephone Co.....36.49

27 Appel, Willard S et al—P M Pelletreau.56.50

27 Alexander, Henri P—B C L Schulze531.41

28 Abrams, Isaac et al—D Drotver39.19

28 Altieri, Mary—C R Diffenderfer et al.167.37

29 Abrahams, Jacob—J Kaplan et al.....186.23

29 Anzelewitz, Alexander A, Joseph A & Abraham et al—Keystone Watch Case Co.....3,271.52

30 Anspacher, Joseph E et al—Metropolitan Life Ins Co.....40.31

30*Arnold, Ernest et al—Mullethaler Co.....63.37

30 Arrigoni, Arrigo—J Hoepfner202.72

30 Ash, William—J Rueth25.41

30 Angrillo, Joseph—J Poris103.63

30 Anzelewitz, Abraham, Alexander & Joseph—D Broschardt326.81

30 Avarello, Vincenzo—Noonan & Prive Co.....195.49

30 Ahearn, John F, as president of the Borough of Manhattan of the City of N Y—J G Collins.....38,525.37

24 Beil, Louis—L Neckmeyer35.48

24 Basch, Sigmund—Arthur Brandenstein Co.....115.20

24 the same—the same181.61

24 Bruckhoff, Louis—R Buttler628.15

24 Bell, Chas N—T Healy403.94

24 Bank, Abraham and Bertha—B Rosen.163.57

24 Brown, Emma C—E W Eager et al.2,280.06

24 Beetson, Frank C—I Strauss et al.169.63

27 Barry, Thomas F—S B Singer519.65

27*Blyth, Margery A et al—Spear, Marshall Co.....350.91

27 Brenker, Samuel et al—D Brenker; possession of chatels and187.01

27 Burling, George—J Meurer286.85

27 Blick, Samuel—N Y Telephone Co.....42.43

27 Bradley, Chas H Jr—the same25.23

27*Barshofsky, Samuel & Esther et al—D H Solotaroff292.54

27 Blake, Richard O—Alden H Weed Co.154.47

27 Blake, May L—M L Dickinson..costs, 118.75

27 Barron, Jennie—L Ruethwohl189.98

27 Baer, Max—People, &c62.67

27 Balagur, Sarah or Solomon—E Britz5,024.21

28 Butler, Julia—J Crowley et al.....835.82

28 Bingham, Wm H et al—John Simmons Co.....354.91

28*Buchignani, Julia C et al—N Y Telephone Co.....30.24

28*Boggs, Norman T et al—the same.....73.53

28 Blanchard, Ralph F et al—the same.....73.53

28 Bolton, James G—M P O'Connor.costs, 70.88

28 Berwitz, Jacob et al—A Rosenheim.....costs, 23.10

28 Bayles, Edw F—H H Weekes.....172.80

28 Brill, Joseph—H Goldstein26.16

28 Burger, Louis et al—Northern Bank of N Y157.91

28 Bing, Alexander—John A Roebing's Sons Co of N Y197.49

29 Bounsignore, Geo M & Nicholas—S E Bernheimer et al305.22

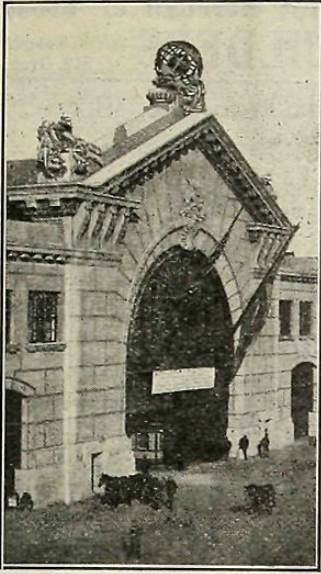
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J. B. KING & CO., 17 State Street, New York

29 Burtnett, Marion—N Y Telephone Co. .25.95	28 Franklin, James N—Starratt & Jones Co. .173.15	24 Kollinger, Harry—E Abrahamson . . .31.53
29 Beck, Wm T—F L Polk et al. .costs, 61.15	28 Filer, Daniel—G Vorsimer et al. . . .87.41	24 Konig, Max—J Salzman60.51
29 Breen, Geo H—Planett Lumber & Mfg Co. .828.50	28 Fetzler, John—B K Bloch83.98	24 Keith, Arthur W—W C Vosburgh Mfg Co.39.20
29*Brand, Isidore H et al—Central Syndicate Building Co.95.16	28 Farrell, Patrick J et al—J W Stolts. .335.74	24 Kamber, Julius—G Perrin et al.713.52
29 Berrian, Samuel A admr—City of N Ycosts, 121.41	28 Flugelman, Isidor—S C Nelson.368.77	24 Knopp, Alfred—S Wolfson564.35
29 Baer, Joseph—H H Shulof1,857.78	29 Fernbach, R Livingston—N Y Telephone Co.38.67	27 Kirby, Emma F—E C Howell306.91
29 Byrne, Francis J—H Meister62.83	29 Feldstein, Herman & Philip—L Steiner et al99.41	27 Kiers, Frank—Aetna Indemnity Co.44.67
29 Blanck, Max et al—A Herman100.00	29 Feldstein, Herman—the same76.41	27 Kilroy, Michael J—Realty Fund Co.83.51
29 Bowsky, Leopold—M Bowsky484.41	29 Freidman, Morris—M W Metzler et al.159.51	27 Kraus, David et al—L Stern et al183.95
30 Beck, Robert W et al—Bronx National Bank of City of N Y830.05	29 Frith, Louis E exr—W T Detlefsen.228.81	27 Kavanagh, Anna M—N Y Telephone Co.53.01
30 Bix, Jack—F Freedman148.65	29 Fogarty, Lawrence—J Cassidy. .costs, 111.70	27 Korkocias, Peter—G Gregorake219.33
30 Bertsch, August—Crandall & Godley Co.155.38	29 Fuchs, Charles et al—L Lewis.131.81	28 Krieg, Oscar et al—M Gross.1,870.02
30 the same—Crandall-Pettes Co.167.79	29 Fliashnick, Meyer et al—Public Bank of N Y City72.81	28 Klein, Margareta—L Vogel.106.12
30 Bennet, Henry—International Hide & Skin Co.518.79	30 Fraser, Andrew S—N Y Telephone Co.85.67	28 Keirns, Samuel F—A G Pearsall.545.00
30 Burke, Richard F—G B Mulgrew et al.costs, 97.74	30 Forman, Louis S et al—Sunlight Gas Machine Co.38.22	28 the same—F Scheich91.34
30 Benerofe, Abraham—S H Weinberg. .1,408.16	30 Froehlich, C Herman—Great Bear Spring Co.45.08	28 the same—F G Kunz45.83
30 Beigarten, Wolf—Scheurer & Bildner Co.41.45	30 Frank, Albert—J Sobel et al.156.69	28 the same—C F Hart94.46
30 Boynton, Julia—P Nathan et al.1,136.34	30 Fischbach, Minna—E Grathwohl. .costs, 49.65	28 Kropp, Chas H—Mohawk Condensed Milk Co.79.11
30 Badger, James E—H W Smith.154.97	30 Feldstein, Moses—D B Bartelstone.176.64	28 Kaufman, Lou B—Reed & Barton Co.319.01
30 Bermanblatt, Hyman—D B Bartelstone et al.43.65	24 Gelbarx, Joseph—H Heilbrun28.33	28 Kreisberg, Aaron—H Goldberg.45.53
30 Breen, Daniel—City of N Y et al. .costs, 96.85	24 Grossen, Robert T—W S Verplank113.19	29 Kronenberg, Morris, David & Harry—F W Tietjen85.54
24 Carle, Walter—Stancourt Laundry Co. .30.74	24*Goldberg, Rachel et al—D Goldberg.38.01	29 Kowski, John H et al—J W Stoltz et al459.56
24 Chadwick, Francis—the same18.42	24 Gutman, Henry—J & E Homan Co.121.87	29 Keil, Richard et al—H P Hansen1,301.82
24 Campbell, James A—Hydrex Felt Engineering Co.64.81	24 Gursky, Solomon et al—M Gertner32.65	29 Kress, Henry G—W H Meyer.1,040.51
24 Chambers, Ann et al—B Barnett50.00	24*Groff, Arthur L et al—E L Carmichael.174.16	29 the same—American Maltng Co.1,181.06
27 Collins, Geo A et al—Spear Marshall Co.350.91	27 Goldston, Albert et al—H L Lederer.1,133.27	29 Kennett, Francis J—G B Hopkins et al53,386.37
27 Cook, Henry E—Bronx Investment Co. .63.90	27 Gershel, Benjamin et al—the same.1,133.27	29 Katz, Maurice J et al—Northern Bank of N Y476.70
27 Colby, Chas R—W C Crane108.31	27 Goldston, Philip et al—the same.1,133.27	29 Kaufman, Harry A—O A Olson28.96
27 Cowing, Edw R—J Goldstein60.41	27 Gross, George et al—M A Weiler151.30	30 Kaplan, Lena et al—N Y Telephone Co.32.25
27 Caldwell, Wm H—Pierce, Butler & Pierce Mfg Co.967.44	27 Goss, Patrick—M O'Beirne552.80	30 Keppler, Chas A—the same.67.33
27 Cavanagh, Helma—C Danielson152.72	27 Greenwald, Jacob et al—W F Clemmons.73.01	30 Koch, Lillian B—the same.69.30
27 Cowles, Flora—J Mayer46.31	28 Garretson, Percival—Standard Mill Flour Co.924.38	30 Kunz, Louise—the same.66.73
27 Cohen, Samuel H—N Y Telephone Co. .33.85	28 Gunn, William et al—Colonial Bank.1,872.48	30 Koch, Herman—the same.36.72
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29	Zweig, Samuel—C Spicehandler.....	29.15

CORPORATIONS.

24	A Cohen & Co, Inc—M Tuctedove.....	87.41
24	Aptelker Pub Co et al—B Kohosoff.....	224.41
24	Atlantic Rubber Mfg Co—J Scott.....	492.63
24	Clarkson Co—S Meyer.....	5,170.08
24	Great Eastern Casualty & Indemnity Co of N Y—C Schumacher.....	costs, 109.60
24	Koto Mfg Co—J Butler et al.....	319.61
24	Capital Building Co—I Mosson et al.....	214.65
24	S Prager Fur Co—E Pollak.....	231.41
24	Falick & Co—Manhattan Merchandise Co.....	127.59
24	George H Hill Realty Co et al—Iroquois Door Co.....	791.24
24	Foundation Co—E O'Connor.....	1,160.67
24	Lee Co—W S Fallon.....	127.34
27	City of N Y—Commercial Advertiser Assn.....	7,027.21
27	Columbus Fire Extinguisher Co—F L Gaylord Co.....	83.66
27	S P Pearson & Co et al—C G Edwards.....	372.21
27	Simpson Foundry et al—the same.....	372.21
27	American Fidelity Co—F Hart.....	484.41
27	Acme Water Storage & Construction Co et al—W C Roe.....	186.65
27	Harold E Vreeland Building Co—J Walin.....	46.19
27	Simpson Foundry Co—T Halloran.....	211.91
27	Horsfall Construction Co—Berry Bros, Ltd.....	179.36
27	Harlem Plumbers & Tinsmiths Supply Co—F R Roberts Co.....	163.81
27	Isham Water Co—N Y Telephone Co.....	37.63
27	Densmore Compton Building Co—the same.....	65.71
27	Goodman & Muller Restaurant Co—the same.....	37.85
27	Fireproofing Mfg Co—N Y Telephone Co.....	205.21
27	Export Trucking Co—the same.....	60.42
27	Nathan Loewy Realty & Construction Co—the same.....	79.21
27	Block Bros Co—the same.....	29.97
27	Knickerbocker Shirt Waist Co et al—D H Solotaroff.....	292.54
27	Harold E E Vreeland Building Co—A Anderson.....	154.51
27	Kry-Lyn Realty Co—A Auerbach.....	714.80
27	Heim & Curtis Sign Co—N Glautz.....	28.09
27	Bechtel Co-operative Exchange—Butler Bros.....	186.89
27	Thomas E Smith Co—M White.....	5,081.45
28	N Y Edison Co—J L Wells et al.....	costs, 73.45
28	the same—the same.....	costs, 97.65
28	R W Herfurth Co—A Freundlich.....	746.25
28	Fifth Avenue Restaurant Co—D W Shoyer et al.....	470.57
28	F A Crapo Co—C Spielmann et al.....	148.90
28	Weissberg Rosenstock Ettliger Hornik Inc et al—Charles Wenz, Inc.....	271.78
28	The Weissberg Co, Inc, et al—the same.....	271.78
28	R H Kuehn Co et al—J B Weinberger.....	80.76

28	United Independent Kozower Benevolent Assn—A B Jaworower.....	519.31
28	William H Bingham Plumbing & Contracting Co et al—John Simmons Co.....	354.91
28	Vanderbilt Cup Garage—W M Walker.....	137.07
28	Phipps Munds Realty Co—N Y Telephone Co.....	107.96
28	National Electrical Wiring & Fixture Co—the same.....	112.13
28	City of N Y—B T Green.....	750.00
28	Wallington Fruit Co—Hand Knox & Cone Co.....	2,022.54
28	Peter Muller Construction Co—G Marchese et al.....	471.15
28	Fidelity & Casualty Co of N Y—D J Creem et al.....	7,321.21
28	Baltimore & Ohio R R Co & Baltimore & Ohio Southwestern R R Co—W M McCaffrey et al.....	costs, 118.53
28	Thomas J Mannion Co—Brooklyn Builders Supply Co.....	133.15
28	R E Johnston Inc et al—Lincoln Trust Co.....	477.22
29	United Electric Smelters Ltd—N Y Telephone Co.....	91.58
29	Gregory Amusement Co—the same.....	106.44
29	Gault Realty Co—J F Wilson.....	costs, 12.41
29	John H Parker Co—City of N Y.....	costs, 121.50
29	J D Fowler Co—T J Kaufman & Co.....	39.41
29	Bay Counties Investing Co et al—Turner Construction Co.....	222.91
29	Howard Ramie Fibre Mfg Co—J T Robin.....	5,094.60
29	N Y Transportation Co—F Siemann.....	costs, 110.63
29	Agate Advertising Co—American Newspaper Pub Assn.....	49.42
29	United Engineering & Contracting Co—E Cobb.....	costs, 190.20
29	Anglo Amer Inc Light Co—Rival Gas & Electric Fixture Supply Co.....	109.36
29	DeLara Cigar Co—W N Shaw et al.....	178.57
29	Coleman Stable Co—L J Pearson.....	103.85
29	Cypress Hills Iron Works—J H Larkin et al.....	66.33
29	H & H Mfg Co et al—Northern Bank of N Y.....	476.70
29	Brooklyn Heights R R Co—Marx & Rawolle.....	753.92
29	A Anzelewitz & Co et al—Keystone Watch Case Co.....	3,271.52
30	Loose Leaf System & Binder Co—N Y Telephone Co.....	89.63
30	Blomert Garage Co—G D Beinert.....	30.29
30	City of N Y—Horgan & Slattery.....	350.00
30	the same—the same.....	100.00
30	the same—the same.....	221.20
30	the same—the same.....	750.00
30	the same—the same.....	86.17
30	the same—the same.....	162.50
30	the same—the same.....	5,000.00
30	the same—the same.....	5,600.00
30	the same—the same.....	1,600.00
30	the same—the same.....	3,400.00
30	the same—the same.....	213.75
30	the same—the same.....	2,500.00
30	the same—the same.....	6,250.00
30	City of N Y—Horgan & Slattery.....	5,000.00
30	Innis Speiden & Co—T A Nevins.....	costs, 99.50
30	Webster Realty Co—A M Geraty.....	costs, 118.30
30	George B Adams & Co—C M Bailet et al.....	263.63
30	American Cigar Box Co—M L Jackson.....	4,307.89
30	Hudson Grant View Realty Co et al—David Gilmour Door Co.....	532.38
30	F W Carlin Construction Co—J F Blanchard Co.....	229.15
30	Friedman Realty Co—A C Horn Co.....	36.66
30	Manufacturers Metal Plate Co et al—Galvanotype Engraving Co.....	62.81
30	American Protective Roofing Co—J M Seidenberg.....	68.49
30	City of N Y—R S Sutcliffe.....	2,000.00
30	Number One Wall Street Corp & Fidelity & Deposit Co of Maryland—F J Murphy et al.....	7,062.11
30	Vacuum Aseptic Sweeper Co—Combination Rubber Mfg Co.....	49.02
30	Development Realty Co—M Leen.....	306.92

SATISFIED JUDGMENTS.

Dec. 24, 27, 28, 29 and 30.

Adler, Ross—J Appell, 1909.....	177.50
Agid, Saly—City of N Y, 1908.....	119.00
Adams, Thomas A—Gansevoort Bank, 1909.....	3,484.73
Bryan, Chas S—C C Minzesheimer et al, 1909.....	4,345.45
Bartolicus, Emil—M J Slattery, 1909.....	1,133.56
Same—same, 1909.....	93.55
Bowler, Michael—Bell Electric Construction Co, 1909.....	149.72
Burbank, Kathryn S—Doubleday Page & Co, 1909.....	61.31
Bossuck, Samuel—M Hein, 1909.....	40.87
Barnett, Endoise et al—M L Smith, 1909.....	112.93
Same—same, 1908.....	1,400.99
Buckbinder, Wm V et al—M N Clement, 1909.....	1,917.21
Brick, Isidore—J B Munter, 1899.....	507.44
Bleich, Ignatz et al—J Saltzberger et al, 1909.....	486.06
Bradley, Edson—G E Walter Co, 1909.....	683.34
Brown, C Allen—W E Coleman, 1909.....	100.98
Clausen, H & Son—J Winkler, 1909.....	5,633.08
Cornwell, Cornelia—M E Russell, 1909.....	207.85
Cohn, Johanna—Heimann Mandell Co, 1909.....	255.66
Cohen, Harry et al—People, &c, 1905.....	1,500.00
Cohn, George—M H Harris, 1909.....	404.31
Clarke, Frank M et al—M Sullivan, 1909.....	454.59
Culkin, Charles—Thomas Conville Brewing Co, 1896.....	2,877.85
Cullen, Joseph J—City of N Y, 1908.....	108.77
Cerf, Gustav et al—M N Clement, 1909.....	1,959.43
Davidoff, Meyer et al—Fourteenth Street Bank East Side Branch, 1909.....	273.87
Diamond, Adolph—F Cahn et al, 1906.....	86.16
Drummond, Alonzo J—W F Goldbeck, 1908.....	268.19
Donovan, Edw F—B Donovan, 1909.....	129.25
Duer, Mary A et al—Pratt, Hurst & Co, 1909.....	1,958.93
Eldred, Luke—Calleson Motor Co, 1909.....	537.03
Emmeluth, Louis—F L Shelp, 1909.....	140.24
Ferguson, Arthur et al—M N Clement, 1909.....	1,959.43
Flood, Eugene J—R Cohn, 1909.....	110.07
Frewer, Louis & Samuel et al—G Kaliskie, 1909.....	591.30
Gallagher, Patrick—W E Smith, 1909.....	156.48
Goldfarb, Israel et al—J Aronauer, 1909.....	61.77
Gottlieb, Abraham J—T Moskowitz, 1908.....	4,970.52
Gross, Ray—People, &c, 1907.....	1,000.00
Heine, David R—F Jellenik et al, 1909.....	523.32
Harris, Jacob et al—M N Clement, 1909.....	1,917.21
Hendler, Menschel et al—J Saltzberg et al, 1909.....	486.06
Hollander, Christian B—C Neundorff, 1909.....	37.35
Horton, Sarah A—B K Bloch, 1909.....	254.93
Hyams, Walter—O A Marsh et al, 1909.....	188.41
Same—Underwood Typewriter Co, 1908.....	67.16
Harriman, Herbert M—S Haas et al, 1906.....	472.50
Hunter, Chas L—City of N Y, 1909.....	289.12
Jacobson, Jacob et al—H Sokolski et al, 1908.....	95.10
Jordan L Mott Iron Works—T Loughran, 1908.....	10,168.08
Kneuper, George, Geo M & Kate—Golden Gate Mfg Co, 1909.....	4,585.40
Kraut, Max et al—G Kaliskie, 1909.....	591.30
Kram, Harry—J Sheyev, 1909.....	124.63
Kilmer, Harriet N—E F Hutton, 1908.....	129.53
Kalman, David et al—J Aronauer, 1909.....	61.77
Kennett, Francis J—G B Hopkins et al, 1901.....	18,213.87
Same—same, 1901.....	151.02
Konig, Max—J Salzman, 1909.....	60.51
Lynch, Edw H—City of N Y, 1908.....	218.35
Lamberger, Oscar I—W Weil, 1909.....	44.41
Lang, Adolph H—D M Lang, 1909.....	81.60
Lampert, Moses et al—Fourteenth Street Bank East Side Branch, 1909.....	273.87
Lewis, Samuel—P Lehrer, 1909.....	52.00
Marx, Michael et al—H Sokolski et al, 1908.....	95.10
Mahaney, Frank J—H Osborne, 1909.....	288.16
McElroe, Christian—F Heuer, 1908.....	153.17
Same—N Muller, 1908.....	195.30
Murphy, Geo F—M Moskowitz, 1909.....	1,580.41
Mitchell, Samuel et al—People, &c, 1905.....	1,500.00

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Newmark, William et al—Horowitz Bros. 1909.....	34.41
Orbach, Max—City of N Y. 1909.....	59.72
O'Donnell, Thomas J et al—M Sullivan. 1909.....	454.59
Pauly, Eugene et al—S H Cohen. 1909.....	120.41
Pianco, Giulia—L S Gelsner & Son, Inc. 1909.....	30.21
Same—same. 1909.....	30.21
Pigueron, Wm G—G H Gerard Son & Co. 1909.....	1,017.28
Peppler, Emeline—J Greenfield et al. 1909.....	111.04
Reibstein, Emil—M Cohn. 1909.....	469.32
Reed, Frederick A et al—M L Smith. 1909.....	112.93
Same—same. 1908.....	1,400.99
Rich, Maurice B—A L Feldman. 1909.....	197.90
Schlossman, Marcus et al—MN Clement. 1909.....	1,959.43
Smiley, Randolph M—Geo P Smiley. 1905.....	3,234.28
Simovitch, Albert & Lena—M Rabiner. 1895.....	165.5
Sher, Jacob—P Diamond. 1909.....	1,146.22
Springer, Bernat et al—L Saltzberg et al. 1909.....	486.06
Spaulding, Edw B—A Frenkenheim et al. 1909.....	65.30
Schulman, David—Sullivan & Trochman of N Y. 1909.....	42.29
Smiley, Randolph N & Carrie B—G P Smiley. 1906.....	244.75
Sire, Leander S—G D Curtis et al. 1903.....	221.28
Simovitch, Max—Lee Lash Co. 1909.....	112.91
Tomlinson, Theodore E—Onward Construction Co. 1905.....	568.17
Tailer, Edw N et al—Pratt, Hurst & Co. 1909.....	1,958.93
Tessohn, David—H Guild et al. 1909.....	30.56
Tomlinson, Theodore E—Onward Construction Co. 1905.....	147.92
Same—same. 1905.....	147.86
Tombach, Samuel D—N Y Telephone Co. 1909.....	77.56
Waring, Vechton—Pacific Coast Borax Co. 1908.....	674.45
Weisberger, Ignatz et al—L Saltzberg et al. 1909.....	486.06
Wessels, Edw J—J S Francis. 1908.....	938.80
Wilcox, Chas M—J Lawson. 1909.....	113.17
Weber, Joseph L et al—M N Clement. 1909.....	1,917.21
Welsch, John et al—S H Cohen. 1909.....	120.41
Wild, Daniel G—City of N Y. 1903.....	78.84
Same—same. 1903.....	104.57
Wild, Daniel G—City of N Y. 1903.....	74.54

CORPORATIONS.

American Ice Co—J Carey. 1909.....	108.03
Same—same. 1909.....	3,136.63
City & County Contract Co—G M Gest. 1909.....	5,348.73
Erie R R Co—M McDermott. 1909.....	200.00
Lehigh Valley R R Co—M Jones. 1909.....	89.25
Same—same. 1909.....	349.98
Liebman's Sons Brewing Co—A H Joline. 1909.....	107.88
Murtha & Schmolz Co—J Enright. 1909.....	77.05
Same—same. 1909.....	684.38
New York Evening Journal Pub Co—H Fuerst. 1908.....	100.00
Rembrant Realty Co—R Jinushi. 1909.....	37.31
United States Fidelity & Guaranty Co—P J Carlin Construction Co. 1909.....	125.20

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Dec. 24.

223—Waterbury av, n s, 105 e Crosby av, 56.10 x75.8x50, gore lot. Church E Gates & Co agt Grace R Goodbody.....	\$428.44
224—Spofford av, n s, 45 w Tiffany st, 45x100x7x100. I A Mark agt Sophia Garschi.....	100.00
225—27th st, No 141 West. Isaac Silverman agt Junction Realty Co, Abraham Diamond & David Stevenson Brewing Co.....	875.00
226—10th st, No 268 East. Hyman Spitzer agt Sadie Berger.....	77.25
227—Morningside av, Nos 20 to 23. William Krauth & Co agt Bartram Realty Co & Hannah E Keely.....	325.00
228—8th av, Nos 2605 & 2607. John F Cronin agt Abraham Bachrach & M Shapiro.....	24.36
229—178th st, s s, 80 w Daly av, 81x80. Christopher Fabel agt D H Spring Realty Co.....	148.80

230—Bryant st, w s, 215.3 s Garrison av, 25x100. John Droege agt Margaret E Reiser & A Arthur Kuttler.....	71.30
231—128th st, No 529 West. Rubin Warnik agt Sontag Realty Co & Zwerling Contracting Co.....	80.00
232—143d st, No 615 West. Borgia Marble Works agt Florette Construction Co & Krulish Marble Co.....	736.83
233—178th st, Nos 910 & 912 East. Bied & Jaeger agt D H Spring Realty Co.....	625.00
234—Edgecombe av, s w cor 150th st, 100x99.11. Kimler & Cohen agt Emanuel Doctor and Finkelstein & Kugel.....	136.99
235—Union av, Nos 970 to 978. Same agt Wistaria Realty Co and Finkelstein & Kugel.....	147.05
236—Spring st, No 150. Samuel Rosenberg agt Max Abramson & Harris Mankin.....	184.00
Dec. 27.	
237—Waterbury av, n s, 105 e Crosby av, 56.10 x75.8x50, gore. Henry Kohlmann agt Grace Goodbody & Jacob Riess.....	115.00
238—Same property. Berkshire Lime Co agt Grace R Goodbody & Jacob E Riess.....	253.88
239—St Nicholas av, e s, 248.4 n 155th st, 125x125. Leon Wertenstein agt St Nicholas Construction Co, Chas P Fiebusch, Pres.....	60.00
240—205th st, n s, 150 w 9th av, 50x99. Rubin Wornik agt Joseph Balmford Construction Co and Feldman & Walter.....	70.00
241—Waterbury av, n s, 105 e Crosby av, 56.10 x75, gore. Eagle Plumbing Supply Co agt Grace Goodbody & Jacob Riess.....	72.57
242—St Nicholas av, e s, 284.4 n 155th st, 125x125. Baldinger & Kupferman agt St Nicholas Construction Co.....	952.00
243—150th st, Nos 267 to 273 West. Wise Fire Proofing & Construction Co agt Bisch-Hoef Realty & Construction Co.....	345.00
244—Mohegan av, e s, 162.2 n 179th st, 41x145. Mason Construction Co agt Estates Building Co.....	9,600.00
245—2d av, No 120. George Irish agt Louis Schmalholz, Lawrence Schmalholz, John Kent & Cornelia Kent.....	177.00
246—34th st, No 314 East. Edward Shanker agt Marcus Rosenthal.....	212.50
247—48th st, No 5 East. Protective Ventilator Co agt M Downing & Mortimer J Downing and M Downing.....	400.00
248—7th st, No 49 East. George Irish agt Louis Schmalholz & Cornelia Kent, Lawrence Schmalholz and John Kent.....	221.85
249—56th st, Nos 118 to 122 West. Quinn Bros Building Co agt John S Coleman and Coleman Stable Co.....	870.00
Dec. 28.	
250—Bergen av, s e s, whole front between Westchester av and Gerard st, 189x78. Isidor L Cohen agt William T Keogh Amusement Co and Mandel Building Co.....	445.54
251—Waterbury av, n s, 105 e Crosby av, 56.10 x100. Van Nest Wood Working Co agt Grace Goodbody.....	508.00
252—Bergen av, e s, whole front between Westchester av and Gerard st, 189x78x irreg. Charles Schneider agt William T Keogh Amusement Co & Mandel Building Co.....	1,198.45
253—Brown pl, e s, whole front between 136th and 137th sts, 200x90. Brook Construction Co agt Regina Rohman, Ray Maisel, Jacob Maisel & Max L Rohman.....	804.50
Dec. 29.	
254—Bathgate av, s w cor 188th st, 100x25. Edward Schaille et al agt Mountain Construction Co and American Marble & Slate Works.....	58.00
255—165th st, s s, 25 e Morris av, 140x100. Same agt same.....	307.00
256—Daly av, e s, 166.8 n 176th st, 75x100. Cerussi Marble Works agt John R Peterson & A Johansmeyr.....	82.00
257—63d st, Nos 41 & 43 West. C H Lang & Co agt Fiss, Doerr & Carroll Horse Co & Bryant Motor Co.....	1,100.00
258—56th st, Nos 118 to 122 West. Same agt Coleman Bros & Coleman Stable Co.....	3,188.41
259—54th st, Nos 122 & 124 West. Abraham Sommerfeld agt Thomas G Carvau and C H Lang & Co.....	714.00
260—5th av, No 509. Same agt Estate of R T Wilson and C H Lang & Co.....	162.00
261—Union av, Nos 858 & 860. Edward Smolka & Co agt Columbus & Doriman Construction Co (renewal).....	135.78
262—Broome st, No 262. Max Gomberg agt Mary O'Neill & Isidor Lerner.....	15.00

263—8th st, No 418 East. Cohen & Cohen agt John Saalfrank.....	2,000.00
264—Broome st, No 262. Isaac Moskowitz agt Mary O'Neill & Isidor Lerner.....	20.00
265—Same property. Max Torgow agt same.....	40.00
266—74th st, No 223 East. Herman Bindler agt Philip Smith & Samuel Solomon.....	130.00
Dec. 30.	
267—Prospect av, Nos 2350 to 2356. Ike Schlusberg agt Allen Construction Co.....	400.00
268—11th av, Nos 144 to 152. John Molloy agt Katherine T Moore and John Kelly.....	250.00
269—14th st, No 608 East. Israel Book agt Hyman & Adolf Kugel.....	800.00
270—127th st, No 409 West. J Lichtenstein agt Lewis A London and Benjamin Florsheim.....	60.00
271—St Nicholas av, e s, 248.5 n 155th st, 125x125. Frank Morell Co agt St Nicholas Construction Co.....	1,650.00
272—157th st, s s, whole front between St Nicholas & Edgecombe avs, 150x103.7xirreg. Alfred Marsid agt George Doctor Co.....	22.50
273—188th st, s s, 32 w Bathgate av, 140x90. Filippo Costanzo agt Mountain Construction Co.....	92.00
274—Bryant st, w s, 215.3 s Garrison av, 25 x100. Harry W Bell agt Margaret E Reiser and A A Kuttler Jr.....	(R) 27.55
275—132d st, s s, 100 w Amsterdam av, 125 x99.11. Max Blumberg agt Robert Friedman Construction Co and Robert Friedman.....	322.15
276—So Boulevard, s e cor Tiffany st, 25x100. Charles Zwerman agt Muller Construction Co, John Friedel and John Muller.....	150.00

BUILDING LOAN CONTRACTS.

Dec. 24.

Longwood av, s e cor Kelly st, —x—. City Mortgage Co loans Rentel Construction Co to erect a — sty building; — payments.....	\$100,000
Varick st, No 65. Jared W Bell loans Greenwich Investing Co to erect a 4-sty loft; 3 payments.....	5,000

Dec. 27.

Belmont av, e s, 150 n 183d st, 50x100. James G Wentz loans Germansky Construction Co to erect a — sty apartment; 9 payments.....	32,000
157th st, n s, 575 w Amsterdam av, 75x99.11. Title Guarantee & Trust Co loans the 157th Street Realty Co to erect a 6-sty apartment; 7 payments.....	100,000
Belmont av, s e cor 179th st, 100x31.11. City Mortgage Co loans Thomas D Malcolm Construction Co to erect a 5-sty apartment; 12 payments.....	22,500
Glover st, e s, 228.11 n Westchester av, 25x130. Alice C Guernsey gdn loans Steinmetz Construction Co to erect a 2-sty dwelling; 3 payments.....	5,000

Dec. 28.

Fox st, s w cor 163d st, 100x108. City Mortgage Co loans Emull Realty Co to erect a 6-sty apartment; 14 payments.....	115,000
Bailey av, e s, 114.6 s 238th st, 59.10x119x to Cannon pl, x 54.11x125.11 to beg. Central Mortgage Co loans Edw M Tessier to erect three — sty buildings; 3 payments.....	18,000

Dec. 29.

Broome st, No 23. Public Bank of New York City loans Mary Connolly to erect a — sty building; — payments.....	12,000
Webster av, e s, 125.11 n 184th st, 100x90x irreg. Title Guarantee & Trust Co loans Crotona Construction Co to erect a — sty building; — payments.....	45,000

Dec. 30.

Bronxdale av, w s, 285.9 n Morris Park av, 50x99.10. Mary G Smith loans Joseph Gammache to erect two 2-family dwellings; 2 payments.....	8,000
Heath av, w s, 75 s Knox or Vietor pl, 50x100. Central Mortgage Co loans Fordham Realty Co to erect a — sty building; 3 payments.....	9,000

SATISFIED MECHANICS' LIENS.

Dec. 24.

Lenox av, No 505. Oscar G Borkstrom agt Frederick W Schweibert et al. (Sept 16, 1908).....	\$175.00
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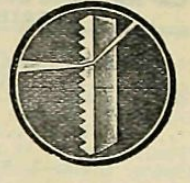
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Theriot av, w s, 21 n Davis st. Thos B Bowne & Son Co agt Carmela Scottino et al. (Nov 20, 1908).....459.42
 Valentine av, w s, 150.4 n 180th st. Samuel Merksamer agt Geo E Schmid et al. (Nov 27, 1909).....350.00
 Gramercy Park East, No 36. Louis Bossert & Son agt Gramercy Park Construction Co et al. (Des 16, 1909).....13,000.00
 Dec. 27.
 Lewis st, No 159. Otto Reissmann agt Fred Otto. (Nov 22, 1909).....80.00
 61st st, No 106 West. Griffin Roofing Co agt Agnes T Adams et al. (Nov 18, 1908).....153.00
 Newell av, e s, 200 s Magenta st. Antonio D'Andrea agt Bronx Development Co et al. (Dec 21, 1909).....3,835.00
 Same property. Same agt same. (Dec 22, 1909).....3,835.00
 Dec. 28.
 Bathgate av, s w cor 188th st. Strauss & Engelberg agt Mountain Construction Co et al. (Dec 20, 1909).....675.00
 188th st, Nos 504 to 516 East. Same agt same. (Dec 20, 1909).....600.00
 Columbus av, No 225. Thomas F Cushing Co agt John J Foley et al. (Oct 15, 1909).....719.23
 Dec. 29.
 Byron av, No 2415. James F Moore agt Mary Holstrom et al. (Dec 16, 1909).....187.75
 72d st, No 161 East. Frank Dobson agt Edw P Mulvany et al. (Oct 6, 1906).....339.34
 Union av, Nos 970 to 978. Edward Osserman et al agt Wistaria Realty Co et al. (Dec 16, 1909).....141.25
 Theriot st or av, w s, 21.4 n Davis st or av. Bronx Sash & Door Co agt Camillo Scottino et al. (April 2, 1909).....233.00

Amsterdam av, w s, 50 s 64th st. Reid, King & Co agt William Stewart et al. (Sept 24, 1909).....190.00
 St Pauls pl, s w cor Brook av. Florence A Meijeriercko agt Emoh Realty Co et al. (Dec 13, 1909).....22.50
 Same property. Ernest Oicolere agt same. (Nov 30, 1909).....232.00
 57th st, No 161 West. Pittsburgh Plate Glass Co agt John Smith et al. (Oct 23, 1909).....415.63
 218th st, s s 280 w Bronxwood av. Emelio Magaldi agt Eno Caletti et al. (Dec 18, 1909).....280.00
 So Boulevard, No 547. Vito Baldasare agt Joseph Picone et al. (Dec 23, 1909).....50.00
 218th st, s s, 280 w Bronxwood av. Emilio Magaldi agt Eno Coletti et al. (Dec 18, 1909).....280.00
 Dec. 30.
 29th av, No 517. Canton Steel Ceiling Co agt Amelia Bloch et al. (June 6, 1908).....339.00
 Same property. Same agt same. (June 27, 1909).....60.00
 Same property. J H Drew & Bro Inc agt same. (July 3, 1908).....360.00
 Unionport road, Nos 1379 & 1381. Jacob Schneider agt Rosa Maura et al. (Sept 15, 1909).....530.00
 Madison av, No 1. Brooklyn Vault Light Co agt Metropolitan Life Ins Co et al. (Sept 8, 1909).....259.00
 Riverside drive, n e cor 127th st. United States Gas Fixture Co agt Riverside Viaduct Realty Co et al. (June 25, 1909).....588.00
 Riverside drive, No 547. Samuel Miller agt Hague Realty Co et al. (Dec 10, 1909).....1,224.00
 1Discharged by deposit.
 2Discharged by bond.
 3Discharged by order of Court.

ATTACHMENTS.
 Dec. 23.
 No Attachments filed this day.
 Dec. 24.
 Hart, Geo S & Co; Mutual Alliance Trust Co of N Y; \$5,001.30; Colby & Goldberg. Connolly, Arthur J; Patrick J Connolly; \$6,-494.61; A M Simon.
 Dec. 27.
 No Attachments filed this day.
 Dec. 28.
 Keogh, Francis J; John I Mandeville; \$610; A G Vanderpoel.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.
 Dec. 24, 27, 28, 29, and 30.
 Donohue, M F. 136 W 42d. Columbia Gas & F Co. Gas Fixtures. \$40
 Merksamer, S. East side of Ryer av and 180th st. Shapiro & Aronson. Gas and Electric Fixtures. 275
 Parelli, Chas. South side of West 25th st and 9th av. I A Sheppard. Ranges, &c. 310
 D H Spring R Co. East 176th st and Daly av. Atlantic Gas & E Co. Gas Fixtures. 550
 West 139th Street Realty Co. South side W 139th St and West side Broadway. Raisler Heating Co. Heating Plant. 3,800

ADVANCE REPORTS.

Contracts Awarded.

(Continued from page 18.)

Cass Gilbert, 11 E. 24th st, N. Y. C., architect. A. B. Fry, Custom House, is engineer.

OCEANSIDE, N. J.—The Filbert Paving & Construction Co., Pennsylvania Building, Philadelphia, has received the contract for laying out a town at Oceanside, N. J., for the Oceanside Realty Co. The cost will be approximately \$300,000. The work consists of grading, sidewalks, curb, sewer and water pipe.

Municipal Work.

WHITE PLAINS, N. Y.—On Tuesday, Jan. 11, bids will be received by the Board of Water Supply, No. 299 Broadway, for the construction of portions of the White Plains division of the Catskill Aqueduct.

NEW YORK, N. Y.—The Commisisoner of Docks will open bids on Tuesday, January 4, for labor and materials required for furnishing and delivering cement, sand and broken stone and for furnishing, delivering and putting in place small cobble and rip-rap stone.

BROOKLYN, N. Y.—Bids will be received by the Board of Health on Tuesday, January 4, for labor and materials necessary or required to furnish and install electric and gas lighting fixtures, etc., with all necessary alterations in the office building at Fleet and Willoughby sts, Brooklyn.

Miscellaneous.

BRIDGEPORT, CONN. — Preparations are being made by the Connecticut Co. for the erection of an addition to its power house, 120x42 ft., in which additional equipment will be installed. Estimated cost, \$20,000. C. H. Chapman is superintendent.

SYRACUSE, N. Y.—James F. Meehan, architect, Hendricks Building, Syracuse, was selected to prepare plans for a 4-sty brick, steel and stone hotel, 35x75 ft., to be erected in West Jefferson st, at a cost of \$35,000. Plans will be started about January 15.

STAMFORD, CONN.—F. G. C. Smith, architect, 20 East 42d st, N. Y. C., was recently selected to prepare plans for the new armory to be erected by the State of Connecticut in South st, Stamford. The building is to cost about \$70,000. Thomas D. Bradstreet is comptroller.

BROOKLYN, N. Y.—C. Bauer, Jr., architect, 745 Manhattan av, Brooklyn, has prepared plans for a brick and stone stable and dairy, 2 stories, 50x70 ft., to be erected in the east side of Oakland st, 25 ft. north of Freeman st, at a cost of \$9,000. Owner will be announced later.

BERGEN AV.—The William T. Keogh Amusement Co., Bergen av and 149th st, owner, is ready to take estimates on all work excepting steel for the new theatre and office building to be erected at Bergen av and 149th st, the Bronx, to cost about \$500,000. Plans are by Neville & Baggè, 217 W. 125th st, and H. C. Severance, 500 5th av.

WESTFIELD, N. J.—Campbell & Warren, architects, 103 Park av, N. Y. C., have completed plans and awarded to Alex Milne, 125 West 2d st, Plainfield, N. J., the general contract to erect a 2-sty brick office building, 28x50 ft., for the Plainfield Union Water Co. Estimated cost, \$20,000.

Government Work.

An extra appropriation has been added to the contract of Wills & Marvin Co., 1170 Broadway, N. Y. C., for making changes in approach work in the U. S. public building, Valdosta, Ga.

WASHINGTON, D. C.—Supervising Architect, Washington, D. C.—Sealed proposals will be received at this office until January 11 for furnishing safes for public buildings.—James Knox Taylor, Supervising Architect.

The successful bidder for the construction of the U. S. post office at New Brunswick, N. J., specified the following fixtures to be used: Plumbing, Federal-Huber Co.; direct radiators, American Radiator Co.; gate valves, Jenkins Bros.; radiator valves, Fairbanks Co.

HOT SPRINGS, ARK.—Office of the Supervising Architect, Washington, D.

C.—Sealed proposals will be received until March 1, 1910, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring) of an extension to the U. S. post office at Hot Springs, Ark.—James Knox Taylor, Supervising Architect.

MERIDIAN, MISS.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received until February 8, 1910, for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and standard-clock system) of the U. S. post office and court house at Meridian, Miss.—James Knox Taylor, Supervising Architect.

GOLDSBORO, N. C.—Sealed proposals will be received the 31st day of January, 1910, and then opened, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of an extension, remodeling, etc., to the United States post office at Goldsboro, N. C., in accordance with drawings and specifications, copies of which may be obtained from the Custodian at Goldsboro, N. C., or at this office at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect.

ROCK ISLAND, ILL.—Sealed proposals will be received the 24th day of February, 1910, and then opened, for the construction (including plumbing, heating, wiring and standard-clock systems), of the extension to the U. S. post office at Rock Island, Ill., in accordance with the drawings and specification, copies of which may be had at this office or at the office of the Custodian at Rock Island, Ill., at the discretion of the Supervising Architect.—James Knox Taylor, Supervising Architect, Washington, D. C.

THE ROTARY KILN, which has revolutionized the manufacture of Portland cement, originated in England and was first employed in the United States. The longest kiln of this type in England is one at the works of Messrs. Forder at Sundon, Bedfordshire, its dimensions being 150 ft. long by 7 ft. 6 ins. diameter, and its capacity 700 tons per week.